

housing is needed because they are unable to undertake the activities of daily living without assistance. The specific needs of local special needs subpopulations are described below.

Elderly and Frail Elderly

When a person has one or more limitations on activities of daily living, he or she may need assistance to perform routine activities such as bathing and eating. Therefore, elderly persons that need supportive housing are considered frail. Elderly persons typically need housing assistance for financial reasons or for supportive service to complete their daily routines. Supportive housing is needed when an elderly person is both frail and very low income. Elderly persons that are living on fixed, very low incomes also need affordable housing options.

An estimate of the number of frail elderly requiring supportive services can be obtained by applying the national prevalence statistics of 14.4% for the proportion of elderly that require assistance with the activities of daily living to the number of elderly in Harrisonburg. The 2010 Census reported that there were 4,033 persons age 65 and older in Harrisonburg (8.3% of the population). Applying the 14.4% national prevalence standard results in an estimated 581 frail elderly persons who may require supportive housing. Some of these persons are already served by existing private and non-profit supportive service agencies.

Although there is often a preference to provide means for seniors to age in place, this is often difficult for persons with disabilities or limited mobility, especially those who live in older homes that require a high level of maintenance.

Mentally Ill

Severe mental illness includes the diagnosis of psychoses and major affective disorders such as bipolar disorder and major depression. The condition must be chronic, meaning it has existed for at least one year, to meet the HUD definition for a disability.

Our Community Place, which serves persons with mental disabilities, reported unmet housing and supportive service needs for their clients. These needs include year-round emergency housing for those suffering from addictions to alcohol and drugs, and for registered sex offenders. Specific needs include financial assistance for rent deposits and mental health counseling.

Physically or Developmentally Disabled

The base definition of developmental disability is an IQ score of less than 70. Physically disabled individuals usually require modifications to their living space, including the removal of physical barriers. Generally, accommodations can be made to adapt a residential unit for use by people who use wheelchairs or persons with hearing or vision impairments. It is difficult to identify private rental units that have been adapted. The majority of people with psychiatric or developmental disabilities experience housing problems or have housing needs in some form: cost prohibition or rent burden; overcrowding; substandard housing; inability to move out of an institutional or residential treatment setting beyond the period of need; and homelessness.

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The Census Bureau reports disability status for non-institutionalized persons age 5 and over. As defined by the Census Bureau, a disability is a long-lasting physical, mental or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning or remembering. This condition can also impede a person from being able to go outside the home or to work at a job or business.

The 2009 American Community Survey, the latest source of Census data available, estimated that of 39,196 Harrisonburg residents in the survey sample, 2,447 (6.2%) were living with a disability. Of the disabled population in the City, 632 (25.8%) had incomes below the poverty level.

The 2005-2007 American Community survey provides more detailed data on persons with disabilities in Harrisonburg. In that survey, based on 40,360 people age five and older, approximately 3,108 residents (7.7%) had at least one disability. Physical disabilities represented 26.4% of all disabilities reported, followed by mental disabilities at 20.2%. Disabilities that prevent persons from employment were the third most common, constituting 17.8% of all disabilities. Other disability types included “going outside the home” disabilities that prevent persons from leaving home by themselves to shop or visit a doctor (12.8%), sensory disabilities (16.0%) and self-care disabilities (6.8%).

It is often difficult for persons with physical disabilities to find suitable accessible housing. This is especially true of low- and moderate-income households with disabilities, who require housing that is both accessible and affordable.

According to the 2010 American Community Survey, 25.8% of Harrisonburg residents with a disability were living in poverty, compared to 33.2% of city residents without a disability. This is atypical. Usually, people with disabilities are more likely to live in poverty than people without disabilities.

In Harrisonburg, Valley Associates for Independent Living (VAIL) is the primary advocacy organization for persons with disabilities. VAIL specializes in modifications for accessibility (wider doorways, hand rails, ramps, roll-in showers) to owner-occupied homes, assisting 5-8 households per year. VAIL staff expressed the belief that a lack of accessible and affordable housing is the greatest issue facing its clients.

To encourage the addition of accessibility features to housing units, the Commonwealth has made the Virginia Livable Home Tax Credit available to contractors to encourage construction or rehabilitation of housing with accessibility features for persons with disabilities.

Persons with Alcohol and Other Drug Addictions

Alcohol or other drug abuse is defined as an excessive and impairing use of alcohol or other drugs, including addiction. Persons who are classified with alcohol or other addictions may have a history of inpatient treatment (detox), be identified by current symptoms or by an assessment of current intake, and by some combination of these approaches. The National Institute of Alcohol Abuse and Alcoholism estimates the number of men with drinking problems at 14% to

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16%, and the number of women with similar problems at 6%. No similar statistics exist for abuse of other drugs. However, the National Institute of Alcohol Abuse and Alcoholism estimates that one-third or more of the clients in publicly funded residential group programs are homeless most of the year before entering treatment. Since this group is without housing and medical insurance, it is assumed that they are low income and in need of supportive housing.

There is no local source of data to determine the extent of this population in Harrisonburg. If the national estimated percentages of men and women with alcohol addictions are applied to the City's 2010 population of males and females age 20 or older, approximately 2,300-2,630 men and 1,110 women in the City may have drinking problems.

LEAD-BASED PAINT 91.205 (E)

11. Estimate the number of housing units* that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income and moderate-income families.

**If using the CPMP Tool, this number can be provided on the Housing Needs Table in the Needs.xls file.*

HUD has made the elimination of housing units containing lead-based paint a priority. The Center for Disease Control (CDC) has recognized the poisoning of children from contact with lead-based paint as a major public health problem. According to the CDC, lead is the No. 1 environmental health hazard to American children, affecting an estimated 10-15% of all preschoolers in the United States. Lead poisoning causes IQ reductions, reading and learning disabilities, decreased attention span, hyperactivity and aggressive behavior. Lead-based paint was banned from residential paint in 1978. All homes built prior to that time may contain lead-based paint.

Using data provided by HUD, it is possible to approximate the number of housing units that may contain lead-based paint and that are occupied by LMI households. The significance of this data is that LMI owner households that are cost burdened may not have the resources to abate lead-based paint in their homes. LMI renter households may not even be aware that their leased units contain lead-based paint, or they may be hesitant to ask their landlord to abate the problem for fear of being evicted or having their rent increased. The following table provides an estimate of the number of housing units estimated to contain lead-based paint by household income level. This data is matched against the number of units built before 1970 (the number units built before 1978 is unavailable) to estimate the number of units that potentially contain lead-based paint and are occupied by LMI households.

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Figure 12 provides a breakdown of the estimated 2,385 housing units in Harrisonburg that potentially contain lead-based paint and are occupied by LMI households.

Figure 12
Estimated Number of Housing Units that
Potentially Contain Lead-based Paint by Income Category, 2000

Housing Units by Affordability	Renter-Occupied Units	Owner-Occupied Units	Total Units
0%-<30% of MFI			
Occupied Units	1,809	N/A	1,809
Built Prior to 1970	516	N/A	516
Estimated # of Units w/Lead-based Paint	387	N/A	387
30%-<50% of MFI			
Occupied Units	2,689	508	3,197
Built Prior to 1970	990	255	1,245
Estimated # of Units w/Lead-based Paint	743	191	934
50%-<80% of MFI			
Occupied Units	2,925	1,523	4,448
Built Prior to 1970	600	819	1,419
Estimated # of Units w/Lead-based Paint	450	614	1,064

Note: HUD CHAS data is not available for housing units built from 1970-1978.

Source: U.S. Census Bureau; U.S. Department of HUD, SOCDs Data

The following analysis is based on the above table:

0-<30% of MFI:

HUD estimated that 516 (28.5%) housing units in Harrisonburg were built prior to 1970 and are occupied by extremely low income households. HUD also estimates that 387 housing units built prior to 1970 contain lead-based paint, which is about 21.4% of the occupied renter housing stock affordable to households with incomes of less than 30% of the MFI.

30-<50% MFI:

A total of 1,245 (38.9%) housing units were constructed prior to 1970 and are occupied by households with incomes between 30-50% of the MFI. HUD estimates that 934 housing units built prior to 1970 contain lead-based paint, which is 29.2% of the occupied housing stock affordable to households with incomes between 30-50% of the MFI.

50-<80% MFI:

A total of 1,419 (31.9%) housing units were built prior to 1970 and are occupied by households with incomes between 50-80% of MFI. HUD estimates that 1,064 housing units built prior to 1970 contain lead-based paint, which is 23.9% of the housing stock affordable to households with incomes between 50-80% of the MFI.

HOUSING MARKET ANALYSIS

HOUSING MARKET ANALYSIS 91.210

Refer to the Housing Market Analysis Table in the Needs.xls workbook

- 12. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.

Characteristics of the Housing Market

Harrisonburg’s housing stock increased 20.6% -- from 13,689 units to 16,502 units -- between 2000 and 2010. During this period, the number of occupied units increased from 13,133 units to 14,965 units.

In 2010, there were 16,502 housing units in Harrisonburg, 8,922 (54.1%) of which were single-family attached or detached units, with 7,290 (44.2%) being multi-family units. The remaining 290 units (1.8%) were mobile homes, boats and recreational vehicles. The relatively high percentage of multi-family units reflects the accommodation of rental housing for university students. Figures 13 and 14 provide comparisons between and among the City, County and State regarding housing units per structure.

**Figure 13
Housing Units in Structures, 2010**

	Total Units	Single-family units	Multi-family units				Total	Mobile home, Boat, RV, etc.
			2 to 4	5 to 9	10 to 19	20 or more		
City of Harrisonburg	16,502	8,922	2,596	1,542	2,407	745	7,290	290
Rockingham County	32,796	25,860	1,419	915	333	529	3,196	3,740
Virginia	3,315,739	2,415,725	145,513	159,004	193,527	212,961	711,005	189,009

Source: 2010 Five-Year American Community Survey (B25024)

**Figure 14
Housing Units in Structures, 2010**

	Total Units	Single-family units	Multi-family units				Total	Mobile home, Boat, RV, etc.
			2 to 4	5 to 9	10 to 19	20 or more		
City of Harrisonburg	16,502	54.1%	15.7%	9.3%	14.6%	4.5%	44.2%	1.8%
Rockingham County	32,796	78.9%	4.3%	2.8%	1.0%	1.6%	9.7%	11.4%
Virginia	3,315,739	72.9%	4.4%	4.8%	5.8%	6.4%	21.4%	5.7%

Source: 2010 Five-Year American Community Survey (B25024)

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Occupancy and Tenure of Housing Units

Harrisonburg's home ownership rate was 39.1% in 2000 and 38.6% in 2010. The 2010 Census reported that 5,770 of the City's 14,965 occupied housing units were owner-occupied, while 9,195 were renter-occupied. Figure 15 provides a more detailed breakdown of the City's occupancy and tenure characteristics in 2000 and 2010.

Figure 15
Occupancy and Tenure Characteristics, 2000 - 2010

	Housing Units		Owner Occupied		Renter Occupied		Vacant	
	Total	Occupied	Total	% of Occupied	Total	% of Occupied	Total	% of Total
City of Harrisonburg								
2000	13,689	13,133	5,132	39.1%	8,001	60.9%	556	4.1%
2010	16,502	14,965	5,770	38.6%	9,195	61.4%	1,537	9.3%

Source: U.S. Census, 2000, (SF3-H1, H6, H7), 2010 Five-Year American Community Survey (B25002, B25003)

Cost of Housing

Within Harrisonburg, the large college student population has a direct impact on the ability of lower income residents to find affordable housing. Within the last 10 years, a number of new chiefly upscale apartment complexes have been developed within the downtown area, primarily adjacent to James Madison University. It was estimated that occupancy for some of the newer downtown rental units would require an income at or above \$30,000 to afford the units (i.e. paying no more than 30% of gross income on monthly housing costs).¹ In 2009, more than 38% of all City households had incomes below \$30,000.

As indicated in Figure 16 below, median housing values (adjusted for inflation) in Harrisonburg increased 41.6% between 1900 and 2010. Real median gross rent increased 11.1% during this period. By comparison, real median household income shrank 17%, making it more difficult for many households, particularly low income households, to find affordable housing.

¹ Citywide Analysis – Demographic and Housing Trends, Harrisonburg, VA, Fall 2011

Figure 16

Trends in Median Housing Value, Rent, and Income 1990-2010

	1990	2000	2010	% Change 1990-2010
Median Owner-Occupied Housing Value				
Actual Dollars	\$88,300	\$122,700	\$219,800	148.9%
2010 Dollars	\$155,277	\$160,597		41.6%
Median Gross Rent				
Actual Dollars	\$410	\$480	\$801	95.4%
2010 Dollars	\$721	\$628		11.1%
Median Household Income				
Actual Dollars	\$25,312	\$29,949	\$36,935	45.9%
2010 Dollars	\$44,512	\$39,199		-17.0%

Sources: U.S. Census Bureau, 1990 Census STF3 (H061A, H043A, P080A); Census 2000 SF3 (H76, H63, P53); 2008-2010 Three-Year Estimates, American Community Survey (B25077, B25064, B19013); Bureau of Labor Statistics Inflation Calculator

Rental Housing

Harrisonburg has lost substantial numbers of affordable rental units since 2000. Between 2000 and 2010, the number of units renting for less than \$500 a month decreased more than 65%. By comparison, the number of higher-rent units (\$1,000 a month or more) increased more than five-fold from 529 to 2,796 units. See Figure 17.

Figure 17

Harrisonburg: Loss of Affordable Rental Housing Units, 2000-2010

Units Renting For:	2000	2010	Change 2000-2010	
			#	%
Under \$500	4,184	1,415	-2,769	-66.2%
\$500 - \$699	2,217	2,214	-3	-0.1%
\$700 to \$999	904	2,862	1,958	216.6%
\$1,000 or more	529	2,796	2,267	428.5%

Sources: Census 2000 SF3 (H62); 2008-2010 American Community Survey Three-Year Estimates (B25063)

In sample data collected from 2008 to 2010, a total of 9,487 renter households paid cash for their housing units. Figure 18 lists the breakdown of rental units by gross rent. With a median household income of \$37,720, White households would have had many more affordable rental housing options than Black or Asian households. At that income level, \$940 or less in rent is considered affordable. Over 5,600 units had rents less than \$900 in 2010. In contrast, the median household income for Blacks (\$30,026) indicated that \$750 or less in monthly rent was affordable, and there were 3,629 units renting for less than \$700 in 2010.²

² The data in Figure 18 lists actual rental rates. No inference of the availability of these units for rent can be made.

Figure 18
Renter-Occupied Units by Gross Rent Paid, 2010

Monthly Gross Rent	Units
Less than \$100	24
\$100 to \$199	251
\$200 to 299	89
\$300 to 399	169
\$400 to \$499	882
\$500 to \$599	800
\$600 to \$699	1,414
\$700 to \$799	1,009
\$800 to \$899	968
\$900 to \$999	885
\$1,000 to \$1,249	870
\$1,250 to \$1,499	497
\$1,500 to 1,999	1,164
\$2,000 or more	265
Total	9,287

Source: 2008-2010 American Community Survey Three-Year Estimates(B25063)

The National Low Income Housing Coalition provides annual information on the Fair Market Rent (FMR) and affordability of rental housing in each county in the United States. In 2011, in the Harrisonburg metropolitan area, the Fair Market Rent (FMR) for a two-bedroom apartment is \$713. In order to afford this level of rent and utilities without paying more than 30% of income on housing, a household must earn \$2,377 monthly, or \$28,520 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a housing wage of \$13.71.

In the Harrisonburg metropolitan area, a minimum-wage worker earns an hourly wage of \$7.25. In order to afford the FMR for a two-bedroom apartment, a minimum-wage earner must work 76 hours per week, 52 weeks per year. Alternately, a household must include 1.9 minimum wage earner(s) working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

The estimated mean (average) wage for an area renter is \$11.76 an hour. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 47 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.2 worker(s) earning the mean renter wage in order to make the two-bedroom FMR affordable.

Monthly Supplemental Security Income (SSI) payments for an individual are \$674 in the Harrisonburg metropolitan area. If SSI represents an individual's sole source of income, \$202 in monthly rent is affordable, while the FMR for a one-bedroom is \$586.

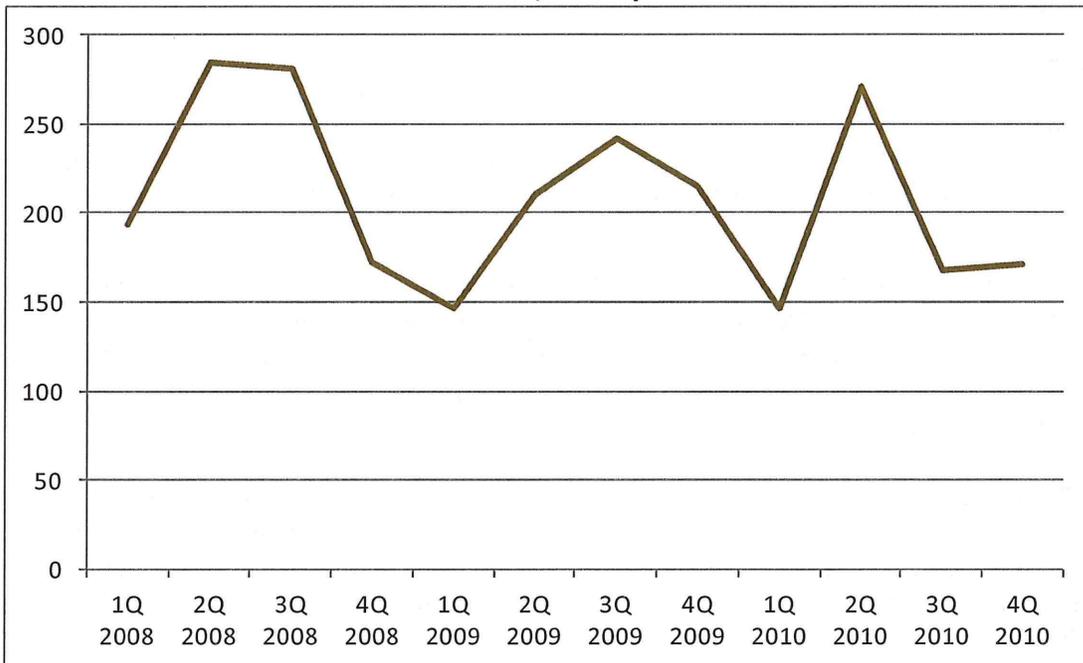
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Sales Housing

Housing sales market statistics were obtained from the Harrisonburg-Rockingham Association of Realtors for 2008 through 2010. The data were analyzed for the number of residential units sold, median sales prices, and the average number of days on the market.

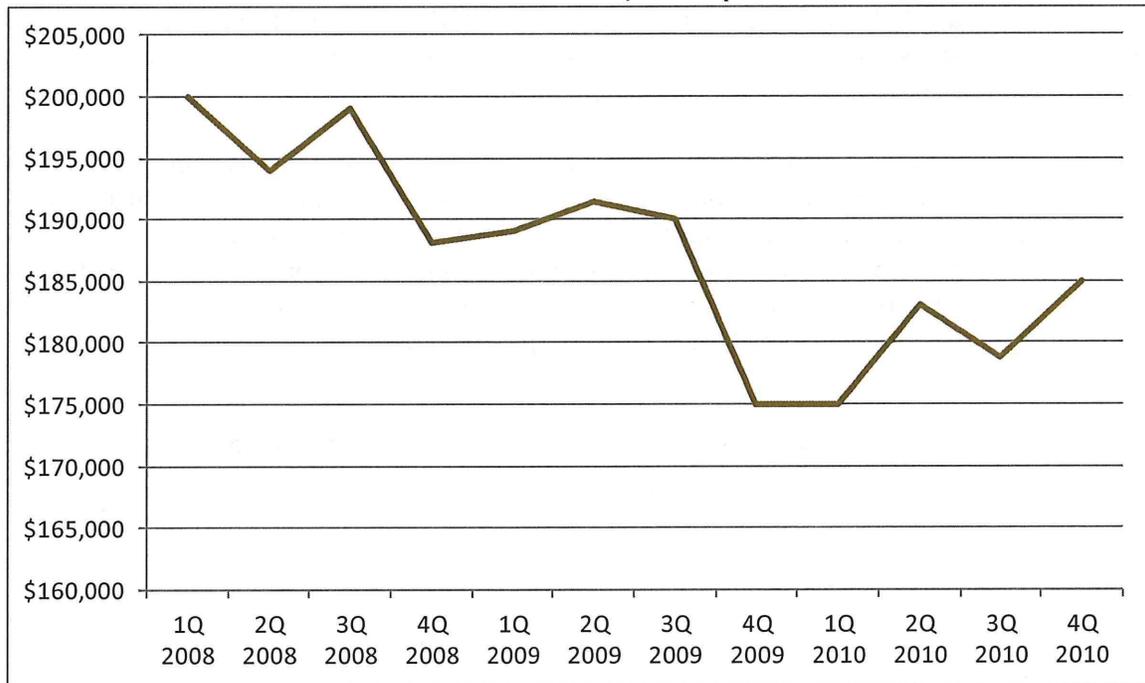
The housing market in Harrisonburg fluctuated during this three-year period, running between 150 and 300 units sold per quarter as depicted in Figure 19. This includes single-family, condominium and townhouse dwelling units. Quarterly variations were also noted. In 2008, the difference between the quarter of highest sales (second) and the quarter of lowest sales (fourth) was 113 units. In 2009 and 2010, these differences were 95 and 124 units, respectively. No stabilization of the market was evident in this short period of time.

Figure 19
Sales of Residential Units, January 2008 – December 2010



Median sales price also appear to be in flux over the past three years as depicted in Figure 20. In 2008, the annual median sales price was \$195,000. This number decreased to \$186,000 in 2009, and fell again to \$180,000 for 2010. This represents a decrease of 7.9% over the three-year period. When analyzed on a quarterly basis, however, median sales prices appear to have gained some ground throughout 2010, increasing from \$175,000 in the first quarter to \$185,000 by the fourth quarter.

Figure 20
Median Sales Prices of Residential Units, January 2008 – December 2010



Units listed for sale were sitting on the market a bit longer at the end of 2010 than in the beginning of 2008. The average number of days a sales unit was on the market increased from 159 to 204, jumping 28% over three years. This may be the result of a couple of factors, including tighter mortgage requirements, rising unemployment, and a hesitancy on the part of homebuyers to purchase a home in uncertain economic times.

In fall 2011, the Harrisonburg Redevelopment and Housing Authority published an analysis of housing trends in Harrisonburg and Rockingham County. The analysis was prepared by S. Patz and Associates, Inc. The analysis indicated that the home sales market in Harrisonburg since 2000 had fared better than in many communities across the country. Recent trends in the region's market for housing sales are illustrated in Figure 21 and Figure 22.

Figure 21 shows that the region's inventory of homes for sale has not changed much over the past three years. The decrease in homes available at the \$400,000+ price range could be the result of houses being removed from the market. There are a sizable number of resale homes available, which is well above normal levels.

Figure 21

<u>Total Housing Inventory, Harrisonburg City and Rockingham County, 2009-2011</u>			
	<u>September 2009</u>	<u>September 2010</u>	<u>September 2011</u>
\$0-\$200,000	411	478	514
\$200,000-\$300,000	262	296	232
\$300,000-\$400,000	128	111	110
\$400,000+	113	96	88
Total	914	981	944
Source: The Harrisonburg-Rockingham Association of Realtors MLS			

Figure 22 shows home sales trends over the 2000 decade and to year-end 2010. First noted is the viable home sale market during the 2003 to 2007 period and prior to the recession. Total market area sales of new and resale homes started to decrease in 2008, with 2010 and annualized 2011 sales at one half (or less) than the total of the peak years of the mid-2000 decade.

The positive data is the overall increase in home prices. The decrease in home prices in the past three years was modest compared with other communities.

Figure 22

<u>Home Sales and Price Trends, Harrisonburg City and Rockingham County, 2000-2011</u> (current dollars)		
	<u>Homes Sold</u>	<u>Median Price</u>
2000	829	\$116,000
2001	1,071	\$112,900
2002	1,153	\$122,588
2003	1,324	\$127,700
2004	1,507	\$149,000
2005	1,669	\$169,900
2006	1,438	\$192,983
2007	1,248	\$195,100
2008	936	\$195,500
2009	816	\$186,000
2010	758	\$180,000
August, 2011	521	\$174,000
Source: The Harrisonburg-Rockingham Association of Realtors MLS		

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Using indicators of housing deficiency available from the 2010 Census, the following narrative describes the condition of the housing stock in Harrisonburg.

A structure's age is used to demonstrate the amount of time a unit has been in the housing inventory and the duration of time over which substantial maintenance is necessary. In the absence of routine maintenance, older housing usually becomes substandard. The age threshold used to signal a potential deficiency is 50 years or more. The 2010 Census reported that 1,491 units (25.8%) of the total owner-occupied housing stock in Harrisonburg was built prior to 1960.

Other deficient characteristics of the housing stock may indicate the degree to which housing maintenance has been deferred or neglected. For example, the Census Bureau considers a lack of complete plumbing facilities to constitute a substandard unit. The Census Bureau defines complete plumbing facilities as hot and cold piped water, a bathtub or shower and a flush toilet. Among owner units in Harrisonburg, none lacked complete plumbing in 2010.

Overcrowding is directly related to the wear and tear sustained by a housing unit. More than one person per room is used as the threshold for defining living conditions as overcrowded. In 2010, there were 88 owner housing units (1.5%) in Harrisonburg with more than one person per room.

Figure 23 summarizes deficiency types for owner housing in Harrisonburg compared to the county and state. Figure 24 contains similar data for renter-occupied units.

Figure 23
Housing Quality Indicators among Owner-Occupied Units, 2010

	Total Owner-Occupied Units	Units Built Prior to 1960		Units Lacking Complete Facilities		Overcrowded Units	
		#	%	#	%	#	%
Harrisonburg	5,770	1,491	25.8%	-	0.0%	88	1.5%
Rockingham County	22,200	5,238	23.6%	159	0.7%	321	1.4%
Virginia	2,048,209	447,186	21.8%	6,997	0.3%	16,423	0.8%

Source: U.S. Census 2000, Summary File 3, H20, H36, H48

Figure 24
Housing Quality Indicators among Renter-Occupied Units, 2010

	Total Renter-Occupied Units	Units Built Prior to 1960		Units Lacking Complete Facilities		Overcrowded Units	
		#	%	#	%	#	%
Harrisonburg	9,195	1,724	18.7%	46	0.5%	590	6.4%
Rockingham County	7,501	1,935	25.8%	90	1.2%	234	3.1%
Virginia	926,272	224,324	24.2%	7,148	0.8%	33,077	3.6%

Source: U.S. Census 2000, Summary File 3, H20, H36, H48

Of note in the above tables are the following:

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- Harrisonburg has a somewhat higher percentage of owner-occupied housing units built before 1960 than the county or state.
- In terms of renter-occupied units, Harrisonburg has a substantially lower percentage of units built before 1960 than the county or the state.
- Harrisonburg's percentage of overcrowded rental units (6.4%) is approximately double that of the county and the state percentages. This is probably due to rental units occupied by college students.

Vacant, Available Units Affordable at Various Income Levels

CHAS Data 2000 provided data on the number of dwelling units that were vacant and for-sale or for-rent to households by income category. While this dataset is very dated, there is no other current source for this information. The City of Harrisonburg recognizes that current housing market conditions make this data obsolete for all practical purposes. However, HUD requires the inclusion and use of this data in the CP.

CHAS data based on the 2000 Census reported a total of 69 vacant for-sale units in Harrisonburg. Figure 25 indicates that there were 10 vacant for-sale units that were affordable to extremely low, very low, and low income households in 2000.

Figure 25

Vacant For Sale Units Affordable to Households with Incomes at or below 80% MFI, 2000

Unit Size	Number Affordable to Households with Incomes:		
	0-30% of Median	31%-50% of Median	51%-80% of Median
City of Harrisonburg			
0-1 Bedroom	N/A	0	-
2 Bedrooms	N/A	0	10
3 Bedrooms	N/A	0	-
Total	N/A	0	10

Source: HUD SOCDs CHAS Data 2000

Notably:

- There were no sales units available and affordable to households below 50% of MFI.
- There were just 10 units available and affordable to households with incomes between 51% and 80% of MFI in Harrisonburg.

CHAS Data 2000 also reported there were a total of 282 vacant for-rent units in Harrisonburg. Of these:

- Harrisonburg had 44 units available and affordable to households with incomes below 30% of MFI.
- There were 145 units available and affordable to households with incomes between 31% and 50% of MFI in Harrisonburg.

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- Harrisonburg had 89 units available and affordable to households with incomes between 51% and 80% of MFI.

Figure 26 lists the number of vacant for-rent units that were affordable to low, very low, and low income households broken down by number of bedrooms.

Figure 26
Vacant For-Rent Units Affordable to Households with Incomes at or below 80% MFI, 2000

Unit Size	Number Affordable to Households with Incomes		
	0-30% of Median	31%-50% of Median	51%-80% of Median
City of Harrisonburg			
0-1 Bedroom	25	20	4
2 Bedrooms	4	100	55
3 Bedrooms	15	25	30
Total	44	145	89

Source: HUD SOCDs CHAS Data 2000

Stakeholders consulted during the preparation of the Consolidated Plan, i.e., Valley AIDS Network and The Arc of Harrisonburg and Rockingham, cited a need for a significant increase in the supply of affordable permanent housing for their clients with HIV/AIDS or other disabilities.

13. Provide an estimate, to the extent information is available, of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.

The City of Harrisonburg does not maintain a centralized database of vacant or abandoned buildings, but the City solicited City departments for any lists they may have of such properties. The City identified only nine vacant properties, three of which are being rehabilitated. The suitability of the remaining six buildings for rehabilitation is unknown.

PUBLIC AND ASSISTED HOUSING 91.210 (B)

14. In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including
- the number of public housing units in the jurisdiction,
 - the physical condition of such units,
 - the restoration and revitalization needs of public housing projects within the jurisdiction,
 - the number of families on public housing and tenant-based waiting lists and
 - results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25).

The jurisdiction can use the optional Priority Public Housing Needs Table of the Consolidated Plan to identify priority public housing needs to assist in this process.

There is no public housing in Harrisonburg. Former public housing units have been rehabilitated and converted to project-based voucher developments. The Harrisonburg Redevelopment and Housing Authority (HRHA) has three low-income Section 8 housing developments: Harrison Heights (40 units), Franklin Heights (64 units) and the Forkovitch Property (25 units).

The HRHA manages about 800 Section 8 Housing Choice Vouchers. As of August 3, 2011, there were 223 households on the waiting list for Section 8 vouchers. The estimated wait time for a voucher is five to seven years, and the list was closed to new applicants in October 2010. Approximately 120-140 units turn over annually. HRHA reported during the development of the Consolidated Plan that the only voucher holders having difficulty locating units are those with poor rental histories or credit problems. It is rare for a voucher holder to return a voucher due to inability to find an affordable unit.

The waiting list for vouchers has a disproportionate number of Hispanics and Black families. Hispanics constitute just 8.4% of Harrisonburg's low income households but represent 26% of the waiting list. Similarly, Blacks represent 6.8% of the City's low income households but constitute 18% of the waiting list.

Figure 27

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total (08/03/2011)	223		168
Extremely low income <=30% AMI	153	68%	
Very low income (>30% but <=50% AMI)	66	30%	
Low income (>50% but <80% AMI)	4	2%	
Families with children	179	80%	
Elderly families	4	2%	
Families with Disabilities	3	1%	
Race - White	175	79%	
Race - African American	39	18%	
Race - Other	9	4%	
Ethnicity - Hispanic	57	26%	
Ethnicity – Non-Hispanic	166	74%	
Characteristics by Bedroom Size (Public Housing Only)	N/A	N/A	N/A
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 10 Months (Since October 2010)			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (Only for Family Unification Program households and Non-elderly Disabled Program households transitioning from institutions into the community)			

15. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).

Assisted rental housing in Harrisonburg includes private units of affordable housing developed with public assistance through such programs as HUD Section 236 (loans for multi-family housing projects), and Low-Income Housing Tax Credits or other sources.

Figure 28 below presents a list of subsidized apartment properties in Harrisonburg. The City of Harrisonburg does not anticipate that any of the units in these properties will be lost for any reason during FY 2012 -- FY 2016.

Figure 28

<u>Subsidized Apartment Properties in Harrisonburg, 2011</u>			
	<u>Date Built</u>	<u>Number of Units</u>	<u>Subsidy Program</u>
Chestnut Ridge	1998/99	148	LIHTC (60%)
Harris Gardens	1974	200	Section 8/236
Lineweaver Annex	1993	60	LIHTC/Sec. 8(60%)
Lineweaver South		61	Section 8/Senior
Mosby Heights	1980/04	112	Section 8
Total		581	

Source: S. Patz & Associates field and telephone survey.

HOMELESS INVENTORY 91.210 (C)

16. The jurisdiction shall provide a concise summary of the existing facilities, housing and services that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The inventory of facilities and housing (e.g., emergency shelter, transitional housing, and permanent supportive housing) must be presented in a form specified by HUD. The inventory of services must include services targeted to homeless persons and main stream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

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Figure 29 provides a breakdown of the number of beds and units in emergency shelters and transitional housing.

Figure 29
2011 Housing Inventory Chart

Prog. Type	Organization Name	Program Name	Target Pop. A*	Year-Round Beds	PIT Count	Total Beds	Utilization Rate
ES	First Step (domestic violence)	First Step Shelter	SFHC	16	16	16	100%
ES	HARTS	176 W. Market Street	SMF	0	15	22	
ES	Mercy House Inc.	243 N. High Street	HC	28	15	28	54%
ES	Mercy House Inc.	247 N. High Street	HC	4	7	4	175%
ES	Mercy House Inc.	307 N. Liberty Street (Phalen)	HC	16	26	16	162%
TH	Mercy House Inc. (Early Hs.)	407 Collicello Street	HC	4	0	4	0%
TH	Mercy House Inc. (Grace)	109 3rd Street	HC	8	0	8	0%
TH	Mercy House Inc. (Grassy)	1577 Stockings Circle	HC	6	2	6	33%
ES	Mercy House Inc. (Teen Hs.)	126 N High Street	SFHC	6	0	6	0%
TH	Mercy House Inc. (Tutweiler)	219 1/2 S High Street	HC	3	3	3	100%
TH	Our Community Place	Our Community Farm	SMF	7	5	7	71%
ES	Salvation Army	895 Jefferson Street	SM	16	34	28	212%
ES	Salvation Army	895 Jefferson Street	SF	16	12	14	75%
ES	Salvation Army	895 Jefferson Street	HC	40	23	30	58%
				Sum : 170	125		

*SFHC = Single family, households without children; SMF = Single males & females; HC = Household with Children; SM = Single Males; SF = Single Females

Source: Harrisonburg/Rockingham County Continuum of Care

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

Mercy House provides the following services and assistance: adult self-sufficiency evaluation, child educational evaluation and referral services, child daycare, extended case management, teen pregnancy shelter and counseling, temporary rental and mortgage assistance to avoid homelessness, clothing and food.

Mercy House also is the conduit for funds from the Virginia Promising Practices Program (VP3) to provide financial assistance and case management services to individuals and families experiencing homelessness. With VP3 funds, Mercy House offers assistance for rent subsidy, rent and utility deposits, and rent and utility arrears in cases where these payments are necessary to minimize the amount of time that individuals and families remain homeless.

Our Community Place operates a day center that offers meals, laundry and shower access for emergencies, activities, phone and computer access. Also provides counseling/advocacy, street outreach, and life skills.

James Madison University operates a Medical Suitcase Clinic for the Homeless through which university nursing students and instructors visit Mercy House and Our Community Place to provide health care services to the homeless, including medical evaluations and service referrals.

Salvation Army of Harrisonburg/Rockingham County operates an emergency shelter and provides utilities and rental assistance, daily meals, counseling/advocacy, street outreach, education, case management, and life skills.

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First Step: A Response to Domestic Violence provides adult and child case management, budgeting and credit repair counseling, assistance finding employment and housing, rental assistance, personal safety planning, court accompaniment and legal advocacy.

Arc of Harrisonburg-Rockingham: The Arc provides an array of services for persons with mental retardation and their families. services include the Arc Op Shop -- a work activity center for adults with mental retardation; respite care; parent - to - parent assistance, support and information (for parents of all types of special needs children).

Harrisonburg Redevelopment and Housing Authority: A public housing authority providing rent assistance through HUD certificates and vouchers, management of subsidized housing for the elderly, and access to funds for development of transitional and permanent housing.

Harrisonburg-Rockingham Free Clinic: Free family practice health care is provided to the low income, uninsured of Harrisonburg.

Harrisonburg Community Health Center provides primary health care services for children and families.

Harrisonburg-Rockingham Health Department: The public health agency charged with responding to reports of elevated blood lead level in children and conducting outreach, assessment and education services.

United Way of Harrisonburg and Rockingham County administers the Emergency Food and Shelter Board federal funds which provide emergency rental and mortgage assistance for persons facing eviction.

Valley AIDS Network provides case management, financial assistance with rent, mortgage and utility bills, onsite food pantry, assistance with transportation to medical appointments, and assistance with accessing HIV-related medical, dental and mental health services.

Harrisonburg Rockingham Social Services is a public social services agency that offers an array of assistance and service programs designed to promote self-reliance and protection for citizens. Its programs and services include adult and family stabilization and support, child day care, employment assistance, nursing home and adult home placement, and foster care. It also offers financial services for Temporary Assistance for Needy Families (TANF), food stamps, Medicaid, energy/fuel assistance, auxiliary grants for the aged, disabled and blind, and state-local hospitalization.

Harrisonburg Rockingham Thermal Shelter (HARTS) provides counseling, advocacy and clothing to its shelter residents, including the mentally ill and substance abusers.

Harrisonburg-Rockingham Community Services Board provides mental health, intellectual disability, and substance abuse services and case management.

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Blue Ridge Legal Services provides free civil legal assistance to low-income residents.

Martinsburg, WV Veterans Administration Medical Center offers counseling, case management and health care for alcohol and drug abusers.

Harrisonburg City Schools and Rockingham County Schools provide education and transportation to Harrisonburg area elementary and secondary students.

People Helping People provides utilities assistance and rental assistance.

City of Harrisonburg Police Department and Rockingham County Sheriff's Office provide law enforcement in the Harrisonburg area.

Bridge of Hope Harrisonburg-Rockingham provides offers counseling/advocacy, case management, life skills, utilities assistance and rental assistance for victims of domestic violence.

Crossroads Counseling Center provides counseling and advocacy for youth with mental health and alcohol/drug abuse issues.

Harrisonburg First Church of the Nazarene offers counseling and advocacy and a soup kitchen/food pantry.

Pleasant View, Inc. Provides support services necessary for people with disabilities to live in and enrich the community. Additionally, Pleasant View strives to assist each individual in achieving and choosing his or her own vocational, family, emotional and spiritual goals.

Valley Program for Aging Services: Provides "Meals on Wheels" and other services for the elderly in the Harrisonburg area.

NewBridges Immigration Resource Center: NewBridges works to assist the large number of immigrants in Harrisonburg to figure out how to pay medical bills, seek food assistance, obtain unpaid salaries from employers, deal with Social Security and meet other similar needs.

Big Brothers/Big Sisters of Harrisonburg and Rockingham County: Big Brothers/Big Sisters strives to make a positive, measurable difference in the lives of children by promoting self-esteem, expanding awareness of life's opportunities, and providing education, guidance, and support through professionally supported one-to-one mentoring relationships.

Training to Achieve Rewarding Careers (TARC), Inc.: TARC is a job training and educational program whose focus is in helping low-income residents overcome barriers to attaining, retaining and advancing in employment.

Harrisonburg Department of Parks & Recreation: Provides maintenance of existing parks, playgrounds, and other public facilities, and provides construction oversight of the development of new facilities. Also runs the City's recreational & after-school programs.

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Harrisonburg/Rockingham County Continuum of Care is a consortium of government, housing, social service, health service, homeless assistance and other agencies and interested parties dedicated to addressing the various needs of homeless persons and persons at risk of homelessness in the Harrisonburg area.

Gemeinschaft Home: Gemeinschaft is a 41-bed residential program that addresses the needs of non-violent ex-offenders and substance abusers coming out of therapeutic community programs inside the Virginia Department of Corrections. It is dedicated to providing an environment where the ex-offender can find support, acquire work and living skills, advance education goals and secure safe and affordable housing.

Harrisonburg Boys & Girls Club: The Club provides youth development programs including homework help and tutoring, alcohol and drug abuse prevention, teen pregnancy prevention, conflict resolution, juvenile delinquency prevention, athletics, cultural enrichment, citizenship and leadership development, outdoor and environmental education, and parent training.

Harrisonburg Department of Public Transportation: Provides transportation for low-income, elderly, and disabled people, as well as the general population of Harrisonburg, along with public school transportation.

SPECIAL NEED FACILITIES AND SERVICES 91.210 (D)

17. Describe, to the extent information is available, the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring persons returning from mental and physical health institutions receive appropriate supportive housing.

Harrisonburg will continue to aid special-needs populations by supporting public, private and non-profit housing and service providers who serve special needs clients. There is no HUD Section 202 (supportive housing for low-income elderly persons) or Section 811 (supportive housing for persons with disabilities) in Harrisonburg. However, units in the local inventory of publicly assisted housing have been developed specifically to meet the needs of non-homeless special needs populations, such as persons with mobility or sensory disabilities, elderly households, and others.

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

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

BARRIERS TO AFFORDABLE HOUSING 91.210 (E)

18. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

The City of Harrisonburg understands the extent to which affordable housing is necessary for community vitality. However, an assortment of factors beyond the City's control has affected the local housing market, including economic forces, inherent barriers and changing circumstances. The City remains committed to promoting affordable housing for low- and moderate-income households and special needs populations.

Affordable housing barriers for low and moderate income residents living in Harrisonburg are the result of a combination of factors, including market barriers, physical barriers and a lack of services to certain areas and populations. In particular, these barriers include (but are not limited to) aging and deteriorating housing stock, declining property values, high rents due to demand created by college students, absentee landlords who do not maintain their properties, residents with fixed or limited incomes, potential housing discrimination due to the City's increasingly diverse racial and ethnic populations, and the cost of constructing or renovating housing units due to lead-based paint or other environmental regulations.

The City of Harrisonburg recognizes that the need for affordable housing persists, especially for rental housing. However, the City has little or no control over most of the aforementioned barriers to affordable housing. The City can influence the supply of affordable housing through land use controls, zoning, building code, fees and charges. In these matters, the City has identified no local public policy barriers to affordable housing. On the contrary, the City has taken or is taking the following actions to facilitate or promote affordable housing:

1. The City's comprehensive plan contains numerous goals, objectives, and strategies intended to promote the construction, rehabilitation, and maintenance of housing for all income levels, including mixed income residential neighborhoods and affordable housing for low- and moderate-income households.
2. The City's zoning ordinance is flexible with multiple classifications that permit various types of residential development.
3. The City's building department issues occupancy permits and reviews all multi-family development plans to insure accessibility/mobility requirements are met. There are no additional fees or charges for multi-family housing plan reviews or inspections.

The City has identified the following state regulations or requirements that impact affordable housing:

1. Virginia requires a registered design professional for the design of multi-family (3+ units) structures.
2. Virginia requires group homes to have a license, and new state regulations will limit the number of persons in a group home to four (instead of the current seven).

STRATEGIC PLAN

The strategic plan must describe how the jurisdiction plans to provide new or improved availability, affordability, and sustainability of decent housing, a suitable living environment, and economic opportunity, principally for extremely low-, low-income, and moderate-income residents.

GENERAL PRIORITY NEEDS ANALYSIS AND STRATEGIES 91.215 (A)

19. In this narrative, describe the reasons for setting priorities for allocating investment among different activities and needs, as identified in tables* prescribed by HUD. 92.215(a)(1)

**If not using the CPMP Tool: Complete and submit Table 1A Homeless and Special Needs Population; Table 1B Special Needs (Non-Homeless) Populations; Table 2A Priority Housing Needs/Investment Plan Table; and Table 2B Priority Community Development Needs.*

**If using the CPMP Tool: Complete and submit the Needs Table file: Needs.xls*

CDBG funds are intended to provide low and moderate income households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning and administration.

The housing, special needs and community development priorities established in this Consolidated Plan were developed through a comprehensive public outreach process. This process included public meetings, stakeholder interviews, focus group meetings, and a public review period. Additionally, the priorities reflect policy directives that have emerged from local and regional planning initiatives and the Analysis of Impediments to Fair Housing Choice.

In light of the priorities established to guide the next five years of funding, the system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG programs

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- Focusing on low and moderate income areas or neighborhoods in the city
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact

20. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.

Priority funding areas in Harrisonburg include those where the percentage of low and moderate income (LMI) persons exceeds 51%. Harrisonburg also prioritizes areas of racial and ethnic concentration, defined as census tracts where the percentage of a specific racial or ethnic group is at least double the City's rate overall. The following narrative describes the characteristics of these areas.

Areas of Racial and Ethnic Minority Concentration

The population of Harrisonburg, although predominantly White, continues to become more diversified. Between 1990 and 2010, the minority population increased by 7,800 individuals (74%). The percentage of minority residents increased from 8.9% to 21.6% of the population. During these two decades, the population of White residents continued to grow, increasing by over 10,000 residents, while the proportion of White residents to other racial and ethnic groups declined. All racial and ethnic minority groups increased in Harrisonburg. Figure 30 illustrates the demographic changes.

Figure 30
Population by Race and Ethnicity, 1990-2010

	Total Population	White	Minority Population			Total Minority	Hispanic
			Black	Asian/Pacific Islander	All Other*		
1990							
City of Harrisonburg	30,707	91.1%	6.6%	1.5%	0.9%	8.9%	1.7%
Virginia	6,187,358	77.5%	18.8%	2.8%	0.9%	22.5%	2.5%
2000							
City of Harrisonburg	40,468	85.3%	6.1%	3.1%	5.5%	14.7%	8.7%
Virginia	7,078,515	72.3%	19.6%	3.7%	4.5%	27.7%	4.6%
2010							
City of Harrisonburg	48,914	78.4%	6.4%	3.6%	11.6%	21.6%	15.7%
Virginia	8,001,024	68.6%	19.4%	5.6%	6.5%	31.4%	7.9%

*Includes: American Indian/Alaska Native, Some other race, Two or more races

Source: 1990 Census SF3 (P001, P008, P010); Census 2000 SF3 (P1, P6, P7); Census 2010 (B01003, B02001, B03001)

Although the racial and ethnic groups are growing, some are adding population faster than others, changing the racial and ethnic distribution of minority residents in Harrisonburg. For example, while the number of Blacks increased 54.9% from 1990 to 2010, Black residents declined as a percentage of all minorities. In 1990, Blacks accounted for 73.6% of all minorities in Harrisonburg; by 2010 they accounted for only 29.5%. In contrast, the number of

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Asian/Pacific Islander residents increased 294%, and the group increased its share of the minority population from 1.5% to 3.6%. Persons of All Other races increased 1,977% from 272 to 5,651. This group now comprises 11.6% of the minority population, up from 0.9% in 1990.

The Hispanic population has also increased substantially. Between 1990 and 2010, Hispanic residents increased 1,354%. In 1990, Hispanics accounted for 1.7% of Harrisonburg's population; by 2010 this segment had grown to 15.7%.

The City defines areas of racial or ethnic minority concentration as geographical areas where the percentage of a specific minority or ethnic group is double that of the City overall. In Harrisonburg, Blacks accounted for 6.4% of the overall population in 2010. Therefore, an area of racial concentration of Blacks would include any census tract where the percentage of Black residents is 12.8% or higher. One census tract (CT 1.01) meets this criterion, as illustrated in Figure 30.

Asian/Pacific Islander residents represent 3.6% of Harrisonburg's population. An area of racial concentration of Asian/Pacific Islanders would include any census tract where the percentage of Asian/Pacific Islanders is 7.2% or higher. No census tracts meet this criterion.

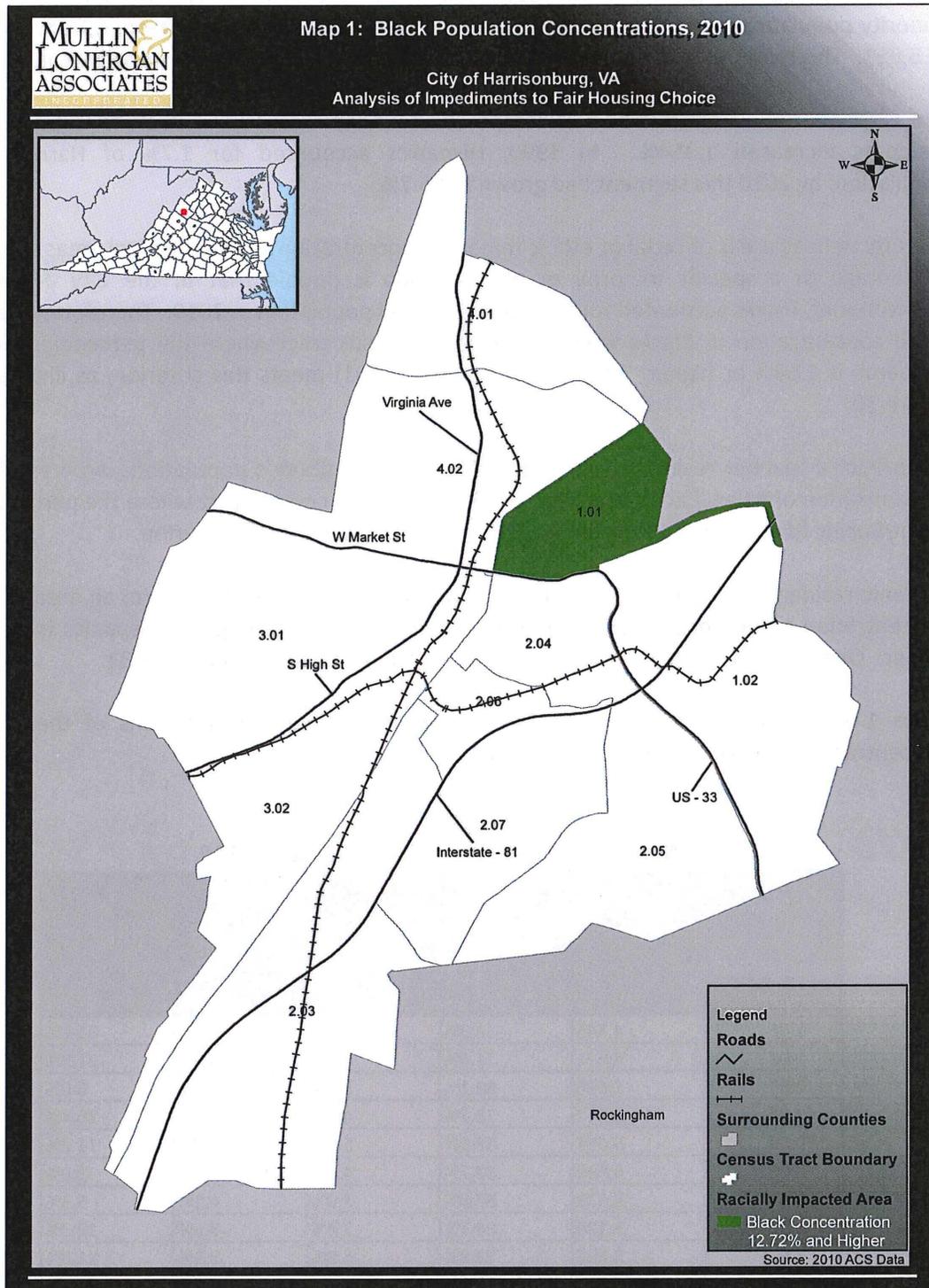
Hispanic residents represent 15.7% of Harrisonburg's population. Therefore, an area of ethnic concentration would include any census tract where the percentage of Hispanics is 31.4% or higher. One census tract (CT 1.01) meets this criterion as illustrated in Figure 31.

Maps 1 and 2 on the following pages illustrate the geographic locations of the areas of concentration of Black and Hispanic residents.

Figure 31
Areas of Racial & Ethnic Concentration, 2010

	Total Population	White	Minority Residents		
			Black	Asian/Pacific Islander	Hispanic
Virginia	8,001,024	68.6%	19.4%	5.6%	7.9%
Harrisonburg	48,914	78.4%	6.4%	3.6%	15.7%
1.01	4,345	59.3%	15.9%	2.1%	31.6%
1.02	4,671	71.4%	8.3%	4.0%	21.9%
2.03	1,696	89.1%	3.1%	3.0%	6.0%
2.04	3,542	73.2%	4.7%	3.6%	26.4%
2.05	5,087	82.1%	5.0%	4.9%	11.2%
2.06	4,699	87.2%	4.6%	5.7%	3.0%
2.07	6,931	87.8%	3.9%	4.1%	5.3%
3.01	3,124	84.7%	2.4%	3.5%	12.3%
3.02	5,898	73.8%	6.9%	3.5%	21.8%
4.01	3,106	86.0%	5.8%	2.9%	6.3%
4.02	5,815	74.4%	7.1%	1.9%	22.3%

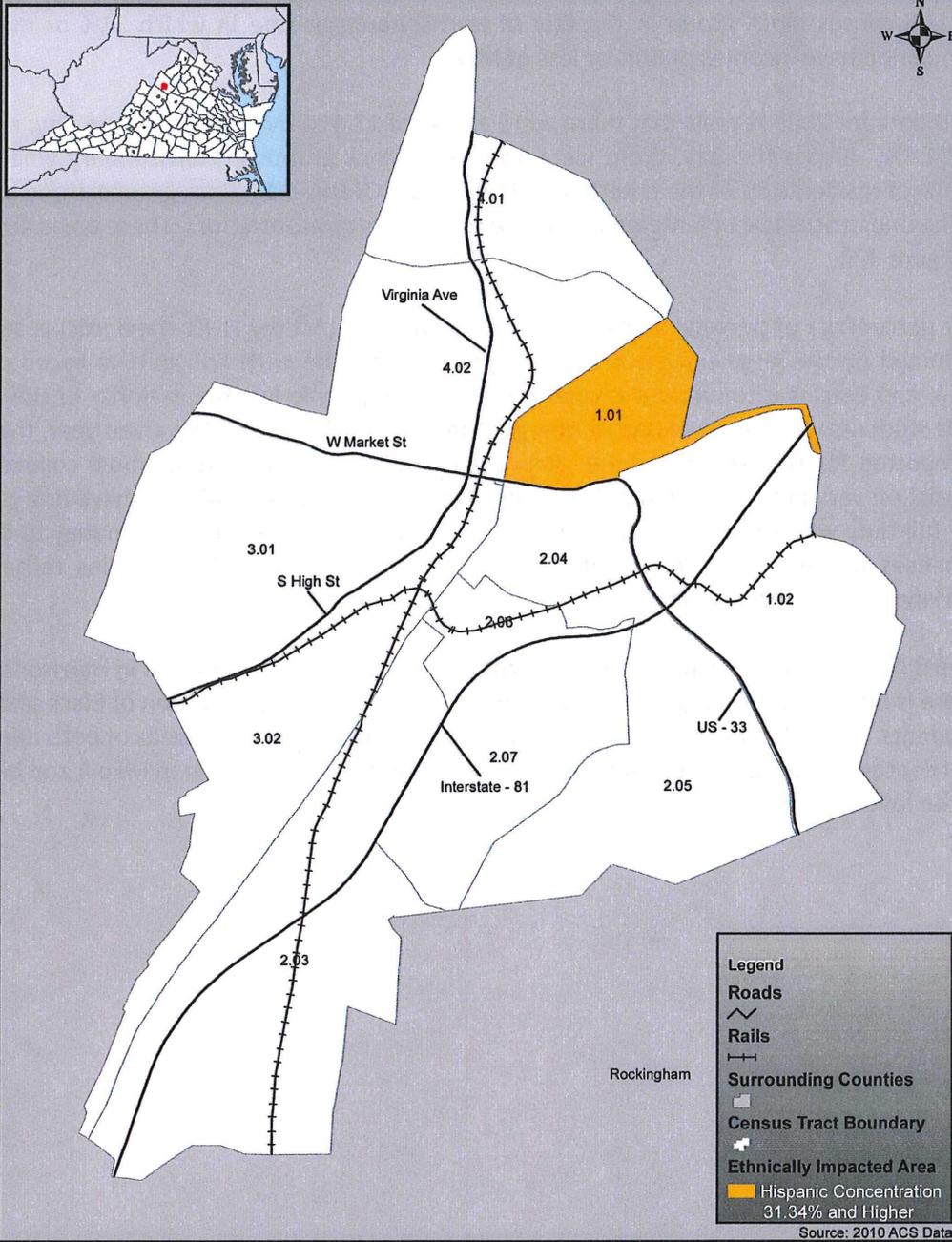
Source: Census 2010 (P1, P7)





Map 2: Hispanic Population Concentrations, 2010

City of Harrisonburg, VA
Analysis of Impediments to Fair Housing Choice



CITY OF HARRISONBURG

Low Moderate Income Areas

The CDBG Program includes a statutory requirement that at least 70% of program funds invested benefit low and moderate income (LMI) persons. HUD identifies the percentage of LMI persons in each census block group for entitlement grantees such as Harrisonburg. HUD defines an LMI census block group in the City of Harrisonburg as one in which 51% or more of the population have incomes of 80% or less of MFI.

HUD data for 2009 reveals that there were a total of 17,414 LMI persons in the City, an LMI rate of 52.4%. Across the City, there were 13 census block groups in Harrisonburg where at least 51.0% of residents meet the criterion for LMI status. Of these 13 block groups, three are located in the one census tract identified as an area of minority concentration. These areas are depicted in Figure 32.

The percentage of persons in Harrisonburg classified as LMI (by HUD standards) is significantly impacted by the large university student population. The HUD LMI data is based on Census data, and Census income data is reported for where people live the majority of the year. For JMU students who reside in Harrisonburg for more than six months in a given year, their income is reported for Harrisonburg rather than their hometown. In addition, most college students subsist on very low incomes simply because they are college students and have not yet entered the full-time workforce. In most cases, students typically earn just enough money to cover their expenses because their time is dedicated primarily to their college studies rather than to working and supporting a family.

Map 3 illustrates the location of the areas of concentration of LMI persons in Harrisonburg. There is one census tract, previously identified as an area of concentration of Black and Hispanic residents, where the percentage of LMI persons exceeds 51%. These areas of both minority and LMI concentrations are referred to as impacted areas and are depicted in Map 4 and highlighted in the following table.

Figure 32
Areas of Concentration of LMI Households

Census Tract	Block Group	Low/Moderate Income Persons		
		#	Universe	%
Harrisonburg		17,414	33,228	52.4%
1	1	404	565	71.5%
	2	755	1,180	64.0%
	3	888	1,701	52.2%
	4	800	2,417	33.1%
	5	544	1,210	45.0%
2.01	1	425	994	42.8%
	2	323	1,203	26.8%
	3	681	1,046	65.1%
	4	704	2,318	30.4%
2.02	1	1,310	1,604	81.7%
	2	0	135	0.0%
	3	3,190	3,498	91.2%
2.03	1	307	805	38.1%
	2	20	438	4.6%
3	1	923	1,274	72.4%
	2	239	1,555	15.4%
	3	236	688	34.3%
	4	741	1,020	72.6%
	5	480	1,318	36.4%
	6	876	1,497	58.5%
4	1	434	618	70.2%
	2	556	1,029	54.0%
	3	577	1,058	54.5%
	4	405	679	59.6%
	5	893	1,837	48.6%
	6	703	1,541	45.6%

Shaded rows indicate areas of minority concentration.

Source: U.S. Department of Housing & Urban Development



Map 3: Areas of Concentration of LMI Residents by Block Group, 2009

City of Harrisonburg, VA
Analysis of Impediments to Fair Housing Choice

