

Public Participation Appendix

DRAFT

FAQ SHEET



The City of Harrisonburg invites your participation in the development of its 2022-2026 Consolidated Plan, the 2022 Annual Action Plan, and an Analysis of Impediments to Fair Housing, which identifies fair housing issues and recommends solutions.

WHAT IS THE CONSOLIDATED PLAN?

It is a planning document that identifies the affordable housing and community development needs of the City of Harrisonburg over the next five years.

WHY IS THE CITY PREPARING THIS PLAN?

Annually, the City receives Community Development Block Grant (CDBG) funds from the U.S. Department of Housing & Urban Development (HUD). To continue receiving these funds, the City is required to identify and prioritize its needs, then explain how it will address these needs through local projects.

WHAT TYPES OF PROJECTS HAS THE CITY USED THESE FUNDS FOR IN THE PAST?

In Program Year 2019, the City allocated CDBG funding to the S. Dogwood Sidewalk Project, the Park Accessibility Project, and the Kelley Street Waterline Project. The City continued to provide \$140,000 to the Harrisonburg Redevelopment & Housing Authority for debt servicing of the Harrison Heights housing development that provided 40 units for low- and moderate-income (LMI) residents. Funding was also provided to five organizations with the goal to provide public services to LMI residents: VPAS Meals on Wheels, The Suitcase Clinic, The Arc, Pleasant View, and The CASA Child Advocacy Program.

WHO BENEFITS FROM THESE PROJECTS?

Individuals and households can qualify by their income. For example, the total income for a household of four persons must be below 80% of area median income for the household to qualify for one of the projects or programs offered.

HOW CAN I PARTICIPATE IN THIS PROCESS?

There are several ways you can provide input. These are listed on the back of this sheet.

WHO CAN I CONTACT FOR MORE INFORMATION?

You can contact the CDBG Coordinator at cdbg@harrisonburgva.gov, or at (540)432-8926 to leave a message.

ONLINE SURVEY

Take our survey at [SurveyMonkey.com/r/6TRZYRW](https://www.surveymonkey.com/r/6TRZYRW) by October 31, 2021.

Realice nuestra encuesta antes del 31 de octubre de 2021 [SurveyMonkey.com/r/6CGVFDS](https://www.surveymonkey.com/r/6CGVFDS)

PUBLIC MEETINGS

Attend one of the following public meetings:

January 11, 2022 7:00 P.M.

Attend in person: Council Chambers - 409 South Main Street or

Watch the meeting live: Public Education Government Channel 3 or online at

<https://harrisonburg-va.legistar.com/Calendar.aspx>

Comment call in number: 540-437-2687

March 22, 2022 7:00 P.M.

Attend in person: Council Chambers - 409 South Main Street or

Watch the meeting live: Public Education Government Channel 3 or online at

<https://harrisonburg-va.legistar.com/Calendar.aspx>

Comment call in number: 540-437-2687

The City of Harrisonburg provides its programs and services in a nondiscriminatory manner and is an Equal Opportunity Employer. The City also encourages minority and women-owned businesses to submit bids and proposals for CDBG Program and HOME Program contracts. For further information and for language translation services, contact the Grants and Compliance Officer at (540) 432-7701.



HOJA DE PREGUNTAS FRECUENTES



La ciudad de Harrisonburg invita a su participación en el desarrollo de su Plan Consolidado 2022-2026, el Plan de Acción Anual 2022 y un Análisis de Impedimentos a la Vivienda Justa, que identifica problemas de vivienda justa y recomienda soluciones.

¿QUÉ ES EL PLAN CONSOLIDADO?

Es un documento de planificación que identifica las necesidades de vivienda asequible y desarrollo comunitario de la ciudad de Harrisonburg durante los próximos cinco años.

¿POR QUÉ LA CIUDAD ESTÁ PREPARANDO ESTE PLAN?

Anualmente, la Ciudad recibe fondos de la Subvención en Bloque de Desarrollo Comunitario (CDBG, por sus, por sus— y de la Asociación de Inversión en Vivienda (HOME, por sus," del Departamento de Vivienda y Desarrollo Urbano (HUD, por sus, e-Naciones Unidas). Para seguir recibiendo estos fondos, la Ciudad debe identificar y priorizar sus necesidades, y luego explicar cómo abordará estas necesidades a través de proyectos locales.

¿PARA QUÉ TIPOS DE PROYECTOS HA UTILIZADO LA CIUDAD ESTOS FONDOS EN EL PASADO?

En el año del programa 2019, la Ciudad asignó fondos de CDBG al Proyecto de Acera de S. Dogwood, el Proyecto de Accesibilidad al Parque y el Proyecto de Línea de Flotación de Kelley Street. La Ciudad continuó proporcionando \$140,000 a la Autoridad de Reurbanización y Vivienda de Harrisonburg para el servicio de la deuda del desarrollo de viviendas harrison Heights que proporcionó 40 unidades para residentes de ingresos bajos y moderados (LMI). También se proporcionaron fondos a cinco organizaciones con el objetivo de proporcionar servicios públicos a los residentes de LMI: VPAS Meals on Wheels, The Suitcase Clinic, The Arc, Pleasant View y The CASA Child Advocacy Program.

¿QUIÉN SE BENEFICIA DE ESTOS PROYECTOS?

Las personas y los hogares pueden calificar por sus ingresos. Por ejemplo, el ingreso total para un hogar de cuatro personas debe ser inferior a \$54,700 para que el hogar califique para uno de los proyectos o programas ofrecidos.

¿CÓMO PUEDO PARTICIPAR EN ESTE PROCESO?

Hay varias maneras de proporcionar información. Estos se enumeran en la parte posterior de esta hoja.

¿A QUIÉN PUEDO CONTACTAR PARA OBTENER MÁS INFORMACIÓN?

Kristin McCombe
Oficial de Subvenciones y Cumplimiento
(540) 432-7701
kristin.mccombe@harrisonburgva.gov

ENCUESTA EN LÍNEA

Realice nuestra encuesta en [SurveyMonkey.com/r/6CGVFDS](https://www.surveymonkey.com/r/6CGVFDS)

REUNIONES PÚBLICAS

Asista a una de las siguientes reuniones públicas:

11 de Enero de 2022 7:00 P

.M.Asistir en persona: Council Chambers - 409 South Main Street o

Ver la reunión en vivo: Public Education Government Channel 3 o en línea en

<https://harrisonburg-va.legistar.com/Calendar.aspx>

Comment llame al número: 540-437-2687

22 de Marzo de 2022 7:00 P

.M.Asistir en persona: Council Chambers - 409 South Main Street o

Ver la reunión en vivo: Public Education Government Channel 3 o en línea en

<https://harrisonburg-va.legistar.com/Calendar.aspx>

Comment call in number: 540-437-2687



La ciudad de Harrisonburg ofrece sus programas y servicios de una manera no discriminatoria y es un employer de igualdadde oportunidades. La Ciudad también alienta a las empresas de minorías y mujerespropietarias de mujeres a presentar ofertas y propuestas para los contratos del Programa CDBG Program y HOME. Para obtener más información y para los servicios de traducción de idiomas, póngase en contacto con el Oficial de Subvenciones y Cumplimiento al (540) 432-7701.

FAQ SHEET



The City of Harrisonburg invites your participation in the development of its 2022-2026 Consolidated Plan, the 2022 Annual Action Plan, and an Analysis of Impediments to Fair Housing, which identifies fair housing issues and recommends solutions.

What is the Analysis of Impediments to Fair Housing Choice?

Called an AI for short, it is a planning document that analyzes how well the City of Harrisonburg is expanding housing choice among members of the protected classes. Barriers to housing choice will be identified and an Action Plan will include strategies to eliminate the barriers.

What is fair housing?

It is an individual's right, established by federal law more than 50 years ago, to choose housing free from discrimination based on personal characteristics that have nothing to do with housing. It is the right to choose housing without regard to a person's **race**, **color**, **national origin**, **religion**, **sex**, **disability**, and **familial status**. Additionally, Virginia Laws also protect from discrimination against **gender identity**, **sexual orientation**, **elderliness**, **source of funds**, and **military status**. Persons who are protected from discrimination by fair housing laws are referred to as members of protected classes.

What does fair housing mean for me as a city resident?

Fair housing focuses on keeping your housing or searching for housing free from discrimination. It also includes having access to community assets such as employment, public transit, safe neighborhoods, quality schools—all those things that contribute to a good quality of life.

Why is the city preparing this document?

Annually, the City of Harrisonburg receives funding from the US Department of Housing & Urban Development (HUD) to carry out affordable housing and community development projects that benefit low- and moderate-income residents. HUD requires the city to prepare an AI to demonstrate that it (1) implements its housing programs without discrimination against members of protected classes and (2) works to expand access to community assets for all residents.

How can I participate in this process?

There are several ways you can provide input. These are listed on the back of this sheet.

Who can I contact for more information?

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HOJA DE PREGUNTAS FRECUENTES



La ciudad de Harrisonburg invita a su participación en el desarrollo de su Plan Consolidado 2022-2026, el Plan de Acción Anual 2022 y un Análisis de Impedimentos a la Vivienda Justa, que identifica problemas de vivienda justa y recomienda soluciones.

¿CUÁL ES EL ANÁLISIS DE LOS IMPEDIMENTOS PARA LA ELECCIÓN DE VIVIENDA JUSTA?

Llamado una IA para abreviar, es un documento de planificación que analizará tan bien la ciudad de Harrisonburg está expandiendo la elección de vivienda entre los miembros de las clases protegidas. Se identificarán los obstáculos a la elección de la vivienda y un plan de acción incluirá estrategias para eliminar los obstáculos.

¿QUÉ ES LA VIVIENDA JUSTA?

Es un derecho individual, establecido por la ley federal hace más de 50 años, elegir una vivienda libre de discriminación basada en características personales que no tienen nada que ver con la vivienda. Es el derecho a elegir vivienda sin tener en cuenta [la raza](#), [el color](#), [el origen nacional](#), [la religión](#), [el sexo](#), [la identidad de género](#), [la orientación sexual](#), [la edad mayor](#), [los ingresos](#), [el estado de veterano](#), [la discapacidad](#), y [el estado familiar](#). Las personas que están protegidas de la discriminación por las leyes de vivienda justa se conocen como miembros de clases protegidas.

¿QUÉ SIGNIFICA VIVIENDA JUSTA PARA MÍ COMO RESIDENTE DE LA CIUDAD?

La vivienda justa se centra en mantener su vivienda o la búsqueda de vivienda libre de discriminación. También incluye tener acceso a activos comunitarios como empleo, transporte público, vecindarios seguros, escuelas de calidad, todas aquellas cosas que contribuyen a una buena calidad de vida.

¿POR QUÉ LA CIUDAD ESTÁ PREPARANDO ESTE DOCUMENTO?

Anualmente, la Ciudad de Harrisonburg recibe fondos del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD, por sus familiares) para llevar a cabo proyectos de vivienda asequible y desarrollo comunitario que beneficien a los residentes de ingresos bajos y moderados. HUD requiere que la ciudad prepare una IA para demostrar que (1) implementa sus programas de vivienda sin discriminación contra los miembros de clases protegidas y (2) trabaja para ampliar el acceso a los activos de la comunidad para todos los residentes.

¿CÓMO PUEDO PARTICIPAR EN ESTE PROCESO?

Hay varias maneras de proporcionar información. Estos se enumeran en la parte posterior de esta hoja.

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Kristin McCombe
Oficial de Subvenciones y Cumplimiento
(540) 432-7701
kristin.mccombe@harrisonburgva.gov

ENCUESTA EN LÍNEA

Realice nuestra encuesta en

Se puede acceder a la encuesta española en

REUNIONES PÚBLICAS

Asista a una de las siguientes reuniones públicas:

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THE CITY OF HARRISONBURG VIRGINIA

The Consolidated Plan consists of three major sections: a housing and community development needs assessment, a housing market analysis, and a strategic plan which identifies those priority housing and community development needs and strategies that the City plans to address with the available HUD resources over the next five years.

MEDIAN RENT



Data source: 2019 ACS B25031

MEDIAN HOME VALUE



\$203,600

Data Source: 2019 ACS

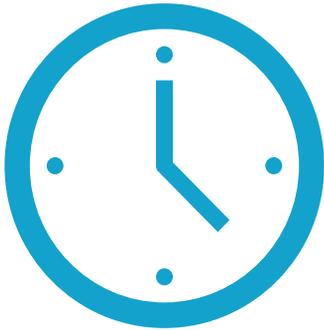


MEDIAN HOUSE- HOLD INCOME

\$46,679

Data Source: 2019 ACS

WHO IS IMPACTED BY A LACK OF AFFORDABLE HOUSING?



A single income household earning minimum wage at **\$9.50/hour** would need to work **70 HOURS / WEEK** to afford a 2-bedroom apartment in Harrisonburg.



38%
of all households are cost burdened*



67%
of cost burdened households are elderly (age 62+)



54%
of cost burdened households are predominantly single persons

297

people were experiencing **HOMELESSNESS** during the 2020 PIT Count.

Age	#
Children Under Age 18	41
Persons Age 18-24	37
Persons Over Age 24	219

Persons in Shelter	#
Emergency Shelter	262
Transitional Housing	0
Unsheltered	35

WE NEED YOUR INPUT!

Take our online survey at [SurveyMonkey.com/r/6CGVFDS](https://www.surveymonkey.com/r/6CGVFDS)

Or attend one of our public meetings: January 11 & March 22 at 7:00pm in Council Chambers



Data sources: 2013-2017 CHAS & 2019 ACS

*Households paying more than 30% of their income on housing are considered cost burdened.



PLEASE JOIN US FOR A

STAKEHOLDER MEETING

YOUR VOICE, THOUGHTS AND OPINIONS
MATTER!

You are invited to join the City of Harrisonburg for a virtual meeting on the 2022-2026 Consolidated Plan, 2022 Annual Action Plan and Analysis of Impediments to Fair Housing Choice.

please join us

October 13, 2021 | 10AM-11AM

October 14, 2021 | 10AM-11AM

October 14, 2021 | 2PM-3PM

GoToMeeting

<https://global.gotomeeting.com/join/579241429>

or

+1 (646) 749-3122

Access Code: 579-241-429



Danielle Rich

From: Kristin McCombe <Kristin.McCombe@harrisonburgva.gov>
Sent: Thursday, September 23, 2021 2:03 PM
Subject: FW: draft language for stakeholder meetings and attachments
Attachments: FAQ_CP_ENG_Harrisonburg.pdf; FAQ_AI_ENG_Harrisonburg.pdf; Harrisonburg Stakeholder Invitation_v2.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear CDBG Stakeholders:

The City of Harrisonburg is initiating the preparation of its **2022-2026 Consolidated Plan, 2022 Annual Action Plan and Analysis of Impediments to Fair Housing Choice**. As key community stakeholders in the City of Harrisonburg, we are seeking your participation in a series of virtual workshops scheduled for October 13-October 14, 2021.

The five-year **Consolidated Plan** will identify the affordable housing and community development needs in the City of Harrisonburg over the next five years. Annually the City receives Community Development Block Grant (CDBG) funds. To continue receiving these funds, the City of Harrisonburg is required to identify and prioritize its needs, then explain how it will address these needs through local projects as part of the **Annual Action Plan** for FY 2022.

The Analysis of Impediments to Fair Housing Choice (AI for short) involves a review of the housing and housing-related programs and policies to ensure they are implemented free from discrimination and are administered without regard for a person's race, color, national origin, religion, sex, disability, and familial status. Additionally, Virginia Laws also protect from discrimination against gender identity, sexual orientation, elderliness, source of funds, and military status.

Your participation in the Stakeholder Workshops is very important to this process. As practitioners in your field, the City wants to hear your opinions and ideas on the priority needs for the next five years—affordable housing, fair housing, neighborhood preservation, services needed to improve economic self-sufficiency among lower income residents, public infrastructure and facilities improvements needed to maintain The City of Harrisonburg's neighborhoods and commercial areas, and much more.

Join us at any one or more of the following virtual **Stakeholder Workshops**. The purpose of these workshops is for the City of Harrisonburg to listen to you—tell us what the needs are for the residents you serve throughout the community.

Wednesday October 13th | 10:00am-11:00am

Thursday October 14th | 10:00am-11:00am

Thursday October 14th | 2:00pm-3:00pm

All three workshops can be accessed from your computer, tablet or smartphone. The link is also on the attached flyer.

<https://global.gotomeeting.com/join/579241429>

You can also dial in using your phone.

United States: +1 (646) 749-3122

Access Code: 579-241-429

Two **FAQ sheets** are also attached. This provides a brief overview of the process and how you, your colleagues and clients can get involved and have your voices heard.

Finally, take our **online survey** at [SurveyMonkey.com/r/6TRZYRW](https://www.surveymonkey.com/r/6TRZYRW) (la encuesta española en: <https://www.surveymonkey.com/r/6CGVFDS>) and feel free to forward the survey link to colleagues, clients, neighbors and friends.

I look forward to seeing you October 13 and 14th. Feel free to contact me with any questions.

Kristin McCombe
CDBG Coordinator
Office of the City Manager
409 S. Main St.
Harrisonburg, VA 22801
(540)432-8926



THE CITY OF HARRISONBURG

Public Meetings for:

2022-2026 Consolidated Plan

2022 Annual Action Plan

Analysis of Impediments to Fair Housing Choice



CONSOLIDATED PLAN
AND
ANNUAL ACTION PLAN



WHAT IS A
FIVE-YEAR
CONSOLIDATED
PLAN?

Required for all HUD Funding

Covers the Period: July 1, 2022, thru June 30, 2026

Components:

- Stakeholder Consultation (Public Agencies, Nonprofit Service Organizations, Residents, Homeless Assistance Organizations, Public Housing Authority, etc.)
- Housing and Homeless Needs Assessment
- Housing Market Analysis
- Strategic Plan - Local Priorities
- Annual Action Plan - Proposed Activities for Program Year 2022: (July 1, 2022 - June 30, 2023)

MEETING NATIONAL OBJECTIVES

Each activity must meet one of the
THREE NATIONAL OBJECTIVES:



Benefit Low- and
Moderate-Income
Persons
(at least 70% of
grant amount)



Prevent or Eliminate
Blight
(not more than
30% of grant
amount)



Urgent Needs
when health and
welfare are
threatened

Household Size	Maximum Income (80% HAMFI for Harrisonburg MSA)
1 person	\$38,300
2 person	\$43,800
3 person	\$49,250
4 person	\$54,700
5 person	\$59,100
6 person	\$63,500
7 person	\$67,850
8 person	\$72,250

DEFINITION OF
LOW- AND MODERATE-
INCOME
IN
HARRISONBURG, VA MSA
IN 2021

BASIC CDBG ELIGIBLE ACTIVITIES



Housing
Rehabilitation



Homeownership
Assistance



Public Facilities
and
Improvements



Blight Removal
Demolition/Site
Preparation



Code
Enforcement



Economic
Development



Acquisition /
Disposition of
Real Property



Public Services

CDBG PUBLIC SERVICES

- Limited to 15% of CDBG Grant Amount
- Employment Training, Crime Prevention, Childcare, Health Care, Drug Abuse Education, Fair Housing Counseling, Energy Conservation, Homebuyer Education, or Recreation Programs

- We do not have 2022 allocations yet.
- Funding estimates based on FY21 grants:
 - CDBG \$504,419



ACTIVITIES FUNDED IN PROGRAM YEAR 2019: CITY OF HARRISONBURG

CITY OF HARRISONBURG INVESTED FUNDS TO ASSIST:

- The S. Dogwood Sidewalk Project
- The Park Accessibility Project
- The Kelley Street Waterline Project
- \$140,000 to the Harrisonburg Redevelopment & Housing Authority for debt servicing of the Harrison Heights housing development, that provided 40 units for LMI residents.
- Funded five (5) organizations to provide public services to low- and moderate- income residents: VPAS Meals on Wheels, The Suitcase Clinic, The Arc, Pleasant View, and the CASA Child Advocacy Program.

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

WHAT IS FAIR HOUSING?

The right to choose housing free from unlawful discrimination

Federal, state, and local laws protect people from discrimination in housing transactions such as rentals, sales, mortgage lending and insurance

It ensures access to housing for everyone



**EQUAL HOUSING
OPPORTUNITY**

FAIR HOUSING PROTECTED CLASSES



Race



Color



Religion



Disability



Sex



Familial
Status



National
Origin



Gender
Identity



Sexual
Orientation



Elderliness



Source of
Funds



Military Status

EXAMPLES OF HOUSING DISCRIMINATION

A landlord or agent asks questions about your religious practices

A unit is advertised as "vacant" or "for sale" but the agent refuses to show it to you

Extra security deposit is required for families with children

A landlord refuses to rent to you because you use a wheelchair

WE'D LIKE TO HEAR FROM YOU

PUBLIC COMMENT ...YOUR OPINION COUNTS!

WHAT ARE HARRISONBURG'S MOST URGENT NEEDS?

- Housing?
- Infrastructure?
- Facilities (Community Centers, Neighborhood Centers, Libraries, etc.)?
- Services (Job Training, Youth Programs, Childcare, etc.)?
- Employment Opportunities?

HAVE YOU AWARE OF HOUSING DISCRIMINATION?

- In your search for housing?
- In your efforts to stay in your housing?
- What did you do?

NEXT STEPS

- **Complete our survey:** [SurveyMonkey.com/r/6TRZYRW](https://www.surveymonkey.com/r/6TRZYRW).
- **January 11, 2022 | 7pm:** 1st public hearing at City Council
- **March:** Draft Consolidated Plan, 2022 AAP and AI completed
- **March:** Begin 30-Day Public Display/Comment Period
- **March 22, 2022 | 7pm:** 2nd Public Hearing at City Council
- **May:** Final City Council Approval of the 2022 AAP, Con Plan and AI
- **May 15:** Submission of Plans to HUD
- **July 1, 2022:** Program Year Begins

A large, solid dark blue circle is positioned on the left side of the page. Inside the circle, the text "FOR MORE INFORMATION" is written in white, uppercase, sans-serif font, centered horizontally and vertically.

FOR MORE
INFORMATION

CDBG Coordinator
cdbg@harrisonburgva.gov,
(540) 432-8926 to leave a message.

Harrisonburg Stakeholder Workshops Attendees Summary

GoToMeeting

Meeting Date	Meeting Duration	Number of Atten Meeting ID
October 13, 2021 9:28 AM EDT	74 minutes	10 579-241-429

Details

Name	Email Address	Join Time	Leave Time	Time in Session (minutes)
Ande Banks	pamela.ulmer@harrisonburgva.gov	9:58 AM	10:41 AM	43
Benjamin Craig	ben@w2ginc.org	10:00 AM	10:41 AM	41
Chris Quinn		9:58 AM	10:41 AM	43
City Manager's Office	pamela.ulmer@harrisonburgva.gov	9:53 AM	10:42 AM	48
Corey Chandler	corey@ourcommunityplace.org	10:01 AM	10:41 AM	40
Danielle Rich		9:58 AM	10:42 AM	44
Gayl Brunk	ndavis@endependence.org	10:01 AM	10:41 AM	40
Heather Denman	execdir@hrarc.org	10:39 AM	10:42 AM	2
Jessica Lurz	billw@mandl.net	9:28 AM	10:42 AM	74
Jo Benjamin	jo.benjamin@uwhr.org	10:01 AM	10:41 AM	40

Harrisonburg Stakeholder Workshops Attendees Summary

GoToMeeting

Meeting Date	Meeting Duration	Number of Attendees	Meeting ID
October 14, 2021 9:45 AM EDT	70 minutes	9	579-241-429

Details

Name	Email Address	Join Time	Leave Time	Time in Session (minutes)
Adam Fletcher	adam.fletcher@harrisonburgva.gov	10:00 AM	10:55 AM	54
Beth Bland	beth@vpas.info	10:03 AM	10:55 AM	51
Danielle Rich		9:58 AM	10:55 AM	57
Diane McCarthy	mccar2dl@jmu.edu	9:59 AM	10:55 AM	55
Elizabeth McCarty - CSPDC	elizabeth@cspdc.org	10:01 AM	10:54 AM	53
Jessica Lurz	billw@mandl.net	9:45 AM	10:55 AM	70
Kristin McCombe	pamela.ulmer@harrisonburgva.gov	9:52 AM	10:55 AM	62
Pam Miller	pmiller@pleasantviewinc.org	10:00 AM	10:55 AM	55
Rebecca Joyce	rebecca@cspdc.org	9:58 AM	10:55 AM	56

Harrisonburg Stakeholder Workshops Attendees Summary

GoToMeeting

Meeting Date	Meeting Duration	Number of Attendees	Meeting ID
October 14, 2021 1:44 PM EDT	50 minutes	7	579-241-429

Details

Name	Email Address	Join Time	Leave Time	Time in Session (minutes)
Danielle Rich		2:02 PM	2:34 PM	32
Gaghan, Rachel Delores - gaghanrd		2:00 PM	2:31 PM	30
Heather Denman	execdir@hrarc.org	1:58 PM	2:31 PM	33
Jessica Lurz	billw@mandl.net	1:44 PM	2:34 PM	50
Karl Waizecker		1:51 PM	2:25 PM	33
Kristin McCombe	pamela.ulmer@harrisonburgva.gov	1:57 PM	2:34 PM	37
Nicky Fadley		2:02 PM	2:31 PM	28

Summary of Community Needs Identified during the City of Harrisonburg's Stakeholder Sessions and Regular Meetings of Local Organizations

October 13th and 14th 2021

November 9, 2021 through December 14, 2021

The City of Harrisonburg conducted three stakeholder workshops. In addition, four virtual presentations during regular meetings held by local organizations whose missions focus on improving the quality of life for residents in Harrisonburg. The following pages provide a summary of the community needs identified during each of these meetings.

Stakeholder Workshop 1

October 13, 2021 | 10:00AM

Lack of Affordable Housing

- There is a need for affordable housing across the City of Harrisonburg. Stakeholders note many clients needing assistance locating housing.
- In addition to the need for affordable housing, there is a need to ensure affordable units are located near transit stops.

Accessibility

- There is a lack of accessible housing in the city for individuals with disabilities.
- The Dream Come True Playground is excellent model for playgrounds across the city. There is a desire to continue adding accessibility features to parks, recreation, and public facilities.

Transportation

- Public transit stops are in places without sidewalks or bicycle lanes and often must use private property as a route to get to the transit stop.
- Public transit system isn't timely or efficient- can often take 2 hours to go 5 miles.
- There is also a need for accessible transportation.

Supportive Services

- There is a need for resources and services for the reentry population.
- There is a lack of childcare, especially for infants.
- There is a need for affordable childcare for 2nd or 3rd shift workers.
- Workforce and development training programs are also needed. Low mod workers were often working in hospitality and don't want to go back after pandemic. Need programs for them to find new careers.

Fair Housing

- Still seeing discrimination against source of income. Landlords aren't willing to take vouchers. One provider works with landlords to prevent or avoid fair housing issues. They note landlords seem receptive to working with them to correct problems.

Stakeholder Workshop 2

October 14, 2021 | 10:00AM

Fair Housing

- Stakeholders note there is a need for Fair Housing education across the city. It was suggested a community-wide training for landlords and renters be held.
- Several property owners are not willing to rent to students. Under Virginia's Fair Housing protections, aged 55+ is a protected class, but there were questions as to if other age groups are protected.

Supportive Services

- There is a need for affordable eldercare and childcare. Stakeholders note there is no public or private assistance available to Asset Limited, Income Constrained, Employed (ALICE) households.
- One stakeholder noted her organization's childcare center is weekday only and due to staffing issues, they are not able to meet the need of second and third shift childcare.
- There is a lack of homemaker services and respite services for older adults. There has been an increased need for meals and transportation services.

Challenges to Affordable Housing

- There is a lack of accessible housing for those with disabilities or for those who are aging. Several stakeholders note people in the city aren't able to find affordable housing, forcing them to move outside of the city where they have less access to services.
- Lack of independent senior housing in the city.
- There is a continued need for financial assistance for first-time homeownership.

Stakeholder Workshop 3

October 14, 2021 | 2:00 PM

Special Needs Housing

- Stakeholders reported there is a need for apartments for persons with developmental disabilities and to have supportive services separate from housing to allow for the greatest level of independence.
- There is a need for non-congregate shelters for persons experiencing homelessness.
- Stakeholders note there is a need for case management support. There is a lack of funding in general for this service and the Community Resource Center has seen an increased level of clients needing services.

Infrastructure Improvements

- There is a lack of sidewalks in the city, particularly on busy roads, causing dangerous situations for pedestrians.

Food Insecurity

- Stakeholders note an increase in food insecurities during the pandemic. It was suggested a food delivery system for persons who cannot afford transportation.

ALICE Coalition

November 17, 2021 | 1:00PM

Public Services

- Members note there is a need eviction defense services, including representation for undocumented immigrants facing evictions.
- Many people experiencing homelessness need assistance with getting key documents to apply for public benefit.
- There is a lack of affordable childcare. Members note there is nearly no childcare for children aged birth to 2 years. There is also a lack of affordable childcare for school-age children.
- The need to make public more aware of mental health services, including substance recovery was identified by one member.

Challenges to Affordable Housing

- Member stated there is a disparate impact of personal property tax on working poor (annual vehicle tax). Non-payment could mean losing vehicle then no way to get to work or school. Households are given very little notice (bills sent in late October and payment due in December; taxes due can vary from year to year) which makes it very difficult to low-income households to budget for this. One solution suggested by a member of the committee would be change the due date or allow to payment plans over time.
- One member noted a need improved code enforcement.

Fair Housing

- Members noted there are a handful of management companies that control a large percentage of the rental units. These companies often have unreasonable application requirements such as 3-4 times the rent amount in salary and some will charge \$50-\$75/application fee even though they know the applicants will be denied.
- Members believe there are passive ways landlords are discriminating, such as source of income discrimination, by using credit score to deny applicants.
- Members note there is discrimination in housing based on past criminal history.

Transportation

- Members mentioned there is no public transit during 2nd and 3rd shifts and the limited nature of current routes, particularly into the county.
- It was identified there is a need for better infrastructure on existing routes, including sidewalks to access all bus stops, bus shelters to protect those waiting for buses and other ways to improve ridership experience.
- Local taxis and Ubers are more expensive than the bus but do provide alternatives when needed.
- One member noted the need for seat belts for children on public buses.

Harrisonburg Redevelopment and Housing Authority Board

November 17, 2021 | 4:00PM

Challenges to Affordable Housing

- Board members discussed the difficulty clients are having finding landlords willing to rent to households with a Section 8 voucher. It was noted there are over 5,000 people on the waiting list currently with an additional 700 people currently searching for a unit. The Housing Authority allows 100 days to find a unit.
- There is a need for 1- and 2-bedroom units and large units for families. Many apartment complexes rent larger units to students. It was noted the sizes and nature of units within the city are not meeting the needs of low-to moderate income households.
- Board members noted the need for a way to measure the city's efforts on creating and preserving affordable housing.
- Board members note the challenges of being a college town and its impacts on affordable housing.
- Board members also noted there is a need to address racial equity in homeownership within the city.

Infrastructure Improvements

- Board members discussed the role zoning plays in affordable housing. Several note there is very little land available, and the land that is available is not developable due to zoning or the lack of infrastructure.
- Board members note the city currently has very low density. It was noted the city is undergoing a zoning ordinance update currently, however due to a shortage of staff at the city level, progress has been slowed down.
- Board members note there is a need for housing for households at the 0-30% AMI level and "workforce" level, but without increased density, there is little that can be built.
- One board member stated Habitat for Humanity has the funding to build housing, but the biggest barrier is the cost of infrastructure.

Childcare

- It was noted there is a need for affordable childcare. Members stated the city is a "childcare desert."

Continuum of Care

November 17, 2021 | 3:00PM

Challenges to Affordable Housing

- Affordable housing continues to be a problem in the community.
- The CoC members note a need Single Room Occupancy (SROs).
- Persons experiencing homelessness have barriers to access housing. Members also note several rental management companies taking over the market for student housing and making requirements/criteria unobtainable for others.
- Other communities within the CoC are doing master leases to overcome some of the barriers to accessing housing.
- CoC members noted they are anticipating an increased affordable housing crisis as enrollment in area schools increases.

Homeless Services

- The CoC now has a new best practices committee, but they are still working on gathering information from outside resources/other CoCs.

City Executive Leadership Meeting

December 14, 2021 | 8:30AM

Challenges to Affordable Housing

- Executive leaders noted the increasing housing market in Harrisonburg. One noted a local realtor saying the market is “hot” and getting tighter.
- There is a need to bridge the connection between private developers and available federal funding. It will be important to ensure private developers are aware of opportunities for funding, especially as additional federal dollars become available.
- There is a continued need for accessible housing.
- Leadership discussed the need to incorporate energy efficiency and fire safety in the housing discussion.
- It was noted there has been discussion within the community for the creation of medial respite care housing. This would serve the needs of persons with a medical condition and experiencing homelessness.

Infrastructure

- Public works noted the continued need to address sidewalks within the city. The Bicycle and Pedestrian Plan was updated in 2022 and discusses these needs.
- Public transportation continues to be a need. Service expansion and extended hours are still priorities.

Public Services

- There continues to be a need for homeless services in the city.
- Leadership would like to see continued support of public services by non-profit partners.

DAILY NEWS-RECORD

STATE OF VIRGINIA
CITY/COUNTY OF ROCKINGHAM

Subscribed and sworn to before me in
the jurisdiction aforesaid this 11th day
of November, 2021, by

Sharon L. Posey

CERTIFICATE OF PUBLICATION

Community Development Block Grant

THIS IS TO CERTIFY THAT the
attached advertisement of:

11/9 Public Hearing
Consolidated Plan

appeared in
THE DAILY NEWS-RECORD
on the following date:

November 3, 2021

At \$17.75 per inch, Cost \$266.25

DUPLICATE by

Sharon L. Posey



PUBLIC HEARING NOTICE
CITY OF HARRISONBURG
COMMUNITY DEVELOPMENT BLOCK GRANT
PROGRAM

PUBLIC HEARING - The City of Harrisonburg will hold a public hearing on Tuesday, November 9, 2021 at 7:00 p.m. in the City Council Chambers, 409 South Main Street. The City of Harrisonburg is seeking participation as it initiates the preparation of its **2022-2026 Consolidated Plan, 2022 Annual Action Plan and Analysis of Impediments to Fair Housing Choice.**

The five-year **Consolidated Plan** will identify the affordable housing and community development needs in the City of Harrisonburg over the next five years. Annually the City receives Community Development Block Grant (CDBG) funds. To continue receiving these funds, the City of Harrisonburg is required to identify and prioritize its needs, then explain how it will address these needs through local projects as part of the Annual Action Plan for FY 2022. The **Analysis of Impediments to Fair Housing Choice** (AI for short) involves a review of the housing and housing-related programs and policies to ensure they are implemented free from discrimination.

All citizens and organizations are invited to attend the public hearing to comment orally or in writing on funding needs and priorities. Questions regarding the grant program are also encouraged. The City of Harrisonburg will make reasonable accommodations and services necessary for sensory-impaired and disabled citizens at the public meeting. Additionally, translation services may be offered upon request and availability. Persons requiring such accommodations/services should contact the City at least three working days in advance of the meeting.

Please contact Kristin McCombe at kristinn@harrisonburgva.gov, or 540-432-8926 with questions. Written comments may also be mailed to Kristin McCombe, CDBG Coordinator, 409 South Main Street, Harrisonburg, VA 22801.

*State of VA
City of Harrisonburg
On November 12, 2021, Sharon Posey
personally appeared before me
and executed the above instrument*

Kristi L Habwe

my Commission expires 4.30.22





Public Hearing for the City of Harrisonburg Consolidated Plan and Annual Action Plan
Analysis of Impediments to Fair Housing Choice
November 9, 2021 7:00PM

The following provides an overview of the public needs meeting and summarizes the housing and community development needs and/or comments made by attendees during the meeting.

- 1) The meeting began at 7:00PM with a presentation by M&L Associates of the overall purpose of the public meeting, a general review of the 5-year Consolidated Plan, eligible activities under CDBG, the National Objectives, Fair Housing overview and the proposed schedule for adoption and submission of the 2022 Plans to HUD.
- 2) Following the presentation, the meeting was opened to the public and City County to provide comments on housing and community development needs. The following items/needs/issues were stated by the meeting attendees:
 - a) One member of the public wanted to provide comment on the Impediments to Fair Housing, noting there are structural impediments to Fair Housing in the City of Harrisonburg. There is a high level of segregation at the neighborhood level. It was also stated the Community Development office was set up in the 20th century and many of the zoning ordinances are exclusionary. The member of the public stated there have been over 500 acts of zoning enforcement, and many are nuisance related, such as junk in the yard and tall grass. It was also stated there is an "anti-black" issue that has national origins and is a major concern for the City of Harrisonburg.
 - b) It was noted there is possible fair housing issues with larger developers and property owners. Many of the apartments within the City serve the college student population and it is challenging to find affordable housing.
 - c) One member of council asked if CDBG funds could be used for infrastructure, noting there have been concerns raised about the housing authorities' grounds and buildings.
 - d) Several members discussed the need to be proactive in regard to fair housing issues in the community. The process for fair housing complaints was described and the annual fair housing training provided by City staff. The City has also tried on several occasions to request fair housing testing from the HUD funded state agency.

DAILY NEWS-RECORD

STATE OF VIRGINIA
CITY/COUNTY OF ROCKINGHAM

Subscribed and sworn to before me in
the jurisdiction aforesaid this
30th day of November, 2021 by

Chelise Estes

Sharon Lynn Posey

Sharon Lynn Posey - Notary Public
My commission expires 08/31/2025
Notary Registration Number: 7965794

Certificate of Publication

COMMUNITY DEVELOPMENT BLOCK GRANT

THIS IS TO CERTIFY that the attached
advertisement of:

12/6 PUBLIC HEARING
CONSOLIDATED PLAN
PO#:

appeared in the DAILY NEWS-RECORD
on the following dates:

11/29/2021

At 17.75 per inch, ~~line~~. Cost \$266.25

DUPLICATE by *Chelise Estes*



PUBLIC MEETING NOTICE
CITY OF HARRISONBURG
COMMUNITY DEVELOPMENT BLOCK GRANT
PROGRAM

PUBLIC MEETING - The City of Harrisonburg will hold a public meeting on Monday, December 6, 2021 at 5:30 p.m. in the Lucy F. Simms Center at 620 Simms Ave, Harrisonburg, VA 22802. The City of Harrisonburg is seeking participation as it initiates the preparation of its **2022-2026 Consolidated Plan, 2022 Annual Action Plan and Analysis of Impediments to Fair Housing Choice**.

The five-year **Consolidated Plan** will identify the affordable housing and community development needs in the City of Harrisonburg over the next five years. Annually the City receives Community Development Block Grant (CDBG) funds. To continue receiving these funds, the City of Harrisonburg is required to identify and prioritize its needs, then explain how it will address these needs through local projects as part of the Annual Action Plan for FY 2022. The **Analysis of Impediments to Fair Housing Choice** (AI for short) involves a review of the housing and housing-related programs and policies to ensure they are implemented free from discrimination.

All residents and organizations are invited to attend the public meeting to comment orally or in writing on funding needs and priorities. Questions regarding the grant program are also encouraged. The City of Harrisonburg will make reasonable accommodations and services necessary for sensory-impaired and disabled citizens at the public meeting. Additionally, translation services may be offered upon request and availability. Persons requiring such accommodations/services should contact the City at least three working days in advance of the meeting.

Please contact Kristin McCombe at Kristin.McCombe@HarrisonburgVA.gov or 540-432-8926 with questions. Written comments may also be mailed to Kristin McCombe, CDBG Coordinator, 409 South Main Street, Harrisonburg, VA 22801.



CITY OF HARRISONBURG

Needs Assessment Meeting

**Can you afford your apartment?
Are improvements needed in
your community?**

YOUR INPUT IS NEEDED!

The City of Harrisonburg is working to identify community development priorities, fair and affordable housing needs, and factors that shape equal access to housing.

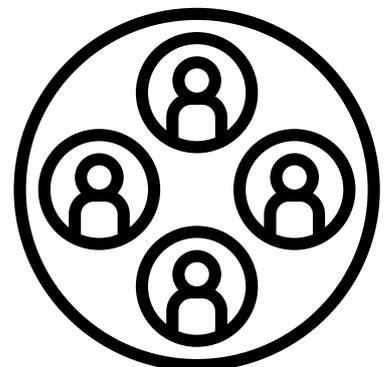
Please join us to share your thoughts on the needs of our community!

Monday

December 6, 2021

5:30PM to 6:30PM

Lucy F. Simms Center, Main Entrance
620 Simms Ave, Harrisonburg VA 22802



The City of Harrisonburg will make reasonable accommodations and services necessary for sensory-impaired and disabled citizens at the public meeting. Additionally, translation services may be offered upon request and availability. Persons requiring such accommodations/services should contact the City at least three working days in advance of the meeting.

540-432-7701 or submit a request at
<https://www.harrisonburgva.gov/public-hearings>



CIUDAD DE HARRISONBURG

Reunión de evaluación de necesidades

**¿Puedes pagar tu apartamento?
¿Se necesitan mejoras en su comunidad?**

¡SU OPINIÓN ES NECESARIA!

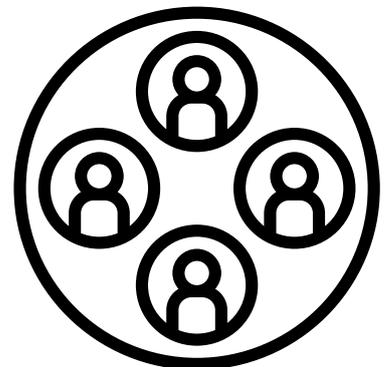
La ciudad de Harrisonburg está trabajando para identificar las prioridades de desarrollo comunitario, las necesidades de vivienda justas y asequibles, y los factores que dan forma a la igualdad de acceso a la vivienda. Por favor, únase a nosotros para compartir sus pensamientos sobre las necesidades de nuestra comunidad!

Lunes

Diciembre 6, 2021

5:30 a 6:30PM

Centro Lucy F. Simms, Entrada principal
620 Simms Ave, Harrisonburg, VA 22802



La Ciudad de Harrisonburg hará adaptaciones y servicios razonables necesarios para los ciudadanos con discapacidad sensorial y discapacitados en la reunión pública. Además, se pueden ofrecer servicios de traducción bajo petición y disponibilidad. Las personas que requieran tales adaptaciones / servicios deben comunicarse con la Ciudad al menos tres días hábiles antes de la reunión

540-432-7701 o envíe una solicitud al
<https://www.harrisonburgva.gov/public-hearings>



Public Hearing for the City of Harrisonburg Consolidated Plan and Annual Action Plan
Analysis of Impediments to Fair Housing Choice
December 6, 2021 5:30PM

The following provides an overview of the public needs meeting and summarizes the housing and community development needs and/or comments made by attendees during the meeting.

- 1) The meeting began at 5:30PM with a presentation by M&L Associates of the overall purpose of the public meeting, a general review of the 5-year Consolidated Plan, eligible activities under CDBG, the National Objectives, Fair Housing overview and the proposed schedule for adoption and submission of the 2022 Plans to HUD.
- 2) Following the presentation, the meeting was opened to the public to provide comments on housing and community development needs. The following items/needs/issues were stated by the meeting attendees:
 - a) There has been an increase in homelessness within the city. Affordable housing continues to be a challenge.
 - b) Blue Ridge Free Clinic closed recently yet there is still a need for free medical services. Nearly 400 patients were seen and assisted with navigating resources, filling about Medicaid applications and finding providers.
 - c) There is a need to address the infrastructure, such as streets and sidewalks particularly in the North East Neighborhood.
 - d) One member asked about the prior year spending for the Housing Authorities debt service. City staff explained the is connected to the rehabilitation of the Harrison Heights project and is an annual CDBG commitment since 2005.
 - e) Valley Aging Meals on Wheels has been a recipient of CDBG funds and finds it critical to continue to provide the service in the community. Funds allow the agency to leverage other funds and fill in gaps.
 - f) There is a continued need for affordable housing and accessible housing, especially for older adults.
 - g) The city lacks affordable and accessible housing. There do not seem to be Fair Housing related issues, however there is just of available units that meet these needs.
 - h) Sidewalks in the city are in poor condition and make it challenging for persons with disabilities.



Community Development Block Grant (CDBG) Program

CONSOLIDATED PLAN 2022 – 2026
ANNUAL ACTION PLAN 2022-2023
ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

1

Community Development Block Grant (CDBG) Program at a Glance



WHAT IS CDBG?



WHO IS ELIGIBLE?



WHO FUNDS CDBG?

2

How Much Does Harrisonburg Receive?

2012	\$477,713
2013	\$531,114
2014	\$505,155
2015	\$542,005
2016	\$514,843
2017	\$505,968
2018	\$559,588
2019	\$576,573
2020	\$534,269
2021	\$504,419
2022	TBD

3

Strategic Planning



CURRENTLY DEVELOPING
THE STRATEGIC PLAN



FIVE YEAR GOALS



REQUIREMENT



COPIES AVAILABLE

4

Draft 2022-2026 Strategic Plan



5



Increase Access to
and Quality of
Affordable Housing

6



Improve Public
Infrastructure

7



Provide Public
Services

8



Strengthen fair housing
enforcement, operations,
and education

9



Planning and
Administration

10



Improve Public Facilities

11

Tentative Schedule

January 3, 2022	Advertise RFP in DNR & on website for grant proposals.
January 13, 2022	Training Session for CDBG Applicants
February 10, 2022	Grant Application Deadline – receipt by NOON
February 24, 2022	Selection Committee Meeting, Consideration of Proposals, & Development of Action Plan
March 22, 2022	Council Meeting/Public Hearing #2 (Present Budget, 2022 Action Plan, Consolidated Plan, & open thirty-day Public Comment Period – 7:00 PM
April 22, 2022	All public comments must be received by 9:00 AM on April 22, 2022, to be considered.
May 10, 2022	Council Meeting/Council Final Approval of 2022 CDBG Budget/Action Plan/Con Plan (Council to consider approval of budget, & plans)*
May 15, 2022	Plans due to HUD
July 2022	Anticipated HUD Approval of 2022 CDBG Action Plan + Consolidated Plan

12

PUBLIC HEARING

Comments & Proposals may be submitted to:

Kristin McCombe
Office of the City Manager
409 South Main Street
Harrisonburg, Virginia 22801
(540) 432-8926
Kristin.McCombe@HarrisonburgVA.gov

DAILY NEWS-RECORD

STATE OF VIRGINIA
CITY/COUNTY OF ROCKINGHAM

Subscribed and sworn to before me in
the jurisdiction aforesaid this
13th day of January, 2022 by

Bueckler

Sharon Lynn Posey
Sharon Lynn Posey - Notary Public
My commission expires 08/31/2025
Notary Registration Number: 7965794

Certificate of Publication

COMMUNITY DEVELOPMENT BLOCK GRANT

THIS IS TO CERTIFY that the attached
advertisement of:

2022 ANNUAL ACTION PLAN

PO#:

appeared in the DAILY NEWS-RECORD
on the following dates:

01/03/2022

At 17.75 per inch, ~~line~~. Cost \$266.25

DUPLICATE by *Bueckler*



PUBLIC MEETING NOTICE
CITY OF HARRISONBURG
COMMUNITY DEVELOPMENT BLOCK GRANT
PROGRAM

PUBLIC MEETING - The City of Harrisonburg will hold a public meeting on Tuesday, January 11 at 7:00 p.m. in the City Council Chambers, 409 South Main Street, Harrisonburg, VA 22802. The City of Harrisonburg is seeking participation as it initiates the preparation of its **2022-2026 Consolidated Plan, 2022 Annual Action Plan and Analysis of Impediments to Fair Housing Choice**.

The five-year **Consolidated Plan** will identify the affordable housing and community development needs in the City of Harrisonburg over the next five years. Annually, the City receives Community Development Block Grant (CDBG) funds. To continue receiving these funds, the City of Harrisonburg is required to identify and prioritize its needs, then explain how it will address these needs through local projects as part of the Annual Action Plan for FY 2022. The **Analysis of Impediments to Fair Housing Choice (AI)** involves a review of the housing and housing-related programs and policies to ensure they are implemented free from discrimination.

All citizens and organizations are invited to attend the public meeting to comment orally or in writing on funding needs and priorities. Questions regarding the grant program are also encouraged. The City of Harrisonburg will make reasonable accommodations and services necessary for sensory-impaired and disabled citizens at the public meeting. Additionally, translation services may be offered upon request and availability. Persons requiring such accommodations/ services should contact the city at least three working days in advance of the meeting.

Please contact Kristin McCombe at kristin.mccombe@harrisonburgva.gov, or 540-432-8926 with questions. Written comments may also be mailed to Kristin McCombe, CDBG Coordinator, 409 South Main Street, Harrisonburg, VA 22801.



Public Hearing for the City of Harrisonburg Consolidated Plan and Annual Action Plan
Analysis of Impediments to Fair Housing Choice
January 11, 2022 7:00PM

The following provides an overview of the public hearing and summarizes the housing and community development needs and/or comments made by attendees during the meeting.

- 3) The meeting began at 7:00PM with a presentation by M&L Associates with a general review of the CDBG program, 5-year Consolidated Plan process, National Objectives, identified six strategic planning goals and the proposed schedule for adoption and submission of the 2022 Plans to HUD.
- 4) Following the presentation, the meeting was opened to the public to provide comments on housing and community development needs. The following items/needs/issues were stated by the meeting attendees:
 - a) One participant represented Meals on Wheels, which has received CDBG funds in prior year. The participant noted her appreciation to the City for their continued support and funding. It was noted that during the pandemic, Meals on Wheels served over 18,000 meals to residents.
 - b) One participant wanted to draw attention to the fourth strategic goal identified in the presentation on fair housing. He stated the City continues to fund full time staff who's job is to enforce codes that are discriminatory. The participant stated he would like to see council remove ordinances that do not align with fair housing practices.

There were no further comments and the public hearing was adjourned.

12.16.2021

City of Harrisonburg, VA

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

SUMMARY OF ONLINE RESIDENT SURVEY

An online resident survey was conducted as part of the community outreach for the Analysis of Impediments to Fair Housing Choice (AI) and the 2022-2026 Consolidated Plan. The survey was made available from October 1, 2021, to December 13, 2021.

The survey was made available in English. There were 29 responses received.

Participants were asked if they have **felt they were discriminated against** when looking for housing anywhere in City of Harrisonburg. Of the 29 respondents, 21.21% (7) stated **yes**. Of these, 100% (9 respondents, more than those who reported being discriminated against) stated a **landlord or property manager** was the person who may have discriminated against them. Approximately 12% of respondents (4), stated they were **not sure** whether they had been discriminated against.

A total of nine (9) respondents, more than those who reported being discriminated against, reported the location where the act of the discrimination may have occurred, with 66.67% (6) reporting it was in an **apartment complex** and 33.33% (3) reporting it was in a **neighborhood with mostly single-family homes**.

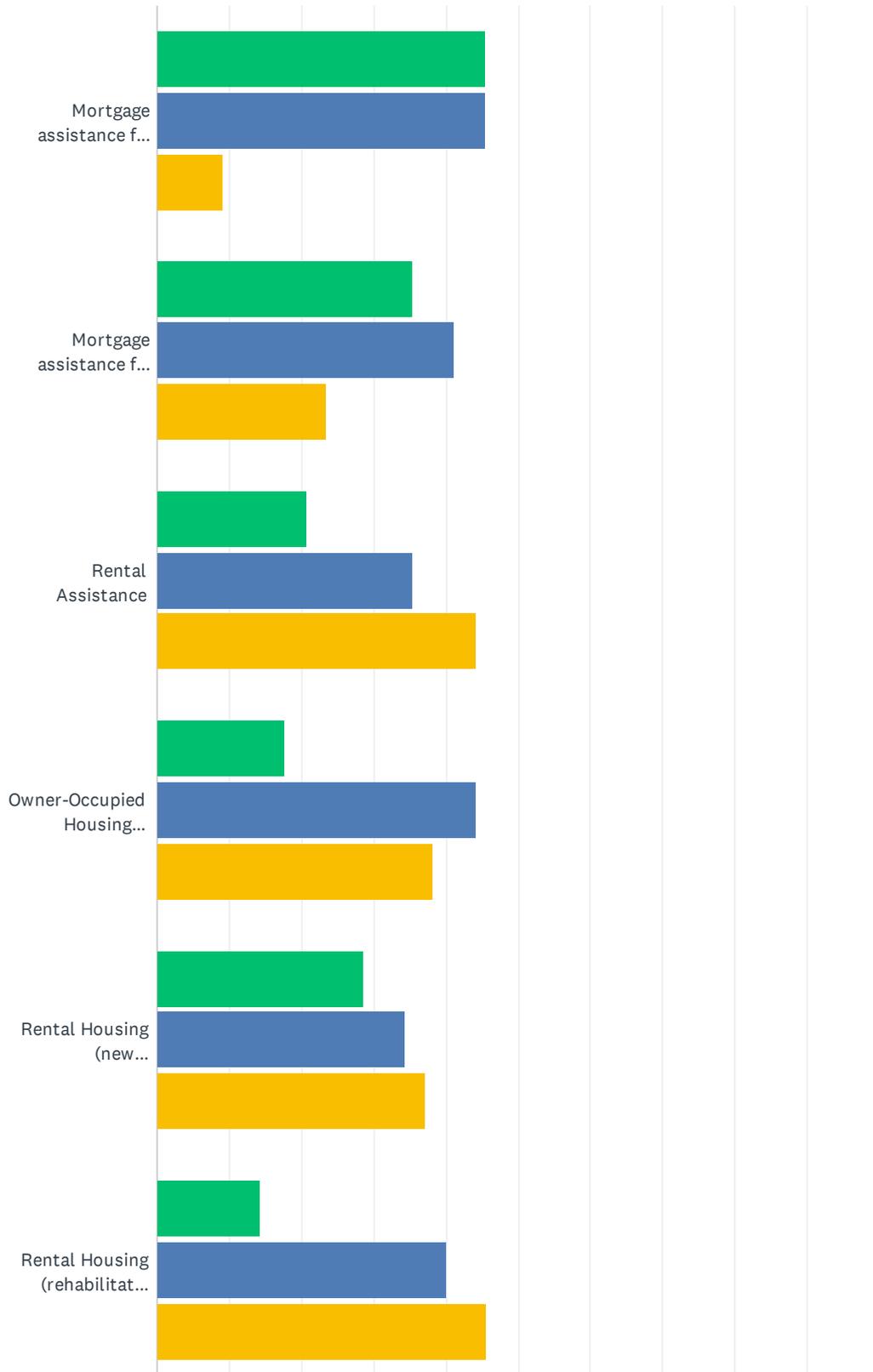
When asked on what basis they believe they were discriminated against, 33.33% reported **Family Status** (due to children), 33.33% reported **Source of funds**, and 22.22% reported **Race**. One respondent selected **Other**, and when specifying, described criminal history. One of the nine respondents reported the incident of possible discrimination **directly to the entity**. The main reason for not reporting among 5 of the 8 respondents was **“didn’t think it would make a difference.”**

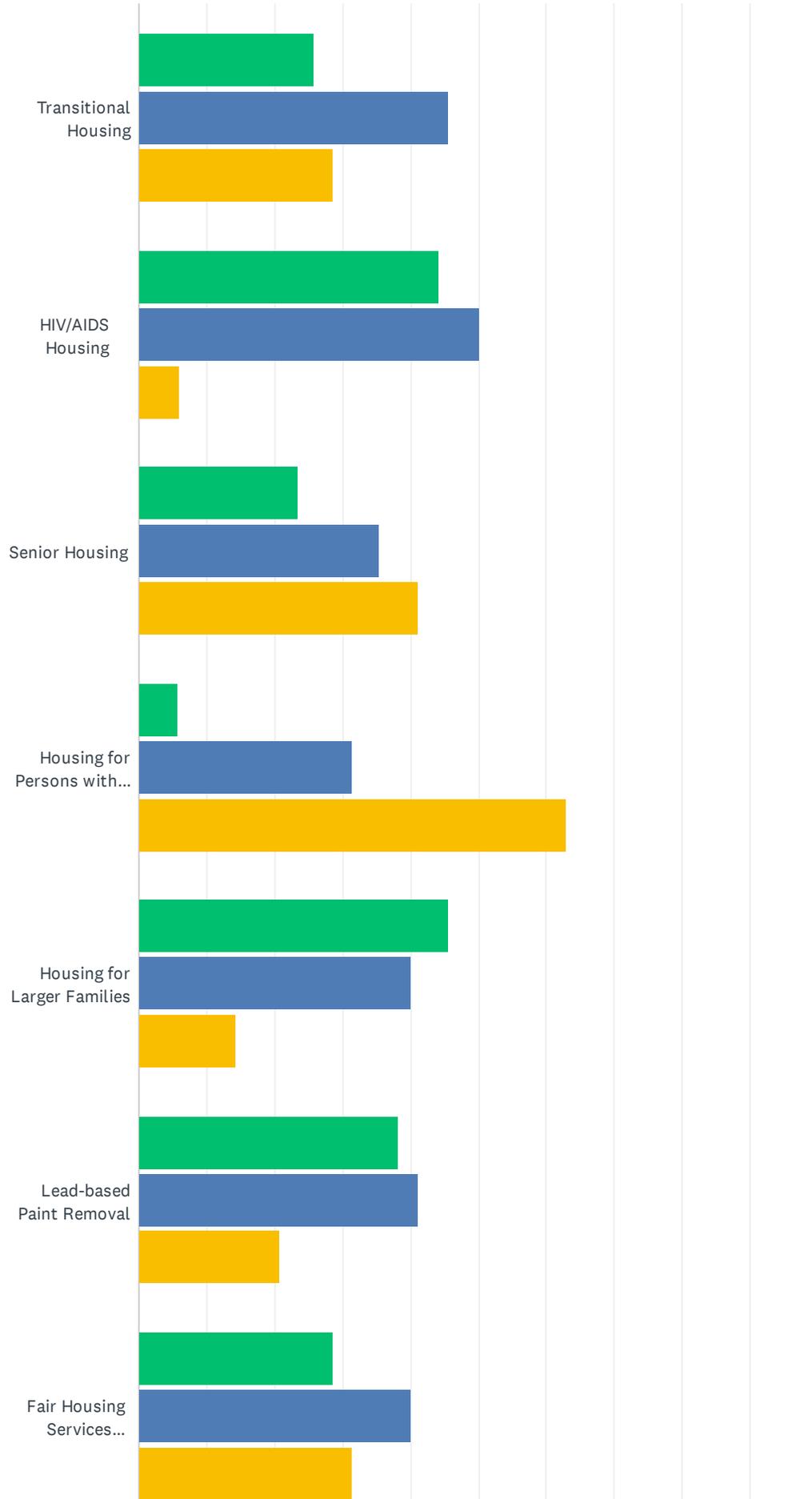
The survey also asked participants if they had ever been denied “reasonable accommodation” by a landlord. Of the 32 responses, 96.88% reported **no**. The one participant who responded yes, answered that the request was for parking and ramps.

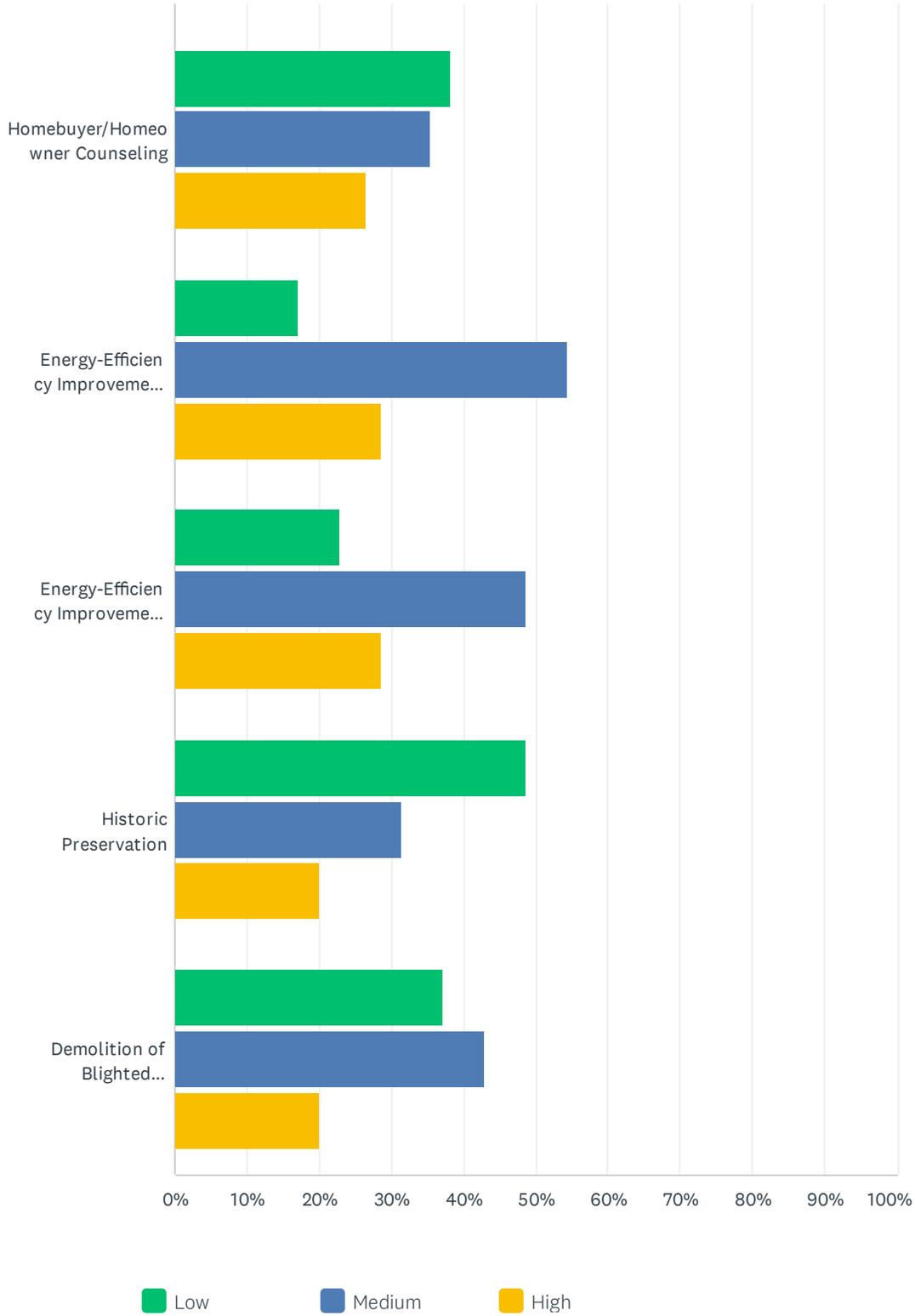
Participants were asked what they would do if they felt they were discriminated against while seeking housing, and 36.36% replied **“report the discrimination”**, 24.24% replied **“wouldn’t know what to do”**, 18.18% selected **“do nothing and look for other housing”** and **“tell the person you believe they were discriminating against you.”** When asked who they would report the discrimination to, most respondents stated they **did not know or were unsure**, followed by a lawyer, the Housing Authority, City staff or U.S Department of Housing and Urban Development (HUD).

Q1 In your opinion, what priority should be assigned to each of the following housing activities?

Answered: 36 Skipped: 1







	LOW	MEDIUM	HIGH	TOTAL	WEIGHTED AVERAGE
Mortgage assistance for homeowners	45.45% 15	45.45% 15	9.09% 3	33	1.64
Mortgage assistance for homebuyers	35.29% 12	41.18% 14	23.53% 8	34	1.88
Rental Assistance	20.59% 7	35.29% 12	44.12% 15	34	2.24
Owner-Occupied Housing Rehabilitation	17.65% 6	44.12% 15	38.24% 13	34	2.21
Rental Housing (new construction)	28.57% 10	34.29% 12	37.14% 13	35	2.09
Rental Housing (rehabilitation)	14.29% 5	40.00% 14	45.71% 16	35	2.31
Transitional Housing	25.71% 9	45.71% 16	28.57% 10	35	2.03
HIV/AIDS Housing	44.12% 15	50.00% 17	5.88% 2	34	1.62
Senior Housing	23.53% 8	35.29% 12	41.18% 14	34	2.18
Housing for Persons with Disabilities	5.71% 2	31.43% 11	62.86% 22	35	2.57
Housing for Larger Families	45.71% 16	40.00% 14	14.29% 5	35	1.69
Lead-based Paint Removal	38.24% 13	41.18% 14	20.59% 7	34	1.82
Fair Housing Services (education, outreach and help with filing discrimination complaints)	28.57% 10	40.00% 14	31.43% 11	35	2.03
Homebuyer/Homeowner Counseling	38.24% 13	35.29% 12	26.47% 9	34	1.88
Energy-Efficiency Improvements for homeowners	17.14% 6	54.29% 19	28.57% 10	35	2.11
Energy-Efficiency Improvements for rental units	22.86% 8	48.57% 17	28.57% 10	35	2.06
Historic Preservation	48.57% 17	31.43% 11	20.00% 7	35	1.71
Demolition of Blighted Structures	37.14% 13	42.86% 15	20.00% 7	35	1.83

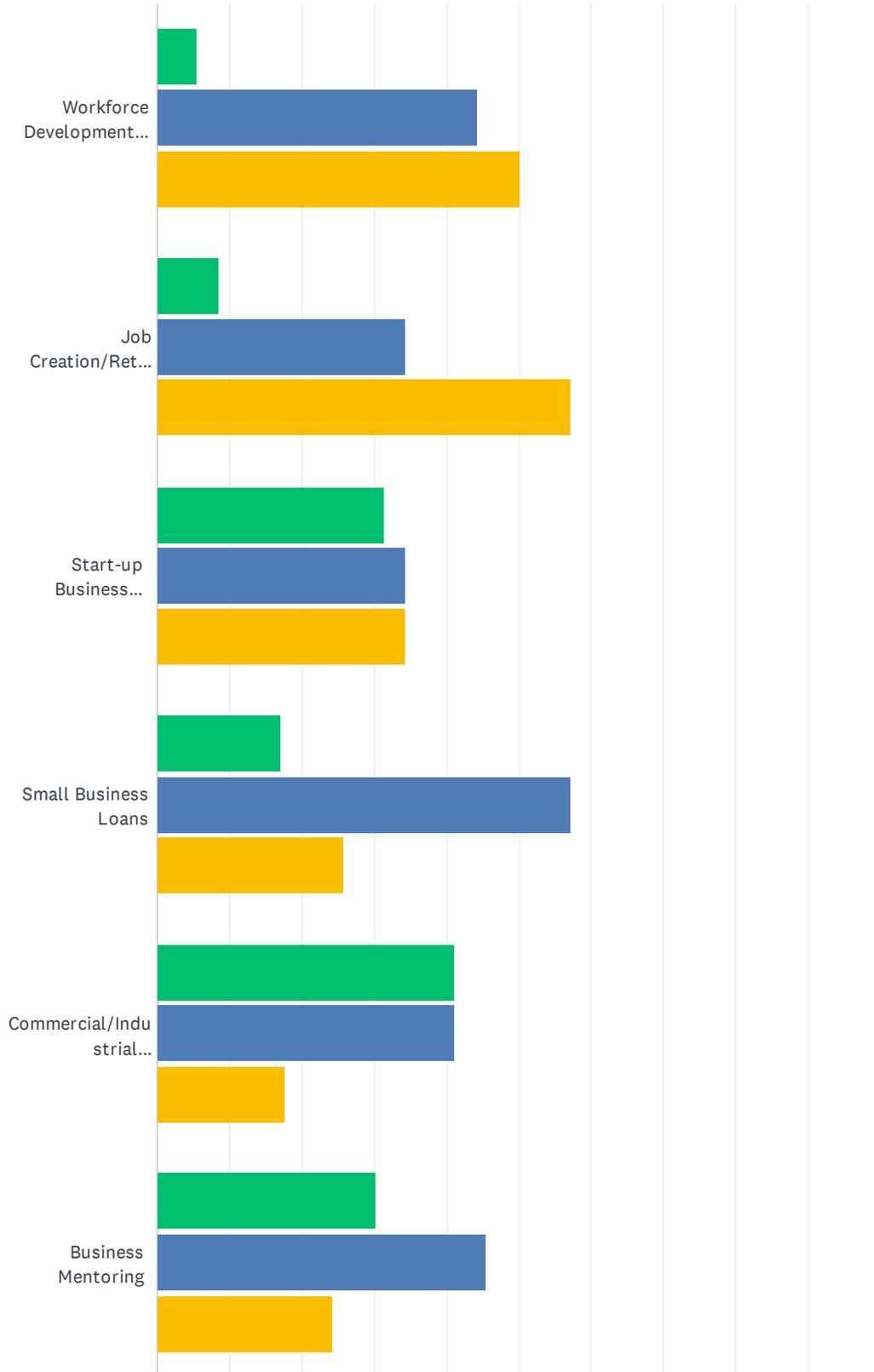
#	INDICATE OTHER ACTIVITIES OR PROVIDE ADDITIONAL COMMENTS.	DATE
1	Use of public land for housing and land trusts	11/12/2021 1:32 PM
2	You need to define transitional housing. People shouldn't buy (a mortgage) what they can't afford.	11/11/2021 5:20 PM
3	New rental construction should be for low income residents. I feel a majority of money should go to low income housing availability rather than such things as sidewalks.	11/11/2021 3:13 AM
4	There is not enough affordable housing in Harrisonburg for families. We do not qualify for low-income housing, but we cannot afford \$1500+ month for rent. A house in our neighborhood was	11/10/2021 7:01 AM

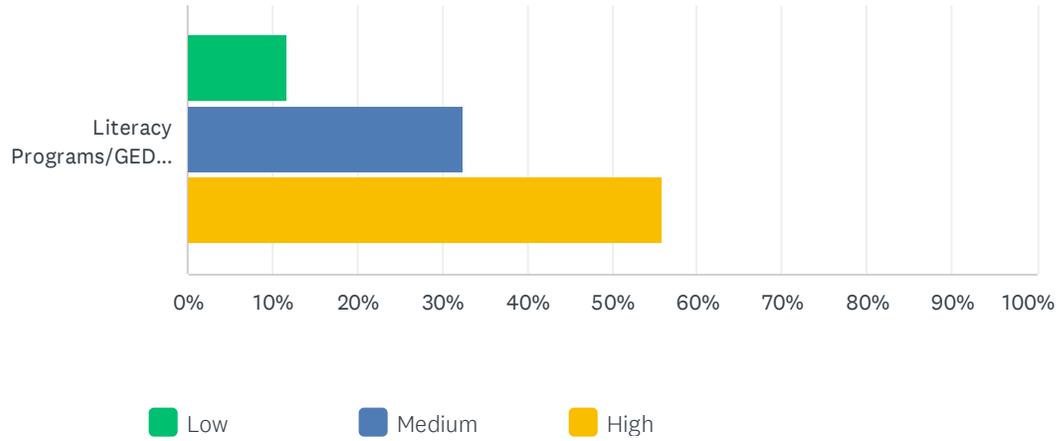
just listed for \$2300 per month. I feel like rental companies are taking advantage of families that are currently not able to buy due to the high prices. How can we fix this?

5	We would have housing if people would stop renting homes to college and letting them destroy them ! They are a eye sore in Harrisonburg	11/10/2021 5:22 AM
6	Funding for making homes more physically accessible for seniors & people with disabilities.	10/13/2021 3:06 PM
7	Affordable Housing- Permanent Supportive Housing	10/13/2021 11:03 AM

Q2 In your opinion, what priority should be assigned to each of the following economic development activities?

Answered: 37 Skipped: 0



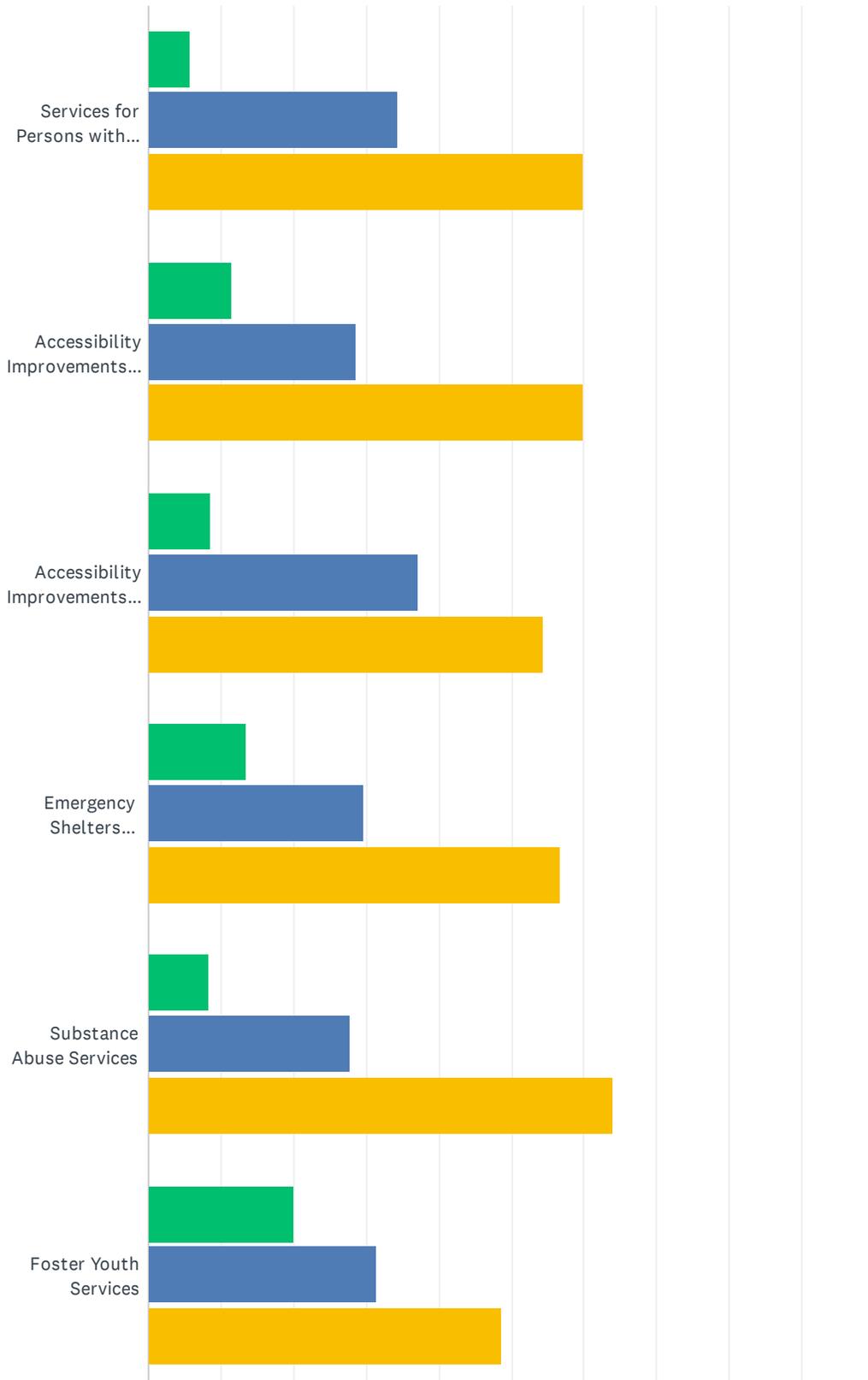


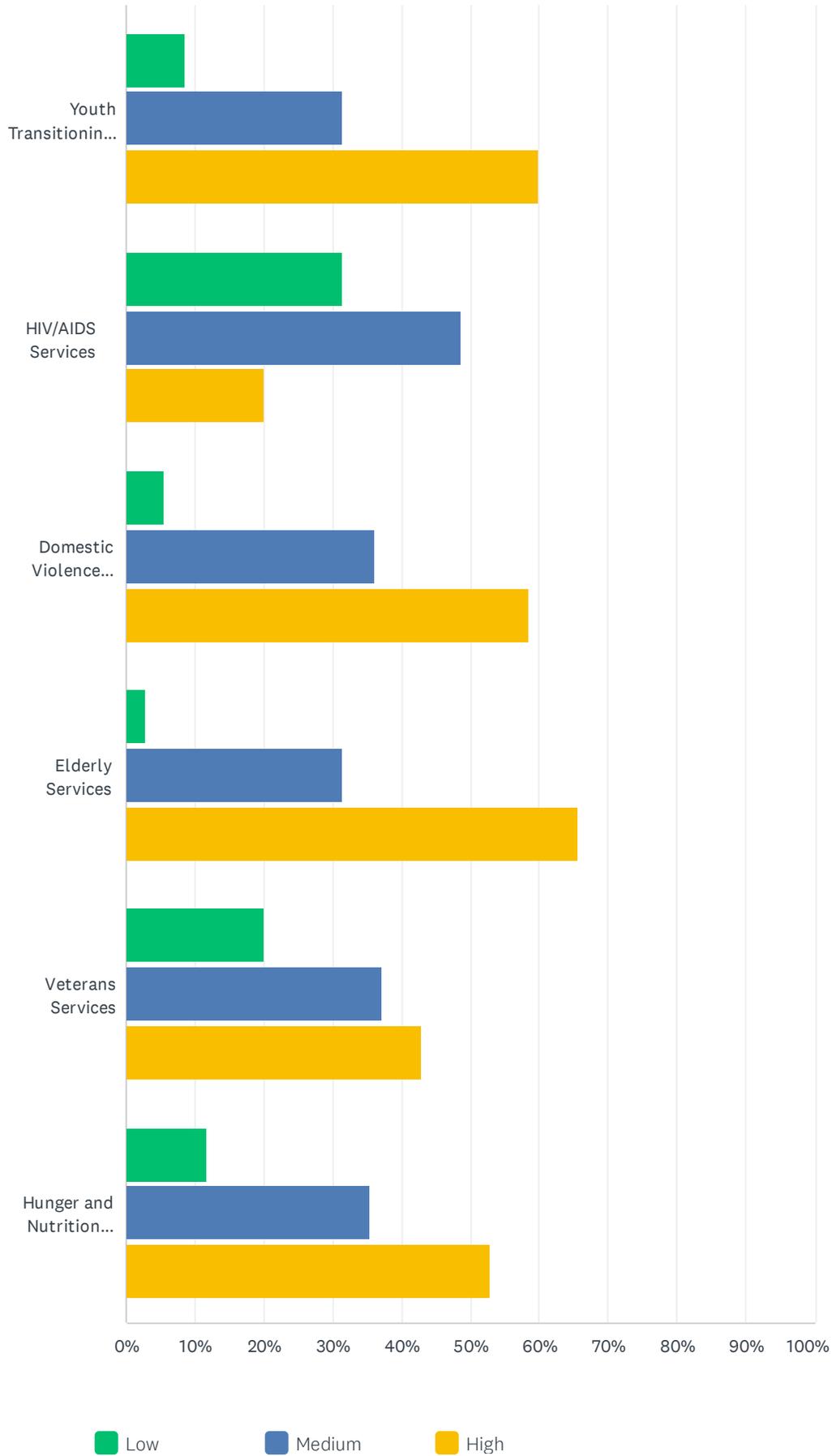
	LOW	MEDIUM	HIGH	TOTAL	WEIGHTED AVERAGE
Workforce Development Programs	5.56% 2	44.44% 16	50.00% 18	36	2.44
Job Creation/Retention	8.57% 3	34.29% 12	57.14% 20	35	2.49
Start-up Business Assistance	31.43% 11	34.29% 12	34.29% 12	35	2.03
Small Business Loans	17.14% 6	57.14% 20	25.71% 9	35	2.09
Commercial/Industrial Rehabilitation	41.18% 14	41.18% 14	17.65% 6	34	1.76
Business Mentoring	30.30% 10	45.45% 15	24.24% 8	33	1.94
Literacy Programs/GED Preparedness	11.76% 4	32.35% 11	55.88% 19	34	2.44

#	INDICATE OTHER ACTIVITIES OR PROVIDE ADDITIONAL COMMENTS.	DATE
1	Growth opportunity funding for locally and minority-owned businesses	11/12/2021 1:32 PM
2	Help those that stay at red front (open doors) seek rehab and get them a job !!!!	11/10/2021 5:22 AM
3	Supported Employment for individuals who have disabilities.	10/13/2021 3:06 PM
4	English language classes	10/13/2021 11:04 AM

Q3 In your opinion, what priority should be assigned to each of the following special needs and services activities?

Answered: 37 Skipped: 0



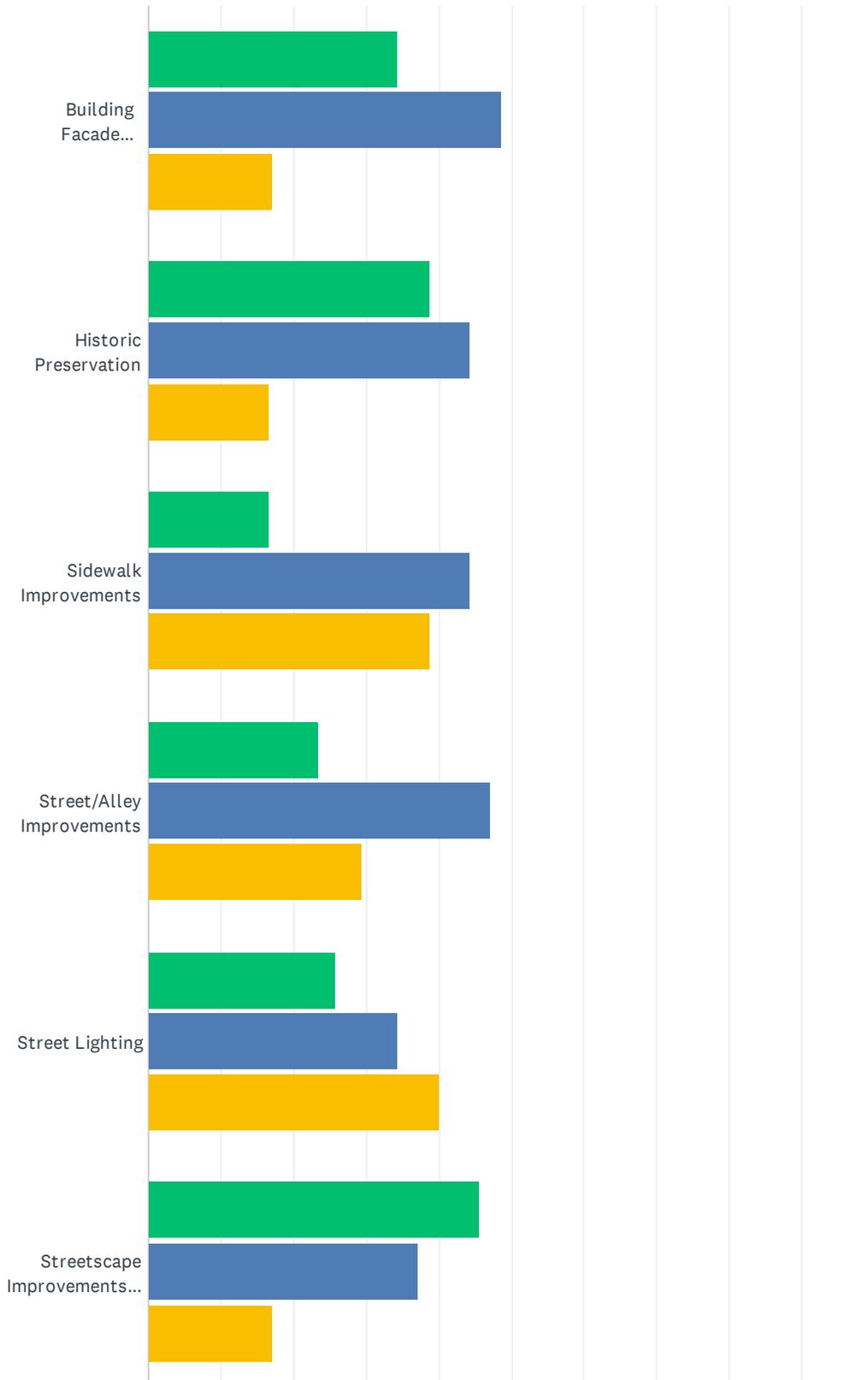


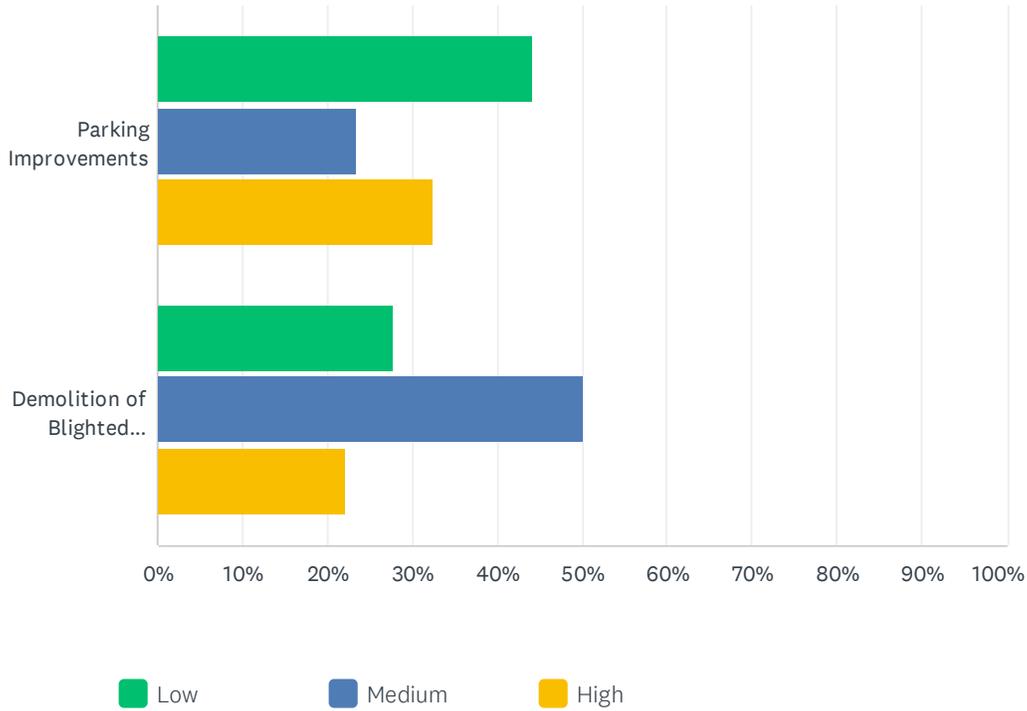
	LOW	MEDIUM	HIGH	TOTAL	WEIGHTED AVERAGE
Services for Persons with Disabilities	5.71% 2	34.29% 12	60.00% 21	35	2.54
Accessibility Improvements for Persons with Disabilities (residential)	11.43% 4	28.57% 10	60.00% 21	35	2.49
Accessibility Improvements for Persons with Disabilities (public facilities)	8.57% 3	37.14% 13	54.29% 19	35	2.46
Emergency Shelters Homeless Services Mental Health Services	13.51% 5	29.73% 11	56.76% 21	37	2.43
Substance Abuse Services	8.33% 3	27.78% 10	63.89% 23	36	2.56
Foster Youth Services	20.00% 7	31.43% 11	48.57% 17	35	2.29
Youth Transitioning Out of Foster Care	8.57% 3	31.43% 11	60.00% 21	35	2.51
HIV/AIDS Services	31.43% 11	48.57% 17	20.00% 7	35	1.89
Domestic Violence Services	5.56% 2	36.11% 13	58.33% 21	36	2.53
Elderly Services	2.86% 1	31.43% 11	65.71% 23	35	2.63
Veterans Services	20.00% 7	37.14% 13	42.86% 15	35	2.23
Hunger and Nutrition Services	11.76% 4	35.29% 12	52.94% 18	34	2.41

#	INDICATE OTHER ACTIVITIES OR PROVIDE ADDITIONAL COMMENTS.	DATE
1	There needs to be a permanent homeless shelter and perhaps something like a dorm for homeless or very low income people.	11/11/2021 3:13 AM
2	The limited housing with severe disabilities with behavioral and physical disabilities....meaning group homes..one service provider has closed multiple homes which leaves families and residents to be placed hours away in other places in VA...which are not not able to take residents or provide proper care...this city is not a friendly city to that population ..the largest provider is Present View Homes....townhomes are being built to provide for middle class. Leaving our most vulnerable population underserved...not to mention housing for low income...this city is growing with many cultures who need housing. Leaving access to homes needs not being met	11/10/2021 4:02 PM
3	We need more food resources for our city, especially healthier options. I served a lot of families this past year and the food options they are given is sad and unhealthy. We need to do better to take care of the people who live here, regardless of their circumstances.	11/10/2021 7:01 AM
4	Also Sexual Violence services??? It affects 1 in 3 girls and 1 in 6 boys!	10/13/2021 2:01 PM

Q4 In your opinion, what priority should be assigned to each of the following neighborhood / commercial district revitalization activities?

Answered: 36 Skipped: 1



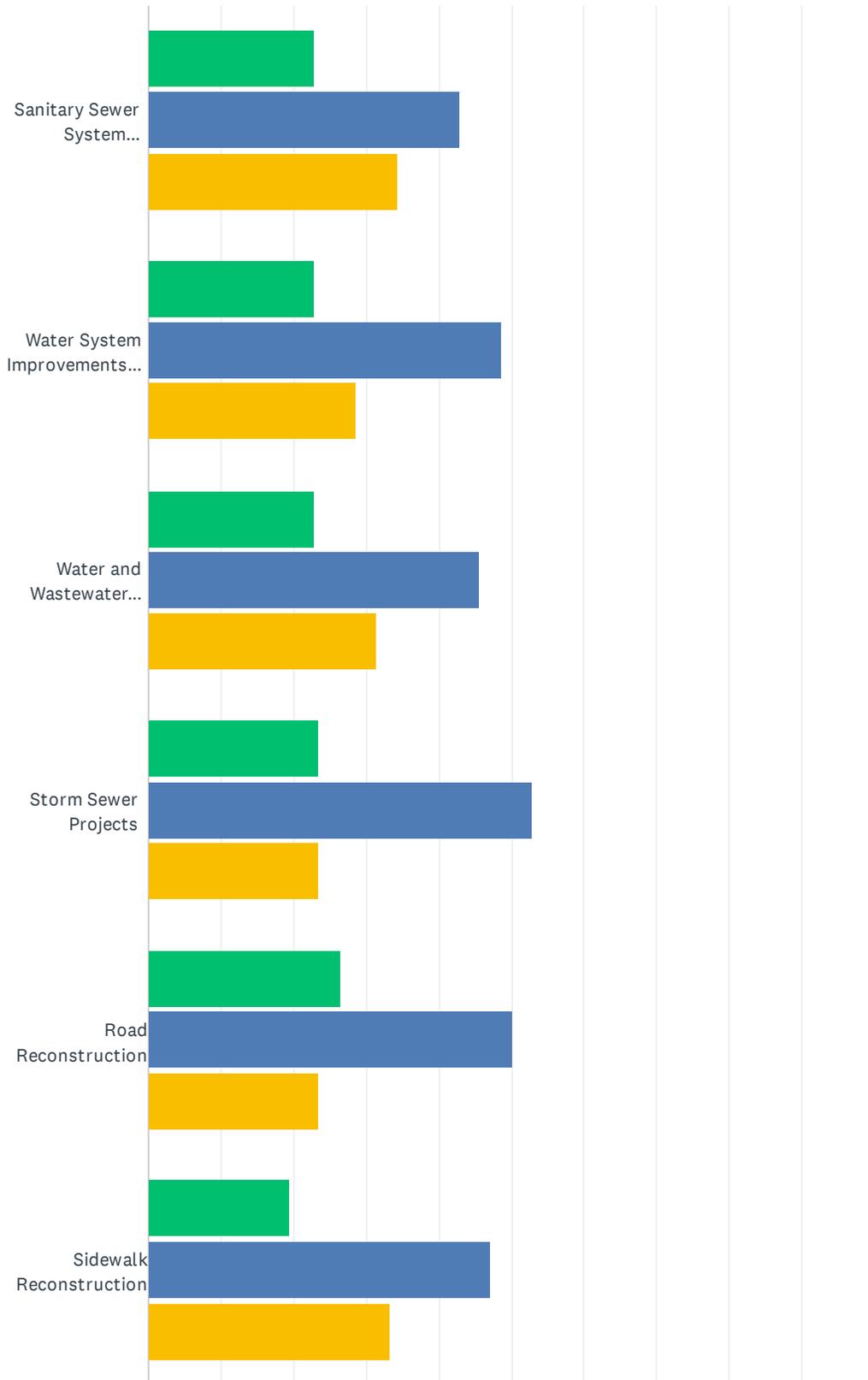


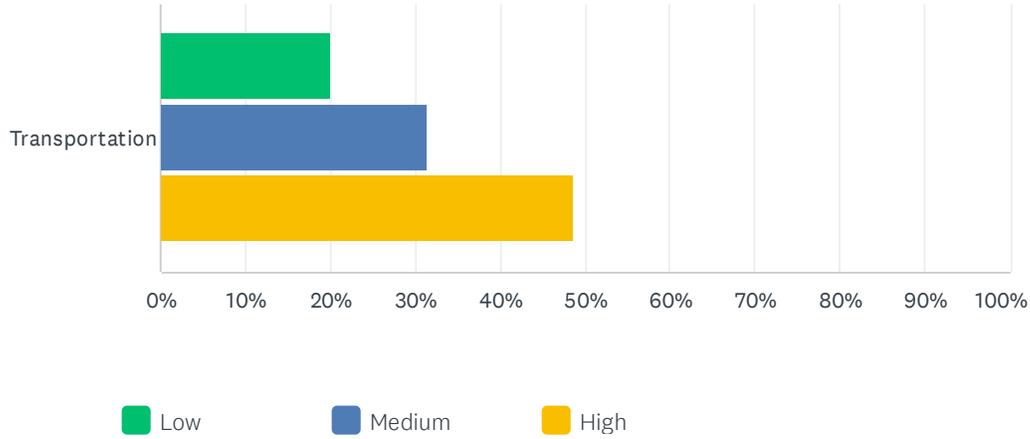
	LOW	MEDIUM	HIGH	TOTAL	WEIGHTED AVERAGE
Building Facade (Exterior) Improvements	34.29% 12	48.57% 17	17.14% 6	35	1.83
Historic Preservation	38.89% 14	44.44% 16	16.67% 6	36	1.78
Sidewalk Improvements	16.67% 6	44.44% 16	38.89% 14	36	2.22
Street/Alley Improvements	23.53% 8	47.06% 16	29.41% 10	34	2.06
Street Lighting	25.71% 9	34.29% 12	40.00% 14	35	2.14
Streetscape Improvements (including landscaping)	45.71% 16	37.14% 13	17.14% 6	35	1.71
Parking Improvements	44.12% 15	23.53% 8	32.35% 11	34	1.88
Demolition of Blighted Structures	27.78% 10	50.00% 18	22.22% 8	36	1.94

#	INDICATE OTHER ACTIVITIES OR PROVIDE ADDITIONAL COMMENTS.	DATE
1	Tear down the eye sore buildings or give people who do up keep or renovations a tax break or something to get them motivated	11/10/2021 5:22 AM
2	I support historic preservation if you mean asking businesses to utilize older buildings to keep the charm of the city. If you mean preserving buildings as museums or whatever, NO.	10/13/2021 2:01 PM

Q5 In your opinion, what priority should be assigned to the following public infrastructure projects?

Answered: 36 Skipped: 1



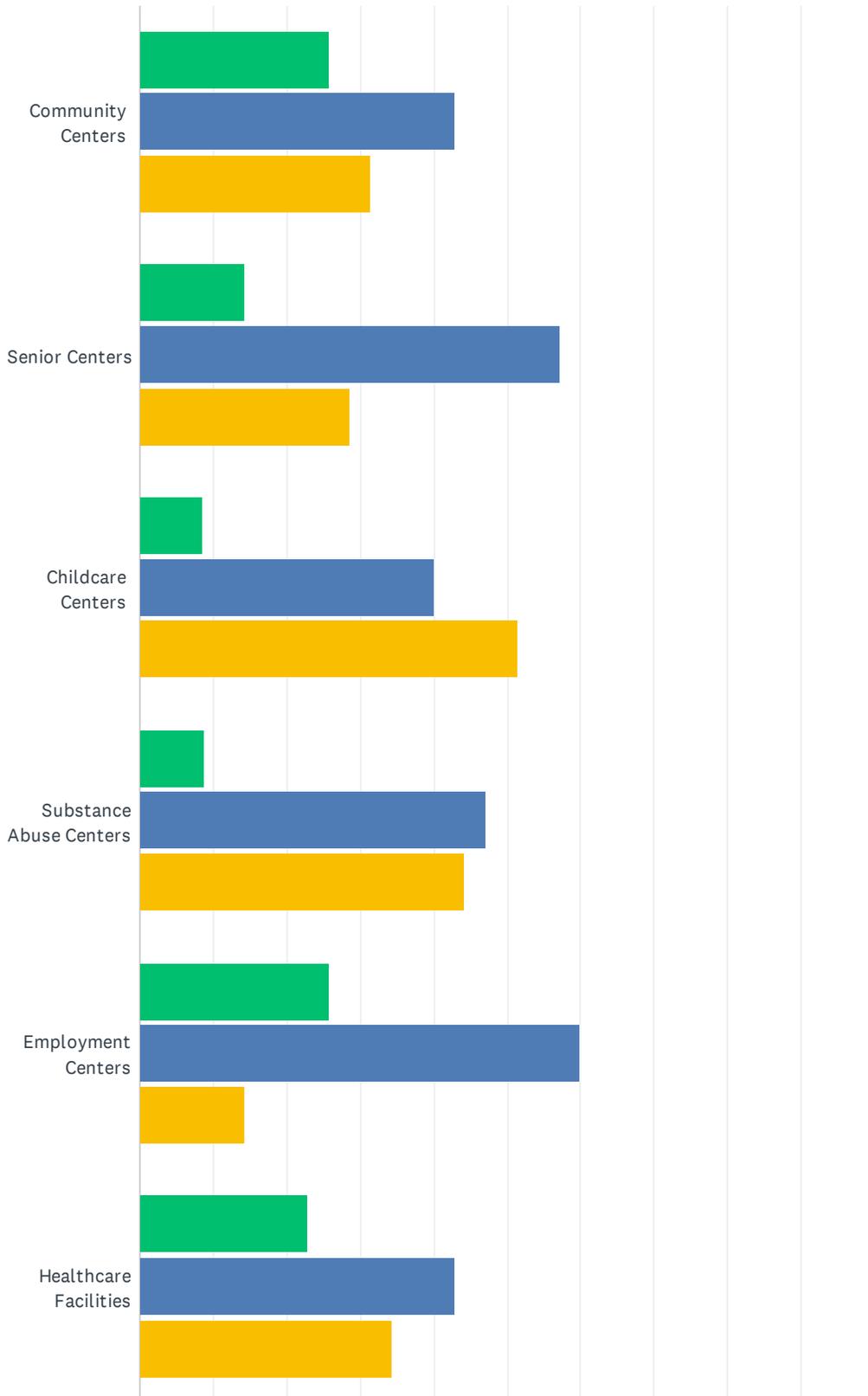


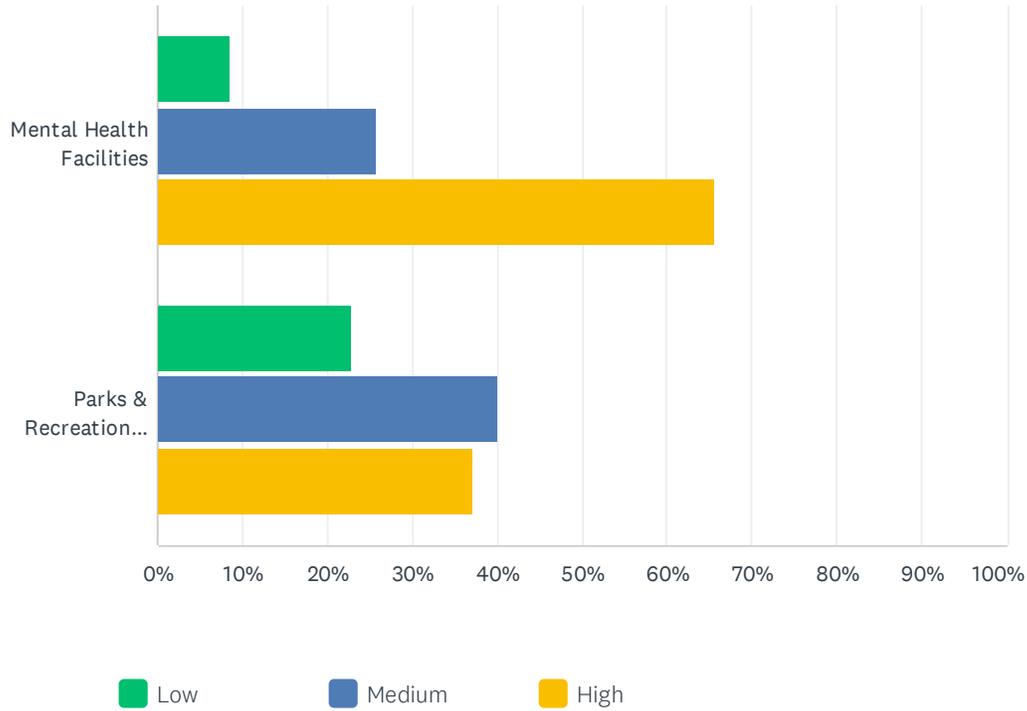
	LOW	MEDIUM	HIGH	TOTAL	WEIGHTED AVERAGE
Sanitary Sewer System Improvements/Extensions	22.86% 8	42.86% 15	34.29% 12	35	2.11
Water System Improvements/Extensions	22.86% 8	48.57% 17	28.57% 10	35	2.06
Water and Wastewater Treatment Facilities	22.86% 8	45.71% 16	31.43% 11	35	2.09
Storm Sewer Projects	23.53% 8	52.94% 18	23.53% 8	34	2.00
Road Reconstruction	26.47% 9	50.00% 17	23.53% 8	34	1.97
Sidewalk Reconstruction	19.44% 7	47.22% 17	33.33% 12	36	2.14
Transportation	20.00% 7	31.43% 11	48.57% 17	35	2.29

#	INDICATE OTHER ACTIVITIES OR PROVIDE ADDITIONAL COMMENTS.	DATE
1	Streamline recycling; alleviate traffic congestion, particularly around JMU	10/14/2021 11:53 AM
2	the lack of reliable transportation for 2nd and 3rd shift workers needs to be addressed. The bus transit system does not serve this population and the cab companies in the city are highly unreliable	10/13/2021 3:20 PM

Q6 In your opinion, what priority should be assigned to each of the following community facilities?

Answered: 37 Skipped: 0





	LOW	MEDIUM	HIGH	TOTAL	WEIGHTED AVERAGE
Community Centers	25.71% 9	42.86% 15	31.43% 11	35	2.06
Senior Centers	14.29% 5	57.14% 20	28.57% 10	35	2.14
Childcare Centers	8.57% 3	40.00% 14	51.43% 18	35	2.43
Substance Abuse Centers	8.82% 3	47.06% 16	44.12% 15	34	2.35
Employment Centers	25.71% 9	60.00% 21	14.29% 5	35	1.89
Healthcare Facilities	22.86% 8	42.86% 15	34.29% 12	35	2.11
Mental Health Facilities	8.57% 3	25.71% 9	65.71% 23	35	2.57
Parks & Recreation Facilities	22.86% 8	40.00% 14	37.14% 13	35	2.14

Q7 Please provide any additional comments or feedback related to housing, economic development, and community development needs in your municipality.

Answered: 17 Skipped: 20

#	RESPONSES	DATE
1	The city needs to do considerably better at being a facilitator and convener of local experts and stakeholders to inform its decision-making,	11/12/2021 1:32 PM
2	Stop approving (JMU) student housing. Focus on the welfare of the people who permanently live and work in the city. The homeless need help to get out of homelessness. Not just easier homelessness.	11/11/2021 5:20 PM
3	More low incoming housing needs to be in this area. HRHA should not be funding or making loans for low income housing in non local areas.	11/11/2021 3:13 AM
4	Number one is housing for low income which the time frame you have is not quick enough to meet the needs of homes....	11/10/2021 4:02 PM
5	There continues to be new housing each year, and it always goes to college students. I understand we are a college town, but there are many year-round residents who cannot find housing. The rental property companies run these options and it eliminates so many options for those with no credit, bad credit, pets, and children. We need to send the message that we care about ALL of our community members, not just the rich parents of college students who bring more money to the City. As a 31-year old college graduate, wife, and lifelong resident, I struggle to find housing within the apartment complexes that exist due to the extreme barriers put in place by the rental companies (3 times the rent in income, credit of 650 or higher, no pets, etc.). I am forced to rent privately, but those are even harder to find. Not to mention the price of one and two bedroom apartments being above fair market value for the state. The City is showing they don't care about their long-term residents every time a college-gearred apartment complex is built.	11/10/2021 3:43 PM
6	Feels like private development in the city has stalled over the last 10 years. Prioritize making development in the city more attractive vis-a-vis the county.	11/10/2021 9:44 AM
7	The city creates a lot of surveys, but do the people you need to hear from most even know these surveys exist? I recommend having this survey in multiple languages and visiting tenants of low income housing. Further, because of fair housing policies it is almost impossible for families to compete with college students for rental housing. For example, a 3 bedroom apartment can easily rent for \$1200-1500 if 3 college students contribute to the cost; however, a single parent with children only has one income. Even if that parent has a \$15/hr job, \$600/week minus taxes and health insurance will not stretch far if that parent needs to pay for child care or a vehicle. The cost of rent is too high - but property investors are taking advantage of the college student population.	11/10/2021 6:30 AM
8	Repave residential streets on the west side like BRUCE I got a flat tire from driving that street do to pot holes	11/10/2021 5:22 AM
9	The east side of town needs attention! No parks on this side of town (mall area), our schools, esp. Skyline, are not walkable. So much attention is given to the already thriving areas like Sunset Heights or Harmony Heights. Mall area deserves parks and sidewalks and traffic abatement, too.	11/10/2021 4:47 AM
10	A higher priority should be given to affordable home ownership as a tool to sustain families and provide economic growth. Movement in this area need to happen immediately.	10/14/2021 3:40 PM
11	Having lived in Harrisonburg the majority of my life, housing has always been an issue. Coming out of college with debt makes it incredibly hard to find affordable housing that doesn't require you to share with multiple roommates or to live in college student-gearred housing. I think it's great that Harrisonburg has such a high population of college students who bring new	10/14/2021 1:48 PM

things to our area along with income by visiting our local restaurants, however, most of them have their parents paying their rents. They can afford to pay more and they are taking up opportunities for housing that local residents are in dire need of. As you saw in the housing study that was completed recently, the housing crisis is lopsided with the higher income individuals living in lower, more affordable housing to save money, while the people that need that housing don't get a chance. Our rental market is biased toward college students, we continue to see more and more apartment complexes being built with them in mind. But what about your local year-round residents who have lived here their whole lives, who work full time jobs (sometimes multiple) and still can barely afford to pay their increasing rent, put food on the table, and incur all the other costs of living. We need to create more opportunities for housing for lower and middle class income residents, and we need to broaden the landlord market. Right now there are about 3 companies in Harrisonburg that run the entire rental market in Harrisonburg. They have such high standards for renting (requiring 3 times the monthly rent in income, credit over 700, etc.). I can't think of an average person who works in Harrisonburg who makes 3 times what their monthly rent would be, considering average rent around here is now, what \$800-\$900 a month. There is no way that is feasible for any person or family. Harrisonburg needs a major overhaul on their available housing.

12	Incarceration is a huge factor, and barrier, impacting individuals. Creating more diversions from the CJ system, particularly programs not couched in the state; enhanced reentry services for those returning to the community; and working with landlords and employers to reduce barriers for those with a record would reduce recidivism, exit people from the CJ system, and reduce case loads for human services organizations and agencies if we set these folks up for success.	10/14/2021 11:53 AM
13	Percentage of low income and homeless residence in the city is increasing weekly, the current number of units of housing provided through the Housing Authority is no longer adequate. The city continues to cater to James Madison university students when it comes to housing priorities. There needs to be some incentive for private landlords and realty companies to Make housing available for lower income city residents	10/13/2021 3:20 PM
14	I would love to see funding made available to childcare centers to help retain staff and funding available to help programs grow and expand to be able to provide more childcare to families in the community.	10/13/2021 11:38 AM
15	The housing situation must be the highest priority- the creation of affordable and accessible rental units is the biggest need in our city currently.	10/13/2021 11:03 AM
16	the need for affordable accessible housing is great! The need for education and support re: parking requirements and Fair Housing for people with disabilities is critical to avoiding formal complaints	10/13/2021 10:26 AM
17	Way To Go provides important transportation assistance to low-income employed individuals and families that allows them to maintain employment and facilitate obtaining health care and carrying out other essential family activities.	10/4/2021 12:09 PM

Q8 In your opinion, what should be the highest priority needs in your municipality over the next five years?

Answered: 25 Skipped: 12

#	RESPONSES	DATE
1	Housing, Education, Community Economic Development	11/12/2021 1:32 PM
2	Stop approving (JMU) student housing. Focus on the welfare of the people who permanently live and work in the city. The homeless need help to get out of homelessness. Not just easier homelessness.	11/11/2021 5:20 PM
3	More low income housing and a permanent shelter for the homeless.	11/11/2021 3:13 AM
4	Housing..low income...mental health services and group homes	11/10/2021 4:02 PM
5	Affordable housing for non-students and families. That are not monopolized by the rental agency companies and their ridiculous application standards.	11/10/2021 3:43 PM
6	Climate Change Mitigation	11/10/2021 10:24 AM
7	Create a more competitive development environment with fewer barriers from staff.	11/10/2021 9:44 AM
8	Affordable housing, continued development of downtown urban core, walk/bike-ability	11/10/2021 8:04 AM
9	Building more rentals for the families and individuals that are not connected to the colleges locally. The cost for rentals is way too high and as a community, we need to work together to assess the average income and how much people can really afford vs what we are being forced to pay because we simply have no choice. These families will always struggle because of this.	11/10/2021 7:01 AM
10	Owner occupied housing, rent controlled housing, some way to have housing for families only (not college students). Fight state mandates that allow JMU to demolish housing for parking lots and/or buy up housing for itself.	11/10/2021 6:30 AM
11	Drug rehab and employment for the " homeless "	11/10/2021 5:22 AM
12	Affordable housing while also keeping building height down—our mountains matter. Stop building luxury student housing. Listen to the planning commission. Stop letting developers who don't even live here destroy our neighborhoods. (Ex, the injustice of the monstrosity approved for reservoir near woodland)	11/10/2021 4:47 AM
13	See number 7	10/14/2021 3:40 PM
14	Housing. Everyone needs it, but there is not enough for our growing population. College students are taking over, and it's leaving our year-round residents stranded with no where to go.	10/14/2021 1:48 PM
15	We are a town and gown city, and as a lifelong resident AND a college student, I am acutely aware of the tension. The growth of colleges in Harrisonburg has afforded this community a lot of advantages, but it should not be at the cost of this community. More concerted efforts into resources that benefit the entire community, but in particular "townies," are needed. Our city should strive to be more than "just" a college town, or the extended campus of JMU. We need to take care of the people that make this city function; those of us that live here (permanently), work here, pay taxes here, raise families here, volunteer here, donate money here, and play integral parts of the economic system and community here. As a townie, I need an affordable place to live that is not surrounded by college students, and the disruption they bring, or is trapped in the various traffic nightmares in Harrisonburg. I do not have a family system to pay my cost of living for me. I work full time in the city, go to school full time in the city, and live in the city and I can barely afford it and I'm doing better than many of my neighbors. There is just something wrong in that we are growing our city at the expense of some of our most vulnerable citizens.	10/14/2021 11:53 AM

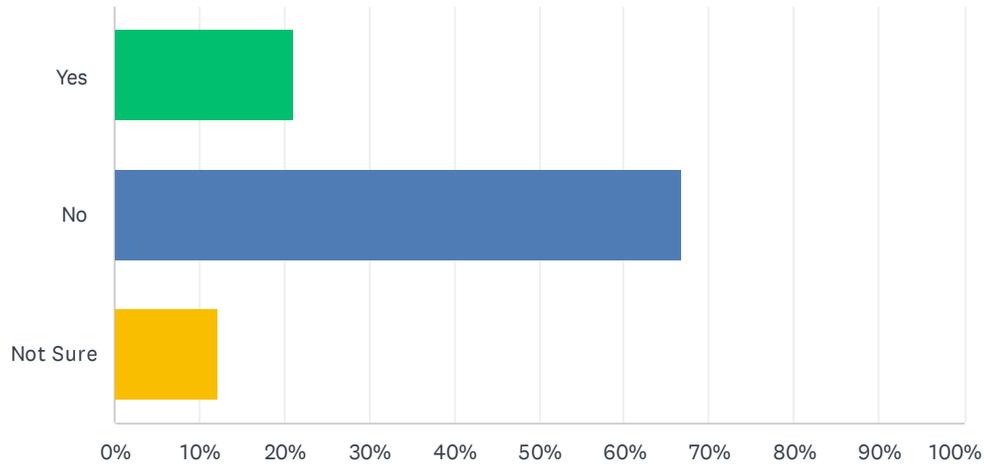
Five-Year Consolidated Plan + Analysis of Impediments to Fair Housing
Choice Survey

SurveyMonkey

16	Addressing low barrier shelter needs for the increasing homeless population.	10/13/2021 3:20 PM
17	Adequate housing and childcare	10/13/2021 2:01 PM
18	Affordable, accessible housing for low and medium income individuals and families.	10/13/2021 11:04 AM
19	Housing, Childcare, improved public transit	10/13/2021 11:03 AM
20	Affordable, accessible housing, transportation, sidewalk access	10/13/2021 10:26 AM
21	Strengthening services and opportunities for our most vulnerable and at-risk community members, including affordable housing, mental health/substance use recovery, social connection, and jobs that pay a living wage and support a work/life balance.	10/6/2021 11:22 AM
22	Stormwater improvements	10/5/2021 2:53 PM
23	Sewer Extension Facilities	10/5/2021 12:58 PM
24	I believe transportation assistance for the low-income employed individuals should be included in the top 5 priorities.	10/4/2021 12:09 PM
25	Affordable housing	9/28/2021 4:56 PM

Q9 Have you ever felt that you were discriminated against when you were looking for housing anywhere in the City of Harrisonburg?

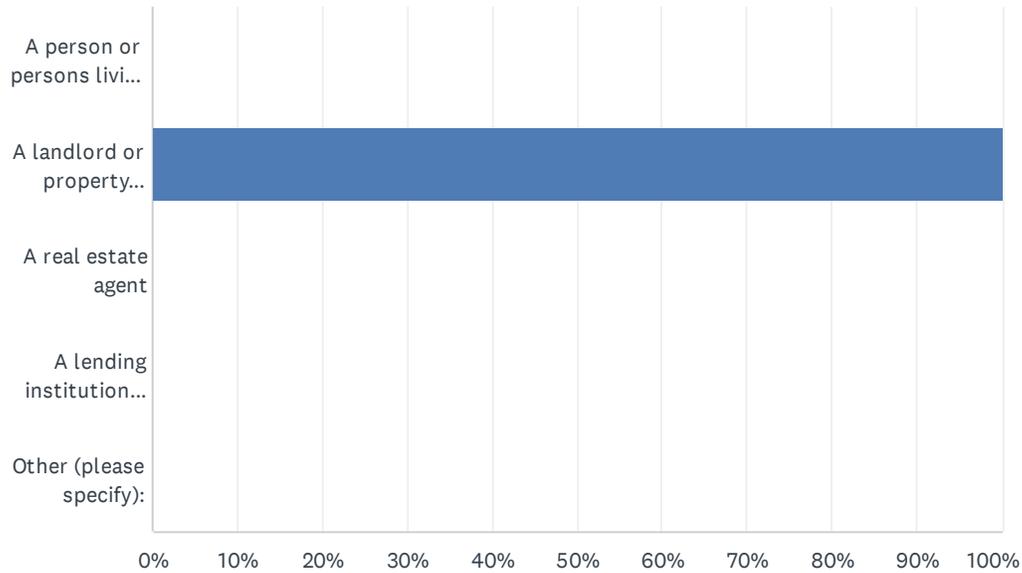
Answered: 33 Skipped: 4



ANSWER CHOICES	RESPONSES
Yes	21.21% 7
No	66.67% 22
Not Sure	12.12% 4
TOTAL	33

Q10 Which of the following best describes the person who may have discriminated against you?

Answered: 9 Skipped: 28

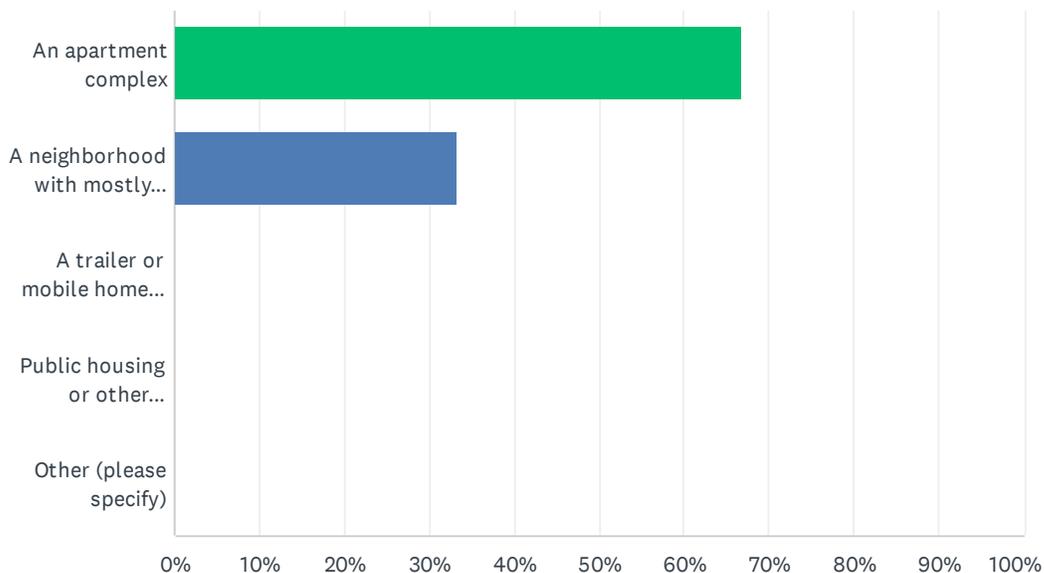


ANSWER CHOICES	RESPONSES
A person or persons living in the neighborhood	0.00% 0
A landlord or property manager	100.00% 9
A real estate agent	0.00% 0
A lending institution (bank, credit union, etc.)	0.00% 0
Other (please specify):	0.00% 0
TOTAL	9

#	OTHER (PLEASE SPECIFY):	DATE
	There are no responses.	

Q11 Which of the following best describes the location where the act of the discrimination may have occurred?

Answered: 9 Skipped: 28



ANSWER CHOICES	RESPONSES	
An apartment complex	66.67%	6
A neighborhood with mostly single family homes	33.33%	3
A trailer or mobile home park	0.00%	0
Public housing or other housing where your rent was only a portion of your income	0.00%	0
Other (please specify)	0.00%	0
TOTAL		9

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

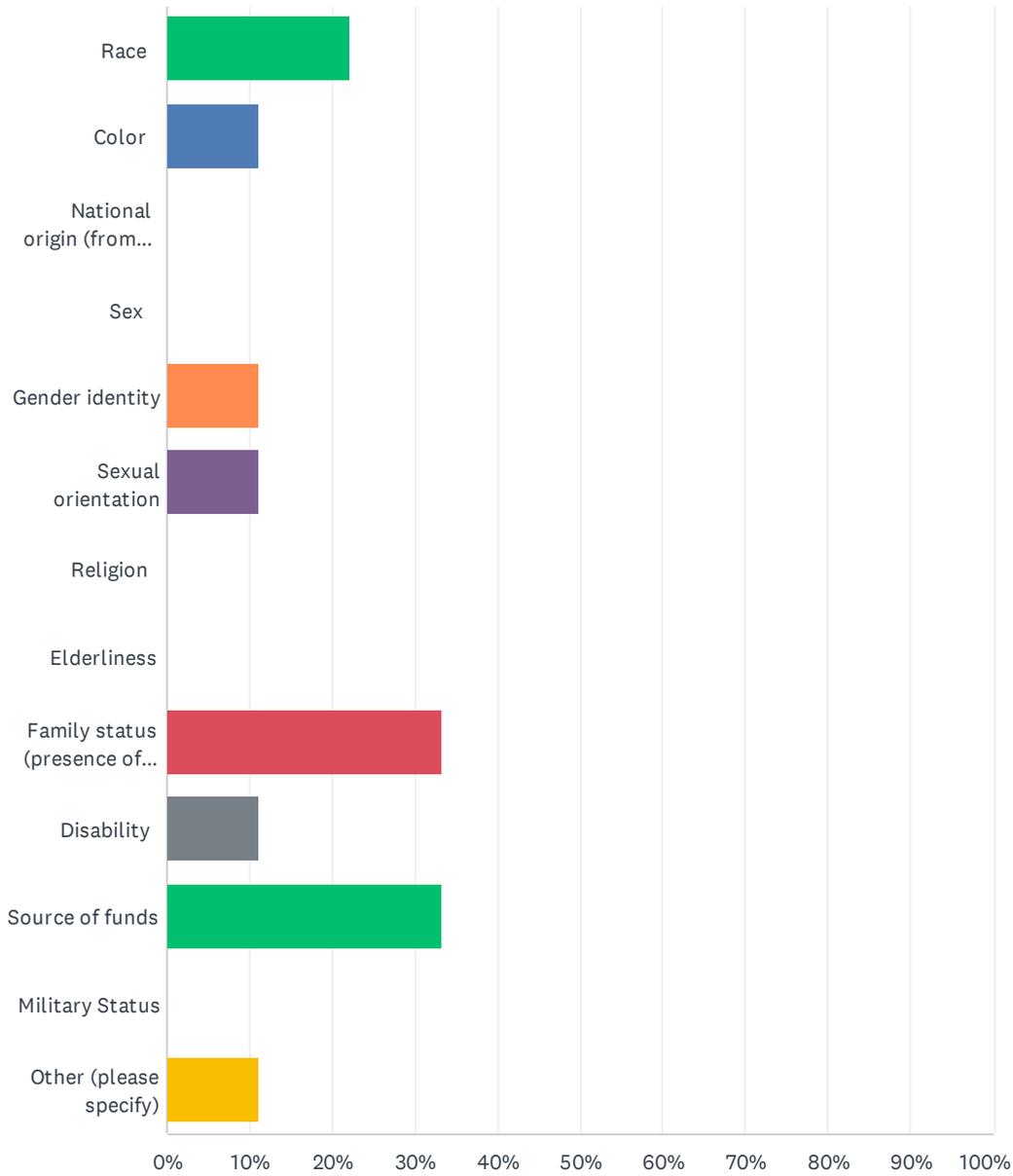
Q12 Please explain how you were discriminated against:

Answered: 10 Skipped: 27

#	RESPONSES	DATE
1	My husband and I were target by the landlord as we are an interracial couple. We were watched periodically by the landlord, and often harassed about paying rent. Not to mention, she only accepted cash or money order. She attempted an eviction against us alleging we were months behind on rent, but could not provide us with evidence when we asked to see the books as she never wrote receipts.	11/10/2021 3:46 PM
2	NA	11/10/2021 7:02 AM
3	This survey should ask for the demographic of the survey participant and include an "n/a" option if the participant did not experience discrimination.	11/10/2021 6:33 AM
4	marital status and socioeconomic status	11/10/2021 4:48 AM
5	The landlord at the time, continued to state that my then fiancé and I were not paying our rent on time, or were late. Keep in mind, this landlord would only accept cash or money order for rental payments. There was no way to track our payments except for our own bank accounts, etc. This landlord continued to harass us and ended up kicking us out and attempted the eviction process without proper notification of court dates, etc.	10/14/2021 1:51 PM
6	I have outstanding credit, no eviction history and great references, but a criminal history. I was denied consideration for an apartment based on that single box being checked	10/14/2021 11:55 AM
7	Landlords are expected to except vouchers when renting apartments, however they are able to get around having to except them by making the barriers to renting the apartment higher or more difficult	10/13/2021 3:22 PM
8	I'm gay. I went looking for rentals with my partner who presents straight. Landlords frequently assume that we are friends, roommates, or sisters. We've even been mistaken as mother and daughter. I am reluctant to come out and explain that we are a lesbian couple for fear of discrimination on the basis of sexual orientation, though my orientation is usually assumed from my gender expression and physical presentation. I have no evidence to show for it, but it feels like landlords or property managers are quick to dismiss or discount our application because they either assume we are friends/roommate/siblings and are not in as committed a relationship as perhaps a married man and woman might be OR if they perceive we are gay, they are less likely to rent to us because of implicit or explicit homophobia.	10/13/2021 11:11 AM
9	Won't take a Section 8 Voucher	10/13/2021 11:05 AM
10	Assisting individuals with disabilities the resistance to making modifications, we were able to remedy this though	10/13/2021 10:27 AM

Q13 On what basis do you believe you were discriminated against? Check all that apply:

Answered: 9 Skipped: 28

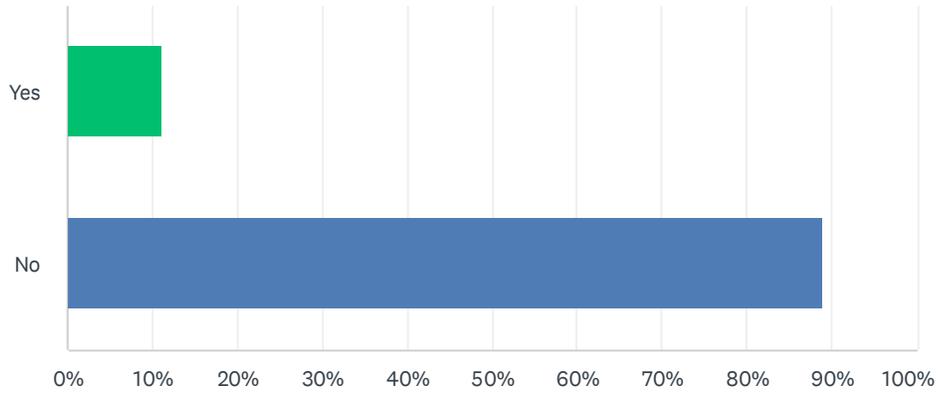


ANSWER CHOICES	RESPONSES	
Race	22.22%	2
Color	11.11%	1
National origin (from a country other than the United States)	0.00%	0
Sex	0.00%	0
Gender identity	11.11%	1
Sexual orientation	11.11%	1
Religion	0.00%	0
Elderliness	0.00%	0
Family status (presence of children)	33.33%	3
Disability	11.11%	1
Source of funds	33.33%	3
Military Status	0.00%	0
Other (please specify)	11.11%	1
Total Respondents: 9		

#	OTHER (PLEASE SPECIFY)	DATE
1	Criminal history. The fact that this is not an option speaks volumes	10/14/2021 11:55 AM

Q14 Did you report the incident of possible discrimination?

Answered: 9 Skipped: 28



ANSWER CHOICES	RESPONSES	
Yes	11.11%	1
No	88.89%	8
TOTAL		9

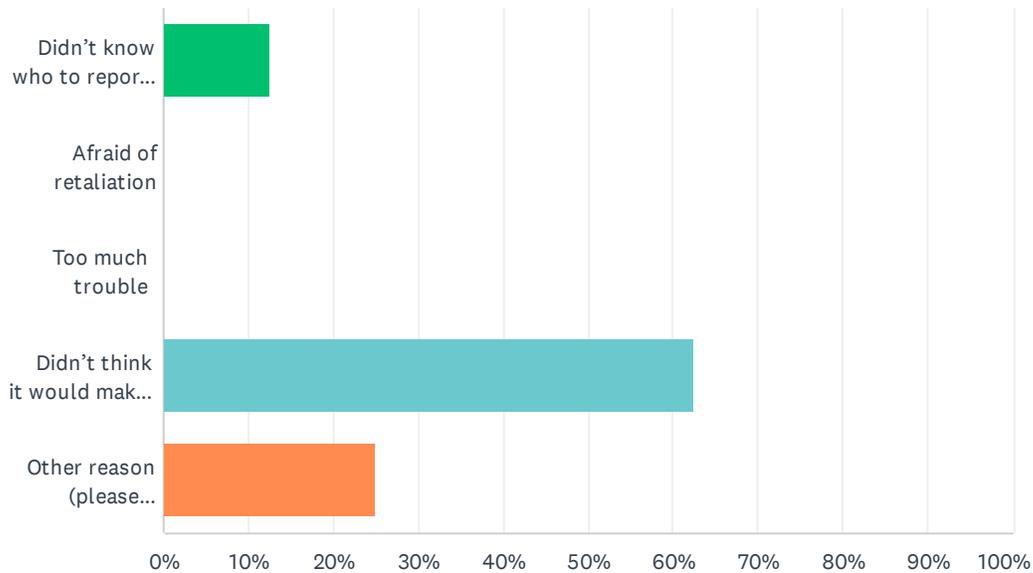
Q15 Who did you contact to report the incident of possible discrimination?

Answered: 1 Skipped: 36

#	RESPONSES	DATE
1	I went directly to the entity and worked through it in hopes of assisting the individual in avoiding needing to file a formal complaint	10/13/2021 10:32 AM

Q16 Why didn't you report the incident of possible discrimination?

Answered: 8 Skipped: 29

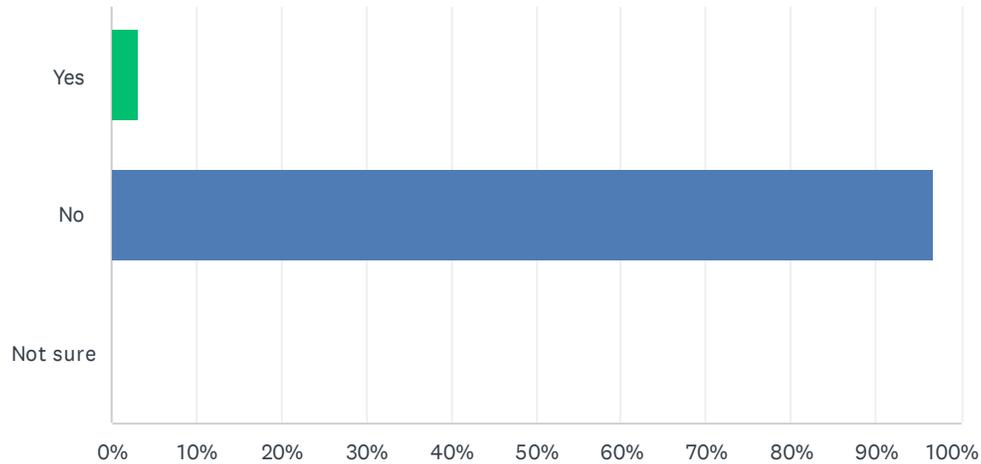


ANSWER CHOICES	RESPONSES
Didn't know who to report it to	12.50% 1
Afraid of retaliation	0.00% 0
Too much trouble	0.00% 0
Didn't think it would make a difference	62.50% 5
Other reason (please specify)	25.00% 2
TOTAL	8

#	OTHER REASON (PLEASE SPECIFY)	DATE
1	What's the point? Discrimination based on criminal history is legitimate and legal	10/14/2021 11:55 AM
2	I'd like to select multiple but cant. I didn't know who to report to, didn't think it would make a difference, didn't have evidence aside from a feeling and wasn't sure that was the reason for not getting the housing.	10/13/2021 11:12 AM

Q17 Have you ever been denied “reasonable accommodation” (flexibility) by a landlord related to housing?

Answered: 32 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	3.13%	1
No	96.88%	31
Not sure	0.00%	0
TOTAL		32

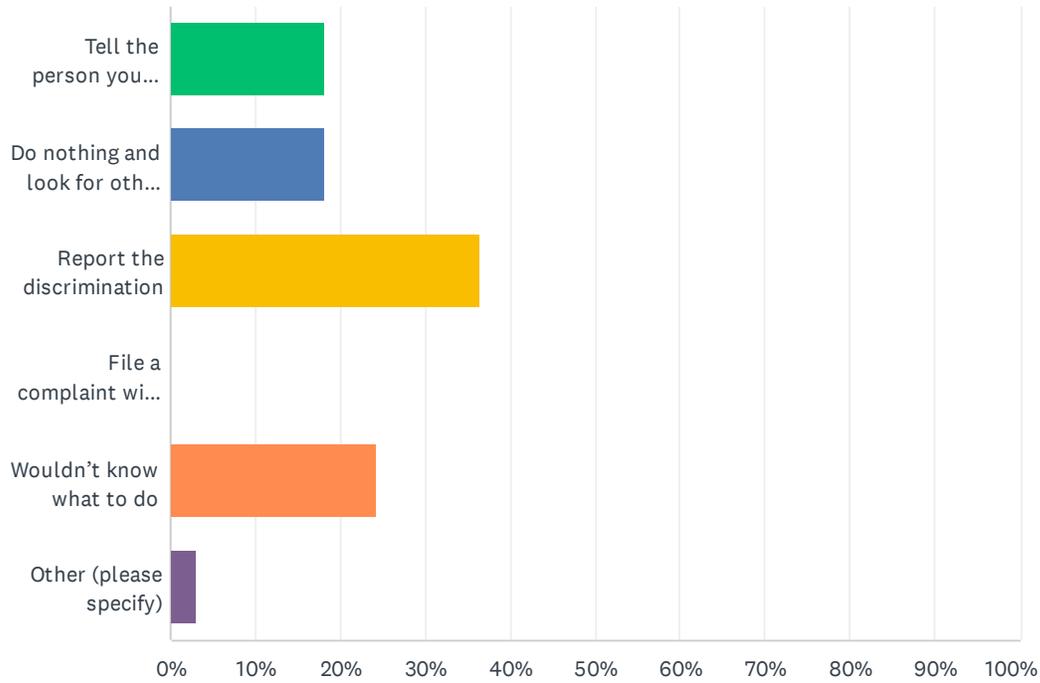
Q18 If you answered yes, what was your request?

Answered: 1 Skipped: 36

#	RESPONSES	DATE
1	We have needed to assist landlords in understanding Fair Housing and resolved their denials as they were educated. Parking and ramps have been what we have needed to educate and advocate for.	10/13/2021 10:33 AM

Q19 What would you do if you felt you were discriminated against while seeking housing?

Answered: 33 Skipped: 4



ANSWER CHOICES	RESPONSES	
Tell the person you believe they were discriminating against you	18.18%	6
Do nothing and look for other housing	18.18%	6
Report the discrimination	36.36%	12
File a complaint with a lawyer	0.00%	0
Wouldn't know what to do	24.24%	8
Other (please specify)	3.03%	1
TOTAL		33

#	OTHER (PLEASE SPECIFY)	DATE
1	If I was discriminated against because of a legally protected status, I would file a complaint	10/14/2021 11:56 AM

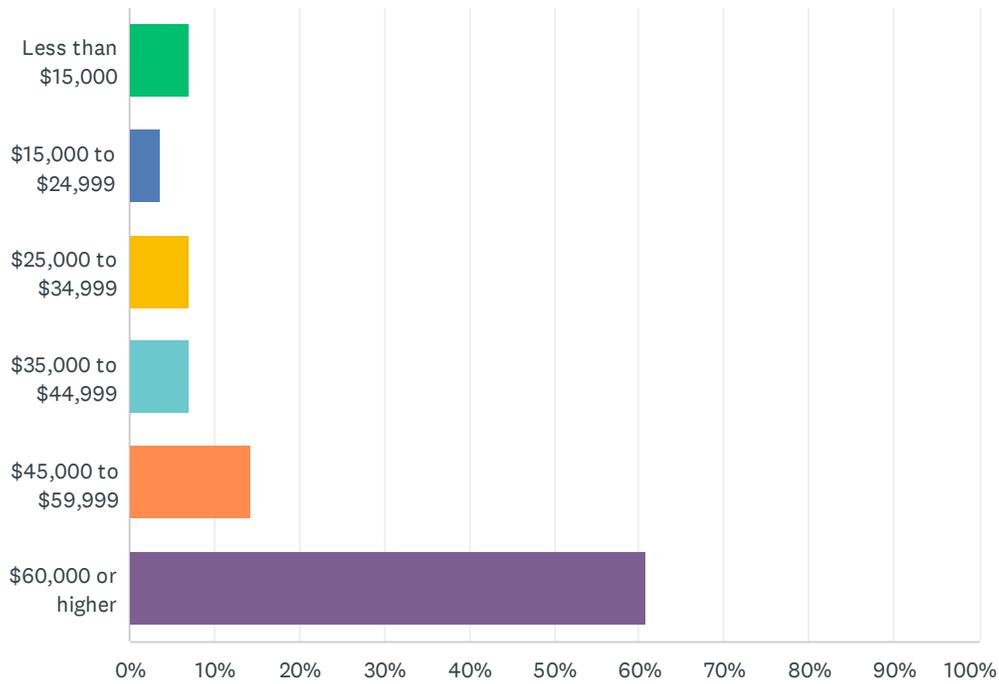
Q20 If you wanted to report the discrimination, who would you report it to?

Answered: 14 Skipped: 23

#	RESPONSES	DATE
1	A Fair Housing attorney	11/12/2021 1:34 PM
2	Not sure!	11/11/2021 11:35 AM
3	Not sure of department..but do research to do future action	11/10/2021 4:04 PM
4	City staff	11/10/2021 9:45 AM
5	HUD	11/10/2021 8:05 AM
6	I don't know	11/10/2021 7:03 AM
7	I don't know. I would have to google it.	11/10/2021 6:36 AM
8	Some one	11/10/2021 5:24 AM
9	No idea	11/10/2021 4:49 AM
10	The housing authority and/or a lawyer	10/14/2021 11:56 AM
11	A Lawyer?	10/13/2021 3:09 PM
12	I really have no idea. I might start with someone like Blue Ridge Legal Services, but I think I make too much money to qualify for their services. So, I would probably not do anything at all. Unless there was blatant discrimination with undeniable proof, I think it would be a waste of my time to attempt to do something about the discrimination. As a person with multiple minority identities, it's hard enough to live in the world, hold down a job and maintain stable housing. To add fighting a battle against real or perceived discrimination to my load would be the straw that breaks this camel's back. I wish there was more information, education, enforcement around non-discrimination with landlords and property managers so the onus isn't entirely on would-be renters to blow the whistle when it comes up.	10/13/2021 11:16 AM
13	Based on our role in the community we have resolved the issues locally. We have in the past assisted individuals in filing a Fair Housing complaint with the state.	10/13/2021 10:34 AM
14	State	10/5/2021 12:59 PM

Q21 What is your household's yearly income?

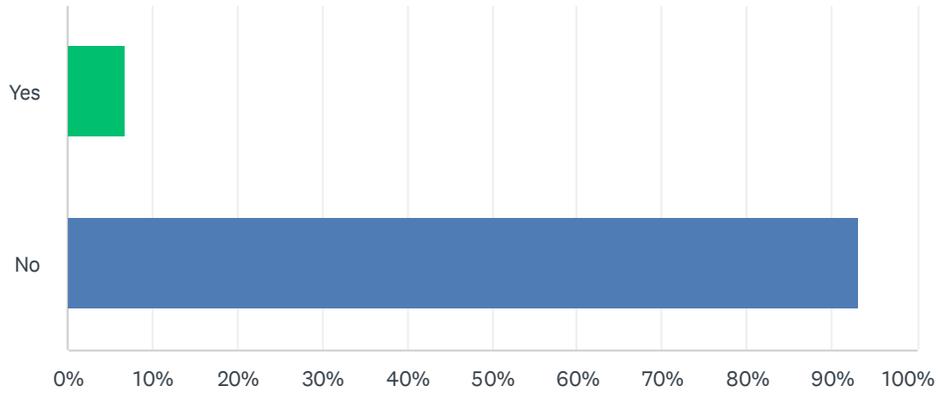
Answered: 28 Skipped: 9



ANSWER CHOICES	RESPONSES
Less than \$15,000	7.14% 2
\$15,000 to \$24,999	3.57% 1
\$25,000 to \$34,999	7.14% 2
\$35,000 to \$44,999	7.14% 2
\$45,000 to \$59,999	14.29% 4
\$60,000 or higher	60.71% 17
TOTAL	28

Q22 Are you Hispanic or Latinx?

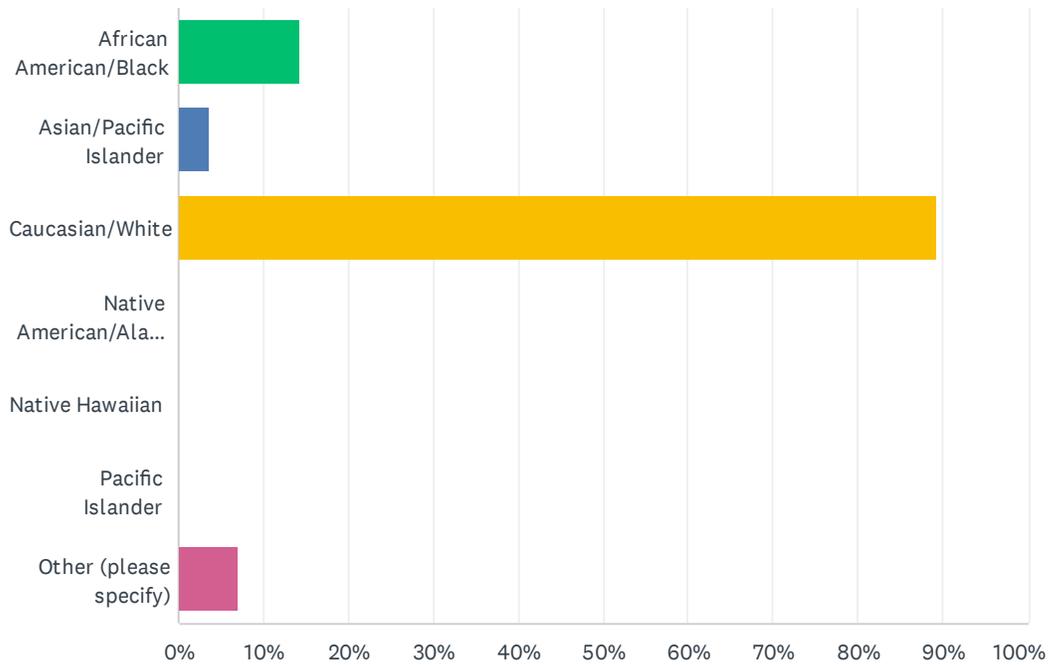
Answered: 29 Skipped: 8



ANSWER CHOICES	RESPONSES	
Yes	6.90%	2
No	93.10%	27
TOTAL		29

Q23 What is your race? If you are multi-racial, please check all that apply.

Answered: 28 Skipped: 9

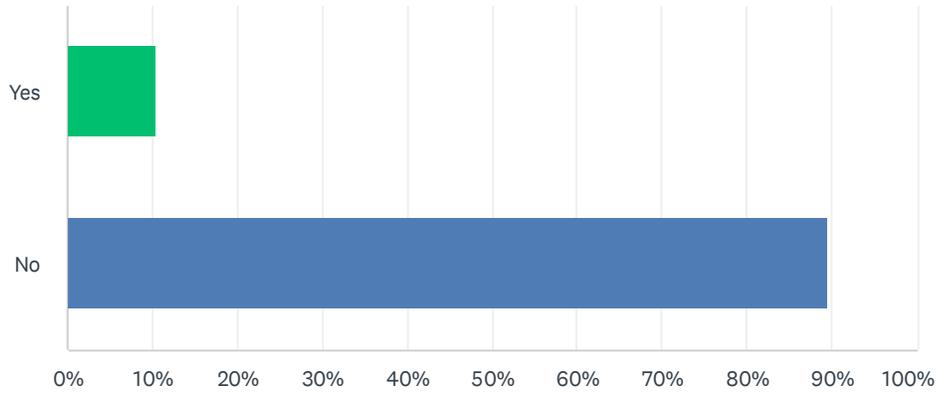


ANSWER CHOICES	RESPONSES
African American/Black	14.29% 4
Asian/Pacific Islander	3.57% 1
Caucasian/White	89.29% 25
Native American/Alaskan Native	0.00% 0
Native Hawaiian	0.00% 0
Pacific Islander	0.00% 0
Other (please specify)	7.14% 2
Total Respondents: 28	

#	OTHER (PLEASE SPECIFY)	DATE
1	middle eastern	11/13/2021 8:11 PM
2	Race and ethnicity are not interchangeable. I'm so frustrated people think they are. I'm white-appearing (race) but my mom was 100% Brazilian. Black people can be Black racially, but ethnically Bahamian (not African American). Please do better.	10/13/2021 2:03 PM

Q24 Does your household include a person with a disability?

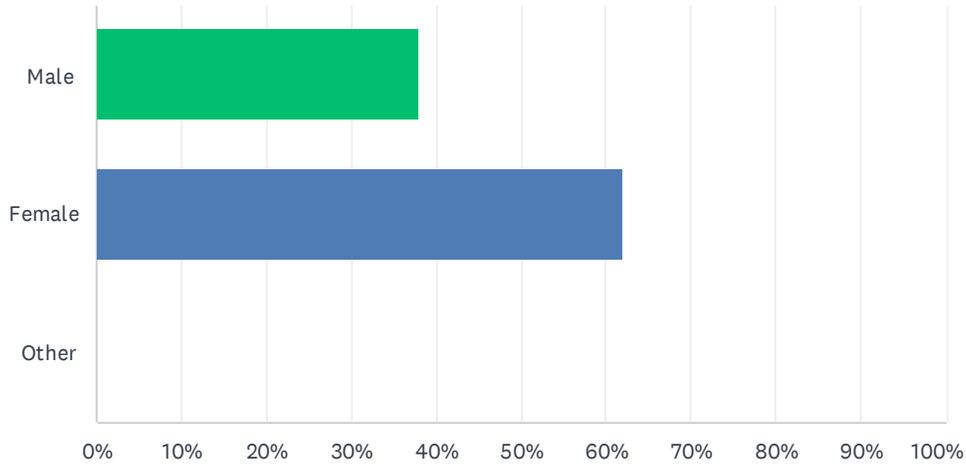
Answered: 29 Skipped: 8



ANSWER CHOICES	RESPONSES	
Yes	10.34%	3
No	89.66%	26
TOTAL		29

Q25 What is your gender?

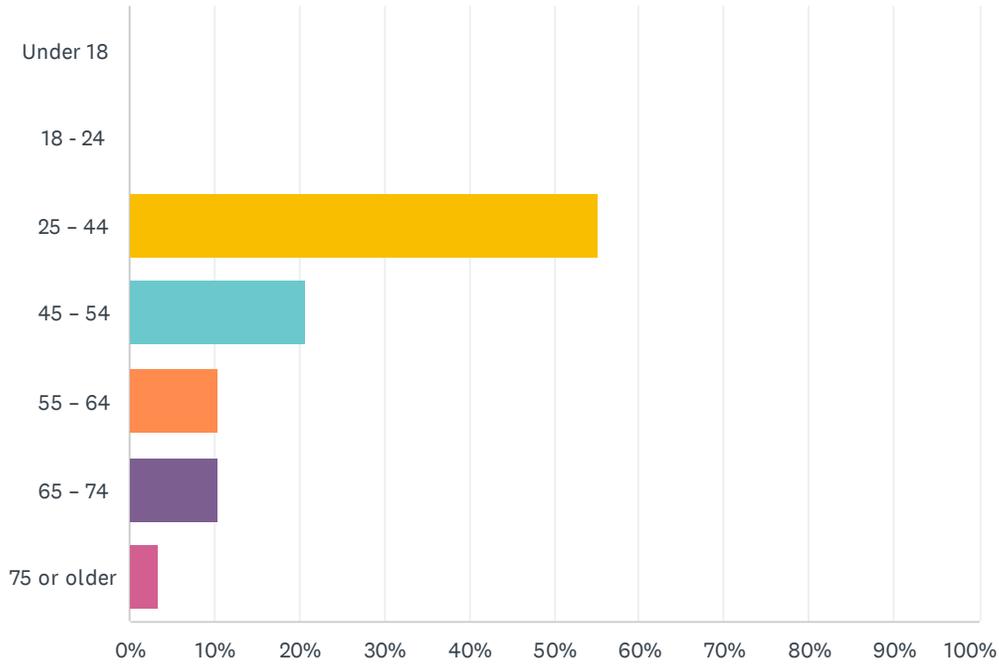
Answered: 29 Skipped: 8



ANSWER CHOICES	RESPONSES
Male	37.93% 11
Female	62.07% 18
Other	0.00% 0
TOTAL	29

Q26 What is your age?

Answered: 29 Skipped: 8



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18 - 24	0.00%	0
25 - 44	55.17%	16
45 - 54	20.69%	6
55 - 64	10.34%	3
65 - 74	10.34%	3
75 or older	3.45%	1
TOTAL		29



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2022-2026 Consolidated Plan, 2022 Annual Action Plan and Analysis of Impediments to Fair Housing Choice VAIL's Comments

VAIL is the Center for Independent Living serving the city of Harrisonburg Virginia. As a Center for Independent Living, as defined by the Rehabilitation Act, VAIL has a unique perspective and experience in regards to the community and accessibility. I am happy to answer any questions regarding our comments or any clarification that you may seek. As you are aware, VAIL provides an array of services to individuals with disabilities in the city of Harrisonburg.

In regards to the Consolidated Plan, Action Plan, and Fair Housing for the city of Harrisonburg:

- Harrisonburg has continued its efforts to evaluate, maintain, and refurbish the sidewalks within the city limits. Continued growth in this area is supported by VAIL. The lack of sidewalks and the lack of repair of sidewalks in some areas of the city creates access issues and concerns for individuals with disabilities.
- Affordable, accessible housing continues to be a challenge for individuals in the community to secure. Individuals desiring to move out of facilities are placed on waiting lists and unable to return to community living due to a lack of affordable accessible housing. VAIL has collaborated with the housing authority to look at ways for expanding housing as well as prioritizing needs but the lack of supply continues to be a barrier for individuals with disabilities.
- This past year, VAIL successfully assisted two rental companies in avoiding a Fair Housing Complaint. Both of these were avoided with some education both to the rental company and to the tenant for how to best proceed. The marking of parking spaces has been the largest issue we have seen in the past 2 years.
- Transportation for individuals with and without disabilities continues to be a challenge for many looking to secure employment as well as to get to appointments. While transportation is available, it is not always in the efficient manner needed or desired for commuting.
- Housing and Transportation once again were in the top 5 needs identified in VAILs annual community needs survey.

Thank you for the opportunity to share these thoughts and experiences.

Sincerely,

Gayl Brunk
Executive Director