

# CITY OF HARRISONBURG COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

2020-2021 Annual Action Plan including CDBG-CV Funding



## Executive Summary

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

#### 1. Introduction

The City of Harrisonburg has prepared a FY 2020 Annual Action Plan, as required under 24 CFR 91.220, in order to strategically implement the federal Community Development Block Grant program to fund housing, community development, and economic development activities within the city. The city has developed a Five Year Consolidated Plan (CP) for HUD FY 2017 - FY 2021 to encompass the needs of the city related to both housing and non-housing activities using the Community Development Block Grant (CDBG) Program.

The FY 2020 Annual Action Plan will serve the following functions for the city:

- An application for federal funds under HUD's formula grant programs, and
- An action plan that provides a basis for assessing performance.

The national goals for the housing and community development programs covered by the Five Year CP and Annual Action Plan are:

- To provide decent housing,
- To establish and maintain a suitable living environment, and
- To expand economic opportunities for every American, particularly for low- and moderate-income persons.

It is these goals against which the CP and the City's performance under the CP will be evaluated by HUD. The FY 2020 Action Plan furthers the achievement of these goals through the implementation of a variety of housing and community development activities.

The City anticipates that 100% of its FY 2020 CDBG funds will be expended for projects that benefit low- to moderate-income persons in the City.

#### 2. Summarize the objectives and outcomes identified in the Plan

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

The city's FY 2020 Annual Action Plan goals are based on the Five Year Strategy developed for HUD FY 2017-FY 2021. In addition, these goals represent activities that are expected to occur in FY 2017 – FY 2021. The city will monitor and modify strategy performance and set annual goals in future years accordingly.

The city's FY 2020 funding strategy for its CDBG activities consists of its CDBG entitlement allocation of \$534,269. Another \$88,124 in rollover funding from previous projects has been added to this year's allocation. Finally, an additional \$314,293 in CDBG-CV funding from the 2020 CARES Act is added to this Action Plan, bringing the total amount allocated in this 2020 action plan to \$936,686. The following chart lists the city's FY 2020 CDBG activities.

<b>PROJECT</b>	<b>AMOUNT</b>
HRHA - Harrison Heights Renovation	\$140,000
Administration	\$106,853
VPAS Meals on Wheels	\$20,000
The Arc SpArc Employment, SpArc Fit	\$16,508
JMU IIHHS Suitcase Clinic	\$22,645
CASA Child Avocacy Program	\$15,000
Way to Go	\$5,987
PW Vine Street Sidewalks	\$174,600
PW Sidewalk Connection on Water St.	\$96,800
ED COVID-19 Small Business Grant/Loan Program	\$250,000
COVID-19 Hotel Isolation	\$10,000
COVID-19 Meals on Wheels	\$20,000
COVID-19 Way to Go	\$10,000
COVID-19 Suitcase Clinic	\$24,293
HRHA - Closing Cost Assistance	\$24,000

**Table 1 - Proposed 2020 CDBG and CDBG-CV Funds**

### **3. Evaluation of past performance**

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

The city affirmatively furthered fair housing by providing the Harrisonburg Redevelopment & Housing Authority (HRHA) with \$140,000 to assist in the rehabilitation of 40 public housing units in the Harrison Heights complex. The city broadened the partnership with HRHA to work together to research and produce a shared Assessment of Fair Housing (AFH). This was an extensive undertaking that allowed city staff to see many areas of improvement that were needed within the city in the area of fair housing. The city has seen an increase in the amount of diversity on the City Council and other planning boards in the city. CDBG staff continues to modify and disseminate educational materials regarding fair housing choice. Posters were displayed in the city. The city, in conjunction with the HRHA held a fair housing seminar in April of 2019 at the Lucy Simms building in Harrisonburg. Both landlords and interested

community members attended this training. The city's Community Development department has begun to limit the permits granted to Airbnb businesses in an attempt to maintain a greater amount of affordable housing stock in the city. CDBG staff continued to research the feasibility of developing, in tandem with HRHA staff and City Community Planning and Development, proposals for consideration by Council that would improve and preserve the city's existing affordable housing stock. These proposals could incentivize affordable housing development by waiving permitting and other fees. The city is currently considering creating a new zoning district with smaller lots for single family homes and duplexes. If passed for approval, this district would enable developers to create more affordable housing opportunities in the city. Final consideration of any proposal by staff would be made by the City Planning Commission and ultimately City Council. In the Spring of 2020, the city sent out an RFP for a comprehensive city-wide housing study to further the understanding of Harrisonburg's affordable housing needs. The city has been in communication with the Piedmont Housing Authority to schedule Fair Housing Discrimination testing for both race and disability in Harrisonburg's rental housing. Unfortunately, the city has been able to locate any organization that has the resources available for this type of testing. The city successfully implemented all past Action Plans and therefore has made plans to fund many similar projects to those in the past.

In FY 2019-2020, all CDBG funds expended for activities met one of the three national objectives as defined under the CDBG regulations, and 100% of the CDBG funds expended benefited low- to moderate-income persons.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City of Harrisonburg conducted two public meetings during the Action Plan process to solicit additional public input. A public meeting was held on January 14, 2020 at the Harrisonburg City Council Chambers to explain the CDBG program and Action Plan process, and to get input on the types of projects to be funded. This meeting was publicized in the following ways: Advertised in the Daily News Record, Listed on the City's website ([www.harrisonburgva.gov](http://www.harrisonburgva.gov)), Public notices were posted in the Municipal Building and Public Library. The Public Notice can be found at the end of this section. The information solicited from the public meeting was incorporated into the Action Plan planning process.

A second public meeting was held on May 12, 2020. At this meeting, the draft HUD FY 2020 Annual Plan was presented to City Council. This meeting was publicized in the following ways: Advertised in the Daily News Record, Listed on the City's website ([www.harrisonburgva.gov](http://www.harrisonburgva.gov)), and sent to a mailing list of interested parties. Public notices were not posted in the Municipal Building and Public Library due to their COVID-19 closures to the public.

The public notice from the May 12, 2020 public meeting can be found at the end of this section. A draft of the Action Plan was made available for public review and comment for 8 days beginning on May 12, 2020. The normal public comment period was condensed due to the COVID-19 pandemic.

Public notices of the draft Action Plan, as well as the public meeting, were published in the Daily News Record on May 4, 2020.

In addition to publishing the notices advertising the public meetings and availability of the draft Action Plan for public review, the City also communicated information to key stakeholders and other interested parties. On December 19, 2019, an email was sent to 117 individuals and organizations in the Harrisonburg area, informing them of the CDBG application process, as well as the dates for public hearings. These organizations and individuals include all parties that have expressed interest in CDBG in the past, and include organizations that target populations of minorities, non-English speaking persons, individuals with disabilities, the Continuum of Care, housing development contacts, and resident representatives of organizations in targeted areas. Throughout the months of January through May 2020, CDBG staff met with and communicated with many agencies and organizations interested in applying for the CDBG and CDBG-CV funding. These meetings helped organizations to understand the application process and eligibility requirements of the CDBG. CDBG staff also held a training session on January 16th for those interested in applying for the grant. CDBG staff also heard input from these organizations regarding needs within the City.

The City made the draft FY 2020 Annual Action Plan available for public review on the City's website beginning May 12, 2020. The City anticipates submitting the City Council-approved FY 2020 Annual Action Plan to HUD shortly after May 26, 2020.

## **5. Summary of public comments**

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

Comments from the January Public Hearing:

Pamayotis "Poti" Giannakaouros, stated the CDBG, in addition to the things Mr. Banks described, has among its objective to reduce segregation. He stated he feels we are not in a good position to be able to meet the spirit of the grant. He stated per statistical data, at the neighborhood level, we are very segregated. He stated we have policies and procedures that explain why it might be hard for people who are not connected to get ahead and integrate into the rest of the community. He stated we have had people who have been bold enough to contact the media and describe how city staff ask people during off duty hours to present papers. He stated staff has been known to not disclose names of complainants of violations. He stated when we have this type of behavior with staff and procedures, we will have a hard time breaking through and getting us on the right path. He stated he hopes Council will dig deeper and rectify some of these problems within city staff and among the city's policies and procedures.

Bettie Newell, Board Chair for Way to Go, stated they have been operating since 2002 and concentrates on low income working families. She stated this type of service is what the CDBG funding is designed to serve. She stated 600 services for over 200 people were done in 2019, helping individuals with vehicle

repair costs, DMV fees, car payments, teaching people how to drive or helping them obtain a vehicle if needed. She stated they have helped over 43 families get vehicles in 2019. She stated Way to Go works closely with other agencies such as Social Services and local businesses. She stated according to studies, the number one barrier that keeps low income working families from full participation in the work force is lack of transportation. She thanked council for deciding to use CDBG funding for grants to nonprofits.

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

The City did not receive any comments on the plan that were not accepted.

**7. Summary**

The city of Harrisonburg looks forward to benefiting LMI individuals in the city during the 2020 grant period.

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

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

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

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

**Table 2 – Responsible Agencies**

**Narrative (optional)**

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, Parks and Recreation, 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**

Kristin McCombe, CDBG Coordinator

City Manager's Office

409 South Main St Harrisonburg, VA 22801

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

### **1. Introduction**

In 2016-2017 the City of Harrisonburg went through extensive consultation to prepare the Five Year Consolidated Plan. During that time, 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 and subsequent Action Plans. 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.

In addition to this, input was solicited both at the Public Hearing on 01/14/2020 and at the Application Training Session on 1/16/2020. This session was attended by many interested organizations in the city. [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 the Consolidated 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. Other Fair Housing trainings funded by CDBG were held in January 2018 and April 2019 to continue in these efforts. These trainings were each attended by over 50 individuals from local government and organizations.

**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 continues to coordinate its housing efforts with HRHA, which is a key member of the CoC. Additionally, CDBG staff remains in contact with staff from organizations in the community who serve this population, such as Open Doors, the Salvation Army, and the Suitcase Clinic.

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

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's Consolidated Plans. Members of the CoC provided valuable input during public outreach, plan drafting, and project selection process of the 2017-2021 Con Plan.

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. Notices are also placed on the city's webpage and in the city hall. Furthermore, information is made available to current and previous subrecipients.

The city does not receive ESG funds.

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

**Table 3 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	The Arc of Harrisonburg-Rockingham
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through a training meeting and brought community needs to the attention of city staff.
2	<b>Agency/Group/Organization</b>	Open Doors
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through a training meeting and brought community needs to the attention of city staff.
3	<b>Agency/Group/Organization</b>	VPAS
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through a training meeting and brought community needs to the attention of city staff.
4	<b>Agency/Group/Organization</b>	JMU IIHHS Suitcase Clinic
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through a training meeting and brought community needs to the attention of city staff.
5	<b>Agency/Group/Organization</b>	SALVATION ARMY
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through a several meetings and communications.
6	<b>Agency/Group/Organization</b>	HRHA
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through a several meetings and communications.
7	<b>Agency/Group/Organization</b>	Our Community Place
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through a several meetings and communications.

8	<b>Agency/Group/Organization</b>	Community Services Board
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through a several meetings and communications.
9	<b>Agency/Group/Organization</b>	PLEASANT VIEW
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through a several meetings and communications.
10	<b>Agency/Group/Organization</b>	Northeast Neighborhood Association
	<b>Agency/Group/Organization Type</b>	Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Neighborhood Improvement and Education
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through a several meetings and communications.
11	<b>Agency/Group/Organization</b>	Blue Ridge CASA
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through a several meetings and communications.
12	<b>Agency/Group/Organization</b>	WAY TO GO
	<b>Agency/Group/Organization Type</b>	Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through a several meetings and communications.

**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**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	HRHA	The efforts to reach homeless individuals in Harrisonburg correlate with this plan.

**Table 4 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

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

Public hearings were held on January 14, 2020, and May 12, 2020 to solicit input from the public. Both hearings were advertised in the Daily News-Record and on the City's website.

On January 16, 2020, CDBG staff held a training session for prospective CDBG applicants. During that meeting, participants were given an opportunity to learn more about the CDBG program, and CDBG staff heard community input regarding the needs of organizations in attendance. Many meetings and phone calls followed this training. Staff was able to gain insight into the work these organizations are doing, and the needs they see in the city.

The City and VAIL partnered with the Virginia Fair Housing Office (VFHO) to provide fair housing training to the community. The VFHO hosted a workshop in 2018 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. Approximately 100 individuals were in attendance. CDBG staff was able to hear a variety of concerns from the public during this meeting.

All advertisements, and comments received are included in the Citizen Participation Appendix of the Consolidated Plan.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	The first meeting was well attended and also broadcast on local TV. The second meeting occurred during a period of social distancing related to the COVID-19 pandemic. This meeting did not allow for in person citizen attendance, but was broadcast live on public access TV, and through streaming internet. Live comments were accommodated.	Comments were received and detailed earlier in this plan.		

**Table 5 – Citizen Participation Outreach**

## Expected Resources

### 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.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	534,269	0	88,124	622,393	534,269	The estimated expected amount available for the remainder of the Con Plan is equal to the amount of this annual allocation.
Other	public - federal	Other	314,293	0	0	314,293	0	CDBG-CV Funds to be used to prevent, prepare for, and respond to the Coronavirus.

**Table 6 - 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**

Over the next two 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 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.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AFH: Improve access to and quality of housing	2017	2021	Affordable Housing Public Housing	Citywide	AFH FACTOR: Affordable Housing	CDBG: \$164,000	Rental units rehabilitated: 40 Household Housing Unit Direct Financial Assistance to Homebuyers: 6 Households Assisted Other: 1 Other
2	Provide public services	2017	2021	Homeless Non-Homeless Special Needs	Citywide	Housing/services for the Homeless Public Services	CDBG: \$80,140	Public service activities other than Low/Moderate Income Housing Benefit: 429 Persons Assisted
3	Improve public facilities and infrastructure	2017	2021	Non-Housing Community Development	Citywide	Public Facilities and Infrastructure	CDBG: \$271,400	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2435 Persons Assisted
4	AFH: Pursue improved utility of public transit	2017	2021	Non-Housing Community Development	Citywide	AFH FACTOR: Transportation and Access	CDBG: \$15,987	Public service activities other than Low/Moderate Income Housing Benefit: 31 Persons Assisted Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	AFH: Admin, training, investigation & enforcement	2017	2021	Administration	Citywide	AFH FACTOR: Fair Housing Education and Enforcement Planning and Administration	CDBG: \$106,853	Other: 1 Other
6	Infectious Disease Response	2020	2021	Non-Housing Community Development	Citywide	AFH FACTOR: Transportation and Access Housing/services for the Homeless Public Services Infectious Disease Response	CDBG: \$314,293	Public service activities other than Low/Moderate Income Housing Benefit: 79 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 6 Beds Jobs created/retained: 10 Jobs

Table 7 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	AFH: Improve access to and quality of housing
	<b>Goal Description</b>	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	<b>Goal Name</b>	Provide public services
	<b>Goal Description</b>	Expand and continue non-housing community development supportive services.
3	<b>Goal Name</b>	Improve public facilities and infrastructure
	<b>Goal Description</b>	Continue and expand public facility improvements and improve and maintain infrastructure servicing households in low-income areas.
4	<b>Goal Name</b>	AFH: Pursue improved utility of public transit
	<b>Goal Description</b>	<p>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.</p> <p>AFH METRICS &amp; MILESTONES: (1) Within one year, identify any key community asset or major employer currently underserved by transit service.</p> <p>(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.</p> <p>(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.</p>

5	<b>Goal Name</b>	AFH: Admin, training, investigation & enforcement
	<b>Goal Description</b>	<p>Includes all administrative and planning costs to operate the CDBG program successfully.</p> <p>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.</p> <p>AFH METRICS &amp; MILESTONES: (1) Within two years, contract with a HUD-certified organization to conduct paired discrimination testing in the local rental market.</p> <p>(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.</p> <p>(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.</p> <p>(4) Within six months, create a page on the City's website for fair housing resources.</p> <p>(5) Partner with local organizations such as lending institutions, attorneys, realtors, etc. to host a fair housing community forum annually.</p> <p>(6) Hold an annual fair housing training for elected officials, appointed boards, and department staff.</p>
6	<b>Goal Name</b>	Infectious Disease Response
	<b>Goal Description</b>	

# Projects

## 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 Closing Cost Assistance
2	Harrison Heights Renovation
3	Administration
4	VPAS Meals on Wheels
5	CASA Child Advocacy Program
6	JMU IIHHS Suitcase Clinic
7	Way to Go
8	The Arc
9	PW Sidewalk Connection on Water St.
10	CV-ED Small Business Grant and Loan Program
11	CV Hotel Isolation and Needs
12	CV Meals on Wheels
13	CV Way to Go
14	CV - IIHHS Suitcase Clinic
15	PW Vine St. Sidewalks

**Table 8 - Project Information**

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

The City of Harrisonburg has directed its FY 2020 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**

<b>1</b>	<b>Project Name</b>	HRHA Closing Cost Assistance
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	AFH: Improve access to and quality of housing
	<b>Needs Addressed</b>	AFH FACTOR: Affordable Housing
	<b>Funding</b>	CDBG: \$24,000
	<b>Description</b>	Funding will be used to provide closing cost assistance to first time home-buyers.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6
	<b>Location Description</b>	Purchased properties will be city-wide.
	<b>Planned Activities</b>	Grants will generally be \$4,000 for closing cost assistance.
<b>2</b>	<b>Project Name</b>	Harrison Heights Renovation
	<b>Target Area</b>	
	<b>Goals Supported</b>	AFH: Improve access to and quality of housing
	<b>Needs Addressed</b>	AFH FACTOR: Affordable Housing
	<b>Funding</b>	CDBG: \$140,000
	<b>Description</b>	The Subrecipient for this project is the Harrisonburg Redevelopment and Housing Authority (HRHA). The HRHA is requesting funding for debt servicing on a \$3.2-\$3.5 million bond for the renovation of 40 public housing units in the Harrison Heights Development. The City has provided the HRHA with a moral obligation of \$140,000 in CDBG funding each year for the term of the bond, which will likely be 15 years, but could be up to 20 years. This is year 15 of this period.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40
	<b>Location Description</b>	Lincoln Circle, Harrisonburg

	<b>Planned Activities</b>	The Subrecipient for this project is the Harrisonburg Redevelopment and Housing Authority (HRHA). The HRHA is requesting funding for debt servicing on a \$3.2-\$3.5 million bond for the renovation of 40 public housing units in the Harrison Heights Development. The City has provided the HRHA with a moral obligation of \$140,000 in CDBG funding each year for the term of the bond, which will likely be 15 years, but could be up to 20 years. This is year 15 of this period.
<b>3</b>	<b>Project Name</b>	Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	AFH: Admin, training, investigation & enforcement
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	CDBG: \$106,853
	<b>Description</b>	This funding will be used to support the general administration and planning activities for the Community Development Block Grant Program. Matrix code: 21A.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
<b>Planned Activities</b>	Administration and Planning	
<b>4</b>	<b>Project Name</b>	VPAS Meals on Wheels
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide public services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$20,000

	<b>Description</b>	The Subrecipient for this project is Valley Program for Aging Services (VPAS). This funding will help address the nutritional risk of homebound seniors. This service will support the basic needs of and provide a safety net for LMI persons ages 60 or older who are at nutritional risk, socially isolated, and wishing to remain independent in their own homes. Comprehensive in-home assessments will be completed and individualized plans of care developed. Clients may receive home delivery of hot meals Monday-Friday, or monthly delivery of shelf stable or liquid supplements. Referrals are also made to area food banks when needed. The provision of these services provides increased support and human contact for each senior, thus reducing social isolation and offering an emergency contact option. Additionally, clients will receive disease prevention, health promotion, and public information education and support.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	36
	<b>Location Description</b>	
	<b>Planned Activities</b>	The Subrecipient for this project is Valley Program for Aging Services (VPAS). This funding will help address the nutritional risk of homebound seniors. This service will support the basic needs of and provide a safety net for LMI persons ages 60 or older who are at nutritional risk, socially isolated, and wishing to remain independent in their own homes. Comprehensive in-home assessments will be completed and individualized plans of care developed. Clients may receive home delivery of hot meals Monday-Friday, or monthly delivery of shelf stable or liquid supplements. Referrals are also made to area food banks when needed. The provision of these services provides increased support and human contact for each senior, thus reducing social isolation and offering an emergency contact option. Additionally, clients will receive disease prevention, health promotion, and public information education and support.
<b>5</b>	<b>Project Name</b>	CASA Child Advocacy Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide public services
	<b>Needs Addressed</b>	Public Services

	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Funding will be used to pay for a portion of the salary for an Advocate Manager.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funding will be used to pay for a portion of the salary for an Advocate Manager. This individual will train and support volunteers who advocate for children who have been victims of abuse and neglect. The goal is to find safe, nurturing, permanent homes for these children.
<b>6</b>	<b>Project Name</b>	JMU IIHHS Suitcase Clinic
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide public services
	<b>Needs Addressed</b>	Public Services Housing/services for the Homeless
	<b>Funding</b>	CDBG: \$22,645
	<b>Description</b>	Funding will be used to pay for medications, medical supplies, medical equipment, medical and dental care, and other related expenses.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funding will be used to pay for medications, medical supplies, medical equipment, medical and dental care, and other related expenses.
<b>7</b>	<b>Project Name</b>	Way to Go
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide public services AFH: Pursue improved utility of public transit

	<b>Needs Addressed</b>	Public Services AFH FACTOR: Transportation and Access
	<b>Funding</b>	CDBG: \$5,987
	<b>Description</b>	Funding will be used to cover transportation expenses for individuals who are LMI.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funding will be used to cover transportation expenses for individuals who are LMI.
<b>8</b>	<b>Project Name</b>	The Arc
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide public services AFH: Pursue improved utility of public transit
	<b>Needs Addressed</b>	Public Services AFH FACTOR: Transportation and Access
	<b>Funding</b>	CDBG: \$16,508
	<b>Description</b>	Funding will be used to provide assistance for the down payment of an accessible vehicle to transport individuals with disabilities. Funding will also be used for their SpArc Fit program.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	48
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funding will be used to provide assistance for the down payment of an accessible vehicle to transport individuals with disabilities. Funding will also be used for their SpArc Fit program. Funding will pay the local match for an accessible vehicle, and for Fitbits for their clientele to allow them to engage in their new SpArc Fit program.

9	<b>Project Name</b>	PW Sidewalk Connection on Water St.
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve public facilities and infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$96,800
	<b>Description</b>	This project will construct a sidewalk on the north side of Water St. between Willow and Dogwood, including ADA ramps and driveway modifications as necessary.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This sidewalk project will benefit 3325 residents in the block group service area.
	<b>Location Description</b>	This project is located on the north side of Water Street, between Dogwood Dr. and Willow St.
	<b>Planned Activities</b>	This project will construct a sidewalk on the north side of Water St. between Willow and Dogwood, including ADA ramps and driveway modifications as necessary.
10	<b>Project Name</b>	CV-ED Small Business Grant and Loan Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Infectious Disease Response
	<b>Needs Addressed</b>	Infectious Disease Response
	<b>Funding</b>	CDBG-CV: \$250,000
	<b>Description</b>	Small Business grant and loan program. COVID-19 relief.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10
	<b>Location Description</b>	
	<b>Planned Activities</b>	Small Business grant and loan program. COVID-19 relief.
11	<b>Project Name</b>	CV Hotel Isolation and Needs
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	Provide public services Infectious Disease Response
	<b>Needs Addressed</b>	Housing/services for the Homeless Infectious Disease Response
	<b>Funding</b>	CDBG-CV: \$10,000
	<b>Description</b>	Provides reimbursements for hotel isolation and needs for individuals who are experiencing homelessness that have tested COVID-19 positive.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6
	<b>Location Description</b>	
	<b>Planned Activities</b>	Provides reimbursements for hotel isolation and needs for individuals who are experiencing homelessness that have tested COVID-19 positive.
<b>12</b>	<b>Project Name</b>	CV Meals on Wheels
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide public services Infectious Disease Response
	<b>Needs Addressed</b>	Public Services Infectious Disease Response
	<b>Funding</b>	CDBG-CV: \$20,000

	<b>Description</b>	The MOWs program administered by VPAS provides five nutritious meals per week to frail, homebound older Harrisonburg residents who are at nutritional risk. A VPAS Case Manager completes an initial and annual assessment, including a nutritional assessment, and develops a plan of care to address nutrition and other needs that enable the older person to maintain their independence. During the COVID-19 pandemic more older city residents are needing and requesting food support due to stay at home orders and their fear of becoming ill. Older adults are considered high risk for experiencing complications from the virus should they contract it. Currently VPAS is requiring staff and volunteers to perform health screens at the beginning of their shift. Extra precautions such as wearing masks, gloves, and using hand sanitizer are in place to reduce exposure. Five meals are being delivered at one time to further reduce exposure. Staff is making wellness calls to ensure meal recipient safety and reduce social isolation.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	13
	<b>Location Description</b>	
	<b>Planned Activities</b>	The MOWs program administered by VPAS provides five nutritious meals per week to frail, homebound older Harrisonburg residents who are at nutritional risk. A VPAS Case Manager completes an initial and annual assessment, including a nutritional assessment, and develops a plan of care to address nutrition and other needs that enable the older person to maintain their independence. During the COVID-19 pandemic more older city residents are needing and requesting food support due to stay at home orders and their fear of becoming ill. Older adults are considered high risk for experiencing complications from the virus should they contract it. Currently VPAS is requiring staff and volunteers to perform health screens at the beginning of their shift. Extra precautions such as wearing masks, gloves, and using hand sanitizer are in place to reduce exposure. Five meals are being delivered at one time to further reduce exposure. Staff is making wellness calls to ensure meal recipient safety and reduce social isolation.
<b>13</b>	<b>Project Name</b>	CV Way to Go
	<b>Target Area</b>	Citywide

<b>Goals Supported</b>	Provide public services AFH: Pursue improved utility of public transit Infectious Disease Response
<b>Needs Addressed</b>	Public Services AFH FACTOR: Transportation and Access Infectious Disease Response
<b>Funding</b>	CDBG-CV: \$10,000
<b>Description</b>	This project will provide LMI residents of the City of Harrisonburg with transportation shuttle services to satisfy employment-related travel needs. Employment-related travel needs include access to job training and placement services, trips to employer sites to conduct interviews, and trips to report to work once employment is secured. Many of the LMI persons to be served by this project will have been totally or partially separated from their job due to the COVID-19 pandemic. LMI workers are eager to return to the workforce; however, some are likely to experience transportation barriers that may prohibit them from obtaining and maintaining employment in the wake of financial hardship caused by COVID-19. Funds will be used for direct client services in the form of round-trip shuttle transport to fulfill employment-related transportation needs and will be made payable directly to a local transportation provider.
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	16
<b>Location Description</b>	

	<b>Planned Activities</b>	This project will provide LMI residents of the City of Harrisonburg with transportation shuttle services to satisfy employment-related travel needs. Employment-related travel needs include access to job training and placement services, trips to employer sites to conduct interviews, and trips to report to work once employment is secured. Many of the LMI persons to be served by this project will have been totally or partially separated from their job due to the COVID-19 pandemic. LMI workers are eager to return to the workforce; however, some are likely to experience transportation barriers that may prohibit them from obtaining and maintaining employment in the wake of financial hardship caused by COVID-19. Funds will be used for direct client services in the form of round-trip shuttle transport to fulfill employment-related transportation needs and will be made payable directly to a local transportation provider.
<b>14</b>	<b>Project Name</b>	CV - IIHHS Suitcase Clinic
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide public services Infectious Disease Response
	<b>Needs Addressed</b>	Public Services Infectious Disease Response
	<b>Funding</b>	CDBG-CV: \$24,293

<b>Description</b>	<p>The Healthcare for the Homeless, Suitcase Clinic addresses the complex health concerns of homeless individuals by providing urgent care, chronic illness management, and preventative care in homeless shelters and other community locations. An onsite Nurse Case Manager connects homeless clients with more comprehensive care when needed and assists individuals to acquire health insurance benefits for which they may qualify and to establish a medical home. The medical concerns are often untreated due to a lack of knowledge of what services are needed or available, lack of health insurance, and lack of transportation. By taking medical care to homeless shelters these barriers are addressed and medical needs can be met. The Suitcase Clinic addresses the complex health concerns of homeless individuals, improves quality of health, improves adherence to therapeutic recommendations, and improves health outcomes and health care utilization processes. The Suitcase Clinic is requesting funds for prescription medications, disposable medical supplies, durable medical equipment, and mental health telehealth services directly related to COVID-19. Overall, the Suitcase clinic target minimum number for individuals served is 300 annually. This funding will allow the Suitcase Clinic to specifically prevent and respond to the COVID-19 by: identifying and assessing newly homeless and displaced sheltered individuals due to COVID-19; address medical issues and provide prescription medications for these individuals to address their diagnoses; and provide mental health services through telehealth.</p>
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50
<b>Location Description</b>	

	<b>Planned Activities</b>	<p>The Healthcare for the Homeless, Suitcase Clinic addresses the complex health concerns of homeless individuals by providing urgent care, chronic illness management, and preventative care in homeless shelters and other community locations. An onsite Nurse Case Manager connects homeless clients with more comprehensive care when needed and assists individuals to acquire health insurance benefits for which they may qualify and to establish a medical home. The medical concerns are often untreated due to a lack of knowledge of what services are needed or available, lack of health insurance, and lack of transportation. By taking medical care to homeless shelters these barriers are addressed and medical needs can be met. The Suitcase Clinic addresses the complex health concerns of homeless individuals, improves quality of health, improves adherence to therapeutic recommendations, and improves health outcomes and health care utilization processes. The Suitcase Clinic is requesting funds for prescription medications, disposable medical supplies, durable medical equipment, and mental health telehealth services directly related to COVID-19. Overall, the Suitcase clinic target minimum number for individuals served is 300 annually. This funding will allow the Suitcase Clinic to specifically prevent and respond to the COVID-19 by: identifying and assessing newly homeless and displaced sheltered individuals due to COVID-19; address medical issues and provide prescription medications for these individuals to address their diagnoses; and provide mental health services through telehealth.</p>
15	<b>Project Name</b>	PW Vine St. Sidewalks
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve public facilities and infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$174,600
	<b>Description</b>	Sidewalks, curb, gutter, and ADA ramps will be added to the west side of Vine Street between and Emerson Lane and E. Washington St.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Vine Street between and Emerson Lane and E. Washington St.

	<b>Planned Activities</b>	Sidewalks, curb, gutter, and ADA ramps will be added to the west side of Vine Street between and Emerson Lane and E. Washington St.
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## **AP-50 Geographic Distribution – 91.220(f)**

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

The City of Harrisonburg is using \$525,286 of its FY 2020 CDBG and CDBG-CV 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.

15% 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 69% LMI and has a concentration of Hispanic and Black populations.

19% of the funds will pay for a sidewalk on Vine St., which serves census block 101.1, which is 56% LMI.

10% of the funds will pay for a sidewalk on Water St., which serves blocks 301.2, 302.4, and 402.2 which are cumulatively 64% LMI.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	100

**Table 9 - 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.

### **Discussion**

## Affordable Housing

### 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.

A \$25,000 will also be given to the HRHA for its first time homebuyers closing cost assistance program. This is a significant area in which CDBG funds are used to enable people to buy homes who otherwise may not be able. The target number of individuals to be served with this funding is 6.

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.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	46
Special-Needs	0
Total	46

**Table 10 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	40
Acquisition of Existing Units	6
Total	46

**Table 11 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

## **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.

### **Discussion**

## **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 2020, the City's federal CDBG and CDBG-CV funds will support the following shelter and transitional housing programs:

- IIHHS Suitase Clinic
- COVID-19 Hotel Isolation Program

#### **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 2020, the City's federal funds support the following affordable housing programs:

- HRHA - Harrison Heights Renovation

**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 2020, the City's federal funds support the following supportive service programs:

- VPAS - Meals on Wheels
- JMU IIHHS - Suitcase Clinic
- The Arc - Day Program
- CASA
- Way to Go

## **Discussion**

## **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 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.

**Discussion:**

In the beginning months of 2020, the city developed a comprehensive RFP for a Housing Study for the city that will allow the city's leaders to be more knowledgeable of and plan more effectively for the

housing needs in Harrisonburg.

## **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 2020 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. Additionally, the city will continue to work with the HRHA to use its 2018 \$25,000 allocation for its Down Payment Assistance Program, while adding another \$25,000 to the program through 2020 CDBG funding.

### **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).

### **Discussion:**

## Program Specific Requirements

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

#### Introduction:

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

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%



## Attachments

Citizen Participation Comments



City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

Master

File Number: ID 20-010

<b>File ID:</b> ID 20-010	<b>Type:</b> Public Hearing - No Action	<b>Status:</b> Agenda Ready
<b>Version:</b> 1	<b>Agenda Section:</b>	<b>In Control:</b> City Council
<b>Department:</b> Community Development Block Grant	<b>Est. Cost:</b>	<b>File Created:</b> 01/02/2020
<b>Subject:</b> 2020-2021 CDBG Funding priorities		<b>Final Action:</b> 01/14/2020
<b>Title:</b> Public Hearing to Consider 2020-2021 CDBG Funding Priorities		

Internal Notes:

<b>Code Sections:</b>	<b>Agenda Date:</b> 01/14/2020
<b>Indexes:</b>	<b>Agenda Number:</b> 6.a.
<b>Sponsors:</b>	<b>Enactment Date:</b>
<b>Attachments:</b> Memorandum, Application, RFP and Public Hearing Notice, Schedule, Public Hearing notice, PowerPoint presentation	<b>Enactment Number:</b>
<b>Contact:</b>	<b>Hearing Date:</b>
<b>Drafter:</b> Kristin.Mccombe@Harrisonburgva.gov	<b>Effective Date:</b>
<b>Related Files:</b>	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	1/2/2020	Ande Banks - FYI	Notified - FYI	
1	2	1/2/2020	Amy Snider - FYI	Notified - FYI	
1	3	1/2/2020	Pam Ulmer	Approve	1/7/2020
1	4	1/5/2020	Eric Campbell	Approve	1/7/2020

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	01/14/2020	received and filed				
	<b>Action Text:</b>	This Public Hearing - No Action was received and filed.					
	<b>Notes:</b>	Ande Banks, deputy city manager, presented information on the 2020-2021 Community Development Block Grant (CDBG) Program. He reviewed the CDBG program schedule and what it is. He stated CDBG funds must be used					

for activities that benefit low- and moderate-income persons. In addition, each activity must meet one of the following national objectives for the program: benefit low- and moderate-income persons, prevention or elimination of slums or blight, or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.

He reviewed the annual amount of funding the city has received since 2012 and noted although the funding has not been set yet for the 20-21 budget cycle, the City is basing its calculations on what was received last year, subject to change, which was \$576,573.00.

He reviewed the Five-Year Strategic Plan from 2017 and the five goals. He reviewed the tentative scheduled for the 2020-2021 CDBG Program, noting there will be a training session for anyone wishing to apply on January 16, 2020 and the deadline for applications is noon February 13, 2020. He stated public comments and proposals can be submitted to Kristin McCombe at the Office of the City Manager.

At 7:11 pm Mayor Reed closed the regular session and called the first public hearing to order. A notice appeared in the Daily News-Record on Monday, December 23, 2019.

Pamayotis "Poti" Giannakaouros, stated the CDBG, in addition to the things Mr. Banks described, has among its objective to reduce segregation. He stated he feels we are not in a good position to be able to meet the spirit of the grant. He stated per statistical data, at the neighborhood level, we are very segregated. He stated we have policies and procedures that explain why it might be hard for people who are not connected to get ahead and integrate into the rest of the community. He stated we have had people who have been bold enough to contact the media and describe how city staff ask people during off duty hours to present papers. He stated staff has been known to not disclose names of complainants of violations. He stated when we have this type of behavior with staff and procedures, we will have a hard time breaking through and getting us on the right path. He stated he hopes Council will dig deeper and rectify some of these problems within city staff and among the city's policies and procedures.

Bettie Newell, Board Chair for Way to Go, stated they have been operating since 2002 and concentrates on low income working families. She stated this type of service is what the CDBG funding is designed to serve. She stated 600 services for over 200 people were done in 2019, helping individuals with vehicle repair costs, DMV fees, car payments, teaching people how to drive or helping them obtain a vehicle if needed. She stated they have helped over 43 families get vehicles in 2019. She stated Way to Go works closely with other agencies such as Social Services and local businesses. She stated according to studies,

the number one barrier that keeps low income working families from full participation in the work force is lack of transportation. She thanked council for deciding to use CDBG funding for grants to nonprofits.

At 7:18 pm Mayor Reed closed the public hearing and the regular session reconvened.

No Action Required

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