2017-2021 Five-Year Consolidated Plan

July 17, 2017

City of Harrisonburg
City Manager's Office
409 South Main Street, Harrisonburg, VA 22801

Harrisonburg Redevelopment & Housing Authority
P.O. Box 1071, Harrisonburg, VA 22803

EQUAL HOUSING OPPORTUNITY

Table of Contents

Executive Summary 5

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) 5

The Process 10

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b) 10

PR-10 Consultation - 91.100, 91.200(b), 91.215(l) 11

PR-15 Citizen Participation 22

Needs Assessment 25

NA-05 Overview 25

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) 26

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) 34

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) 37

NA-25 Disproportionately Greater Need: Housing Cost Burden – 91.205 (b)(2) 40

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) 42

NA-35 Public Housing – 91.205(b) 47

NA-40 Homeless Needs Assessment – 91.205(c) 52

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d) 55

NA-50 Non-Housing Community Development Needs – 91.215 (f) 58

Housing Market Analysis 60

MA-05 Overview 60

MA-10 Number of Housing Units – 91.210(a)&(b)(2) 61

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) 63

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a) 66

MA-25 Public and Assisted Housing – 91.210(b) 69

MA-30 Homeless Facilities and Services – 91.210(c) 71

MA-35 Special Needs Facilities and Services – 91.210(d) 74

MA-40 Barriers to Affordable Housing – 91.210(e) 76

MA-45 Non-Housing Community Development Assets – 91.215 (f) 78

MA-50 Needs and Market Analysis Discussion 84

Strategic Plan 90

SP-05 Overview 90

SP-10 Geographic Priorities – 91.215 (a)(1) 91

SP-25 Priority Needs - 91.215(a)(2) 92

SP-30 Influence of Market Conditions – 91.215 (b) 94

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2) 95

SP-40 Institutional Delivery Structure – 91.215(k) 97

SP-45 Goals Summary – 91.215(a)(4) 103

SP-50 Public Housing Accessibility and Involvement – 91.215(c) 108

SP-55 Barriers to affordable housing – 91.215(h) 109

SP-60 Homelessness Strategy – 91.215(d) 111

SP-65 Lead based paint Hazards – 91.215(i) 113

SP-70 Anti-Poverty Strategy – 91.215(j) 114

SP-80 Monitoring – 91.230 115

Annual Plan 117

AP-15 Expected Resources – 91.220(c)(1,2) 117

AP-20 Annual Goals and Objectives 119

AP-35 Projects – 91.220(d) 122

AP-38 Project Summary 123

AP-50 Geographic Distribution – 91.220(f) 129

AP-55 Affordable Housing – 91.220(g) 130

AP-60 Public Housing – 91.220(h) 131

AP-65 Homeless and Other Special Needs Activities – 91.220(i) 132

AP-75 Barriers to affordable housing – 91.220(j) 134

AP-85 Other Actions – 91.220(k) 136

AP-90 Program Specific Requirements – 91.220(l)(1,2,4) 138

Executive Summary

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

1. Introduction

The Harrisonburg, VA Five-Year Consolidated Plan (Con Plan) is mandated by federal law and regulations enforced by the U.S. Department of Housing and Urban Development (HUD) for the City to receive federal funding for affordable housing and community development initiatives benefitting primarily low- and moderate-income (LMI) persons. This Con Plan consolidates into a single document the planning and application requirements for the following federal programs:

- Community Development Block Grant (CDBG)

The purpose of the Harrisonburg Con Plan is to:

- Assess the City's affordable housing and community development needs;
- Analyze the City's housing markets;
- Articulate the City's priorities, goals, and strategies to address identified needs; and
- Describe the actions the City will take to implement strategies for affordable housing and community development.

The City's Con Plan for FY 2017 – 2021 provides data on trends and conditions related to Harrisonburg's current and future affordable housing and community development needs. The analysis of this data has been used to establish priorities, strategies, and actions that the City will undertake to address these needs over the next five years. Annually, the City will develop its Action Plan in which it will describe the planned investment of federal resources to implement specific activities.

The City anticipates receiving the following grant amount in fiscal year 2017.

- CDBG: $505,968 (about $2,023,872 over five years)
- Prior year resources: $110,000

Projected amounts are expected to change based on federal allocations made annually.

OMB Control No: 2506-0117 (exp. 07/31/2015)

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Housing needs among residents of Harrisonburg were determined by analyzing housing problems by income level, tenure, and households with special needs. For the Con Plan, sources included the Comprehensive Housing Affordability Strategy (CHAS) dataset, which is based on the 2008-2012 American Community Survey Five-Year Estimates. This source analyzes households with one or more housing problems (overcrowding, lacking adequate kitchen or plumbing facilities), households experiencing cost burden (paying more than 30% of household income for housing costs), and severe cost burden (paying more than 50% of household income for housing costs).

The most significant housing issue identified is cost burden, defined as spending over 30% of household income on housing costs, such as mortgage and rent payments. According to CHAS data, 42.1% of households in the City are cost burdened. Similarly, severe cost burden is defined as spending over 50% of household income on housing. In Harrisonburg, 23.6% of households are severely cost burdened.

In general, "other" renter households are the largest cost-burdened category with these households accounting for 56% of all cost-burdened households. It is important to note that this category includes households comprised of unrelated members, most notably students who are not primary targets of the City's CDBG funding. With regard to other housing problems, overcrowding is the second most common problem. Overcrowding is less common for homeowner households compared to renter households.

To address the identified housing needs, the City has established the following goals and outcomes to be achieved through the investment of its HUD resources over the next five years:

Goal/Objective	Outcome
AFH: Improve access to and quality of housing	Other: 1
Provide public services	Public Services other than LMI Housing Benefit: 2,500 Persons
Improve public facilities and infrastructure	Public Facility/Infrastructure other than LMI Housing Benefit: 22,210 Persons
AFH: Pursue improved utility of public transit	Other: 1
AFH: Admin, training, investigation & enforcement	Other: 1

OMB Control No: 2506-0117 (exp. 07/31/2015)

3. Evaluation of past performance

The summary of past performance reported below was taken from the City's most recently completed Consolidated Annual Performance and Evaluation Report completed for fiscal year 2015 and submitted to HUD.

Housing and Property Improvements activities included the following:

1. $140,000 was granted to Harrisonburg Redevelopment and Housing Authority to finance the annual payment on debt service totaling $3.3- $3.5 million dollars. Because it is a continuing debt servicing project, no additional units will be tracked in subsequent years. This project has a 100% LMI benefit.

2. $28,210 was granted to Mercy House to renovate and expand its Small Mercies Daycare Facility. Because it was determined that the amount of work needed for both lead paint and asbestos remediation would make the completion of this project cost-prohibitive, Mercy House is currently working with the City to determine another eligible use for these funds.

Community & Public Facilities activities included the following:

1. $99,570 was budgeted to the City's Public Works department for the completion of sidewalks, curbs, and gutters on West Mosby Street. These funds will be combined with funds from the 2015-2016 program year to build sidewalks along the south side of West Mosby from Main Street to the entrance of Millwood Court. These sidewalks are located in an LMI area (Census tract 302-1, which is 53.93% LMI) and will provide safe pedestrian access to bus stops and shopping for LMI individuals.

2. The City of Harrisonburg's Fire Department is using $150,000 for the purchase and installation of traffic preemption devices at many intersections throughout the City. These devices provide safety to both citizens and emergency personnel by enabling the traffic signal to turn green with the approach of a fire truck during an emergency. This project benefits the entire City.

Public Service activities included the following:

1. $12,500 was granted to Valley Program for Aging Services for its Meals on Wheels program. As only 20 units were expected, this project increased its reach from the previous year. This project has a 100% LMI benefit.

2. $19,350 was granted to the IIHHS Suitcase Clinic, which provided medical care to homeless and LMI individuals. The Suitcase Clinic assisted 269 individuals to receive services. As only 240 units were anticipated for this project, the goal was exceeded. This project served 100% LMI individuals.

3. $19,350 was granted to The Boys and Girls Club TABLET program. Funds were used to purchase new tablets, routers, and related technology and accessories. This project completed 238 units under the Non-Housing Community Development goal; only 60 units were anticipated for this project in this program year. This project served 80% LMI individuals.

OMB Control No: 2506-0117 (exp. 07/31/2015)

4. $5,918.00 was granted to Open Doors Emergency Shelter. The project is nearing completion with only $40.79 remaining to be spent. This project completed 148 units for objective #11 under Non-Housing Community Development. As only 140 units were expected, this project exceeded its goal from the previous year. This project has a 100% LMI benefit.

5. $10,000 was granted to Fair Housing Activities. This activity addresses impediments to fair housing choice by providing funding to host educational seminars, and also purchases ramps to provide accessible entrances to homes for individuals with disabilities. The City is currently working with HRHA staff to determine where the greatest needs and opportunities are for the use of these funds. The City estimates that this project will benefit 100% LMI individuals.

4. Summary of citizen participation process and consultation process

Public Hearings – Public hearings were held on June 9, August 9, and September 27, 2016 during the course of preparing the Assessment of Fair Housing. The first was a general hearing to solicit input from the public; the second and third were joint meetings with City Council and the HRHA Board of Commissioners to present the draft AFH and adopt it. All hearings were advertised in the Daily News-Record and on the City's website and Facebook page.

The first public hearing specifically for the Con Plan was held on November 15, 2016, followed on January 12, 2017 by a training session for prospective CDBG applicants. A final public hearing was held on March 28th to begin the 30-day public comment period. City Council consider the Con Plan and FY17 Annual Plan for approval at its regular meeting on May 9.

Stakeholder Interviews – From June 7th through 10th, 2016, a series of stakeholder interviews and consultations were conducted for the AFH. Over the course of these four days, approximately 30 individuals from organizations whose mission involves housing in one facet or another provided feedback. Individuals representing government and policy makers, nonprofit organizations, affordable housing providers, and other interested parties were invited to participate to ensure that as many points-of-view as possible were heard. A complete summary is included in the Citizen Participation Appendix.

Stakeholder Workshops – On November 16th during the drafting of the Con Plan, stakeholders were again invited to help the City set goals and priorities for the next five years. Building off the information gathered during the previous AFH interviews, participants were asked to suggest and then prioritize additional areas of CDBG funding not already included in the AFH goals and metrics. The goals that resulted from the AFH process were also discussed, and participants provided feedback directly on those milestones and metrics.

Additional Events – The City and HRHA partnered with the Virginia Fair Housing Office (VFHO) to provide fair housing training to the community. The VFHO hosted a workshop on August 16, 2016 to help residents learn about their rights and responsibilities under the Virginia Fair Housing Law and to help the City and HRHA better understand some of the issues residents have personally experienced while searching for, renting, or purchasing housing. Representatives from Blue Ridge Legal Services,

Strength in Peers, Mercy House, First Step, Harrisonburg Parks and Recreation, the City Manager's Office, and HRHA were in attendance.

Web-based Citizen Surveys – Two web-based surveys, one for the general public and one for other interested stakeholders, were posted on the City's and HRHA's websites, as well as publicized on the City's Facebook page. Each stakeholder who was invited to participate in an interview was also encouraged to share the survey with their colleagues, clients or constituents, and any other network of contact they deemed appropriate. During the six weeks the surveys were active, 68 responses were received.

See the Citizen Participation Appendix for a detailed report of both surveys.

All sign-in sheets, advertisements, and comments received are included in the Citizen Participation Appendix.

5. Summary of public comments

At the March 28th City Council meeting, Beth Bland spoke on behalf of VPAS's request for funding their Meals on Wheels program. She outlined the past successes for the programs, and noted that each year the number of individuals served through CDBG increases. Bucky Berry, of West Washington Street spoke in favor of VPAS. He also asked that the City consider bridging the gap if CDBG funding is cut.

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

All comments were accepted and taken under advisement.

7. Summary

In summary, the Consolidated Plan and Annual Action Plan have been developed with community input and reflect the needs of the City.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

Agency Role	Name	Department/Agency
Lead Agency	HARRISONBURG	City Manager's Office
CDBG Administrator	HARRISONBURG	City Manager's Office

Table 1 – Responsible Agencies

Narrative

The lead agency for the Consolidated Plan is the City of Harrisonburg City Manager's Office which administers the CDBG program. Several City departments are active stakeholders in community development projects and improvements, including Community Development, Economic Development, Public Transportation, and Public Works. In addition, Harrisonburg Redevelopment and Housing Authority (HRHA) will play a large role in providing and managing housing programs covered by this plan.

Consolidated Plan Public Contact Information

Ande Banks, Assistant to the City Manager
City Manager's Office
409 South Main St
Harrisonburg, VA 22801

OMB Control No: 2506-0117 (exp. 07/31/2015)

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The public participation process for the Assessment for Fair Housing and Five-Year Consolidated Plan were designed as one single, extended outreach process. Although each process involved a distinct set of public meetings and stakeholder interviews, the City developed a coordinated outreach effort to maximize input from a large cross-section of stakeholders and to continue linking the AFH with the Consolidated Plan. Individuals who participated during the AFH planning process were afforded the opportunity to reflect and provide feedback on the final goals, milestones, and metrics included in the Consolidated Plan. Outreach initiatives included public meetings, published meeting notices, one-on-one and group interviews, group workshops, and two web-based surveys in both English and Spanish.

Many housing, social service agencies, and other organizations serving the Harrisonburg region were consulted during the development of this Consolidated Plan. They provided information and context that was invaluable to the planning process. Just like for all other CDBG-related activities, the City also strongly encouraged all known stakeholders to participate. A sample of the agencies and individuals from whom the City regularly solicits feedback is in the Citizen Participation Appendix.

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

The City encouraged a high level of public communication and agency consultation when developing this plan to demonstrate its commitment to identifying priority needs and engaging the participation of citizens, public agencies, and nonprofit organizations in a positive and collaborative manner. A list of stakeholders and affordable housing providers was developed for the AFH process and included public agencies and private nonprofit organizations whose missions included the provision of affordable housing and human services to LMI households and persons. These stakeholders were invited to participate in group interviews held to develop the Con Plan.

The community participation process undertaken for the AHF was a collaborative effort between the City of Harrisonburg and Harrisonburg Redevelopment and Housing Authority (HRHA). The City and HRHA partnered with the Virginia Fair Housing Office (VFHO) to provide fair housing training to the community. The VFHO hosted a workshop during the AFH 45-day public comment period to help residents learn about their rights and responsibilities under the Virginia Fair Housing Law and to help the City and HRHA better understand some of the issues residents have personally experienced while searching for, renting, or purchasing housing. Representatives from Blue Ridge Legal Services, Strength in Peers, Mercy House, First Step, Harrisonburg Parks and Recreation, the City Manager's Office, and HRHA were in attendance.

The City plans to continue this level of engagement with all interested parties beyond the consolidated planning process, enhancing general coordination of the service delivery system throughout the year and for each Annual Plan.

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

The City participates in the Western Virginia Continuum of Care (CoC). Members of the CoC were consulted during the development of the AFH and the Con Plan to understand how to best address the needs of homeless persons and persons at risk of homelessness. Through its cooperation with the CoC, the City will seek to identify ways to enhance coordination among the assisted housing providers and governmental health, mental health, and service agencies.

The City anticipates continuing its coordination of human service funding with other social service agencies and charitable organizations to better target the limited amount of human service dollars available in the community. The City will also continue to coordinate its housing efforts with HRHA, which is a key member of the CoC.

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

Harrisonburg and HRHA staff will continue to work with the CoC board to undertake the establishment of performance measurements for homeless programs and close coordination with the City Consolidated Plans. Members of the CoC provided valuable input during public outreach, plan drafting, and project selection process of the Con Plan. The CoC administers the local HMIS.

The City's Citizen Participation Plan allows for citizens, community agencies, and the local CoC the opportunity to provide input on the use of all funding. Notifications of the public hearings are published in Harrisonburg's newspaper of largest distribution, the Daily News-Record. Information is made available to current and previous sub-recipients and is displayed on the City's website.

The City does not receive ESG funds.

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

1	**Agency/Group/Organization**	WAY TO GO
	Agency/Group/Organization Type	Services-Low-income Households
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. Please see the Citizen Participation Appendix for summaries of all stakeholder interviews/workshops.
2	**Agency/Group/Organization**	United Way of Harrisonburg and Rockingham County
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. Please see the Citizen Participation Appendix for summaries of all stakeholder interviews/workshops.
3	**Agency/Group/Organization**	HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs

OMB Control No: 2506-0117 (exp. 07/31/2015)

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. Please see the Citizen Participation Appendix for summaries of all stakeholder interviews/workshops.
4	**Agency/Group/Organization**	City of Harrisonburg - Parks & Recreation Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This municipal department was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. Please see the Citizen Participation Appendix for summaries of all stakeholder interviews/workshops.
5	**Agency/Group/Organization**	City of Harrisonburg - Planning & Community Development
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This municipal department was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. Please see the Citizen Participation Appendix for summaries of all stakeholder interviews/workshops.
6	**Agency/Group/Organization**	City of Harrisonburg - Public Transportation Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis

OMB Control No: 2506-0117 (exp. 07/31/2015)

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This municipal department was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. Please see the Citizen Participation Appendix for summaries of all stakeholder interviews/workshops.
7	**Agency/Group/Organization**	HARRISONBURG
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This municipal department was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. Please see the Citizen Participation Appendix for summaries of all stakeholder interviews/workshops.
8	**Agency/Group/Organization**	VPAS
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. Please see the Citizen Participation Appendix for summaries of all stakeholder interviews/workshops.
9	**Agency/Group/Organization**	FIRST STEP
	Agency/Group/Organization Type	Services-Victims of Domestic Violence

OMB Control No: 2506-0117 (exp. 07/31/2015)

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. Please see the Citizen Participation Appendix for summaries of all stakeholder interviews/workshops.
10	**Agency/Group/Organization**	Valley Associates for Independent Living
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. Please see the Citizen Participation Appendix for summaries of all stakeholder interviews/workshops.
11	**Agency/Group/Organization**	PLEASANT VIEW
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. Please see the Citizen Participation Appendix for summaries of all stakeholder interviews/workshops.
12	**Agency/Group/Organization**	Northeast Neighborhood Association
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

OMB Control No: 2506-0117 (exp. 07/31/2015)

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. Please see the Citizen Participation Appendix for summaries of all stakeholder interviews/workshops.
13	**Agency/Group/Organization**	NEWBRIDGES
	Agency/Group/Organization Type	Services-Immigrants
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. Please see the Citizen Participation Appendix for summaries of all stakeholder interviews/workshops.
14	**Agency/Group/Organization**	Valley Community Services Board
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. Please see the Citizen Participation Appendix for summaries of all stakeholder interviews/workshops.
15	**Agency/Group/Organization**	Open Doors
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans

OMB Control No: 2506-0117 (exp. 07/31/2015)

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. Please see the Citizen Participation Appendix for summaries of all stakeholder interviews/workshops.
16	**Agency/Group/Organization**	Strength in Peers
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. Please see the Citizen Participation Appendix for summaries of all stakeholder interviews/workshops.
17	**Agency/Group/Organization**	NORTHERN SHENANDOAH VALLEY REGIONAL COMMISSION
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. Please see the Citizen Participation Appendix for summaries of all stakeholder interviews/workshops.
18	**Agency/Group/Organization**	Rockingham County Schools
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis

OMB Control No: 2506-0117 (exp. 07/31/2015)

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. Please see the Citizen Participation Appendix for summaries of all stakeholder interviews/workshops.
19	**Agency/Group/Organization**	MERCY HOUSE
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. Please see the Citizen Participation Appendix for summaries of all stakeholder interviews/workshops.
20	**Agency/Group/Organization**	Sentara RMH Medical Center
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. Please see the Citizen Participation Appendix for summaries of all stakeholder interviews/workshops.
21	**Agency/Group/Organization**	Crossroads Counseling Center
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-Health

OMB Control No: 2506-0117 (exp. 07/31/2015)

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. Please see the Citizen Participation Appendix for summaries of all stakeholder interviews/workshops.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

All entities were considered for consultation.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2012-2016 Consolidated Plan	City of Harrisonburg	Strategic Plan goals were influenced by historical goals and initiatives
2015-2019 Five-Year and Annual PHA Plan	Harrisonburg Redevelopment and Housing Authority	Since HRHA and the City of Harrisonburg serve the same jurisdiction, their affordable housing and community development goals must be compatible
2016 Assessment of Fair Housing	City of Harrisonburg	Strategic Plan goals and objectives will affirmatively further fair housing
2016 Bicycle & Pedestrian Plan	City of Harrisonburg	Strategic Plan goals for community facilities and infrastructure were informed by this strategy
2015 Market Analysis Citywide Demographic and Housing Analysis	Harrisonburg Redevelopment and Housing Authority	Strategic Plan goals relied heavily on the data and analysis of this report
2015 Central Shenandoah Strategic Plan	Central Shenandoah Planning District Commission	Strategic Plan goals for economic development were informed by this strategic plan
2012 Harrisonburg Analysis of Impediments	City of Harrisonburg	Strategic Plan goals and objectives will intentionally, affirmatively further fair housing
2011 Comprehensive Plan	City of Harrisonburg	All Strategic Plan goals will support the City's overall long-term community development vision

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

In accordance with 24 CFR 91.100(4), the City will notify adjacent units of local government of the non-housing community development needs included in its Con Plan. The City will continue to interact with public entities at all levels to ensure coordination and cooperation in the implementation of the Con Plan and thereby maximize the benefits of the City's housing and community development activities for the residents being served.

PR-15 Citizen Participation

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

Public Hearings – Public hearings were held on June 9, August 9, and September 27, 2016 during the course of preparing the Assessment of Fair Housing. The first was a general hearing to solicit input from the public; the second and third were joint meetings with City Council and the HRHA Board of Commissioners to present the draft AFH and adopt it. All hearings were advertised in the Daily News-Record and on the City's website and Facebook page.

The first public hearing specifically for the Con Plan was held on November 15, 2016, followed on January 12, 2017 by a training session for prospective CDBG applicants. A final public hearing was held on March 28th to begin the 30-day public comment period. City Council consider the Con Plan and FY17 Annual Plan for approval at its regular meeting on May 9.

Stakeholder Interviews – From June 7th through 10th, 2016, a series of stakeholder interviews and consultations were conducted for the AFH. Over the course of these four days, approximately 30 individuals from organizations whose mission involves housing in one facet or another provided feedback. Individuals representing government and policy makers, nonprofit organizations, affordable housing providers, and other interested parties were invited to participate to ensure that as many points-of-view as possible were heard. A complete summary is included in the Citizen Participation Appendix.

Stakeholder Workshops – On November 16th during the drafting of the Con Plan, stakeholders were again invited to help the City set goals and priorities for the next five years. Building off the information gathered during the previous AFH interviews, participants were asked to suggest and then prioritize additional areas of CDBG funding not already included in the AFH goals and metrics. The goals that resulted from the AFH process were also discussed, and participants provided feedback directly on those milestones and metrics.

Additional Events – The City and HRHA partnered with the Virginia Fair Housing Office (VFHO) to provide fair housing training to the community. The VFHO hosted a workshop on August 16, 2016 to help residents learn about their rights and responsibilities under the Virginia Fair Housing Law and to help the City and HRHA better understand some of the issues residents have personally experienced while searching for, renting, or purchasing housing. Representatives from Blue Ridge Legal Services, Strength in Peers, Mercy House, First Step, Harrisonburg Parks and Recreation, the City Manager's Office, and HRHA were in attendance.

Web-based Citizen Surveys – Two web-based surveys, one for the general public and one for other interested stakeholders, were posted on the City's and HRHA's websites, as well as publicized on the City's Facebook page. Each stakeholder who was invited to participate in an interview was also encouraged to share the survey with their colleagues, clients or constituents, and any other network of

OMB Control No: 2506-0117 (exp. 07/31/2015)

contact they deemed appropriate. During the six weeks the surveys were active, 68 responses were received.

See the Citizen Participation Appendix for a detailed report of both surveys.

All sign-in sheets, advertisements, and comments received are included in the Citizen Participation Appendix.

OMB Control No: 2506-0117 (exp. 07/31/2015)

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 Needs Hearing	Non-targeted/broad community	N/A	See Citizen Participation Appendix.	None.	
2	Stakeholder Interviews	Housing, community development, and social service organizations serving Harrisonburg.	30 individuals	See Citizen Participation Appendix.	None.	
3	Stakeholder Workshops	Housing, community development, and social service organizations serving Harrisonburg.	15 individuals	See Citizen Participation Appendix.	None.	
4	Internet Outreach	Non-targeted/broad community	68 responses	See Citizen Participation Appendix.	None.	

Table 4 – Citizen Participation Outreach

OMB Control No: 2506-0117 (exp. 07/31/2015)

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs assessment is based on an analysis of housing problems across Harrisonburg by income level among renters, owners, and households with special needs. Additionally, needs were identified through a comprehensive public outreach process that included stakeholder consultation, public hearings, and a review process designed to meaningfully engage citizens.

Data in this section was drawn primarily from HUD's Comprehensive Housing Affordability Strategy (CHAS) data set, which is a special tabulation of 2008-2012 American Community Survey (ACS) data from the Census Bureau. The CHAS data describes housing problems, such as overcrowding or incomplete kitchen and/or plumbing facilities, as well as cost burden, which occurs when a household pays more than 30% of its gross income on housing costs. Extreme cost burden occurs when a household pays more than 50% of its gross income on housing costs.

Supplemental data was drawn from the 2008-2012 ACS 5-Year Estimates and other sources to provide additional context when needed.

OMB Control No: 2506-0117 (exp. 07/31/2015)

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

High housing costs reduce economic opportunities and access to prosperity, especially among lower-income households in Harrisonburg. Real incomes in the area have declined while housing costs have risen, resulting in an increase in the need for affordable housing options. Between 2000 and 2012, the median income for City residents *declined* by 4.7% after adjusting for inflation, while median rent *increased* by 29.4%. This means that housing costs account for a relatively larger share of income for City households. The combination of falling inflation-adjusted income and rising housing costs translates to diminished buying power for households. Given an inadequate supply of decent, affordable housing options, the area's lower-income households often face a choice between substandard housing and cost burden.

As the data below show, the most significant housing issue identified is cost burden, defined as spending over 30% of household income on housing costs, such as mortgage and rent payments. According to CHAS data, 42.1% of households in the City are cost burdened. Similarly, severe cost burden is defined as spending over 50% of household income on housing. In Harrisonburg, 23.6% of households are severely cost burdened.

In general, "other" renter households are the largest cost-burdened category, with these households accounting for 56% of all cost-burdened households. It is important to note that this category includes households comprised of unrelated members, most notably students who are not primary targets of the City's CDBG funding. With regard to other housing problems, overcrowding is the second most common problem. Overcrowding is less common for homeowner households compared to renter households.

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	40,468	49,926	23%
Households	13,689	15,701	15%
Median Income	$29,949.00 *($39,931 in 2012 dollars)*	$38,048.00	27% *(unadjusted)* *(-4.72% adjusted)*

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

OMB Control No: 2506-0117 (exp. 07/31/2015)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,985	2,075	2,495	1,650	6,490
Small Family Households *	300	660	860	710	3,075
Large Family Households *	85	180	355	25	475
Household contains at least one person 62-74 years of age	195	125	275	270	1,000
Household contains at least one person age 75 or older	135	280	340	240	420
Households with one or more children 6 years old or younger *	255	530	630	340	495
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2008-2012 CHAS

Housing Costs Table (SUPPLEMENTAL)

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	$119,300 *($159,063 in 2012 dollars)*	$215,400	+80.55% *(+35.42% adjusted)*
Median Contract Rent	$410 *($547 in 2012 dollars)*	$708	+72.68% *(+29.43% adjusted)*

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	60	125	25	0	210	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	50	4	150	0	204	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	95	215	65	385	0	0	35	0	35
Housing cost burden greater than 50% of income (and none of the above problems)	2,310	765	125	0	3,200	40	55	175	35	305
Housing cost burden greater than 30% of income (and none of the above problems)	90	490	785	230	1,595	35	60	170	230	495
Zero/negative Income (and none of the above problems)	215	0	0	0	215	45	0	0	0	45

Table 7 – Housing Problems Table

Data Source: 2008-2012 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen

or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	2,430	990	520	65	4,005	40	55	210	35	340
Having none of four housing problems	225	770	1,320	930	3,245	35	255	445	620	1,355
Household has negative income, but none of the other housing problems	215	0	0	0	215	45	0	0	0	45

Table 8 – Housing Problems 2

Data Source: 2008-2012 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	270	390	500	1,160	0	29	115	144
Large Related	85	115	150	350	0	29	59	88
Elderly	140	160	125	425	75	35	85	195
Other	1,985	715	450	3,150	4	15	90	109
Total need by income	2,480	1,380	1,225	5,085	79	108	349	536

Table 9 – Cost Burden > 30%

Data Source: 2008-2012 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	250	240	15	505	0	4	90	94
Large Related	85	25	0	110	0	25	4	29
Elderly	125	50	30	205	40	10	50	100
Other	1,930	485	95	2,510	4	15	35	54
Total need by income	2,390	800	140	3,330	44	54	179	277

Table 10 – Cost Burden > 50%

Data Source: 2008-2012 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	15	125	290	65	495	0	0	35	0	35
Multiple, unrelated family households	0	15	15	0	30	0	0	0	0	0
Other, non-family households	50	4	70	0	124	0	0	0	0	0
Total need by income	65	144	375	65	649	0	0	35	0	35

Table 11 – Crowding Information – 1/2

Data Source: 2008-2012 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

According to ACS data, there are 3,697 householders living alone in Harrisonburg, 964 of which (26.1%) have income below the poverty level. This is lower than the citywide rate of household poverty (35%), which means households comprised of single persons in general might have less difficulty in affording housing costs than larger households.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

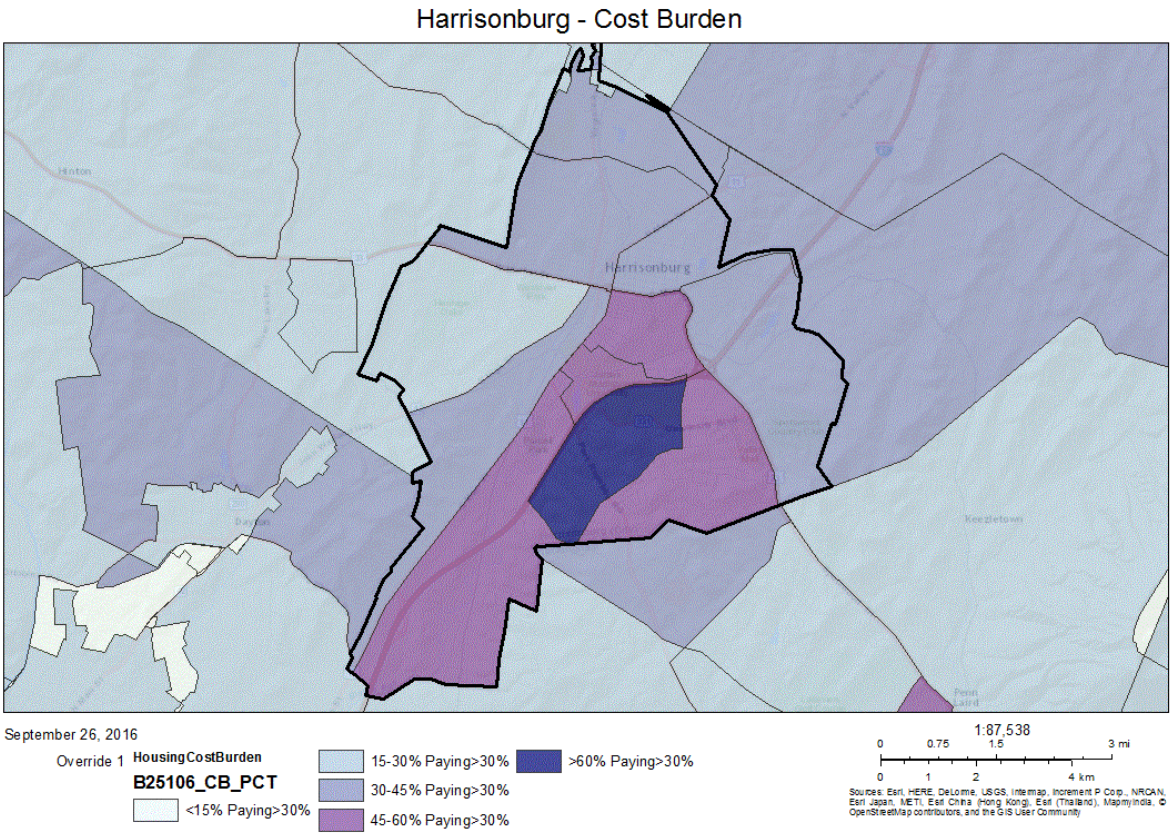
In 2012, 3,121 individuals in Harrisonburg, or 6.4% of the population, reported a disability. About 42.1% were over the age of 65. Across the City, approximately 27.3% of persons with a disability also live in poverty. These figures underscore the struggle that many Harrisonburg households that include a person with a disability experience in finding and maintaining suitable affordable housing.

First Step, which offers shelter and other services to all persons fleeing from domestic violence situations, reported 94 adults and 50 children entered their emergency shelter during the 2015 fiscal year. In total, there were 30 households with children, over 70% of which were age 5 and under. Of the adults served, 15 suffered from substance abuse, 22 from mental illness, 5 from some other disability, and 2 from chronic homelessness.

What are the most common housing problems?

The most common housing problem in Harrisonburg is cost burden. Households with housing costs greater than 30% of their income represent 82.5% of renters with a housing problem and 90.9% of owners with a problem. As shown in the attached cost burden map, cost burden is generally most prevalent in southern Harrisonburg.

OMB Control No: 2506-0117 (exp. 07/31/2015)



Including cost burden, 5,809 renter households and 880 homeowner households experience at least one type of housing problem, including overcrowding, lack of kitchen facilities and/or lack of complete plumbing. Overcrowding is the second most common housing issue and is split relatively evenly across tenure, representing 6.6% of renters and 4% of owners with a single housing problem.

Are any populations/household types more affected than others by these problems?

"Other" renter households are the largest cost-burdened category, with these 3,150 households accounting for 56% of all cost-burdened households. It is important to note that this category includes households comprised of unrelated members, most notably students who are not primary targets of the City's CDBG funding.

Severe cost burden follows a very similar distribution, although "other" households (both renters and homeowners) are slightly more affected by severe cost burden (71.1% of severely burdened households) than regular cost burden (58%). Small families, on the other hand, are less affected (23.2% vs. 16.6%). Single family households make up the largest share those experiencing overcrowding, accounting for 76.3% of renters with this problem and 100% for owners.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

No data exists that would specifically enumerate or describe the at-risk population within the City's jurisdiction. However, according to the Harrisonburg, Winchester/Western Virginia CoC's 2015 point-in-time count, there were 23 sheltered and 1 unsheltered homeless families with children (12.7% of households counted). The total number of sheltered individuals was 230, and the total number of unsheltered individuals was 12.

There is also no complete data for the formerly homeless population or rapid-rehousing recipients nearing termination. However, First Step, which provides services for victims of domestic violence, receives rapid rehousing funds and was able to report on their experience. First Step's limited funding for rapid rehousing was depleted halfway through the last fiscal year. Once they run out of funding, First Step residents are referred Mercy House's program, which also ran out of funding before the end of its fiscal year. From July 1, 2015 through December, First Step was able to assist 12 households (totaling 12 adults and 15 children). The race of individuals housed was roughly split between White (14) and Black (11), with 2 listed as multi-racial and 3 as Hispanic.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

No estimate of at-risk populations in Harrisonburg is currently available.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Harrisonburg's high housing costs, evident through the CHAS estimate that 79.9% of all households earning less than 50% of AMI are cost-burdened, make it difficult for low-income individuals and families to maintain a stable household. According to 2008-2012 ACS 5-Year Estimates, 35% of the City's population lives below poverty level and 5.9% of the population is unemployed.

OMB Control No: 2506-0117 (exp. 07/31/2015)

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than one person per room)
- Housing costs greater than 30% of income (i.e., cost burden)

According to the 2008-2012 ACS, the total population of Native Hawaiian and other Pacific Islanders in Harrisonburg is 73 (0.15% of the total population) and the total population of American Indian and Alaska Natives is 54 (0.11% of the total population). Given these low numbers, the estimates from the ACS and CHAS datasets have relatively large margins of error and are not included in the analysis.

In general, the percentage of households with a housing problem is higher for the lowest income brackets (0-50% AMI) and decreases as income increases. According to the above definitions, three racial/ethnic groups in Harrisonburg experience one or more housing problems at a disproportionate level:

- Black households earning 80-100% of AMI
- Hispanic households earning 50-80% of AMI
- Asian households of all income brackets

Given the very small number of Asians included in the data, results for this group are likely highly error-prone.

Racial/ Ethnic Group	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
	% with one or more housing problems			
Jurisdiction as a Whole	86.37%	78.13%	59.72%	30.98%
White	85.96%	76.49%	52.89%	24.27%
Black/ African American	85.96%	51.85%	45.45%	**53.13%**
Asian	**100.00%**	**90.00%**	**100.00%**	**72.73%**
Hispanic	73.08%	85.94%	**78.00%**	36.17%

Data Source: 2008-2012 CHAS

OMB Control No: 2506-0117 (exp. 07/31/2015)

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,820	195	250
White	2,235	155	210
Black / African American	245	40	0
Asian	190	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	95	0	35

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,715	480	0
White	1,025	315	0
Black / African American	70	65	0
Asian	135	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	489	80	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,475	995	0
White	870	775	0
Black / African American	75	90	0
Asian	60	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	475	134	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	460	1,025	0
White	250	780	0
Black / African American	85	75	0
Asian	40	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	85	150	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing severe housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than 1.5 people per room)
- Housing costs greater than 50% of income (i.e., severe cost burden)

According to the 2008-2012 ACS, the total population of Native Hawaiian and other Pacific Islanders in Harrisonburg is 73 (0.15% of the total population) and the total population of American Indian and Alaska Natives is 54 (0.11% of the total population). Given these low numbers, the estimates from the ACS and CHAS datasets have relatively large margins of error and are not included in the analysis.

In general, the percentage of households with a housing problem is higher for the lowest income brackets (0-50% AMI) and decreases as income increases. According to the above definitions, two racial/ethnic groups in Harrisonburg experience one or more housing problems at a disproportionate level:

- Asian households earning 50%-80% of AMI and 80-100% of AMI.
- Hispanic households earning 30%-50% of AMI and 50-80% of AMI.

Given the very small number of Asians included in the data, results for this group are likely highly error-prone.

Racial/ Ethnic Group	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
	% with one or more severe housing problems			
Jurisdiction as a Whole	83.00%	45.43%	29.70%	4.38%
White	84.23%	37.92%	22.56%	3.40%
Black/ African American	82.46%	33.33%	0.00%	0.00%
Asian	84.21%	36.67%	**50.00%**	**45.45%**
Hispanic	57.69%	**68.97%**	**55.37%**	1.71%

Data Source: 2008-2012 CHAS

OMB Control No: 2506-0117 (exp. 07/31/2015)

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,710	305	250
White	2,190	200	210
Black / African American	235	50	0
Asian	160	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	75	20	35

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	995	1,195	0
White	510	835	0
Black / African American	45	90	0
Asian	55	95	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	389	175	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	735	1,740	0
White	370	1,270	0
Black / African American	0	165	0
Asian	30	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	335	270	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	65	1,420	0
White	35	995	0
Black / African American	0	165	0
Asian	25	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	230	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

NA-25 Disproportionately Greater Need: Housing Cost Burden – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. Cost-burdened is defined as paying 30-50% of the household income to housing, and severely cost burdened is defined as paying greater than 50% of the household income to housing. The data table below summarizes the percentage of each racial/ethnic group experiencing cost burden at various levels.

According to the above definitions, the following racial/ethnic groups in Harrisonburg experience cost burden at a disproportionate level:

- Severely cost-burdened Asian households
- Cost-burdened Hispanic households

Racial/ Ethnic Group	<=30%	30-50%	>50%	No/negative income (not computed)
	%	% with cost burden		%
Jurisdiction as a Whole	55.36%	18.00%	24.58%	2.05%
White	57.39%	14.87%	25.31%	2.43%
Black/ African American	52.97%	21.29%	25.74%	0.00%
Asian	33.60%	24.80%	**41.60%**	0.00%
Hispanic	52.80%	**32.85%**	12.65%	1.70%

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	8,490	2,760	3,770	315
White	6,620	1,715	2,920	280
Black / African American	535	215	260	0
Asian	210	155	260	0
American Indian, Alaska Native	0	0	15	0
Pacific Islander	0	0	0	0
Hispanic	1,085	675	260	35

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2008-2012 CHAS

OMB Control No: 2506-0117 (exp. 07/31/2015)

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The impact of housing problems in Harrisonburg varies primarily by income level. However, the following groups within an income tier and race/ethnicity category experienced problems at a rate at least 10 percentage points higher than the City as a whole:

Housing Problems

- Black households earning 80-100% of AMI
- Hispanic households earning 50-80% of AMI
- Asian households of all income brackets

Severe Housing Problems

- Asian households earning 50%-80% of AMI and 80-100% of AMI
- Hispanic households earning 30%-50% of AMI and 50-80% of AMI

Cost Burden

- Severely cost-burdened Asian households
- Cost-burdened Hispanic households

If they have needs not identified above, what are those needs?

The needs among races/ethnicities are indicated above. Households in the lower income categories have more general needs, as described in NA-10 and the Housing Market Analysis.

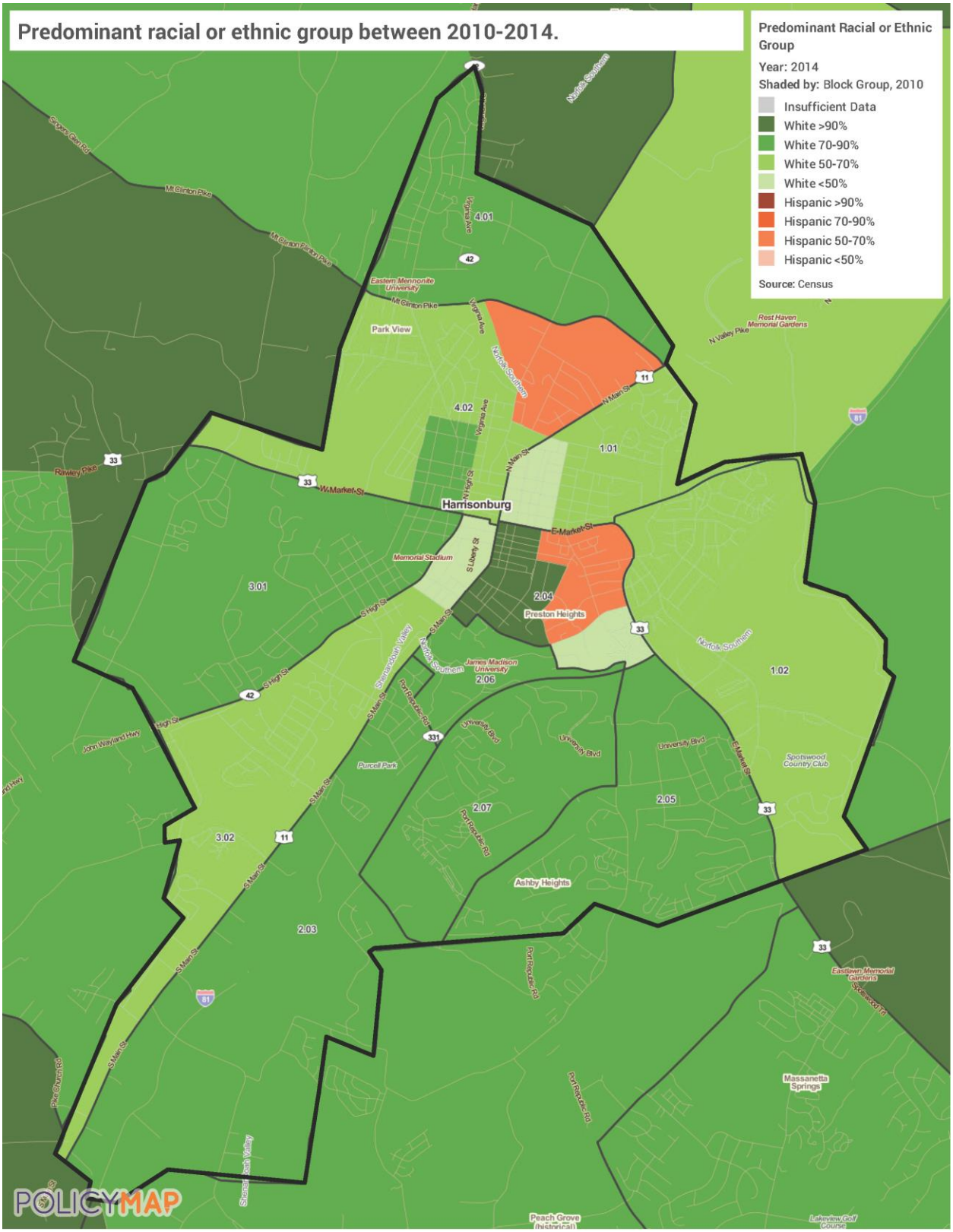
Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The Downtown/Old Town/Reservoir area (census tract 2.04) contains some of the most densely populated neighborhoods in Harrisonburg. They are also among the most segregated, with block groups that are highly predominantly White or Hispanic. The north/northeastern part of the City (tracts 4.02 and 1.01) also has a high concentration of Hispanic residents compared to other groups.

Asian and Black residents are smaller racial/ethnic groups in Harrisonburg than Hispanics but share general patterns of geographic settlement, with higher concentrations in the center and northeastern parts of the City.

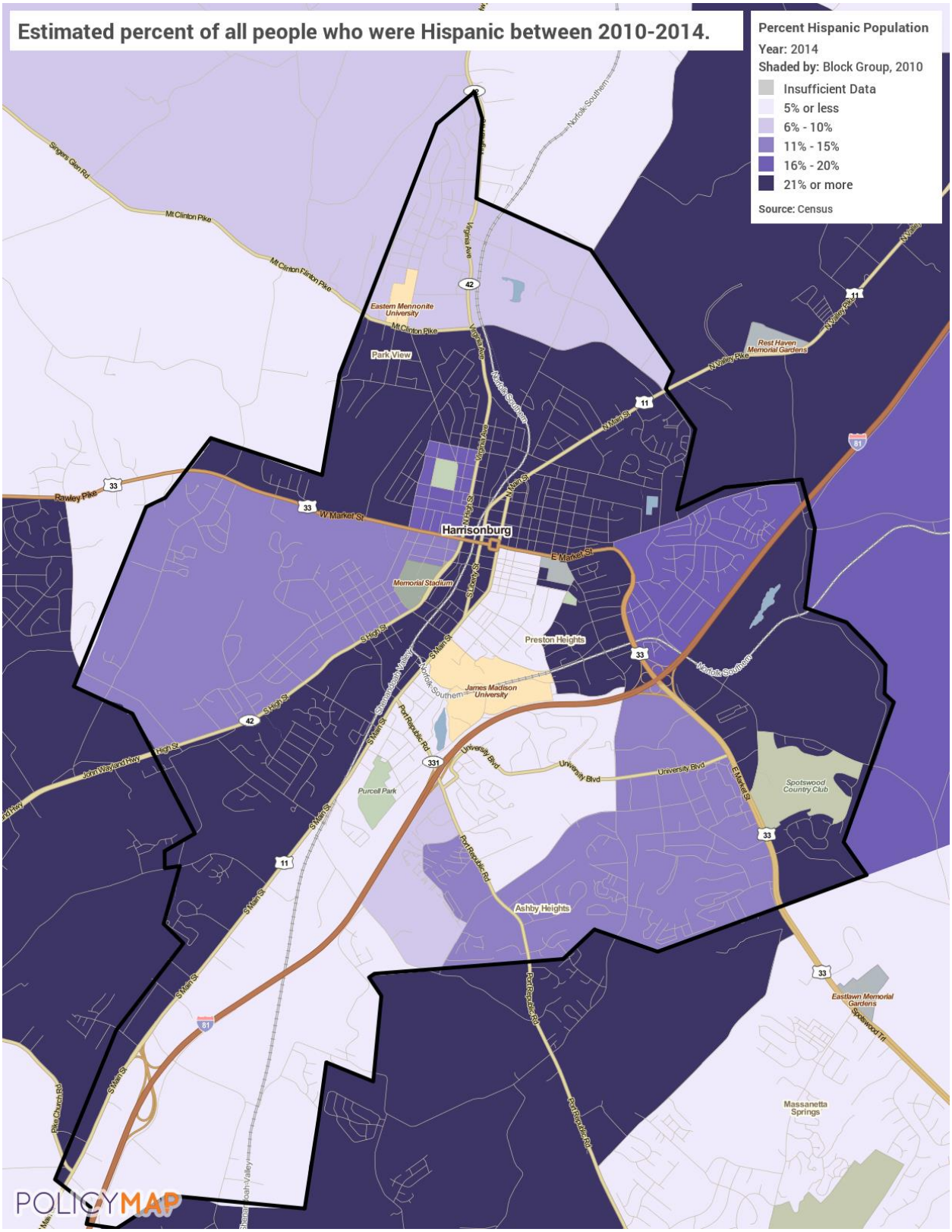
OMB Control No: 2506-0117 (exp. 07/31/2015)

Predominant Racial/Ethnic Group



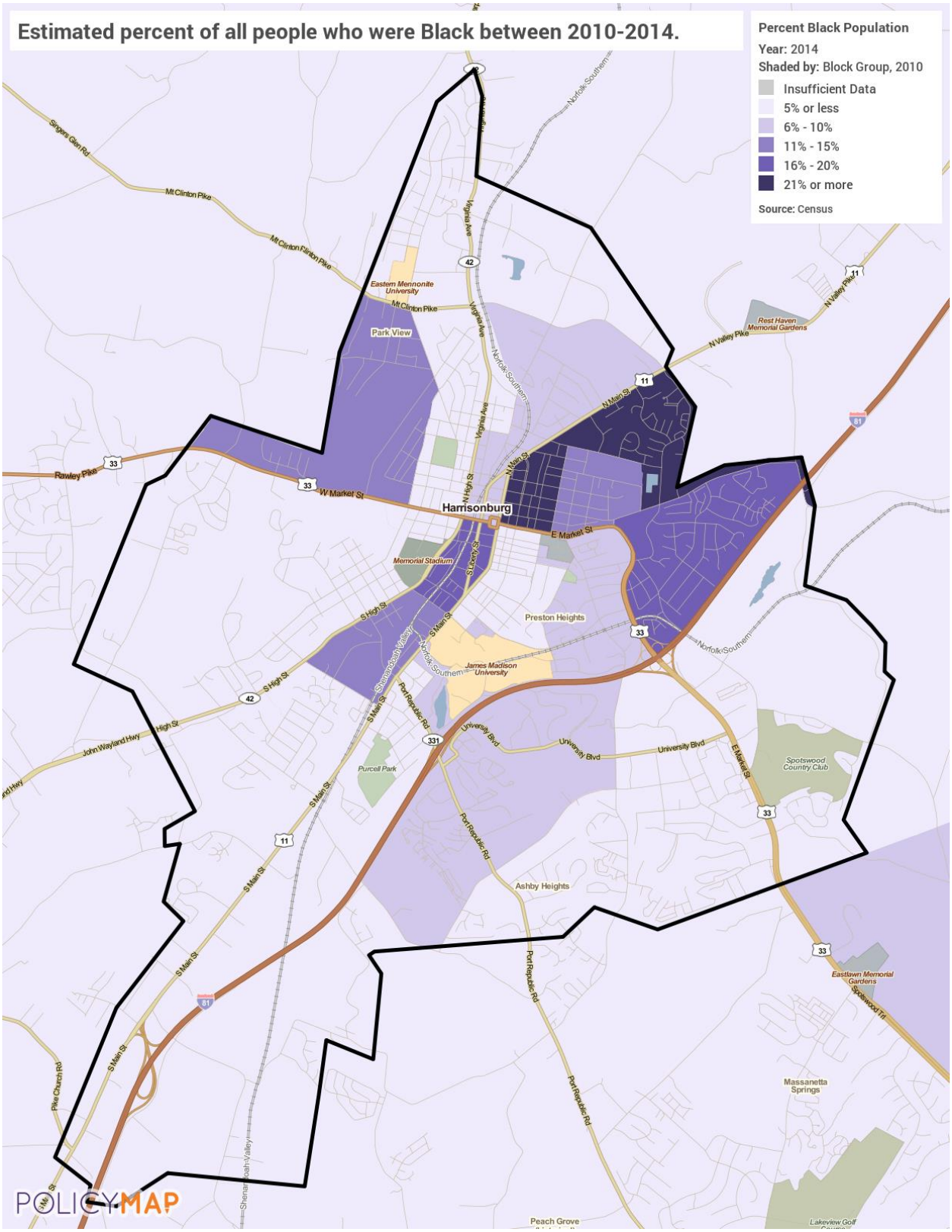
OMB Control No: 2506-0117 (exp. 07/31/2015)

Hispanic Residents



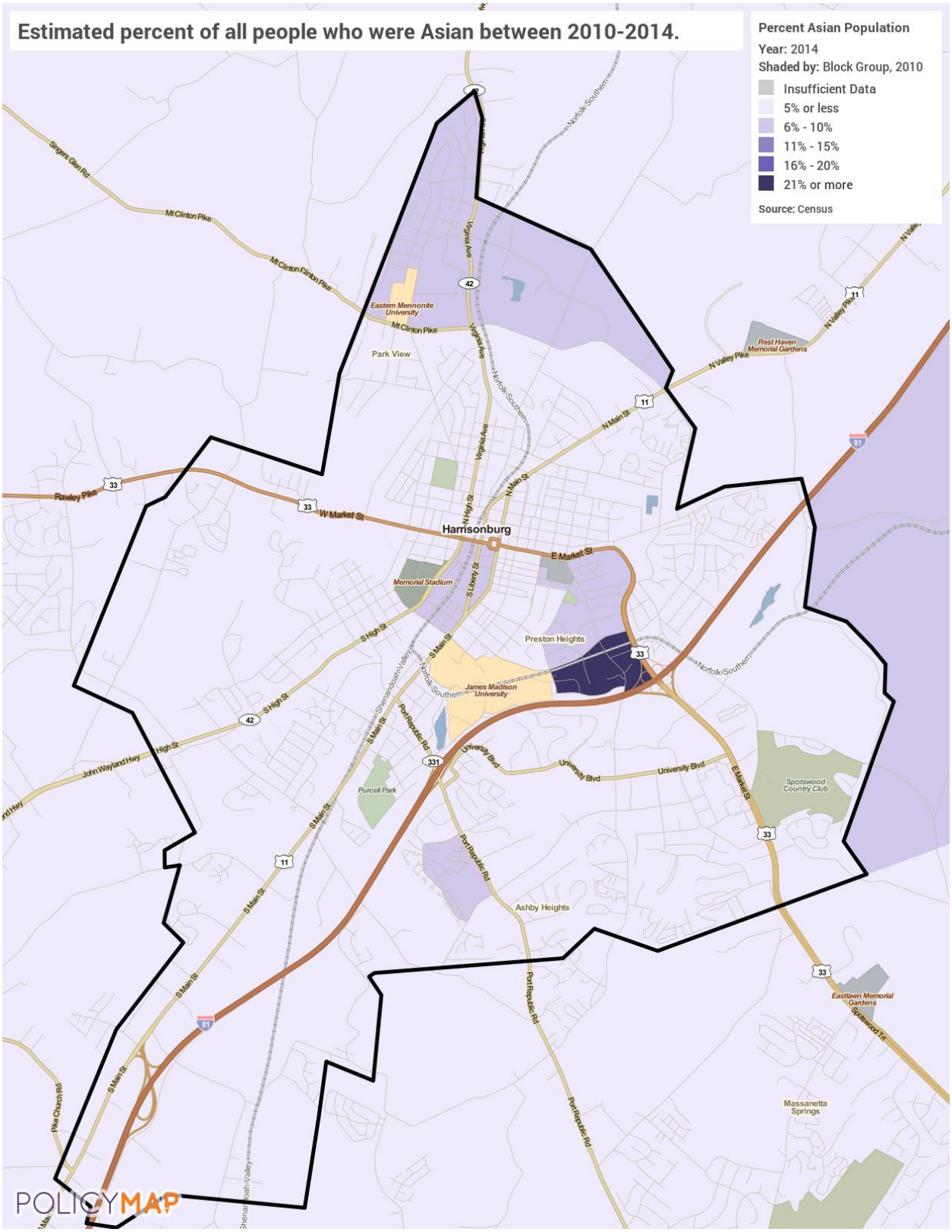
OMB Control No: 2506-0117 (exp. 07/31/2015)

Black Residents



OMB Control No: 2506-0117 (exp. 07/31/2015)

Asian Residents



OMB Control No: 2506-0117 (exp. 07/31/2015)

NA-35 Public Housing – 91.205(b)

Introduction

Harrisonburg Redevelopment and Housing Authority's (HRHA) mission is "to promote adequate and affordable housing economic opportunity and a suitable living environment free from discrimination; and to foster redevelopment of blighted areas to ensure the economic, social and housing vitality of our community."

As of 2009, HRHA converted all of its public housing units into project-based Section 8 units. HRHA currently owns and manages a total of 250 residential units including one affordable apartment building for seniors, a new apartment complex for homeless individuals, 129 townhomes for rent, and two small vacant sites.

The data in this plan is provided by HUD.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	814	0	698	0	28	88

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

OMB Control No: 2506-0117 (exp. 07/31/2015)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	11,454	0	11,438	0	11,615
Average length of stay	0	0	0	2	0	3	0	0
Average Household size	0	0	0	2	0	2	0	3
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	93	0	91	0	0
# of Disabled Families	0	0	0	277	0	193	0	3
# of Families requesting accessibility features	0	0	0	814	0	698	0	28
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

OMB Control No: 2506-0117 (exp. 07/31/2015)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	616	0	518	0	25	73
Black/African American	0	0	0	196	0	178	0	3	15
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	0	1	0	1	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	147	0	135	0	0	12
Not Hispanic	0	0	0	667	0	563	0	28	76

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

OMB Control No: 2506-0117 (exp. 07/31/2015)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8 requires that 5% of all public housing units be accessible to persons with mobility impairments. Another 2% of public housing units must be accessible to persons with sensory impairments. The Uniform Federal Accessibility Standards (UFAS) is the standard against which residential and non-residential spaces are judged to be accessible.

HRHA currently owns and manages 60 affordable, accessible housing units in the J.R. Polly Lineweaver complex at 265 North Main Street in downtown Harrisonburg. HRHA has also recently constructed a 30-unit Permanent Supportive Housing Project for homeless people with cognitive and physical disabilities northeast of Downtown. Citywide, 22.82% of Project-Based Section 8 residents and 21.18% of Housing Choice Voucher holders have a disability. Regionally, these figures are 24.29% and 20.62%, respectively, of the population. Data is not available for type of disability or for other types of assisted housing. The available figures indicate that at least some of the affordable housing stock is accessible. However, given that all publicly-supported housing units in the City and region are fully-occupied, individuals with disabilities have to wait a long time to actually access these units.

HRHA commissioned a housing market study in late 2015 as part of its planning and development efforts. This study, conducted by a professional real estate consulting firm, found that there is a limited supply of affordable housing in the City and, most notably, a pent-up demand for age-restricted affordable housing. The study also found that affordable housing is in short supply in the region overall: all 249 housing units owned and managed by HRHA and the 811 privately-owned affordable housing units are fully-occupied, and many have long waiting lists.

Most single-family housing, which accounts for over half of Harrisonburg's housing stock, is generally not accessible to persons with disabilities. The Fair Housing Act requires that most multi-family properties built after 1991 meet federal accessibility standards, but well over 60% of the City's housing stock was built before this time. Additionally, municipal staff who attended stakeholder meetings during the development of the AFH stated that the State's building codes have only recently caught up to the federal accessibility standards. Specific data on privately-owned affordable, accessible housing is unavailable.

Although the HRHA market study did not specifically examine the supply and demand of accessible housing, it is reasonable to conclude that these findings indicate that neither the City nor the region has an adequate supply of affordable, accessible housing in a range of unit sizes.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The greatest needs of households currently living in publicly supported housing continue to be stable, decent living conditions and access to opportunity, in the form of employment, education, or transportation connections to neighborhood amenities. HRHA continues to address the most immediate needs of its residents by keeping the maximum number of housing units available and in good condition.

How do these needs compare to the housing needs of the population at large

The population at large includes households that share the needs of HRHA residents and voucher holders because the resources available to HRHA are insufficient to meet local need. Until a unit or voucher becomes available, the 1,039 households on HRHA's waiting list continue to subsist on extremely low incomes in housing conditions that are likely unaffordable, inadequate, or both.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The following information was collected from the 2015 Western Virginia Continuum of Care (CoC) Point-in-Time data.

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	1	23				
Persons in Households with Only Children	0	0				
Persons in Households with Only Adults	8	157				
Chronically Homeless Individuals	7	47				
Chronically Homeless Families	3	4				
Veterans	2	10				
Unaccompanied Youth	1	28				
Persons with HIV	0	1				

OMB Control No: 2506-0117 (exp. 07/31/2015)

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

According to local HMIS data, 76 individuals exited from emergency shelters and 149 from rapid rehousing from 2014 – 2016. Of those a total of 12.4% returned to some form of housing assistance, 18 to emergency shelters and 10 to rapid rehousing.

Harrisonburg Housing and Redevelopment Authority operates permanent supportive housing (PSH) at Commerce Village. Of the 31 individuals served there in 2016, 30 were able to remain in applicable PSH projects or exit to permanent housing. That equates to a 96.8% retention rate.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	179	7
Black or African American	32	2
Asian	2	0
American Indian or Alaska Native	1	0
Pacific Islander	0	0
Ethnicity:		
Hispanic	18	2
Not Hispanic	212	10

OMB Control No: 2506-0117 (exp. 07/31/2015)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Of the 189 households surveyed in the 2015 Point in Time count (PIT), 24 were households with children. In addition, there were 29 unaccompanied youth counted by the survey. Of the 230 total individuals in the PIT survey, 12 were veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Most homeless counted in the PIT were White (76.9%). The next largest group was Black/African American at 14%, followed by Hispanics at 8.3%.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

An overwhelming majority of the 230 persons surveyed in the 2015 Point in Time count (PIT) were sheltered. Only 12 of those individuals did not have shelter at the time of the survey, and only one was a child under the age of 18. The majority of homeless veterans (10 out of 12) were also sheltered.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Persons with special needs include the elderly and frail elderly, persons with developmental and physical disabilities, persons suffering from drug and alcohol addiction, and persons living with HIV/AIDS. Individuals who have special needs are typically extremely low income and face tremendous challenges finding housing that they can afford. Individuals with special needs also require supportive services in addition to housing that they can afford. Public and private sources have much smaller funds available for these purposes, making it difficult for non-profit organizations to develop and operate housing and supportive service programs.

Describe the characteristics of special needs populations in your community:

Elderly

Elderly persons are more likely to live on fixed, very low incomes and/or require special supportive service to complete their daily routines. This means elderly residents especially need affordable housing options and easy access to service providers.

According to CHAS data, 18.5% of City households contain at least one person age 62 or over. Over 41% of these households are low-moderate income, earning 80% or less of the area's median family income. In addition, the Census reported that 37.4% of persons 65 years and over had at least one disability in 2012, 46.6% of whom experienced an independent living difficulty.

People Living with Disabilities

There were 2,900 persons with disabilities in Harrisonburg in 2012, representing 6.9% of the population. The most common disabilities reported were ambulatory, meaning difficulty walking or moving around; independent living difficulties; and cognitive, meaning difficulties with various types of mental tasks. Individuals with ambulatory disabilities generally require accessible housing units, and individuals with independent living and cognitive disabilities may require assisted living facilities. Approximately 27.3% of persons with a disability also live in poverty.

Substance Abuse and Addiction

The Virginia Department of Behavioral Health and Developmental Services (DBHDS) issues a Report on Substance Abuse Services every two years. According to the 2015 report, alcohol is both the most used and most abused drug in the state. In Virginia, the rate of alcohol use (55.15%) is slightly higher than the nation's (52.13%).

In addition, more than 6% of Virginia's youth engaged in binge drinking the month prior to the survey, and more than 40% of those between 18 and 25 drank to this excess. For those who are 26 and older, more than one in five engaged in binge drinking in the month prior to the survey. Young adults in Virginia exhibit higher rates of alcohol dependence than in the general population. Those same age groups also have higher rates of needing but not receiving treatment.

OMB Control No: 2506-0117 (exp. 07/31/2015)

When viewed by age group, the incidence of current illicit drug use is significantly higher than that of alcohol dependence in Virginia. Whereas around 20% of Virginians ages 12-25 are currently abusing or dependent on alcohol, almost 30% are illicit drug users.

The Office of the Chief Medical Examiner 2013 Annual Report indicates that the number of drug-caused deaths since 2010 has increased 31.8%. Although this problem started in the far southwestern region of the state due to abuse of prescription pain medication, it has spread eastward.

Individuals served by publicly funded substance abuse services were predominantly male (63%).The average age for service recipients was 34. Forty percent of these individuals were in the 26 to 40 age range. Most individuals served reported their race as White (61%), with 28% reporting their race as Black/African American. The most common sources of referral were from components of the criminal justice system (39%), which along with self-referrals (29%), accounted for over half of the individuals served. Almost 35% of service recipients reported alcohol as their primary drug of abuse. Marijuana/Hashish (21%) and Heroin/Methadone/Other Opiates (21%) were the second and third most commonly reported drugs.

Specific data regarding substance abuse and addiction rates in Harrisonburg are unavailable.

What are the housing and supportive service needs of these populations and how are these needs determined?

Summarizing the above estimates and input received during stakeholder interviews held in preparing the Five Year Consolidated Plan and information and data provided by Harrisonburg Redevelopment and Housing Authority, the most significant needs for these populations are:

- Access to medical care, including substance abuse and psychiatric care
- Assistance for housing accessibility modifications by homeowners, especially elderly homeowners
- Reasonable accommodations for individuals with disabilities by employers
- Entry-level, low-skilled employment opportunities for those with physical disabilities
- Workforce training
- Transportation access to major community facilities and employers
- Life skills training, including health literacy, financial literacy, and English as a second language

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Virginia Department of Health, as of December 31, 2014, there were 24,962 persons, or about one in 334 Virginia residents, who were living with HIV. Males represent 74% of the total HIV-positive population. Between the years of 2005 and 2014, males were almost three times more likely to be living with HIV disease than females. As of December 31, 2014, males were living with HIV disease at a rate of 452 per 100,000, with females at a rate of 152 per 100,000.

By December 31, 2014, nearly three-quarters of persons living with HIV disease were ages 40 and older. Age distribution rates were highest among the 50-54 age group at 733 per 100,000, followed by the 45-49 age group at 721 per 100,000. As medical treatment continues to improve, individuals are living longer with HIV.

Approximately 60% of all persons living with HIV disease as of December 31, 2014 were Black, non-Hispanic, followed by White, non-Hispanic persons living with HIV/AIDS at 30%. Black, non-Hispanic persons were almost 7 times more likely to be living with HIV disease at the end of 2014 than White, non-Hispanic persons. Hispanic persons were 2 times more likely to be living with HIV disease as White, non-Hispanic persons.

In Rockingham County, there were 30 cases of HIV and 34 of AIDS as of the end of 2014.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Through CDBG funds, Harrisonburg can fund the construction, rehabilitation, or installation of public facilities. Eligible public facilities include neighborhood facilities (such as educational centers, parks, recreation centers, and libraries) and facilities for special needs populations (such as homeless shelters, elderly facilities, or centers for disabled persons).

Public Facilities needs include:

- Improved park and recreational amenities
- Play structures for schools
- Additional health care facilities
- Homeless shelter and community centers for those at-risk of homelessness

How were these needs determined?

The City facilitated a series of stakeholder interviews, public meetings, online surveys, and requested feedback on needs across the community.

Describe the jurisdiction's need for Public Improvements:

Through CDBG funds, the City can also fund the construction, rehabilitation, or installation of public improvements. Public improvements include, but are not limited to, street and sidewalk improvements, water and sewer installation, and maintenance and ADA compliance construction and rehabilitation.

Public Improvements needs include:

- Accessibility improvements to curbs, sidewalks, bus stops
- Improvements as identified by the City's Bicycle & Pedestrian Plan
- General maintenance of City infrastructure

How were these needs determined?

The City facilitated a series of stakeholder interviews, public meetings, online surveys, and requested feedback on needs across the community.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Describe the jurisdiction's need for Public Services:

Through CDBG funds, Harrisonburg can fund an array of public services. Eligible public services include, but are not limited to, homeless services, education and workforce development programs, homebuyer counseling, elderly care and programs, and child care and health services.

Public Services needs include:

- Increased transit service to major community amenities
- Transportation for elderly and LMI residents to reach medical services
- Workforce training
- Assistance for persons with limited English proficiency
- Services for refugee families
- Programming for youth
- Funding for school programming and supplies
- Flexible child care for workers
- Services for elderly and persons with disabilities

How were these needs determined?

The City facilitated a series of stakeholder interviews, public meetings, online surveys, and requested feedback on needs across the community.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The housing stock in Harrisonburg is mostly single-family (56%) but renter-occupied (63.6%). Median housing values for the City in 2012 ($215,400) were lower than the state ($249,700), but higher than those in Rockingham County ($196,200). Gross rent follows a similar pattern, with a 2012 median of $846, $1,060, and $800 for Harrisonburg, Virginia, and Rockingham County, respectively.

Like most of the nation, the City is currently experiencing a significant shortage of affordable and available rental units for extremely low-income households. Housing costs in Harrisonburg have increased since 2000, while median incomes decreased in the same time period. According to 2008-2012 CHAS data, there are approximately 3,000 households in the City who earn under 30% AMI, only 430 of which are not cost burdened. Affordability is a major barrier for many residents in the City, renters and homeowners.

This analysis identifies the need to preserve existing affordable housing opportunities while advancing efforts to create a diverse supply of additional affordable units. Ultimately, the City is working to ensure that a mix of housing types exists within all areas to accommodate households of all types and at all places across the income spectrum. The City's housing strategies will be especially informed by the increasing mismatch between incomes and housing costs, the shortage of affordable housing, and the specific accommodations necessary to ensure that special needs populations have adequate affordable housing options with appropriate supportive services where needed.

OMB Control No: 2506-0117 (exp. 07/31/2015)

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The housing stock in Harrisonburg is mostly single-family (56%) but renter-occupied (63.6%). The majority of multi-family units are located in medium-sized structures (5 to 19 units). Given the number of households that are cost burdened, as described in the Needs Assessment, and the length of the Housing Authority's waiting lists, it is clear that the number of affordable units in the City is insufficient to meet the level of demand. With 35% of the City's population living in poverty, the need for more affordable housing, both owner- and renter-occupied, is strong throughout the community.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	6,187	35%
1-unit, attached structure	3,772	21%
2-4 units	2,404	14%
5-19 units	4,157	24%
20 or more units	855	5%
Mobile Home, boat, RV, van, etc	226	1%
Total	***17,601***	***100%***

Table 26 – Residential Properties by Unit Number

Data Source: 2008-2012 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	516	5%
1 bedroom	8	0%	1,624	16%
2 bedrooms	1,052	19%	3,405	34%
3 or more bedrooms	4,620	81%	4,476	45%
Total	***5,680***	***100%***	***10,021***	***100%***

Table 27 – Unit Size by Tenure

Data Source: 2008-2012 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

As of 2009, Harrisonburg Redevelopment and Housing Authority (HRHA) had converted its public housing units into project-based Section 8 units. HRHA currently owns and manages a total of 250 residential units including one affordable apartment building for seniors, a new apartment complex for homeless individuals, 129 townhomes for rent, and two small vacant sites.

The City is committed to allocating funds that serve the needs of the lowest-income and most disadvantaged residents. Households with incomes less than 80% of the area median income, particularly those with extremely low incomes (less than 30% of area median income), are priorities. The City has also identified special needs individuals as among those who face the greatest challenges and who should receive high priority in the expenditure of federal funds, including at-risk youth, low income families, the homeless and persons threatened with homelessness, the elderly, and persons with disabilities.

In FY 2016, the City continued its debt servicing of HRHA's completed rehabilitation of 40 units in the Harrison Heights complex with CDBG funding.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the National Low Income Housing Coalition's National Housing Preservation database on expiring project-based rental assistance (PBRA), which includes project-based Section 8, Section 202, Section 811, RAP, LIHTC, and HOME, there are 333 actively subsidized units in the City at-risk for conversion to market-rate units within the next ten years. In the absence of intervention to preserve the affordability of these units, conversion would occur as the rental assistance or affordability periods expire and these units would be lost from the affordable housing inventory.

Because significant government funding has been invested in these properties, this housing is some of the most affordable housing in the City. The City and HRHA will continue to monitor this database over the next five years to assess if and when any units could be lost due to expiring contracts and what actions the City and HRHA can take to preserve these units.

Does the availability of housing units meet the needs of the population?

No. Like most of the nation, the City is currently experiencing a significant shortage of affordable and available rental units for extremely low-income households. According to 2008-2012 CHAS data, there are approximately 3,000 households in the City who earn under 30% AMI, only 430 of which are not cost burdened. Affordability is a major barrier for many residents in the City, both renters and homeowners.

HRHA has a waiting list of about 1,000 families for its project-based units and a waiting list of around 100 families for its Section 8 Housing Choice Voucher program. This clearly indicates an unmet need for affordable housing within the general population.

Describe the need for specific types of housing:

There is a need for safe, sanitary, accessible, and affordable housing throughout the City. Specifically, there is a strong need for housing affordable to households earning less than 80% of the median income, and practical options are needed to ensure the availability of accessible units for the elderly and people with physical disabilities.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing costs in Harrisonburg have increased since 2000, while median incomes decreased in the same time period. The HUD-provided table below indicates the number of affordable units available to households with various income levels. The 1,952 rental units identified as costing $500 or less account for 20% of the inventory. This supply of units does not come close to accommodating the 2,865 renter households earning less than 30% of the HUD-adjusted Median Family Income (HAMFI).

In Harrisonburg, the 2012 Fair Market Rent (FMR) for a two-bedroom apartment was $784. To afford this level of rent and utilities without paying more than 30% of income on housing, a household must earn $2,613 monthly or $31,360 annually. Assuming a 40-hour work week, 52 weeks per year, the level of income translates into a Housing Wage of $15.08 per hour. However, in 2012 in Harrisonburg, minimum-wage workers earned an hourly wage of $7.25. The monthly rent affordable at minimum wage for a 40-hour work week in the County is $377, about half the actual two-bedroom Fair Market Rent.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	119,300 *($159,063 in 2012 dollars)*	208,100	74% *(31% adjusted)*
Median Contract Rent	410 *($547 in 2012 dollars)*	725	77% *(33% adjusted)*

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	1,952	19.5%
$500-999	5,710	57.0%
$1,000-1,499	1,069	10.7%
$1,500-1,999	966	9.6%
$2,000 or more	324	3.2%
Total	***10,021***	***100.0%***

Table 29 - Rent Paid

Data Source: 2008-2012 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	365	No Data
50% HAMFI	1,275	90
80% HAMFI	4,320	395
100% HAMFI	No Data	1,025
Total	***5,960***	***1,510***

Table 30 – Housing Affordability

Data Source: 2008-2012 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	580	644	784	1,098	1,128
High HOME Rent	580	644	784	992	1,088
Low HOME Rent	531	569	683	789	881

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No. The table above shows that there is insufficient housing for extremely low- and low-income households in the City. According to CHAS data analyzed in the Needs Assessment, there are 5,060 households earning between 0% and 50% of the median family income. However, there are only 1,730 housing units affordable to these households, accommodating just 34% of this population.

How is affordability of housing likely to change considering changes to home values and/or rents?

According to the table above, between 2000 and 2012 the median home value and median contract rent in Harrisonburg increased by 31% and 33%, respectively, after adjusting for inflation. Over the same time period, the median household income has decreased in terms of real dollars by -8.9% for homeowners and -18.2% for renters, as shown in the table below. This means that housing has become less affordable overall during the past ten years. If these trends continue, then housing affordability will become an even higher barrier for most City residents.

Tenure	2000 Median Income (1999 dollars; adjusted for inflation)	2012 Median Income	Change
Owner Households	$70,973	$64,628	-8.9%
Renter Households	$31,239	$25,555	-18.2%

Data Source: 2000 Census; 2008-2012 ACS; BLS Inflation Calculator.

According to stakeholders interviewed during the public outreach process, JMU's student population continues to grow and rental housing developers continue to cater to the student market. Since this is expected to continue, low- and moderate-income families will continue to face limited housing choice in the future.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The City's median contract rent ($708) is very close to the HOME rent for a two-bedroom apartment. This means that the HOME rents are roughly aligned with what's available in the market. However, this does not mean that the supply of median priced homes are sufficient to satisfy everyone receiving a subsidy. In fact, stakeholders described a situation in which residents have a difficult time securing affordable housing for a number of reasons, including criminal backgrounds, poor credit, lack of transportation, poor English literacy, etc.

As detailed above, housing costs in the City are increasing at much faster rates than incomes. As housing construction and rehabilitation costs rise, it will be increasingly difficult to produce much needed affordable housing.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The following data provides an overview on the condition of housing in Harrisonburg, particularly as it relates to housing that is or is in the process of becoming unsafe or obsolete. Compared to the nation overall, the City's housing stock is newer and likely in better shape. Although both owner and rental units may require rehabilitation from normal wear and tear, the need is slightly greater for renter-occupied units. This does not reflect on the affordability or availability of housing, however, especially given the City's rapid population growth.

Definitions

Standard Condition: No major structural defects; adequate plumbing and kitchen facilities; appearance which does not create a blighting influence; and the house meets additional, more stringent, local standards and building codes, including lead-based paint clearance.

Substandard Condition but Suitable for Rehabilitation: The nature of the substandard condition makes rehabilitation both financially and structurally feasible.

Housing Conditions: Condition of units is assessed using the same criteria as in the Needs Assessment. This includes: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, 4) cost burden (amount of income allocated to housing) is greater than 30%, and 5) complies with applicable building code standards.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,245	22%	5,232	52%
With two selected Conditions	0	0%	521	5%
With three selected Conditions	0	0%	45	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	4,435	78%	4,223	42%
Total	***5,680***	***100%***	***10,021***	***99%***

Table 32 - Condition of Units

Data Source: 2008-2012 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,084	19%	1,637	16%
1980-1999	1,765	31%	4,235	42%
1950-1979	2,089	37%	2,712	27%
Before 1950	742	13%	1,437	14%
Total	***5,680***	***100%***	***10,021***	***99%***

Table 33 – Year Unit Built

Data Source: 2008-2012 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	2,831	50%	4,149	41%
Housing Units build before 1980 with children present	1,390	24%	430	4%

Table 34 – Risk of Lead-Based Paint

Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 35 - Vacant Units

Need for Owner and Rental Rehabilitation

Older housing typically requires more continual maintenance. In the absence of routine maintenance, older housing can quickly become substandard. A common age threshold used to signal a potential deficiency is around 50 years or more. The age of the housing stock in Harrisonburg is slightly younger than the U.S. overall. Over 19.3% of the nation's overall housing stock was built before 1950; for Harrisonburg, 13.6% of units were built before 1950.

Owner- and renter-occupied housing units have different percentages of households built in the four time periods presented in the table below. Although both owner and rental units may require rehabilitation from normal wear and tear, the need is slightly greater for renter-occupied units – 14.4% were built prior to 1950, compared to 12.3% for rental units.

Year Built	Owner	Renter
Built 2000 or later	18.31%	15.50%
Built 1980 to 1999	30.93%	42.79%
Built 1950 to 1979	38.46%	27.32%
Built 1949 or earlier	12.30%	14.38%

Data Source: 2008-2012 ACS

Renter-occupied units have a much higher prevalence (58%) of having at least one selected condition than owner-occupied units (22%). It is uncommon for both owner- and renter-occupied units to have more than one selected condition. This may indicate that more renter-occupied than owner-occupied units require rehabilitation, although "selected condition" includes cost burden and overcrowding, which are not reflections of the physical state of the unit.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Lead-based paint was banned from residential uses in 1978. All houses constructed before 1978 are, therefore, considered at risk for containing lead-based paint.

According to 2008-2012 CHAS data Harrisonburg, 600 low- and moderate-income households (80% HAMFI and below) with at least one child age 6 or younger live in housing units built before 1980. These households, 3.8% of all households, are at risk for lead-based paint hazards.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Harrisonburg Redevelopment and Housing Authority (HRHA) was founded in 1955. Its mission is "to promote adequate and affordable housing economic opportunity and a suitable living environment free from discrimination; and to foster redevelopment of blighted areas to ensure the economic, social and housing vitality of our community."

Totals Number of Units

	Program Type								
				Vouchers					
							Special Purpose Voucher		
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	0	843	34	809	0	0	461
# of accessible units									

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

As of 2009, HRHA has converted its public housing units into project-based Section 8 units. HRHA currently owns and manages a total of 250 residential units including one affordable apartment building for seniors, a new apartment complex for homeless individuals, 129 townhomes for rent, and two small vacant sites.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

For the most part, HRHA's project-based Section 8 units are in good condition. HRHA's disposition of its public housing has allowed it to more easily maintain the quality of the units it owns and manages. The inspection score in the table below is an average of each development's last three scores as of September 15, 2016.

Public Housing Condition

Public Housing Development	Average Inspection Score
Harris Gardens Sec III	85
Heritage Haven	94
J.R. Polly Lineweaver	84
Mosby Heights	97

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Because its units are in good condition overall, HRHA is able to undertake extensive restoration projects of its existing developments and those it acquires. Some of HRHA's recent revitalization projects include:

- Completed $9M renovation of 32 units of 2-, 3-, and 4-bedroom duplexes (Franklin Heights) which achieved the citywide initiative to renovate 100 low-income rental units owned by the Authority. In November 2010, this project was awarded the "Best Housing Development" certificate at the Governor's Housing Conference in Richmond.
- Completed the $2.4M purchase and restoration in 2012 of 25 units of 3- and 4-bedroom affordable housing (Forkovitch Properties).
- Completed a $1M renovation to its J.R. "Polly'' Lineweaver Apartments in 2012 including the upgrade of all heating and air conditioning units.
- Installed solar panels ($92,000) at its Lineweaver Apartments to save on electricity costs for the Authority as well as tenants. At the time of installation in 2013, it was believed to be the first solar photovoltaic system at a public housing project in the state.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

HRHA's strategy for improving the living environment of its tenants is through rehabilitation and stabilization. This is more cost-effective than managing public housing units, and allows HRHA to potentially invest outside of segregated neighborhoods by removing some land and construction costs from the equation. This City also believes in this strategy for decreasing segregation, having committed $140,000 of CDBG funding to HRHA for its rehab projects annually for 15-20 years beginning in 2005.

Additionally, HRHA sponsors and supports a Family Self-Sufficiency (FSS) program focused at helping their residents improve their economic situation and quality of living. All HRHA tenants who are not elderly or disabled are required to participate in a five-year FSS program designed to transition them out of HRHA-managed units and into the private housing market. Residents who do not graduate receive a Housing Choice Voucher (HCV). Through either outcome, HRHA residents are encouraged to more fully integrate into the community.

OMB Control No: 2506-0117 (exp. 07/31/2015)

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Harrisonburg is under the jurisdiction of the Western Virginia Continuum of Care (CoC), which covers the counties of Clarke, Frederick, Page, Rockingham, Shenandoah, and Warren, the towns within those counties, and the cities of Winchester and Harrisonburg. This CoC promotes a Housing First approach, which means that priority is placed on getting someone into permanent housing as quickly as possible, and then supportive services, such as substance abuse treatment, are offered as-needed.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	132	0	53	0	0
Households with Only Adults	0	40	0	15	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	15
Unaccompanied Youth	0	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

OMB Control No: 2506-0117 (exp. 07/31/2015)

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The following is a summary of the targeted and main-stream services available to homeless persons in the Harrisonburg Area:

- Arc of Harrisonburg-Rockingham - services for persons with mental disabilities and their families, including a work activity center; respite care; parent-to-parent assistance, support, and information (for parents of all types of special needs children).
- Blue Ridge Legal Services - free legal assistance to low-income residents.
- Bridge of Hope Harrisonburg-Rockingham - counseling/advocacy, case management, life skills, utilities assistance, and rental assistance for victims of domestic violence.
- Crossroads Counseling Center - counseling and advocacy for youth with mental health and alcohol/drug abuse issues.
- Harrisonburg Boys & Girls Club - youth development programs including homework help and tutoring, alcohol and drug abuse prevention, teen pregnancy prevention, conflict resolution, juvenile delinquency prevention, athletics, cultural enrichment, citizenship and leadership development, outdoor and environmental education, and parent training.
- Harrisonburg Community Health Center - primary health care services for children and families.
- Harrisonburg First Church of the Nazarene - counseling and advocacy and a soup kitchen/food pantry.
- Harrisonburg-Rockingham Community Services Board - mental health, intellectual disability, and substance abuse services and case management.
- Harrisonburg-Rockingham Free Clinic - free family practice health care for low-income uninsured.
- James Madison University - Medical Suitcase Clinic for the Homeless through which university nursing students and instructors visit Mercy House and Our Community Place to provide health care services to the homeless, including medical evaluations and service referrals.
- Martinsburg, WV Veterans Administration Medical Center - counseling, case management, and health care for alcohol and drug abusers.
- NewBridges Immigration Resource Center - works to assist the large number of immigrants in Harrisonburg to figure out how to pay medical bills, seek food assistance, obtain unpaid salaries from employers, deal with Social Security, and meet other similar needs.
- People Helping People - utilities assistance and rental assistance.
- Pleasant View, Inc. - support services necessary for people with disabilities to live in and enrich the community.
- Training to Achieve Rewarding Careers (TARC) - job training and educational program whose focus is in helping low-income residents overcome barriers to attaining, retaining, and advancing in employment.
- United Way of Harrisonburg and Rockingham County - administers the Emergency Food and Shelter Board federal funds which provide emergency rental and mortgage assistance for persons facing eviction.

OMB Control No: 2506-0117 (exp. 07/31/2015)

- Valley AIDS Network - case management, financial assistance with rent, mortgage and utility bills, onsite food pantry, assistance with transportation to medical appointments, and assistance with accessing HIV-related medical, dental and mental health services.
- Valley Program for Aging Services - "Meals on Wheels" and other services for the elderly in the Harrisonburg area.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following is a summary of the traditional services and facilities that meet the needs of homeless persons in the Harrisonburg Area:

- First Step: A Response to Domestic Violence - adult and child case management, budgeting and credit repair counseling, assistance finding employment and housing, rental assistance, personal safety planning, court accompaniment, and legal advocacy.
- Gemeinschaft Home - 41-bed residential program that addresses the needs of non-violent ex-offenders and substance abusers coming out of therapeutic community programs inside the Virginia Department of Corrections. It is dedicated to providing an environment where the ex-offender can find support, acquire work and living skills, advance education goals, and secure safe and affordable housing.
- Open Doors - provides counseling, advocacy, and clothing to its shelter residents, including the mentally ill and substance abusers.
- Mercy House - adult self-sufficiency evaluation, child educational evaluation and referral services, child daycare, extended case management, teen pregnancy shelter and counseling, temporary rental and mortgage assistance to avoid homelessness, clothing and food.
- Our Community Place - day center that offers meals, laundry, and shower access for emergencies, activities, phone, and computer access. Also provides counseling/advocacy, street outreach, and life skills.
- Salvation Army of Harrisonburg/Rockingham County - emergency shelter and provides utilities and rental assistance, daily meals, counseling/advocacy, street outreach, education, case management, and life skills.
- The Valley Mission - emergency shelter and support services

OMB Control No: 2506-0117 (exp. 07/31/2015)

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Various supportive housing needs of the non-homeless have been identified by service providers who were interviewed during the Consolidated Plan process. Identified housing needs include home repair and maintenance for the elderly; accessibility improvements to enable people with disabilities to remain in their homes; housing for the mentally disabled; and affordable housing for all sub-populations.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing is defined as living units that provide a planned services component with access to a wide range of services needed for the resident to achieve personal goals. Various populations with special needs require supportive housing. The specific needs of local special needs subpopulations are described in NA-45, Non-Homeless Special Needs Assessment.

In general, stakeholders interviewed expressed an overall shortage of various types of permanent supportive housing, but particular gaps were identified for the homeless and those at risk of becoming homeless, adults with mental disabilities, elderly homeowners wishing to retain independent living, and refugee families. Although Harrisonburg Housing and Redevelopment Authority recently completed the Commerce Village apartments for homeless people with mental and physical disabilities, those 30 units are insufficient to meet the need. One particular service that was also identified as lacking was workforce and job training for these populations.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

There is a lack of resources available to persons returning from institutions. There is no HUD Section 202 (supportive housing for low-income elderly persons) or Section 811 (supportive housing for persons with disabilities) in Harrisonburg. However, Harrisonburg will continue to aid special-needs populations by supporting public, private, and non-profit housing and service providers who serve special needs clients.

To ensure that persons who leave institutions receive the most appropriate housing and supportive services possible, the Western Virginia Continuum of Care has adopted discharge protocols that are based on best practices established at the state level. These policies outline procedures for the release of children aging out of foster care, those leaving health care facilities, persons leaving mental health facilities and mental retardation training centers, and those leaving correctional facilities.

The Continuum of Care's Ten-Year Plan includes objectives and strategies that specifically address the creation and implementation of discharge plans for all groups.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City plans to fund the following activities that align with the one-year goals and address special housing and supportive needs:

- Goal: Provide public services
    - VAIL - VAIL-ED Program
    - VPAS - Meals on Wheels
    - JMU IIHHS - Suitcase Clinic
    - Pleasant View - Day Support Services Vehicle
    - The Arc - Day Program
- Goal: Improve access to and quality of housing
    - HRHA - Harrison Heights Renovation

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See response to prior question.

OMB Control No: 2506-0117 (exp. 07/31/2015)

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City's housing market presents significant impediments to the development of an adequate supply of affordable housing for low- to moderate-income people – high competition for entry-level employment opportunities, rising construction and land costs, a rental market driven by student housing, and more. In addition, there are a number of public policy barriers that affordable housing advocates and other stakeholders articulated during the public engagement process, including:

- The City's current zoning ordinance limits the opportunity for both denser single-family and multi-family units
- The legal and administrative complexities of operating a City service in Rockingham County impedes the extension of transit outside the City
- The lack of "source of income" protection allows some landlords to discriminate against Housing Choice Voucher holders
- Some homeless individuals are unable to meet the documentation requirements for social services. This can trap them in an endless loop of agency referrals
- Stricter development standards (e.g. sidewalks and lighting, pedestrian and biking facilities, parking, etc.) have increased the costs of affordable housing development
- The environmental review process required to use CDBG funds can make modifications to single family homes (such as to increase accessibility) not cost effective

Other barriers identified over the course of the outreach for the development of this Consolidated Plan, include:

- Language barriers, especially for refugees
- Lack of assistance available for elderly and LMI residents for major home repairs (foundation, roof, septic, HVAC, etc.) and emergency home repairs that would allow them stay in their homes
- Lack of knowledge of fair housing laws by local landlords

The joint Assessment of Fair Housing completed by the City and Harrisonburg Redevelopment and Housing Authority identified factors that contribute to fair housing issues in the City. The following factors identified in the AFH related specifically to housing affordability and public policies:

- Lack of private investments in specific neighborhoods: For the most part, new private, multi-family development in the City focuses on housing for JMU students. This means that some neighborhoods, particularly those close to JMU, and other amenities sought by students, experience a lot of private investment while others do not.
- The availability, type, frequency, and reliability of public transportation: According to local stakeholders, Harrisonburg's transit system does not provide access to employment centers or certain critical community amenities such as the central post office in the City's southern area or the poultry processing facilities in the County. The Harrisonburg Department of Public Transportation's decision-making ability regarding hours and coverage are limited and tied

OMB Control No: 2506-0117 (exp. 07/31/2015)

heavily to the needs of the University, which are frequently mismatched with those of the protected classes in the community.

- Community opposition: HRHA faced vocal community opposition during the planning phase of a new project-based development. This opposition caused HRHA to find an alternate location for the project, which is now called Commerce Village and serves homeless people with mental and physical disabilities. The fact that strong community opposition, although uncommon to this degree in Harrisonburg, can derail an affordable housing project makes addressing this factor moderately urgent.

OMB Control No: 2506-0117 (exp. 07/31/2015)

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

In determining priorities for the allocation of federal funds, the City has recognized the need to foster a competitive local economy that expands economic opportunities for current and future residents. This section describes the local workforce, the nature of current employment, and activities that coordinate economic development activities across local and regional agencies.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	313	134	2	1	-1
Arts, Entertainment, Accommodations	2,331	5,299	15	22	7
Construction	841	959	5	4	-1
Education and Health Care Services	2,406	3,489	15	14	-1
Finance, Insurance, and Real Estate	620	1,169	4	5	1
Information	435	1,193	3	5	2
Manufacturing	2,919	3,207	18	13	-5
Other Services	454	677	3	3	0
Professional, Scientific, Management Services	1,034	1,288	7	5	-1
Public Administration	0	0	0	0	0
Retail Trade	2,215	4,490	14	18	4
Transportation and Warehousing	774	380	5	2	-3
Wholesale Trade	604	1,317	4	5	2
Total	14,946	23,602	--	--	--

Table 39 - Business Activity

Data Source: 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

OMB Control No: 2506-0117 (exp. 07/31/2015)

Labor Force

Total Population in the Civilian Labor Force	23,637
Civilian Employed Population 16 years and over	21,844
Unemployment Rate	7.59
Unemployment Rate for Ages 16-24	12.68
Unemployment Rate for Ages 25-65	4.35

Table 40 - Labor Force

Data Source: 2008-2012 ACS

Occupations by Sector	Number of People
Management, business and financial	3,953
Farming, fisheries and forestry occupations	825
Service	2,873
Sales and office	5,245
Construction, extraction, maintenance and repair	1,598
Production, transportation and material moving	1,401

Table 41 – Occupations by Sector

Data Source: 2008-2012 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	18,063	87%
30-59 Minutes	2,037	10%
60 or More Minutes	671	3%
Total	***20,771***	***100%***

Table 42 - Travel Time

Data Source: 2008-2012 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,179	164	1,121
High school graduate (includes equivalency)	3,351	169	971
Some college or Associate's degree	2,752	330	783
Bachelor's degree or higher	5,937	150	739

Table 43 - Educational Attainment by Employment Status

Data Source: 2008-2012 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	149	549	619	458	371
9th to 12th grade, no diploma	646	490	508	840	342
High school graduate, GED, or alternative	2,828	1,444	1,229	1,818	1,257
Some college, no degree	14,187	1,042	759	1,054	715
Associate's degree	486	384	315	347	137
Bachelor's degree	1,186	2,053	729	1,314	478
Graduate or professional degree	87	983	473	1,302	623

Table 44 - Educational Attainment by Age

Data Source: 2008-2012 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,202
High school graduate (includes equivalency)	24,194
Some college or Associate's degree	28,237
Bachelor's degree	35,325
Graduate or professional degree	46,235

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2008-2012 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest employment sectors in Harrisonburg in terms of worker share are Manufacturing (18%); Arts, Entertainment, and Accommodation (15%); Education and Health Care Services (15%); and Retail Trade (14%). The top five private employers in the Harrisonburg area are Aramark (JMU dining services), Tenneco Automotive Operations (automotive parts manufacturing), George's Foods (food processing), Eastern Mennonite University (higher education), and Fairfield and Sons (foreign language contractor). Major public employers include James Madison University, Harrisonburg City Public Schools, and the City of Harrisonburg. [source: Virginia Employment Commission]

Describe the workforce and infrastructure needs of the business community:

Within the City, many low-skilled and seasonal jobs that in other municipalities might be filled by low-income workers, such as retail, food service, etc., are instead frequently filled by part-time college student employees in Harrisonburg. The remaining low-skilled jobs, such as poultry processing facilities, are typically located outside the City in Rockingham County. Unfortunately, because of regulatory reasons explained previously, extending transit to these jobs from the City is highly challenging. Because of the large number of immigrant and refugee families in the Harrisonburg area, employers also face language barriers when looking for workers.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Continuous population growth has brought economic opportunities to the region alongside challenges for local governments and service providers tasked with accommodating it. At the same time, as James Madison University continues to expand, the pressures associated with the local student population on the job market and housing market will also continue to increase. This means that low-income workers will face even tougher competition for jobs and fewer resources available to help them. The need for workforce training to increase the skills of these residents and open new employment opportunities to them will only become more important in the future.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

A skillful and well-educated workforce is essential to attracting and retaining employers and growing the City's economy. According to ACS data, the City's unemployment rate in 2012 was 6.8%, about the same as the state's unemployment rate of 6.9%, but much lower than the nation's unemployment rate of 9.3%. The unemployment rate for Rockingham County was even lower at 5.5%.

Residents with a Bachelor's degree or higher were less likely to be unemployed or not in the labor force than residents with less educational attainment. Residents without a high school diploma or equivalent were more likely than those with only a high school diploma to be out of the labor force altogether.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

There are a number of local community partners that operate workforce training programs.

- The Shenandoah Valley Workforce Development Board (SVWDB) was established in 2000 to provide oversight and administration of the Workforce Innovation and Opportunity Act (WIOA) in the Shenandoah Valley. Adult career seekers and those who have been laid off can find a wide range of services to improve job readiness, education, and job searching skills through Valley Workforce Centers. All career seekers may participate in workshops, classes, and events offered through Valley Workforce Centers free of charge. Other specialized services are based on eligibility.
- Blue Ridge Community College in Weyers Cave, VA offers career training, certification/licensure prep, and professional development in programs including health care, business, commercial driving, manufacturing, and trades.
- The Virginia Employment Commission (VEC), a partner in the Virginia Workforce Network (VWN), is the public employment service established to assist employers in finding qualified workers and to assist workers in finding suitable jobs. There are no fees charged to the employer or applicant for services. VEC staff will assist employers by screening and referring applicants to job openings, providing critical labor market information for business and economic planning, and coordinating statewide Employer Advisory Committee activities.
- The Harrisonburg-Rockingham Chamber of Commerce recognizes the critical responsibility of business and industry to ensure that schools and workforce development programs are of the highest quality. The Chamber commits to providing leadership for business cooperation with our educational institutions and those that provide workforce development services by communicating needs and expectations, and by sharing resources.
- James Madison University offers a number of certificate and professional development courses.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes. Harrisonburg is part of the Central Shenandoah Planning District Commission (CSPDC), which prepares a CEDS for a region of five counties, five cities, and eleven towns.

OMB Control No: 2506-0117 (exp. 07/31/2015)

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

There are a number of strategic initiatives described in detail in the 2015 CEDS that are directly supported by the goals contained in this Consolidated Plan, including:

- Promote and enhance development of an efficient and effective regional health care infrastructure with emphasis on access to services, affordability, workforce development, and regional cooperation.
- Seek ways to support and utilize to the greatest extent the increasingly diverse mix of races, ethnicities, countries of origin, and special needs populations in our regional workforce and to effectively integrate the knowledge, skills, and abilities of all peoples into the economic base of the region.
- Support enhancement of regional multimodal transportation planning efforts that will provide adequate regional mobility and accessibility.
- Support measures that provide reliable and efficient sewer and water systems and anticipate future capacity needs.
- Develop a regional plan and program that integrates affordable workforce housing within urban and rural areas of the region to meet employment needs, reduce personal travel expense and balance the cost of providing services to the workforce and their families.
- Seek ways to support and utilize to the greatest extent the increasingly growing senior population segment in the central Shenandoah Valley.

OMB Control No: 2506-0117 (exp. 07/31/2015)

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

According to the City's AFH, the central and southern areas of Harrisonburg experience the highest rates of housing problems, particularly the census tract directly south of JMU (2.07). This tract is predominantly White with few foreign-born and residents with LEP.

The Downtown/Old Town/Reservoir area (tract 2.04), which is the single racial/ethnic "concentration area" in the City and is highly segregated at the block group level between Whites and Hispanics, also has relatively high levels of housing problems.

OMB Control No: 2506-0117 (exp. 07/31/2015)

AFH Map 7 – Housing Problems and Race/Ethnicity

OMB Control No: 2506-0117 (exp. 07/31/2015)

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The AFH considered tracts in which 15% or more of residents are non-White (half the citywide rate) or Hispanic, and 33% or more live in poverty (the citywide rate, and lower than the 40% threshold used by the mapping tool) as “concentration areas.” Under this definition there is one tract (2.04) that qualifies as a “concentration area” comprised of the Downtown, Old Town, and Reservoir neighborhoods. This area is bounded by South Main Street on the west, East Market Street on the north and east, and I-81 and JMU on the south.

What are the characteristics of the market in these areas/neighborhoods?

As shown in the attached maps, the median home values in this area are at the upper end for the City. However, the homeownership rate is relatively low, meaning that few of the residents in this neighborhood own these expensive houses. The “concentration area” has both high rents found in the central business district, as well as lower rents elsewhere. In fact, Harrisonburg’s “concentration area” and the neighborhoods adjacent to it contain some of the more affordable rental options in the City.

Are there any community assets in these areas/neighborhoods?

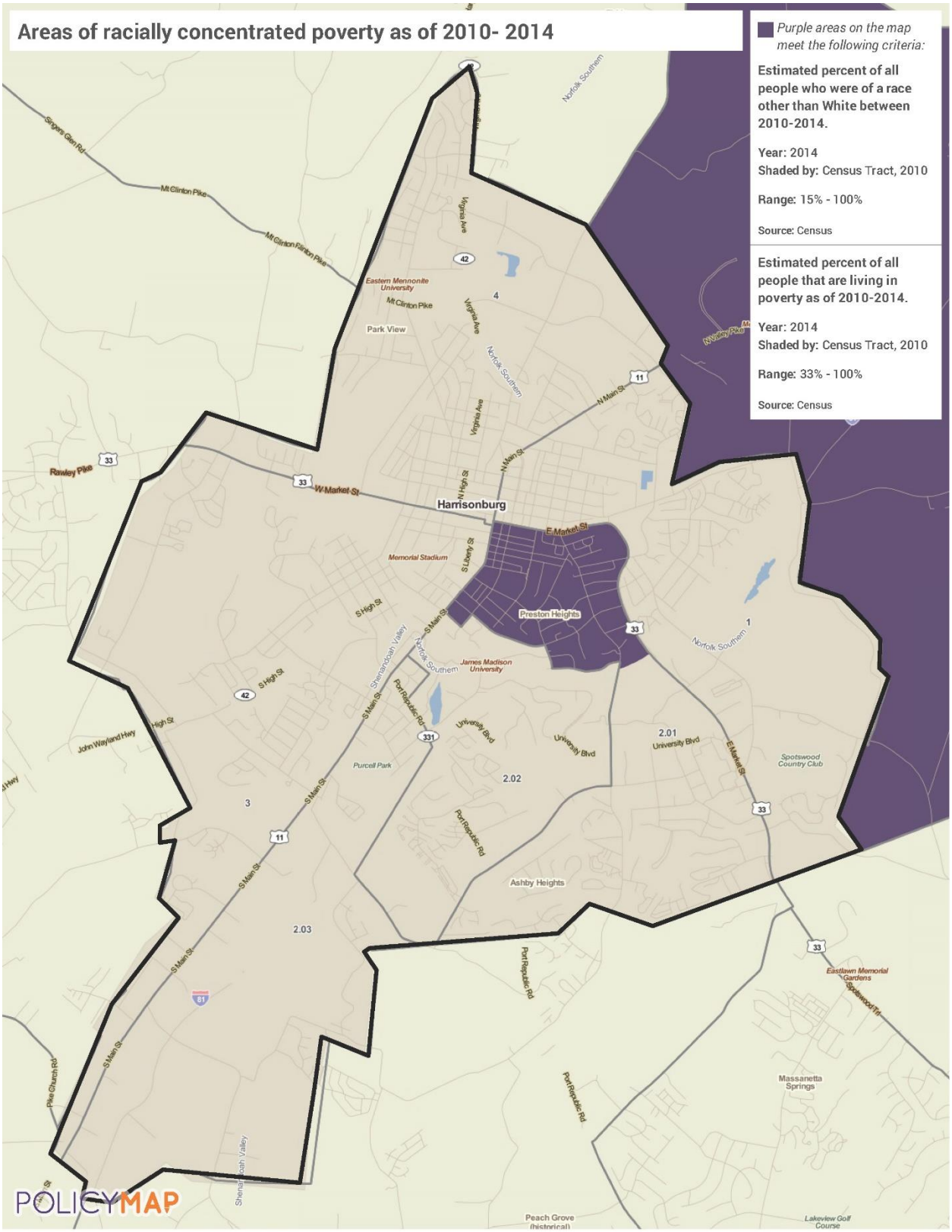
Yes. As Harrisonburg’s historic downtown, this “concentration area” has important community assets including local businesses, community facilities, regional employment centers, social service providers, government offices, and more.

Are there other strategic opportunities in any of these areas?

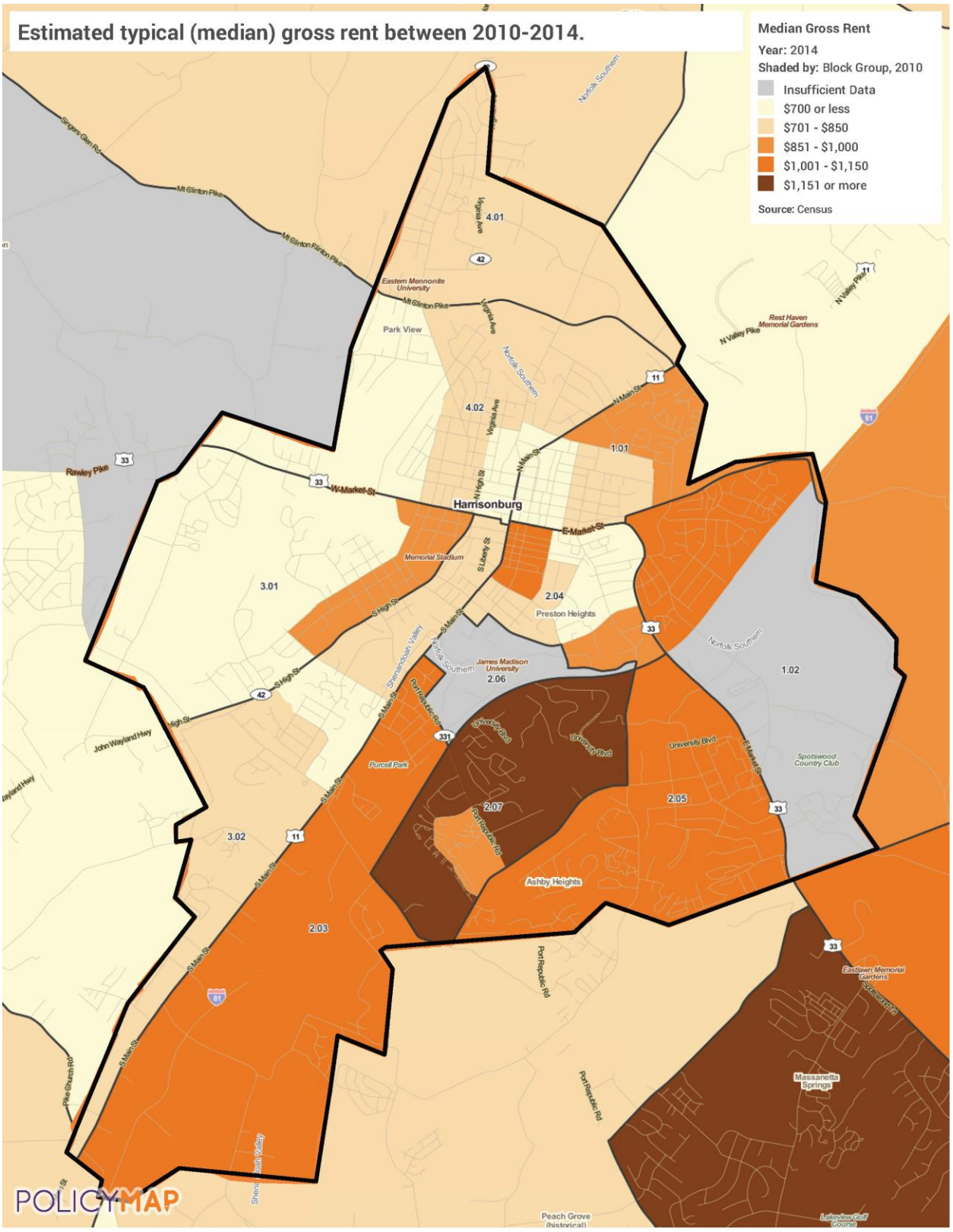
Yes. Because of its central location, the “concentration area” has some of the best accessibility to essential social services and community amenities. However, because many low-skilled job opportunities are located in Rockingham County outside City limits, “concentration area” residents may be at a disadvantage for obtaining and maintaining these jobs. There is a strategic opportunity to improve transit connections between this neighborhood and other major employment centers.

OMB Control No: 2506-0117 (exp. 07/31/2015)

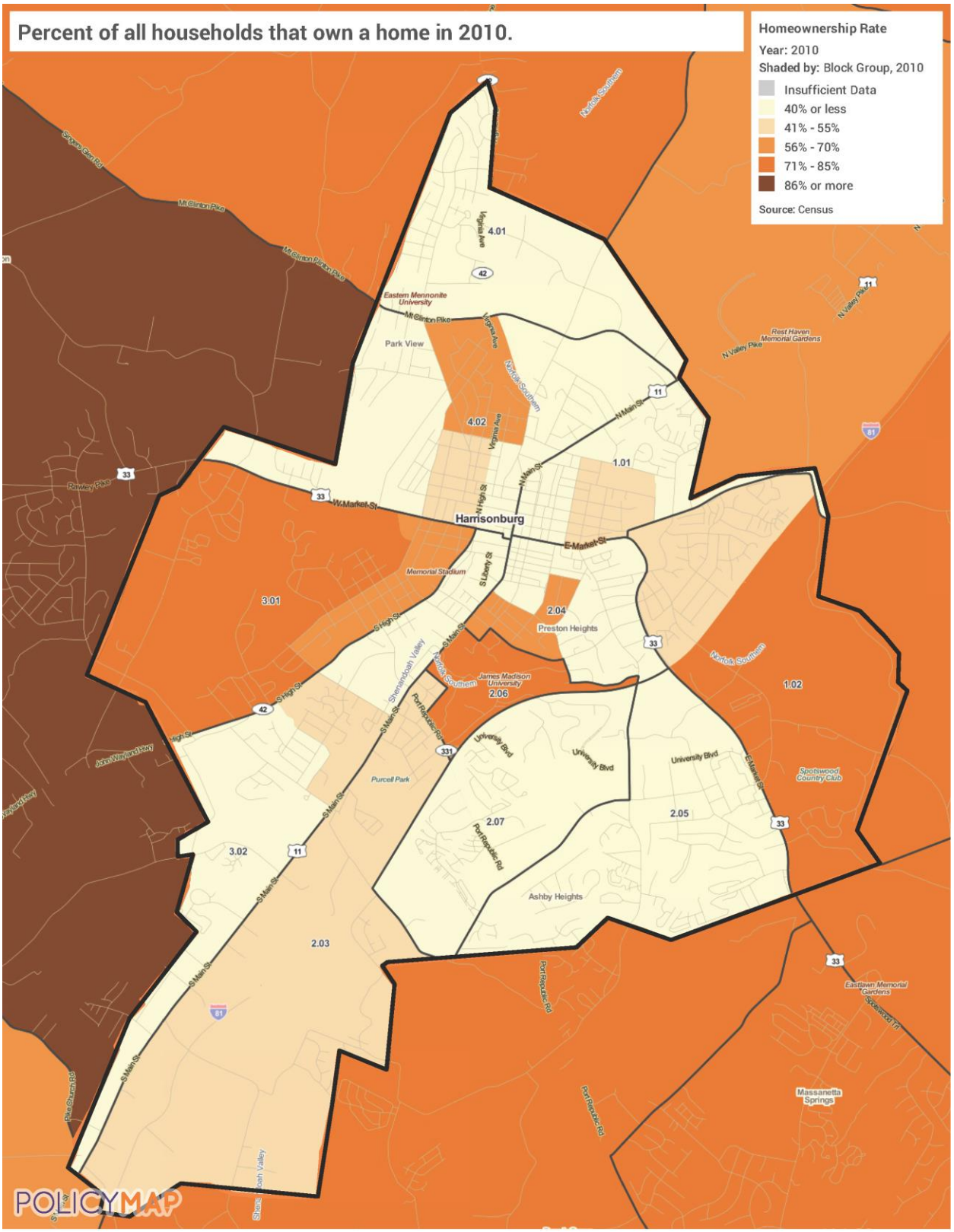
AFH Map G –"Concentration Areas"



OMB Control No: 2506-0117 (exp. 07/31/2015)



OMB Control No: 2506-0117 (exp. 07/31/2015)



OMB Control No: 2506-0117 (exp. 07/31/2015)

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The purpose of the Strategic Plan is to guide the use of CDBG funds in Harrisonburg over the next five years.

The principal goals of Harrisonburg's CDBG program is to:

- provide safe, decent, sanitary, and affordable housing
- create and maintain a suitable living environment
- create or expand economic development opportunities for residents

Harrisonburg will continue to fund eligible projects that meet the needs of low- and moderate-income residents. Continued progress in meeting the housing and community development needs in the City will be made by ensuring that partnerships are formed with other governmental entities, community based, and faith based organizations who can contribute funds, expertise, and experience that address the priorities set by the City.

The strategies set forth in this plan also work towards furthering the City's goal of affirmatively furthering fair housing in compliance with its HUD-accepted Assessment of Fair Housing.

OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Target Area	Description
Target Area Name:	Citywide
Target Area Type:	Local Target area
Other Target Area Description:	Citywide
Revital Type:	Comprehensive
Other Revital Description:	Citywide

Table 46 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Federal funds are intended to provide low- and moderate-income (LMI) households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. Harrisonburg's programs focus on growth and development in areas where at least 51% of the population are LMI persons.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	**Priority Need Name**	**AFH FACTOR: Affordable Housing**
	Description	New construction, rehabilitation, and preservation of quality affordable housing.
	Basis for Relative Priority	The 2017 AFH identified three housing-related factors with a Medium or High priority that contribute to fair housing in Harrisonburg: (1) Location and type of affordable housing, (2) The availability of affordable units in a range of sizes, and (3) Lack of affordable, accessible housing in range of unit sizes.
2	**Priority Need Name**	**Public Services**
	Description	Expand and continue non-housing community development supportive services.
	Basis for Relative Priority	There continues to be a need for services that improve conditions for low-income persons and other special populations.
3	**Priority Need Name**	**Public Facilities and Infrastructure**
	Description	Continue and expand public facility improvements and improve and maintain infrastructure servicing households in low-income areas.
	Basis for Relative Priority	Outdated and deteriorating infrastructure needs to be repaired or replaced, and existing public facilities are in need of upgrading and expansion.
4	**Priority Need Name**	**AFH FACTOR: Transportation and Access**
	Description	Harrisonburg's transit system does not provide adequate access to employment centers or certain critical community amenities.
	Basis for Relative Priority	The 2017 AFH identified three factors with a Medium or High priority that are related to transportation or access to community assets: (1) The availability, type, frequency, and reliability of public transportation, (2) Access to transportation for persons with disabilities, and (3) Location of employers.

OMB Control No: 2506-0117 (exp. 07/31/2015)

5	**Priority Need Name**	**Housing/services for the Homeless**
	Description	Supporting short- and long-term homeless facilities, housing, and associated services.
	Basis for Relative Priority	The homeless/those at risk of homelessness depend on services funded by community development programs.
6	**Priority Need Name**	**AFH FACTOR: Fair Housing Education and Enforcement**
	Description	Broad education and enforcement activities are necessary to effectively further fair housing. The City is firmly committed to affirmatively furthering fair housing through its CDBG program.
	Basis for Relative Priority	The 2017 AFH identified one factor with a Medium or High priority that is related to both fair housing education and enforcement and to actions that fall under the City's jurisdiction: (1) Lack of resources for fair housing agencies and organizations.
7	**Priority Need Name**	**Planning and Administration**
	Description	Administrative and planning costs to operate the CDBG program successfully.
	Basis for Relative Priority	Effective and efficient implementation of CDBG funding requires adequate resources for program planning and administration.

Table 47 – Priority Needs Summary

OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	As shown in the Needs Assessment and Market Assessment, there is need for rental housing assistance throughout the City. The Harrisonburg housing market does not provide a sufficient amount of affordable housing to meet the needs of all the households that require it.
TBRA for Non-Homeless Special Needs	When faced with other daily costs – essential services such as health care and medical costs, transportation, and even basic nutrition - many persons with special needs in the City depend on rental assistance to afford decent, accessible housing.
New Unit Production	There is a substantial need for affordable housing for non-student households in Harrisonburg. The City will support efforts to increase the supply of single family and multi-family affordable housing units by both private sector and public sector entities.
Rehabilitation	Keeping housing affordable by providing both owner-occupied and renter-occupied rehabilitation assistance is an effective way to preserve the City's affordable housing inventory.
Acquisition, including preservation	The National Low Income Housing Coalition reported that 333 assisted affordable units in the City are at risk for conversion to market-rate units in the absence of preservation efforts.

Table 48 – Influence of Market Conditions

OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Currently, Harrisonburg receives CDBG funds for affordable housing initiatives, public services, public facilities and infrastructure, and other eligible activities. These funding sources are expected to be available over the next five years.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	$505,968		$110,00	$615,968	$2,023,872	The estimated expected amount available for the remainder of the Con Plan is four times the 2017 annual allocation.

Table 49 - Anticipated Resources

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

Over the next five years, Harrisonburg will attempt to leverage its CDBG allocations with federal and other public resources, as well as private sector funding sources, to address the City's housing and community development needs. The City will continue to partner with other public agencies and non-profit organizations, when feasible, to leverage resources and maximize outcomes in providing the housing and supportive services needs of the community.

One ongoing example of cooperation and mutual resource leveraging is the City's allocation of its CDBG funds for loan debt service reduction incurred for the rehabilitation of 40 units of affordable housing at Harrison Heights, a Section 8 project-based development managed by Harrisonburg Redevelopment and Housing Authority (HRHA). This allocation will continue annually during the FY2017-2021 planning cycle.

Another very important local public resource is the City of Harrisonburg's General Fund. Each year, the City provides general funds to support organizations that provide housing and/or supportive services to area residents, including LMI households.

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

Harrisonburg does not anticipate that any publicly owned land or property will be used to address the needs identified in the Five-Year Consolidated Plan.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Harrisonburg	Government	Economic Development Non-homeless Special Needs Ownership Rental Neighborhood Improvements Public Facilities Public Services	Jurisdiction
Harrisonburg Redevelopment and Housing Authority	PHA	Public Housing	Region
Western Virginia Continuum of Care	Continuum of Care	Homelessness	Region

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City manages its CDBG allocation within the City Manager's Office, which, as the lead entity/agency, will be responsible for the implementation of the Consolidated Plan. The City Manager's Office coordinates with many other City departments and agencies in assessing need and implementing projects, including the Department of Planning and Community Development, Department of Economic Development, Department of Parks and Recreation, Department of Public Transportation, Department of Public Utilities, Public Works Department, Harrisonburg Redevelopment and Housing Authority, and others.

In addition to the state and local government agencies, an important part of the institutional structure for affordable housing and community development in Harrisonburg is represented by a core group of concerned residents, non-profit organizations, service providers, government agencies, and other parties who are deeply committed to improving the quality of life for LMI persons in the City. The City currently works with many community-based organizations, including:

- Artisan's Hope
- Atlantic American Partners
- Big Brothers Big Sisters
- Blue Ridge Legal Services
- Boys & Girls Clubs of Harrisonburg and Rockingham County

OMB Control No: 2506-0117 (exp. 07/31/2015)

- Camp Still Meadows
- Central Valley Habitat for Humanity
- Community Resource Center
- Crossroads Counseling Center, Inc.
- Hotel Madison
- Eastern Mennonite University
- First Step
- Friendship Industries
- Generations Crossing
- Gift and Thrift
- Harrisonburg and Rockingham County United Way
- Harrisonburg Farmer's Market
- Harrisonburg Radio Group
- Harrisonburg Rockingham Free Clinic
- Harrisonburg Police Department
- Harrisonburg Parks & Recreation Department
- Harrisonburg Planning & Community Development Department
- Harrisonburg Public Transportation Department
- Harrisonburg Redevelopment & Housing Authority
- James Madison University
- Mercy House
- NewBridges
- Northeast Neighborhood Association
- Northern Shenandoah Valley Regional Commission
- On the Road Collaborative
- Open Doors
- Our Community Place
- Pleasant View
- Rockingham County Schools
- Rockingham Memorial Hospital
- Salvation Army
- Second Home
- Sentara RMH Medical Center
- Shenandoah Valley Workforce Investment Board
- Strength in Peers
- Suitcase Clinic
- The Arc
- The Community Foundation
- Total Action for Progress
- United Way

- Valley Associates for Independent Living
- Valley Autism
- Valley Community Services Board
- Virginia Department of Health
- Valley Program for Aging Services
- Way to Go

Strengths

One key strength is that the City is committed to continuing its participation and coordination with federal, state, county, and local agencies, as well as with the private and non-profit sectors, to serve the needs of low- and moderate-income individuals and families. The City Manager's Office continues to strengthen its working relationships with the agencies listed above. In particular, the City's strong working relationship with HRHA continues to benefit both organizations and serve the needs of the City's LMI households well.

Gaps

The primary gaps in the City's housing and community development delivery system are due to inadequate financial resources. Stakeholder interviews also revealed regulatory and operational challenges to collaboration with other governmental entities, such as with Rockingham County regarding extending transit service outside City limits.

Although the services provided by Church World Service's Refugee Resettlement Office and NewBridges Immigrant Resource Center to immigrant and refugee families are important and valuable, stakeholders expressed concerns that this population still faces language and cultural barriers when dealing with employment, education, transportation, and other functions of daily life throughout the community.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance			X
Rental Assistance	X	X	X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics		X	
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X		X
Other			
Other			

Table 51 - Homeless Prevention Services Summary

OMB Control No: 2506-0117 (exp. 07/31/2015)

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Western Virginia CoC covers the counties of Clarke, Frederick, Page, Rockingham, Shenandoah, and Warren, the towns within those counties, and the cities of Winchester and Harrisonburg. The CoC operates a Centralized Housing Intake (CHI) as a central point of entry for households in the area experiencing homelessness or at-risk of homelessness. The following is a summary of the traditional services and facilities that meet the needs of homeless persons in the Harrisonburg Area:

- First Step: A Response to Domestic Violence - adult and child case management, budgeting and credit repair counseling, assistance finding employment and housing, rental assistance, personal safety planning, court accompaniment, and legal advocacy.
- Gemeinschaft Home - 41-bed residential program that addresses the needs of non-violent ex-offenders and substance abusers coming out of therapeutic community programs inside the Virginia Department of Corrections. It is dedicated to providing an environment where the ex-offender can find support, acquire work and living skills, advance education goals, and secure safe and affordable housing.
- Mercy House - adult self-sufficiency evaluation, child educational evaluation and referral services, child daycare, extended case management, teen pregnancy shelter and counseling, temporary rental and mortgage assistance to avoid homelessness, clothing and food.
- Open Doors - provides counseling, advocacy, and clothing to its shelter residents, including the mentally ill and substance abusers.
- Our Community Place - day center that offers meals, laundry, and shower access for emergencies, activities, phone, and computer access. Also provides counseling/advocacy, street outreach, and life skills.
- Salvation Army of Harrisonburg/Rockingham County - emergency shelter and provides utilities and rental assistance, daily meals, counseling/advocacy, street outreach, education, case management, and life skills.
- The Valley Mission - emergency shelter and support services

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Strengths

The Western Virginia Continuum of Care is an active network of homeless and special needs service providers in the region. The City and Harrisonburg Redevelopment and Housing Authority are very supportive of and maintain strong working relationships with the CoC. In October 2010, the City of Harrisonburg and Rockingham County published "Ending Homelessness in Ten years: Harrisonburg and Rockingham County, VA" (TYP). The plan provides the framework and detailed strategies to eliminate chronic homelessness and reduce overall homelessness in the City and the County. Through following

OMB Control No: 2506-0117 (exp. 07/31/2015)

the TYP, the CoC continues to collaborate with member agencies to reduce the number of unsheltered homeless households in the region.

Gaps

One of the goals of the TYP is to create permanent supportive housing as a solution to chronic homelessness. The TYP noted that the chronically homeless often face multiple barriers to housing stability, including mental disabilities, chemical dependencies, and other chronic health conditions. Although HRHA recently completed the Commerce Village apartments for homeless people with mental and physical disabilities, its 30 units are insufficient to meet the need.

There are social service agencies in the Harrisonburg area that provide the services required by the chronically homeless; what is needed is the development of more permanent supportive housing units. The participating agencies of the CoC will continue to look for additional agencies with which to form partnerships to facilitate the creation of new permanent housing beds.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

In October 2010, the City of Harrisonburg and Rockingham County published "Ending Homelessness in Ten Years: Harrisonburg and Rockingham County, VA" (TYP). The TYP provides the framework and strategies to eliminate chronic homelessness and reduce overall homelessness in the City and the County. The preparation of this plan was a collaborative effort of housing providers, homeless assistance providers, and government officials.

The City identified the relative priority of homeless needs based on several factors. These factors were primarily the information included in the TYP, information gathered through consultation with homeless assistance providers for the preparation of this Consolidated Plan, and the results of the CoC's annual Point-in-Time Count of the sheltered homeless population and subpopulations.

The City will continue to support the CoC in their efforts to improve the service delivery system by identifying gaps in services, duplication of services, and coordinating homeless service providers to more efficiently serve the homeless population.

OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AFH: Improve access to and quality of housing	2017	2021	Affordable Housing Public Housing	Citywide	AFH Factor: Affordable Housing AFH Factor: Fair Housing Education and Enforcement	$420,000	Other: 1
2	Provide public services	2017	2021	Non-Homeless Special Needs	Citywide	Public Services AFH Factor: Fair Housing Education and Enforcement	$379,470	Public service activities other than Low/Moderate Income Housing Benefit: 2,500 Persons
3	Improve public facilities and infrastructure	2017	2021	Non-Housing Community Development	Citywide	Public Facilities and Infrastructure AFH Factor: Fair Housing Education and Enforcement	$1,334,400	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 22,210 Persons

OMB Control No: 2506-0117 (exp. 07/31/2015)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	AFH: Pursue improved utility of public transit	2017	2021	Non-Housing Community Development	Citywide	AFH FACTOR: Transportation and Access		Other: 1
5	AFH: Admin, training, investigation & enforcement	2017	2021	Administration	Citywide	AFH Factor: Fair Housing Education and Enforcement Planning and Administration	$505,970	Other: 1

Table 52 – Goals Summary

OMB Control No: 2506-0117 (exp. 07/31/2015)

Goal Descriptions

1	**Goal Name**	**AFH Goal: Improve access to and quality of housing**
	Goal Description	Includes the rehabilitation and preservation of quality affordable housing as well as increasing access to homeownership through City initiatives and partnerships with HRHA. AFH METRICS & MILESTONES: (1) Work with City planning staff to institute an evaluation of the impact on fair housing choice for every residential development proposal. Restructure existing incentives to encourage proposals that increase the supply of affordable housing in high opportunity areas and/or outside of "concentration areas." (2) Within the next five-year planning cycle, work with HRHA to create a framework for providing down payment assistance through CDBG and/or HRHA for qualified first time homebuyers. (3) Within the next three years, coordinate with HRHA to begin holding annual homebuyer education and financial literacy workshops.
2	**Goal Name**	**Provide public services**
	Goal Description	Expand and continue non-housing community development supportive services.
3	**Goal Name**	**Improve public facilities and infrastructure**
	Goal Description	Continue and expand public facility improvements and improve and maintain infrastructure servicing households in low-income areas.

OMB Control No: 2506-0117 (exp. 07/31/2015)

4	Goal Name	AFH: Pursue improved utility of public transit
	Goal Description	For many low-income households and members of the protected classes, the available transportation options in Harrisonburg are inconvenient or costly enough to be unreasonable choices. The City will work together with the transportation department, JMU, Rockingham County, and local employers to assess the current effectiveness of public buses in addressing the needs of the low-income and protected classes, and adjust service accordingly to better reach key community assets. AFH METRICS & MILESTONES: (1) Within one year, identify any key community asset or major employer currently underserved by transit service. (2) Within three to five years, explore feasible adjustments to transit routes and schedules that would provide improved access to underserved locations within the City, as identified by the Harrisonburg Department of Public Transportation and other City staff. (3) Within three to five years, initiate a dialogue with Rockingham County and key businesses that employ a large number of low income individuals to attempt to establish improved transportation for these individuals.

OMB Control No: 2506-0117 (exp. 07/31/2015)

5	Goal Name	AFH: Admin, training, investigation & enforcement
	Goal Description	Includes all administrative and planning costs to operate the CDBG program successfully. The City will ensure that discriminatory activity is properly investigated by a trained agency. In addition, the City will evaluate and strive to improve the way they interact with the public in order to prevent unintentional barriers from occurring. The City will work to improve the level of fair housing knowledge and understanding among local housing developers, real estate professionals, local elected officials, design and construction professionals, and the general public with a focus on members of the protected classes. AFH METRICS & MILESTONES: (1) Within two years, contract with a HUD-certified organization to conduct paired discrimination testing in the local rental market. (2) Within one year, conduct the four-factor analysis to determine the extent to which document translation is needed. Prepare a Language Access Plan if it is determined to be necessary. (3) Annually train City and HRHA staff to refer callers about fair housing to the designated staff person. In addition, train all staff that interact with the public in techniques to communicate with those with language and/or cultural barriers. (4) Within six months, create a page on the City's website for fair housing resources. (5) Partner with local organizations such as lending institutions, attorneys, realtors, etc. to host a fair housing community forum annually. (6) Hold an annual fair housing training for elected officials, appointed boards, and department staff.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

An estimated 40 low- to moderate-income families will benefit from the Harrison Heights renovation project carried out by HRHA.

OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable.

Activities to Increase Resident Involvements

Harrisonburg Redevelopment and Housing Authority (HRHA) has a resident council that participates in meetings and events. All HRHA tenants who are not elderly or disabled are required to participate in a five-year Family Self-Sufficiency Program designed to transition them out of HRHA-managed units and into the private housing market.

Is the public housing agency designated as troubled under 24 CFR part 902?

HRHA is not designated as troubled.

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City's housing market presents significant impediments to the development of an adequate supply of affordable housing for low- to moderate-income people – high competition for part-time, entry-level employment opportunities often filled by college students, rising construction and land costs, a rental market driven by student housing, and more. In addition, there are a number of public policy barriers that affordable housing advocates and other stakeholders articulated during the public engagement process, including:

- The City's current zoning ordinance limits the opportunity for both denser single-family and multi-family units
- The legal and administrative complexities of operating a City transportation service in Rockingham County impedes the extension of transit to employment and other critical amenities located outside the City
- The lack of source of income protection allows some landlords to discriminate against Housing Choice Voucher holders
- Some homeless individuals are unable to meet the documentation requirements for social services. This can trap them in an endless loop of agency referrals
- Stricter development standards (e.g. sidewalks and lighting, pedestrian and biking facilities, parking, etc.) have increased the costs of affordable housing development
- The environmental review process required to use CDBG funds can make accessibility modifications to single family homes not cost effective

Other barriers identified over the course of the outreach for the development of this Consolidated Plan, include:

- Language barriers, especially for refugees
- Lack of assistance available for elderly and LMI residents for major home repairs (foundation, roof, septic, HVAC, etc.) and emergency home repairs that would allow them stay in their homes
- Lack of knowledge of fair housing laws by local landlords

The joint Assessment of Fair Housing completed by the City and Harrisonburg Redevelopment and Housing Authority identified factors that contribute to fair housing issues in the City. The following factors identified in the AFH related specifically to housing affordability and public policies:

- Lack of private investments in specific neighborhoods: For the most part, new private, multi-family development in the City focuses on housing for JMU students. This means that some neighborhoods, particularly those close to JMU, and other amenities sought by students, experience a lot of private investment while others do not.
- The availability, type, frequency, and reliability of public transportation: According to local stakeholders, Harrisonburg's transit system does not provide access to employment centers or certain critical community amenities such as the central post office in the City's southern area or

OMB Control No: 2506-0117 (exp. 07/31/2015)

the poultry processing facilities in the County. The Harrisonburg Department of Public Transportation's decision-making ability regarding hours and coverage are limited and tied heavily to the needs of the University, which are frequently mismatched with those of the protected classes in the community.

- Community opposition: HRHA faced vocal community opposition during the planning phase of a new project-based development. This opposition caused HRHA to find an alternate location for the project, which is now called Commerce Village and serves homeless people with mental and physical disabilities. The fact that strong community opposition, although uncommon to this degree in Harrisonburg, can derail an affordable housing project makes addressing this factor moderately urgent.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

To eliminate barriers to affordable housing, the City intends to continue to work closely with developers, service providers, and other partners to identify their needs and address them through funding priorities and decisions.

Specific strategies to remove barriers to affordable housing outlined in the AFH include:

- Work with City planning staff to institute an evaluation of the impact on fair housing choice for every residential development proposal. Restructure existing incentives to encourage proposals that increase the supply of affordable housing in high opportunity areas and/or outside of "concentration areas."
- Create a framework for providing down payment assistance through CDBG and/or HRHA for qualified first time homebuyers.
- Begin holding annual homebuyer education and financial literacy workshops.
- Contract with a HUD-certified organization to conduct paired discrimination testing in the rental market.
- Create a page on the City's website for fair housing resources.

SP-60 Homelessness Strategy – 91.215(d)

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

Individuals and families can access support services either by self-presenting at most of the shelter facilities or through referrals. Regional emergency shelters refer participants to agencies that will assist them in obtaining mainstream resources so that they will have the financial ability to start along the road to self-sufficiency. Transitional housing programs generally refer participants to permanent housing programs/locations and provide the assistance necessary in obtaining resources to be successful when they make this transition.

Addressing the emergency and transitional housing needs of homeless persons

Each year, the CoC conducts a Point-in-Time count of the persons residing in emergency shelters and transitional housing facilities in the Harrisonburg region. This information is used to understand the emergency and transitional needs of homeless persons so that they can be addressed adequately and efficiently. The City plans to continue to fund non-profit organizations such as Open Doors and Mercy House who provide services to homeless individuals and families.

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.

Increasing the inventory of permanent housing with supportive services is a priority for the City. The majority of chronically homeless persons have severe mental illness and/or substance abuse issues. They require long-term, affordable housing options with supportive services to make the transition to residential stability. In addition to permanent affordable housing, the City's strategy for ending chronic homelessness addresses each of the issues that most often cause this problem:

- The high prevalence of substance abuse among chronically homeless individuals
- Inadequate education and/or job skills among many homeless persons
- The shortage of affordable rental housing in Harrisonburg

The City will maintain coordination and collaboration with local non-profit agencies serving the homeless population. The City will continue will use its CDBG funds to assist non-profit organizations that serve homeless individuals and families in the region.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City of Harrisonburg annually uses a portion of its CDBG funding to indirectly provide assistance to persons who are at risk of homelessness and/or homeless. The City's funds help support community based organizations that provide rental assistance and essential services to the homelessness. The City also annually contributes funds to HRHA for the debt servicing of renovation to Harrison Heights, a low-income housing neighborhood.

The CoC encourages its agency partners, the local Department of Social Services (DSS), Harrisonburg City, and Rockingham County Public Schools, as well as United Way, to follow the service plan policy developed by the Virginia Department of Social Services for youth aging out of foster care.

The CoC supports Rockingham Memorial Hospital, the DSS, and other community health providers which follow the discharge protocols developed for the homeless and other high-risk populations by the Virginia Department of Health, Division of Disease Prevention. In 2010 CoC agencies provided research, data, and technical writing skills in support of healthcare for the homeless grant proposals to the Robert Wood Johnson Foundation and Harrisonburg CDBG program. In 2011, a pilot medical suitcase clinic project was begun in Harrisonburg shelters and manned by JMU student nurses and two paid nursing staff.

Virginia has in place policies to ensure that individuals discharged from state mental health facilities and state mental retardation training centers are not discharged into homelessness. Policies are developed by the Virginia Department of Behavioral Health and Developmental Services (DBHDS). Policies (entitled "Discharge Protocols for Community Services Boards and State Mental Health Facilities" and "Admission and Discharge Protocols for Persons with Mental Retardation Served in State Mental Retardation Facilities") are available at the agency's website. Local implementation of these policies is the responsibility of Harrisonburg-Rockingham Community Services Board (CSB). CSB case managers and discharge liaisons work closely with Western State Hospital and Central Virginia Training Center to ensure that individuals who are clinically ready for discharge are provided opportunities for safe, affordable housing that meets their unique needs. Individuals are not discharged without such planning. While discharge planning is a statutory responsibility of the CSB, discharge planning is most effective when carried out as a collaborative effort of both CSB and state facility staff.

The CoC supports the Harrisonburg Police Department, Rockingham County Sheriff's Department, and Gemeinschaft Home in their implementation of the homeless discharge plan protocols of the Virginia Department of Corrections (VADOC). To reduce the recidivism rate, VADOC has implemented re-entry and pre-release programs to meet offenders' community readjustment needs. Kingsway Ministries, a community based organization working with inmates pre- and post-release, participated in Ten Year Plan (TYP) focus groups which were held in July 2010.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Harrisonburg is not included on the Virginia Department of Health's listing of "high risk areas" for lead poisoning. However, the City seeks to reduce the hazards associated with lead based paint as much as possible. The City will work with other parties to achieve cost effective methods for controlling these hazards through the following:

- As part of its code enforcement efforts, Harrisonburg's building code department will continue to educate City residents about lead paint hazards.
- Properties will be made lead safe during renovation of older residential units.
- Harrisonburg will continue to demolish pre-1978 nuisance housing, which often contains lead-based paint.
- The City will continue to monitor Virginia Department of Health reports regarding Harrisonburg children with elevated blood lead levels.
- The City may apply for a grant to combat lead-based paint hazards via public education, building code department staff training, and residential rehabilitation that controls or eliminates lead-based paint hazards.

How are the actions listed above related to the extent of lead poisoning and hazards?

While the City does not have the resources to ensure that lead risk is eliminated from the entirety of housing stock within its borders, it is compelled by federal and state regulations to ensure that its programs are carried out in ways that protect program participants, especially low income families with children, from exposure.

How are the actions listed above integrated into housing policies and procedures?

Lead abatement in housing, especially units occupied by LMI households, is integrated into the City's affordable housing policies and programs. This involves first and foremost those projects applying for City funding for rehabilitation of units built before 1978. This includes a requirement that a provision be made for lead testing and, if necessary, proper abatement will be a condition for funding. For new construction on vacant lots, proper environmental testing is required and approved remedial action must be taken before construction of the new units.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City recognizes the best way to assist people in improving their economic positions is to provide employment opportunities. Therefore, through its policies and planning, the City will continue to encourage business growth and the availability of workforce training and educational opportunities in the community. It will also continue to fund agencies that provide services to LMI persons to reduce poverty and create job opportunities for themselves. These programs will assist City residents with services such as job searching, resume creation, and interview skills.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

As noted in the Needs Assessment of this Consolidated Plan, cost burden (paying more than 30% of household income for housing) is the most common housing problem for low- and moderate-income residents and is especially common among extremely low-income residents. Harrisonburg will continue to support organizations that provide supportive services to encourage local economic development, and to preserve and improve affordable housing options as part of its strategy to prevent and alleviate poverty. By combining job creation, workforce development, and other income-raising activities with efforts to increase the supply of affordable housing, fewer residents will experience housing cost burden.

In addition, the City will affirmatively further fair housing by giving priority to affordable housing proposals located in higher-opportunity areas where lower income residents would be provided better access to employment and higher performing schools.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City monitors all CDBG activities to ensure appropriate use of funds. As a part of their applications for funding, all subrecipients are required to submit an action plan with measurable objectives to be achieved by the following specified dates: September 30, December 31, March 31, and June 30. Quarterly progress reports corresponding with those deadlines are required and submitted for each project receiving grant funds. Quarterly reports include:

- A description of all project activities that have taken place to date, including all outreach activities and public participation events
- Photographs of progress to date, if applicable
- A description of how objectives specified for achievement by that date have been met, OR a description of obstacles that have prevented those objectives from being met, how those obstacles are being addressed, and a new anticipated date of completion for those objectives
- A description and dollar amount of CDBG funds spent to date, and how much of those funds have already been reimbursed
- A description and dollar amount equivalent of matching funds (including in-kind) expended to date
- A description of any anticipated problems or obstacles, and a plan for how those future obstacles will be addressed
- A description of the number and qualifying LMI characteristics of persons or households assisted with CDBG funds to date, such as LMI by household income, homeless, severely disabled, abused children, migrant farm workers, battered spouses, illiterate adults, elderly, or persons living with AIDS
- Other supportive information or documentation, as applicable

The final quarterly report serves as the final project report and includes, in addition to items outlined above, a thorough assessment of the project, including successes and weaknesses; a comparison of projected accomplishments and objectives to actual accomplishments and goals achieved, including reasons for any discrepancies between the two; notation of any CDBG funds or matching funds that were not expended and reasons why; total number and qualifying LMI characteristics of persons or households assisted with CDBG funds or other resources leveraged by using CDBG funds, including any matching funds or donations that would not have been received without CDBG assistance; and, identification of future related projects that may be eligible for CDBG assistance. For those projects that received extensions, their final reports will not be submitted until their project is closed.

In addition to quarterly reports, each subrecipient submits periodic requests for reimbursement. Each reimbursement request is accompanied by a City request form, documentation of payment for eligible

OMB Control No: 2506-0117 (exp. 07/31/2015)

expenses (i.e., invoices, receipts, copies of checks, time sheets, etc.), documentation of matching funds expenditure or donations (i.e., volunteer time logs, time sheets, mock invoices for donated items, etc.), and other supporting documentation.

Each subrecipient is required to maintain records of all project expenses, activities, correspondence, and other information as requested by the City, for a period of no less than five years from the date of the final project report. All documentation is maintained in the City's CDBG files.

Additionally, the City makes site visits to inspect the progress of each project and review subrecipient records. This is done at least once for each project. For all projects requiring building construction or rehabilitation, City officials complete site inspections prior to reimbursements to ensure that materials for which reimbursements are requested are in place on the building. Reimbursements for construction/building materials are only made once the materials are in place. A Site Visit Evaluation Worksheet is completed after each site visit, and all worksheets are maintained in the City's CDBG files.

During each fiscal year, the City will track efforts made to achieve AFH goals relative to their individual metrics and milestones. For example, attending a fair housing conference, hosting a local training event, or coordinating a meeting among local partners in order to achieve one of the AFH's goals will be appropriately documented will all relevant advertisements, agendas, attendance, etc. These accomplishments will be described through the narrative included in each annual CAPER.

Annual Plan

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

Introduction

Harrisonburg receives only CDBG funds for housing construction, rehabilitation initiatives, public services, economic development, and other eligible activities. These funding sources are expected to be available over the next five years.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	$505,968	$0	$110,000	$615,968	$2,023,872	The expected amount available for the remainder of the Con Plan is four times the 2017 annual allocation.

Table 53 - 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

One very important local public resource is the City of Harrisonburg's General Fund. Each year, the City provides funds to support organizations that provide housing and/or supportive services to area residents, including LMI households.

The non-profit organizations funded through the CDBG program have additional financial capacity through foundations, fundraising campaigns, and other grants. The City's allocation of federal funds provide these organizations with the opportunity to expand their services to benefit more low- and moderate-income persons.

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

Harrisonburg does not anticipate that any publicly owned land or property will be used to address the needs identified in the Five-Year Consolidated Plan.

OMB Control No: 2506-0117 (exp. 07/31/2015)

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AFH: Improve access to and quality of housing	2017	2021	Affordable Housing Public Housing	Citywide	AFH FACTOR: Affordable Housing	CDBG: $140,000	Other: 1 Other
2	Provide public services	2017	2021	Homeless Non-Homeless Special Needs	Citywide	Public Services Housing/services for the Homeless	CDBG: $75,894	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
3	Improve public facilities and infrastructure	2017	2021	Non-Housing Community Development	Citywide	Public Facilities and Infrastructure	CDBG: $210,880	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 22210 Persons Assisted
4	AFH: Pursue improved utility of public transit	2017	2021	Non-Housing Community Development	Citywide	AFH FACTOR: Transportation and Access	CDBG: $0	Other: 1 Other
5	AFH: Admin, training, investigation & enforcement	2017	2021	Administration	Citywide	AFH FACTOR: Fair Housing Education and Enforcement Planning and Administration	CDBG: $101,194	Other: 1 Other

Table 54 – Goals Summary

OMB Control No: 2506-0117 (exp. 07/31/2015)

Goal Descriptions

1	**Goal Name**	AFH: Improve access to and quality of housing
	Goal Description	Includes the new construction, rehabilitation, and preservation of quality affordable housing. AFH METRICS & MILESTONES: (1) Work with City planning staff to institute an evaluation of the impact on fair housing choice for every residential development proposal. Restructure existing incentives to encourage proposals that increase the supply of affordable housing in high opportunity areas and/or outside of "concentration areas."
2	**Goal Name**	Provide public services
	Goal Description	Expand and continue non-housing community development supportive services.
3	**Goal Name**	Improve public facilities and infrastructure
	Goal Description	Continue and expand public facility improvements and improve and maintain infrastructure servicing households in low-income areas.
4	**Goal Name**	AFH: Pursue improved utility of public transit
	Goal Description	For many low-income households and members of the protected classes, the available transportation options in Harrisonburg are inconvenient or costly enough to be unreasonable choices. The City will work together with the transportation department, JMU, Rockingham County, and local employers to assess the current effectiveness of public buses in addressing the needs of the low-income and protected classes, and adjust service accordingly to better reach key community assets. AFH METRICS & MILESTONES: (1) Within one year, identify any key community asset or major employer currently underserved by transit service. (2) Within three to five years, adjust transit routes and schedules to provide improved access to underserved locations within the City, as identified by the Harrisonburg Department of Public Transportation and other City staff. (3) Within three to five years, work with Rockingham County and key businesses that employ a large number of low income individuals to attempt to establish improved transportation for these individuals.

OMB Control No: 2506-0117 (exp. 07/31/2015)

5	Goal Name	AFH: Admin, training, investigation & enforcement
	Goal Description	Includes all administrative and planning costs to operate the CDBG program successfully. The City will ensure that discriminatory activity is properly investigated by a trained agency. In addition, the City will evaluate and strive to improve the way they interact with the public in order to prevent unintentional barriers from occurring. The City will work to improve the level of fair housing knowledge and understanding among local housing developers, real estate professionals, local elected officials, design and construction professionals, and the general public with a focus on members of the protected classes. AFH METRICS & MILESTONES: (1) Within two years, contract with a HUD-certified organization to conduct paired discrimination testing in the local rental market. (2) Within one year, conduct the four-factor analysis to determine the extent to which document translation is needed. Prepare a Language Access Plan if it is determined to be necessary. (3) Annually train City and HRHA staff to refer callers about fair housing to the designated staff person. In addition, train all staff that interact with the public in techniques to communicate with those with language and/or cultural barriers. (4) Within six months, create a page on the City's website for fair housing resources. (5) Partner with local organizations such as lending institutions, attorneys, realtors, etc. to host a fair housing community forum annually. (6) Hold an annual fair housing training for elected officials, appointed boards, and department staff.

OMB Control No: 2506-0117 (exp. 07/31/2015)

AP-35 Projects – 91.220(d)

Introduction

The following project information for FY 2017 provides a comprehensive overview of CDBG activities.

Projects

#	Project Name
1	HRHA - Harrison Heights Renovation
2	Open Doors - Emergency Shelter
3	VAIL - VAIL-ED Program
4	VPAS - Meals on Wheels
5	JMU IIHHS - Suitcase Clinic
6	Pleasant View - Day Support Services Vehicle
7	The Arc - Day Program
8	Parks and Recreation - Westover Pool Interior Resurfacing
9	Parks and Recreation - Westover Pool Deck Resurfacing
10	Administration

Table 55 – Project Information

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

The City of Harrisonburg has directed its FY 2017 CDBG activities to low/moderate income neighborhoods where concentrations of poverty, deteriorated infrastructures and community facilities, and poor housing conditions are most prevalent.

The following are obstacles to meeting underserved needs in the City:

- The reduction of funding at the local, state, and federal levels will significantly limit the resources available to meet the needs of low and moderate income residents. With declining resources from various sources, the City and non-profit organizations will be unable to serve all persons who are in need of services.
- As the population of Harrisonburg continues to grow, continuing limitations on affordable housing will become a major barrier.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	HRHA - Harrison Heights Renovation
	Target Area	Citywide
	Goals Supported	Improve access to and quality of housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: $140,000
	Description	The City of Harrisonburg made a 15-20 year commitment of funds to the renovation of Harrison Heights in its 2006 Action Plan. Matrix code: 14B.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	The 40 units in this development are occupied with tenants in the extremely low, very low, and low-moderate income categories.
	Location Description	
	Planned Activities	
2	**Project Name**	Open Doors - Emergency Shelter
	Target Area	Citywide
	Goals Supported	Provide public services
	Needs Addressed	Housing/services for the Homeless
	Funding	CDBG: $5,013
	Description	Open Doors will use CDBG funding to pay for supplies and services for their emergency shelter, as well as pay for liability insurance. Open Doors is an emergency shelter that moves from location to location throughout the winter months. Matrix code: 03T.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Target minimum number of individuals to be served in the program year = 175 homeless individuals.
	Location Description	
	Planned Activities	

OMB Control No: 2506-0117 (exp. 07/31/2015)

3	**Project Name**	VAIL - VAIL-ED Program
	Target Area	Citywide
	Goals Supported	Provide public services
	Needs Addressed	Public Services Fair Housing Education and Enforcement
	Funding	CDBG: $7,500
	Description	VAIL will provide a series of educational seminars to promote independence among people with disabilities and removing barriers to community life. During the first half of the fiscal year, VAIL will offer approximately four seminars, depending on the available funding. During the second half of the fiscal year, VAIL will host Youth Transition Engagement Cooking Classes for 14-24 year olds. Matrix codes: 05B.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Target minimum number of individuals to be served in the program year = 110 persons with disabilities
	Location Description	3210 Peoples Drive, Suite 220 Harrisonburg, VA 22801
	Planned Activities	
4	**Project Name**	VPAS - Meals on Wheels
	Target Area	Citywide
	Goals Supported	Provide public services
	Needs Addressed	Public Services
	Funding	CDBG: $18,000
	Description	This program provides a nutritious hot meal delivery to frail, older Harrisonburg residents who are at nutritional risk. Individualized plans of care are developed following comprehensive in-home assessments. Additionally, clients receive disease prevention, health promotion, and public information education and support. Matrix code: 05A.
	Target Date	6/30/2018

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Estimate the number and type of families that will benefit from the proposed activities	Target minimum number of individuals to be served in this program year = 40 low-income seniors.
	Location Description	
	Planned Activities	
5	**Project Name**	JMU IIHHS - Suitcase Clinic
	Target Area	
	Goals Supported	Provide public services
	Needs Addressed	Public Services
	Funding	CDBG: $15,127
	Description	The JMU Institute for Innovations in Health and Human Services' Suitcase Clinic provides on-site medical services at five homeless shelters in Harrisonburg. These funds are for lab costs, disposable medical goods, durable medical equipment, dental care, and other items and services necessary to run the Suitcase Clinic. Matrix code: 05M.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Target minimum number of individuals to be served in the program year = 300 homeless individuals
	Location Description	
	Planned Activities	
6	**Project Name**	Pleasant View - Day Support Services Vehicle
	Target Area	Citywide
	Goals Supported	Provide public services
	Needs Addressed	Public Services
	Funding	CDBG: $15,127
	Description	This vehicle will be used to provide day support to low- to moderate-income individuals with intellectual disabilities. It will be used by the three community-based and one center-based support programs that are operated by Harrisonburg Day Support. Matrix code: 05B.
	Target Date	6/30/2018

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Estimate the number and type of families that will benefit from the proposed activities	Target minimum number of individuals to be served in the program year = 3 to 6 new low- to moderate-income individuals with intellectual disabilities
	Location Description	14883 Spar Mine Rd Timberville, VA 22853
	Planned Activities	
7	**Project Name**	The Arc - Day Program
	Target Area	Citywide
	Goals Supported	Provide public services
	Needs Addressed	Public Services
	Funding	CDBG: $15,127
	Description	This project will provide funding for: 1) local match for a 9-passenger van with wheelchair lift; 2) furnishing an expanded program space to serve 12 more individuals; and 3) acquiring musical instruments to expand skill-building and performing opportunities for the chime chorus. Matrix code: 05B.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Target minimum number of individuals to be served in the program year = 58 individuals with intellectual and developmental disabilities
	Location Description	620 Simms Ave. Harrisonburg, VA 22802
	Planned Activities	
8	**Project Name**	Parks and Recreation - Westover Pool Interior Resurfacing
	Target Area	Citywide
	Goals Supported	Improve public facilities and infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: $240,000
	Description	The scope of this project would include resurfacing of the sidewalls, pool floors, side coping, and tiles in and around the three pool areas at Westover Park. Matrix code: 03F.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	This pool is used by the entire community. The City's entire LMI population (approximately 22,210) could potentially benefit from its rehabilitation.
	Location Description	Westover Pool, 305 S. Dogwood
	Planned Activities	
9	**Project Name**	Parks and Recreation - Westover Pool Deck Resurfacing
	Target Area	Citywide
	Goals Supported	Improve public facilities and infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: $58,880
	Description	The scope of this project is the resurfacing of the concrete decking throughout the entire pool area. This work is necessary to prevent injuries that occur due to the current condition of the deck.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	This pool is used by the entire community. The City's entire LMI population (approximately 22,210) could potentially benefit from its rehabilitation.
	Location Description	Westover Pool, 305 S. Dogwood
	Planned Activities	
10	**Project Name**	Administration
	Target Area	Citywide
	Goals Supported	Planning and administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: $101,194
	Description	This funding will be used to support the general administration and planning activities for the Community Development Block Grant Program. Matrix code: 21A.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Location Description	
	Planned Activities	

OMB Control No: 2506-0117 (exp. 07/31/2015)

AP-50 Geographic Distribution – 91.220(f)

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

The City of Harrisonburg is using 60.8% of its FY 2017 CDBG funds for activities and programs that will provide a benefit to the entire City, which includes all areas of concentration of low/moderate income residents and minority populations.

23% of the funds will pay for the debt service incurred by HRHA for housing rehabilitation of subsidized housing in census block group 101.3, which is 47% LMI and has a concentration of Hispanic and Black populations.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Harrisonburg does not allocate funds by target areas. Rather, the City allocates funds based upon the priorities that have been identified by citizens participating in the public input process and through the regular planning contacts made with elected officials and staff. The City will use CDBG funds throughout the jurisdiction to serve low and moderate-income persons.

OMB Control No: 2506-0117 (exp. 07/31/2015)

AP-55 Affordable Housing – 91.220(g)

Introduction

The City will use its federal funds to provide affordable housing by continuing its $140,000 allocation of CDBG funds for payment of debt service incurred for the rehabilitation of units at the Harrison Heights project-based development. The 40 units supported through this project are not new units created during this fiscal year, but are included in the following tabulations nonetheless.

The special needs population will be served through grants to local service providers. The homeless population will be served through assistance grants to local service providers. The following estimates have been based on the information in SP-45.

One Year Goals for the Number of Households to be Supported	
Homeless	475
Non-Homeless	80
Special-Needs	110
Total	665

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	40
Acquisition of Existing Units	0
Total	40

Table 58 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

Harrisonburg Redevelopment and Housing Authority's (HRHA) mission is "to promote adequate and affordable housing economic opportunity and a suitable living environment free from discrimination; and to foster redevelopment of blighted areas to ensure the economic, social and housing vitality of our community."

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

As of 2009, HRHA has converted its public housing units into project-based Section 8 units. HRHA currently owns and manages a total of 250 residential units including one affordable apartment building for seniors, a new apartment complex for homeless individuals, 129 townhomes for rent, and two small vacant sites.

For FY 2017-2021, the City will continue the commitment of funds made in 2006 for the renovation of Harrison Heights.

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

All HRHA tenants who are not elderly or disabled participate in a 5-year family self-sufficiency program designed to transition them out of HRHA managed units and into private sector housing. Those residents that do not graduate receive a Housing Choice Voucher (HCV). Through either outcome, HRHA residents are encouraged to more fully integrate into the community.

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

HRHA is not designated as troubled.

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

Introduction

As a participant in the Western Virginia Continuum of Care (CoC), the City is a partner in addressing homelessness and the priority needs of homeless individuals and families, including homeless subpopulations.

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

Centralized Housing Intake (CHI) for the City of Harrisonburg, City of Winchester, and counties of Rockingham, Clarke, Frederick, Shenandoah, Warren, and Page offers a central point of entry for households experiencing homelessness or at-risk of homelessness. During an initial phone call, a housing counselor asks questions that will help determine eligibility for services with local agencies.

Each January, the CoC conducts a Point-in-Time (PIT) count of the City's sheltered and unsheltered homeless to ascertain the number and characteristics of the homeless population and to assess their needs. Harrisonburg's continued participation in the PIT study will give the City the ability to collect information to be used in setting priorities, written standards, and performance measures for the area.

Addressing the emergency shelter and transitional housing needs of homeless persons

During FY 2017, the City's federal funds support the following shelter and transitional housing programs:

- Open Doors - Emergency Shelter

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 City will maintain coordination and collaboration with local non-profit agencies serving the homeless population. The City will continue will use its entitlement grant funds to assist non-profit organizations that serve homeless individuals and families in Harrisonburg and to support the CoC and assist in coordinating homeless resources throughout the City.

During FY 2017, the City's federal funds support the following affordable housing programs:

- HRHA - Harrison Heights Renovation

OMB Control No: 2506-0117 (exp. 07/31/2015)

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 City recognizes a need for neighborhood-based homelessness prevention programs, such as crisis response and stabilization, street outreach, housing search and placement specialists, and increased employment opportunities that provide temporary rental assistance and other services.

During FY 2017, the City's federal funds support the following supportive service programs:

- VAIL - VAIL-ED Program
- VPAS - Meals on Wheels
- JMU IIHHS - Suitcase Clinic
- Pleasant View - Day Support Services Vehicle
- The Arc - Day Program

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

Introduction:

The City's housing market presents significant impediments to the development of an adequate supply of affordable housing for low- to moderate-income people – high competition for entry-level employment opportunities, rising construction and land costs, a rental market driven by student housing, and more. In addition, there are a number of public policy barriers that affordable housing advocates and other stakeholders articulated during the public engagement process, including:

- The City's current zoning ordinance limits the opportunity for both denser single-family and multi-family units
- The legal and administrative complexities of operating a City service in Rockingham County impedes the extension of transit outside the City
- The lack of "source of income" protection allows some landlords to discriminate against Housing Choice Voucher holders
- Some homeless individuals are unable to meet the documentation requirements for social services. This can trap them in an endless loop of agency referrals
- Stricter development standards (e.g. sidewalks and lighting, pedestrian and biking facilities, parking, etc.) have increased the costs of affordable housing development
- The environmental review process required to use CDBG funds can make modifications to single family homes (such as to increase accessibility) not cost effective

Other barriers identified over the course of the outreach for the development of this Consolidated Plan, include:

- Language barriers, especially for refugees
- Lack of assistance available for elderly and LMI residents for major home repairs (foundation, roof, septic, HVAC, etc.) and emergency home repairs that would allow them stay in their homes
- Lack of knowledge of fair housing laws by local landlords

The joint Assessment of Fair Housing completed by the City and Harrisonburg Redevelopment and Housing Authority identified factors that contribute to fair housing issues in the City. The following factors identified in the AFH related specifically to housing affordability and public policies:

- Lack of private investments in specific neighborhoods: For the most part, new private, multi-family development in the City focuses on housing for JMU students. This means that some neighborhoods, particularly those close to JMU, and other amenities sought by students, experience a lot of private investment while others do not.
- The availability, type, frequency, and reliability of public transportation: According to local stakeholders, Harrisonburg's transit system does not provide access to employment centers or certain critical community amenities such as the central post office in the City's southern area or the poultry processing facilities in the County. The Harrisonburg Department of Public Transportation's decision-making ability regarding hours and coverage are limited and tied

OMB Control No: 2506-0117 (exp. 07/31/2015)

heavily to the needs of the University, which are frequently mismatched with those of the protected classes in the community.

- Community opposition: HRHA faced vocal community opposition during the planning phase of a new project-based development. This opposition caused HRHA to find an alternate location for the project, which is now called Commerce Village and serves homeless people with mental and physical disabilities. The fact that strong community opposition, although uncommon to this degree in Harrisonburg, can derail an affordable housing project makes addressing this factor moderately urgent.

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

The following actions identified in the AFH are intended to reduce the barriers to affordable housing related specifically to public policies:

- Continue to maintain a list of local publicly supported developments with expiring subsidies to identify partners and potential sources of funding for preservation.
- Work with City planning staff to institute an evaluation of the impact on fair housing choice for every residential development proposal. Restructure existing incentives to encourage proposals that increase the supply of affordable housing in high opportunity areas and/or outside of "concentration areas."
- Within the next five-year planning cycle, create a framework for providing down payment assistance through CDBG and/or HRHA for qualified first time homebuyers.
- Within one year, conduct the four-factor analysis to determine the extent to which document translation is needed. Prepare a Language Access Plan if it is determined to be necessary.
- Annually train City and HRHA staff to refer callers about fair housing to the designated staff person. In addition, train all staff that interact with the public in techniques to communicate with those with language and/or cultural barriers.
- Hold an annual fair housing training for elected officials, appointed boards, and department staff.

AP-85 Other Actions – 91.220(k)

Introduction:

The following information illustrates other actions that Harrisonburg will take to address its priority needs.

Actions planned to address obstacles to meeting underserved needs

The primary impediment to the City's ability to meet underserved needs is the limited amount of funding to address identified priorities. The City will continue to seek public and private resources to leverage its entitlement funds in assisting with implementation of policies and programs.

Actions planned to foster and maintain affordable housing

The City will continue to support its goals of maintaining and expanding affordable housing. In FY 2017 the City will continue its $140,000 allocation of CDBG funds for payment of debt service incurred for the rehabilitation of units at the Harrison Heights project-based Section 8 development.

Actions planned to reduce lead-based paint hazards

The City will work with other parties to achieve cost effective methods for controlling these hazards through the following:

- As part of its code enforcement efforts, Harrisonburg's building code department will continue to educate City residents about lead paint hazards.
- Properties will be made lead safe during renovation of older residential units.
- Harrisonburg will continue to demolish pre-1978 nuisance housing, which often contains lead-based paint.
- The City will continue to monitor Virginia Department of Health reports regarding Harrisonburg children with elevated blood lead levels.
- The City may apply for a grant to combat lead-based paint hazards via public education, building code department staff training, and residential rehabilitation that controls or eliminates lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

The City will collaborate with human service, social service, and economic development agencies and organizations to facilitate their efforts and maximize their resources to provide quality services to low-income residents to help them improve their incomes.

Actions planned to develop institutional structure

Although the City feels that the existing institutional structure is sufficient for carrying out activities to address identified community development needs, the City Manager's Office plans to continue to strengthen its working relationships with local social service agencies. Public and non-profit agencies that are critical to the institutional structure must work cooperatively, and agency staff have the ability and expertise to deliver services efficiently and effectively, often with years of expertise in their respective fields.

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

The City plans to improve coordination among its partners to promote a broadly shared understanding of community needs, collaborative and complementary approaches to addressing needs, and responsiveness to changes in conditions.

The City will collaborate with numerous governmental entities to carry out the goals and objectives of Harrisonburg housing, homeless services, and community development activities. Implementation partners will include the Commonwealth of Virginia; regional bodies such as the Central Shenandoah Planning District Commission; the Harrisonburg Rockingham Metropolitan Planning Organization; Rockingham County; the Western Virginia Continuum of Care (CoC); Harrisonburg Redevelopment and Housing Authority; and various City departments. Cooperation and coordination among these entities will be achieved through both fixed meeting schedules and as-needed consultation and communication.

The City anticipates continuing its coordination of human service funding with other social service agencies and charitable organizations to better target the limited amount of human service dollars available in the community. The City will also continue to coordinate its housing efforts with the Harrisonburg Redevelopment and Housing Authority (HRHA).

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

Introduction:

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

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0

OMB Control No: 2506-0117 (exp. 07/31/2015)