

City of Harrisonburg, VA

Community Development Block Grant

CDBG

2026 Action Plan

Executive Summary

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

1. Introduction

The City of Harrisonburg has prepared a FY 2026 Annual Action Plan, as required under 24 CFR 91.220, in order to strategically implement the federal Community Development Block Grant program to fund housing, community development, and economic development activities within the city. The city has developed a Five Year Consolidated Plan (CP) for HUD FY 2022 - FY 2026 to encompass the needs of the city related to both housing and non-housing activities using the Community Development Block Grant (CDBG) Program.

The FY 2026 Annual Action Plan will serve the following functions for the city:

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

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

Improve Access To & Quality of Affordable Housing

Improve Public Infrastructure

Provide Public Services

Planning and Administration

It is these goals against which the CP and the City's performance under the CP will be evaluated by HUD. The FY 2026 Action Plan furthers the achievement of these goals through the implementation of a variety of housing and community development activities. The City anticipates that 100% of its FY 2026 CDBG funds will be expended for projects that benefit low- to moderate-income persons in the City.

2. Summarize the objectives and outcomes identified in the Plan

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

The city's FY 2026 Annual Action Plan goals are based on the Five Year Strategy developed for HUD FY 2022-FY 2026. In addition, these goals represent activities that are expected to occur in FY 2022 -FY 2026. The city will monitor and modify strategy performance and set annual goals in future years accordingly with the development of the next five year plan.

The city's FY 2026 funding strategy for its CDBG activities consists of its estimated CDBG entitlement allocation of \$490,000 plus \$68,332.29 in rollover funding, bringing the total allocation amount to \$558,332.29. The following chart lists the city's FY 2026 CDBG activities.

FUNDING RECOMMENDATIONS FOR 2026-2027 CDBG PROGRAM

\$490,000 Allocation + \$68,332.29 = \$558,332.29

Housing & Property Improvements

Organization	Recommended
Public Utilities Infiltration and Flow Program	\$199,500.00
Total	\$199,500.00

Administration (20% MAX = \$98,000)

Organization	Recommended
Administration	\$98,000.00
Total	\$98,000.00

Public Services (15% MAX = \$73,500)

Organization	Recommended
New Creation Economic Empowerment Program	\$13,013.76
Meals On Wheels	\$30,000.00
Total	\$43,013.76

Community & Public Facilities

Organization	Recommended
PW - East Grattan St.	
PW School Zone Signage at Various City Schools	\$111,000.00
P&R Ralph Sampson Basketball Court Re-Surfacing	\$70,000.00
P&R- Hillandale Park Playground Replacement	
P&R Morrison Park ADA Sidewalk	\$36,818.53
P&R Kiwanis Park Basketball Court Restoration	
Total	\$217,818.53

GRAND TOTAL	\$558,332.29
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2026 Projects

3. Evaluation of past performance

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

The City of Harrisonburg effectively achieved many goals and objectives set forth in the 2025 Action Plan. The Office of the City Manager implements the City's CDBG programs. Activities accomplished by other agencies under CDBG sub-recipient agreements also fall under the oversight of the City Manager's Office. In July of 2022, the City of Harrisonburg adopted the Five-Year Consolidated Plan (2022-2026), which listed six goals. For the 2025 program year the City continued to support several activities which had been supported in previous years. These activities continue to provide supportive services to some of the most at need populations in the City while also meeting several goals of the 2022-2026 Consolidated Plan.

Improve access to and quality of housing: The City provided \$140,000 to Habitat for Humanity for their expanding critical home repair program, enabling LMI households in the city to have access to affordable housing.

Provide Public Services: The five year strategic plan identified the provision of public services to LMI residents as a goal for the CDBG. During the 2025 plan year, two projects fulfilled this goal. The VPAS Meals on Wheels program delivered meals to many in the elderly population of Harrisonburg who would not be able to remain in their homes without this basic assistance. The Arc was provided funding for their Accessible Community Engagement and Autonomy program for adults with disabilities.

Improve Public Facilities: CDBG funding was allocated to the Parks and Recreation Kiwanis Park Playground, the Westover Park ADA sidewalk, and the Ralph Sampson Park Basketball Goal Replacement Project.

Improve Public Infrastructure: CDBG was not used for any projects in this category for the FY2025 CDBG funds.

Pursue Improved Utility of Public Transit: Although CDBG funds were not used in direct support of this goal in program year 2025, the city's Public Transit department continues to consider and create routes with the transit needs of LMI individuals in mind.

Strengthen Fair Housing Enforcement, Operations, and Education: CDBG staff continues to educate city employees and city leaders about Fair Housing compliance on an annual basis.

Planning and Administration: CDBG funds were used to provide continuing administrative support to the grant, with unused funding from previous years transferred to other projects.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Harrisonburg conducted two public meetings during the Action Plan process to solicit additional public input. A public meeting was held on January 13, 2026 at the Harrisonburg City Council Chambers to explain the CDBG program and Action Plan process, and to get input on the types of projects to be funded. This meeting was publicized in the following ways: Advertised in the Daily News Record, listed on the City's website (www.harrisonburgva.gov), and public notices were posted in the Municipal Building and Public Library. The Public Notice can be found at the end of this section. The information solicited from the public meeting was incorporated into the Action Plan planning process.

PENDING UPDATES TEXT FOLLOWS: A second public meeting was held on March 24, 2026. At this meeting, the draft HUD FY 2026 Annual Plan was presented to City Council. This meeting was publicized in the following ways: Advertised in the Daily News Record, Listed on the City's website (www.harrisonburgva.gov), public notices were posted in the Municipal Building and Public Library. The public notice from both public meetings can be found at the end of this section. A draft of the Action Plan was made available for public review and comment for 30 days beginning on March 24, 2026. The public comment period was closed on April 27, 2026, and at the May 12, 2026 council meeting the council unanimously approved the City's 2026 Action Plan.

Public notice of the first public meeting was published in the Daily News Record on 12/29/25.

Public notices of the draft Action Plan, as well as the second public meeting, were published in the Daily News Record on March 10, 2026.

In addition to publishing the notices advertising the public meetings and availability of the draft Action Plan for public review, the City also communicated information to key stakeholders and other interested parties. On January 5, 2026, an email was sent to 112 individuals and organizations in the Harrisonburg area, informing them of the CDBG application process, as well as the dates for public hearings. These organizations and individuals include all parties that have expressed interest in CDBG in the past, and include organizations that target populations of minorities, non-English speaking persons, individuals with disabilities, the Continuum of Care, housing development contacts, and resident representatives of organizations in targeted areas. Throughout the months of December 2025 through April 2026, CDBG staff met with and communicated with many agencies and organizations interested in applying for the CDBG and CDBG funding. These meetings helped organizations to understand the application process and eligibility requirements of the CDBG. CDBG staff also held a training session on January 15th for those interested in applying for the grant. CDBG staff also heard input from these organizations regarding needs within the City that helped inform funding recommendations.

The City made the draft 2026 Annual Action Plan available for public review on the City's website beginning March 24, 2026. The City anticipates submitting the City Council-approved FY 2026 Annual Action Plan to HUD on May 15, 2026.

**PUBLIC MEETING NOTICE
CITY OF HARRISONBURG
COMMUNITY DEVELOPMENT BLOCK GRANT PRO-
GRAM**

PUBLIC MEETING - The City of Harrisonburg will hold a public meeting on Tuesday, January 13 at 7:00 p.m. in the City Council Chambers, 409 South Main Street, Harrisonburg, VA 22801. The City of Harrisonburg is seeking participation as it initiates the preparation of its **2026 Annual Action Plan**. 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 PY2026.

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 Program Manager 409 South Main Street, Harrisonburg, VA 22801.

12/29

**PUBLIC MEETING/COMMENT NOTICE
CITY OF HARRISONBURG
2026 ANNUAL ACTION PLAN
COMMUNITY DEVELOPMENT BLOCK GRANT PRO-
GRAM**

The City of Harrisonburg will hold a public hearing on Tuesday, March 24, 2026, at 7:00 p.m. in the City Council Chambers, 409 South Main Street, in order to receive citizen input regarding the 2026 Annual Action Plan for the Community Development Block Grant (CDBG) Program. Citizen participation is essential to the City's involvement in the Federal Department of Housing & Urban Development's (HUD) CDBG Program. Citizen participation and comments on the Annual Action Plan will assist the City in the finalization of this required document. The Consolidated Plan serves as the planning document for addressing overall community development and housing needs that will utilize the estimated \$490,000 annual entitlement of CDBG funding available to the City to meet those needs. Projects selected to receive funding will be included in the Annual Action Plan. If the actual CDBG allocation is more or less than \$490,000, funding for individual projects will be increased or decreased by amounts noted at the meeting. Additionally, prior year resources of \$68,332.29 will be carried forward to current year projects. These remaining resources were due to cancelled projects or lower than anticipated project costs from previously completed projects. The total estimated total amount to be allocated is \$558,332.29.

Proposed funding categories include:

- Housing
- Public service activities
- Public facilities
- Program administration

None of the proposed categories of activities will result in displacement of residents. All citizens and organizations are invited to attend the public hearing to comment orally or in writing on the Annual Action Plan. The City of Harrisonburg will make reasonable accommodations and services necessary for sensory-impaired and disabled citizens at the public hearing. 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 hearing. Written comments may be mailed to Kristin McCombe, CDBG Program Manager, Office of City Manager, 409 South Main Street, Harrisonburg, VA 22801. Comments may also be submitted by calling (540) 432-8926 or emailing cdbg@harrisonburgva.gov.

In order to obtain the views of citizens, public agencies and other interested parties, the City will place its proposed FY 2026 Annual Action Plan on public display in the following locations during normal operational hours beginning on March 24, 2026:

- City Manager's Office, City Hall, 409 South Main Street, Harrisonburg
- Massanutten Regional Library, 174 South Main Street, Harrisonburg
- Harrisonburg City website: www.harrisonburgva.gov

Public comment on the plan can be directed to: City Manager's Office, City Hall, 409 South Main Street, Harrisonburg, VA 22801. Public comments regarding this document will be accepted until 9 a.m. on April 27, 2026, the end of the 30-day public comment period.

The City Council is expected to act on the proposed FY 2026 Annual Action Plan on Tuesday, May 12, 2026 at the regularly scheduled Council meeting at 7:00 in City Council Chambers. The final FY 2026 Annual Action Plan will be submitted to HUD for review and approval on or about May 15, 2026.

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March Public Notice

5. Summary of public comments

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

Comments from the January Public Hearing and Public Comment Period:

No public comments were received.

Comments from the March Public Hearing and Public Comment Period:

All comments were accepted and no other comments were received.

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

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

7. Summary

The city of Harrisonburg looks forward to benefiting LMI individuals in the city during the 2026 grant period.

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

The lead agency for the Consolidated Plan is the City of Harrisonburg City Manager's Office which administers the CDBG program. Several city departments are active stakeholders in community development projects and improvements, including Community Development, Economic Development, Public Transportation, Parks and Recreation, Public Utilities, and Public Works.

Consolidated Plan Public Contact Information

Kristin McCombe, CDBG Program Manager

City Manager's Office

409 South Main St Harrisonburg, VA 22801

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

1. Introduction

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

Many housing, social service agencies, and other organizations serving the Harrisonburg region were consulted during the development of this Consolidated Plan. They provided information and context that was invaluable to the planning process. Just like for all other CDBG-related activities, the City also strongly encouraged all known stakeholders to participate. A sample of the agencies and individuals from whom the City regularly solicits feedback is in the Citizen Participation Appendix of the 2022-2026 Consolidated Plan.

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

The City encouraged a high level of public communication and agency consultation when developing this plan to demonstrate its commitment to identifying priority needs and engaging the participation of citizens, public agencies, and nonprofit organizations in a positive and collaborative manner. A list of stakeholders and affordable housing providers was developed during the 2022-2026 Consolidated Plan process and included public agencies and private nonprofit organizations whose missions included the provision of affordable housing and human services to LMI households and persons. These stakeholders were invited to participate in group interviews held to develop the Consolidated Plan.

The City plans to continue to communicate extensively with all interested parties, enhancing general coordination of the service delivery system throughout the year and for each Annual Plan.

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

The City participates in the Western Virginia Continuum of Care (CoC). Members of the CoC were consulted during the development of the AI and the Con Plan to understand how to best address the

needs of homeless persons and persons at risk of homelessness. Through its cooperation with the CoC, the City will seek to identify ways to enhance coordination among the assisted housing providers and governmental health, mental health, and service agencies.

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

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

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

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

The City does not receive ESG funds.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Blue Ridge CASA
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a training meeting and brought community needs to the attention of city staff.
2	Agency/Group/Organization	HRHA
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a training meeting and brought community needs to the attention of city staff.
3	Agency/Group/Organization	SALVATION ARMY
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through numerous meetings and conversations through the fall and winter of 2022-2023.

4	Agency/Group/Organization	JMU IIHHS Suitcase Clinic
	Agency/Group/Organization Type	Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a training meeting and brought community needs to the attention of city staff.
5	Agency/Group/Organization	VPAS
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a training meeting and brought community needs to the attention of city staff.
6	Agency/Group/Organization	Open Doors
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a training meeting and brought community needs to the attention of city staff.
7	Agency/Group/Organization	THE ARC
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a training meeting and brought community needs to the attention of city staff.
8	Agency/Group/Organization	Our Community Place
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through meetings and brought community needs to the attention of city staff.
9	Agency/Group/Organization	Community Services Board
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through meetings and brought community needs to the attention of city staff.
10	Agency/Group/Organization	Northeast Neighborhood Association
	Agency/Group/Organization Type	Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Neighborhood Association
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through meetings and brought community needs to the attention of city staff.

11	Agency/Group/Organization	NEWBRIDGES
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
12	Agency/Group/Organization	WAY TO GO
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through meetings and brought community needs to the attention of city staff.
13	Agency/Group/Organization	City of Harrisonburg - Parks & Recreation Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a meetings and brought community needs to the attention staff.
14	Agency/Group/Organization	City of Harrisonburg - Planning & Community Development
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a meetings and brought community needs to the attention staff.
15	Agency/Group/Organization	City of Harrisonburg - Public Transportation Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a meetings and brought community needs to the attention staff.

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

All entities were considered for consultation.

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

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

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City will continue to interact with public entities at all levels to ensure coordination and cooperation in the implementation of the Con Plan and thereby maximize the benefits of the City’s housing and community development activities for the residents being served.

AP-12 Participation – 91.105, 91.200(c)

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

Public hearings were held on January 13, 2026, and March 24, 2026 to solicit input from the public. Both hearings were advertised in the Daily News-Record and on the City’s website.

On January 15, 2026, CDBG staff held a training session for prospective CDBG applicants. During that meeting, participants were given an opportunity to learn more about the CDBG program, and CDBG staff heard community input regarding the needs of organizations in attendance. Many meetings and phone calls followed this training. Staff was able to gain insight into the work these organizations are doing, and the needs they see in the city.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/broad community	The meeting was broadly attended by City officials and residents.		Not applicable	
2	Public Hearing	Non-targeted/broad community	The meeting was broadly attended by City officials and residents.		Not applicable	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	490,000.00	0.00	68,332.29	558,332.29	0.00	Prior year resources include the following funding that was unused in previous program years, totaling \$62,832.29:\$58,600 (2024 Habitat for Humanity)\$5,500 (Hillandale Playground)

Table 5 - Expected Resources – Priority Table

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

matching requirements will be satisfied

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

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

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

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

Discussion

These funding sources are expected to be available over the next two years.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Access To & Quality of Affordable Housing	2022	2026	Affordable Housing Public Housing	Citywide	Increase Access to Affordable Housing	CDBG: \$140,000.00	Homeowner Housing Rehabilitated: 30 Household Housing Unit
2	Improve Public Infrastructure	2022	2026	Non-Housing Community Development	Citywide	Improve Public Infrastructure	CDBG: \$111,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 51164 Persons Assisted
3	Provide Public Services	2022	2026	Homeless Non-Homeless Special Needs	Citywide	Provide Public Services	CDBG: \$43,013.76	Public service activities other than Low/Moderate Income Housing Benefit: 49 Persons Assisted
5	Planning and Administration	2022	2026		Citywide	Planning and Administration	CDBG: \$98,000.00	Other: 1 Other
6	Improve Public Facilities	2022	2026	Non-Housing Community Development	Citywide	Improve Public Facilities	CDBG: \$106,818.53	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7545 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Improve Access To & Quality of Affordable Housing
	Goal Description	Includes the Public Utilities Infiltration and Flow Program, which will provide grants to LMI homeowners in a specified area of the city to address compliance issues that require rehabilitation.
2	Goal Name	Improve Public Infrastructure
	Goal Description	Improve and maintain infrastructure servicing households in low-income areas.
3	Goal Name	Provide Public Services
	Goal Description	Expand and continue non-housing community development supportive services.
5	Goal Name	Planning and Administration
	Goal Description	Planning and Administration
6	Goal Name	Improve Public Facilities
	Goal Description	The City will continue and expand public facility improvements in low-income areas.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following project information for FY 2026 provides a comprehensive overview of CDBG activities.

Projects

#	Project Name
1	Administration
2	New Creation Economic Empowerment Program
3	Public Utilities Infiltration and Flow Program
4	Meals on Wheels
5	PW School Zone Signage at Various City Schools
6	P&R Ralph Sampson Basketball Court Resurfacing
7	P&R Morrison Park ADA Sidewalk

Table 7 - Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Administration
	Target Area	
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$98,000.00
	Description	Administration and planning expenses
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	City-wide planning and admin
	Location Description	City-wide planning and admin
	Planned Activities	City-wide planning and admin
2	Project Name	New Creation Economic Empowerment Program
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$13,013.76
	Description	Furnishings and equipment to create new employment training program for LMI individuals
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	6 LMI individuals
	Location Description	South Main Street, Harrisonburg
	Planned Activities	Job training and readiness program
3	Project Name	Public Utilities Infiltration and Flow Program
	Target Area	
	Goals Supported	Improve Access To & Quality of Affordable Housing
	Needs Addressed	Increase Access to Affordable Housing Improve Public Infrastructure
	Funding	CDBG: \$195,500.00

	Description	Grants for LMI property owners to bring properties into compliance with sewer system flow and infiltration standards
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	20 LMI Households
	Location Description	Area defined by project maps, including areas of census tracts 402 and 101
	Planned Activities	Repair deficient sewer features on private property to reduce flow and infiltration in to system.
4	Project Name	Meals on Wheels
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$30,000.00
	Description	Meal delivery costs for elderly LMI residents
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	43 LMI elderly residents
	Location Description	City-Wide
	Planned Activities	Meal delivery and consultation
5	Project Name	PW School Zone Signage at Various City Schools
	Target Area	Citywide
	Goals Supported	Improve Public Infrastructure Improve Public Facilities
	Needs Addressed	Improve Public Infrastructure Improve Public Facilities
	Funding	CDBG: \$111,000.00
	Description	Traffic Safety Upgrades for Schools zones in City
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	city-wide: benefits all residents with safe school zones
	Location Description	Upgrades will be mostly focused in the locations of Spotswood Elementary, Smithland Elementary, Skyline Middle, and Stone Spring Elementary Schools
	Planned Activities	Install signage and other school safety zone features.
6	Project Name	P&R Ralph Sampson Basketball Court Resurfacing
	Target Area	
	Goals Supported	Improve Public Facilities
	Needs Addressed	Improve Public Facilities
	Funding	CDBG: \$70,000.00
	Description	Resurfacing and prepping basketball court at Ralph Sampson Park
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	3365 residents in area benefit for park
	Location Description	Ralph Sampson Park, Harrisonburg, VA
	Planned Activities	Resurface and upgrade basketball court area.
7	Project Name	P&R Morrison Park ADA Sidewalk
	Target Area	
	Goals Supported	Improve Public Facilities
	Needs Addressed	Improve Public Facilities
	Funding	CDBG: \$36,818.53
	Description	Install ADA compliant sidewalk at Morrison Park
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	4260 LMI area benefit
	Location Description	Morrison Park
	Planned Activities	Install ADA Sidewalk in park

AP-50 Geographic Distribution – 91.220(f)

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

The City of Harrisonburg is using 44% of its FY 2026 CDBG funds for activities and programs that will provide a benefit to the entire City, which includes all areas of concentration of low/moderate income residents and minority populations.

12% of the funds are going to the Ralph Sampson Park Basketball Court Resurfacing, which serves census tracts 101.2, and 101.4 which are collectively 51.2% LMI.

9% of the funds are going to the Morrison Park ADA Sidewalks, which serves census tracts 402.1, 402.2, and 402.4, which are collectively 53.5% LMI.

35% of the funds are located in census tracts 402 and 101 and will track LMI individuals for eligibility.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	44

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City will use its federal funds to provide affordable housing by funding the emergency home repair for LMI individuals in the city through the Habitat for Humanity project. This important piece in the affordable housing picture in Harrisburg will allow affordability for residents with acute needs to affordably stay in their homes and avoid mortgage default or unsafe and unhealthy living conditions.

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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	20
Special-Needs	0
Total	20

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	20

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

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

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

As of 2009, HRHA converted all of its public housing units into project-based Section 8 units. HRHA currently owns and manages a total of 280 residential units including Harrison Heights; Lineweaver Apartments & Annex, two affordable apartment building for elderly and disabled individuals; Commerce Village; a new apartment complex for homeless individuals; and Franklin Heights, a property featuring 129 units including apartments, townhouses, and single-family homes, ranging in size from one to five bedrooms.

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

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

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

HRHA is not designated as troubled.

Discussion

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

Introduction

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

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

During FY 2024, the City's federal CDBG funds supported the following shelter and transitional housing program:

- Harrisonburg Homeless Services Center

Several other organizations in Harrisonburg were supported directly through the city's general fund, and will be supported in 2026.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City will maintain coordination and collaboration with local non-profit agencies serving the

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

During FY 2024, and 2025 the City's federal funds supported the following affordable housing program:

- Habitat for Humanity Critical Home Repair

During FY 2026 CDBG funds will be used to support the infiltration and flow grant program to private housing owners in the city, increasing the affordability of their units.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

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

During FY 2026, the City's federal CDBG funds support the following supportive service programs:

- VPAS - Meals on Wheels
- Habitat for Humanity (continued use of prior year CDBG funds)
- PU Infiltration and Flow Program

Additionally, numerous other organizations will be funded directly through the city's general funds.

Discussion

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

Introduction:

The City of Harrisonburg understands equal and unimpeded access to residential housing is a fundamental civil right that enables members of protected classes, as defined in the federal Fair Housing Act, to pursue personal, educational, employment, or other goals. The City is committed to furthering the federal Fair Housing Act, state and local Fair Housing Ordinance.

The City has identified several barriers relating to affordable housing in the City and formulated some remedies to remove those barriers. According to the most recent Analysis of Impediments to Fair Housing Choice (AI), several impediments to fair housing choice were identified.

- A lack of affordable, accessible housing within high opportunity areas remains a barrier that disproportionately affects members of the protected classes.
- Members of the protected classes are more likely to have lower incomes, higher unemployment rates and higher poverty rates. Limited housing choice restricts access to community assets for members of the protected classes.
- Fair housing education and outreach efforts are not adequately meeting need.
- Members of the protected classes are underrepresented among homeowners.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The following goals identified in the AI are intended to reduce the barriers to affordable housing:

- Maintain the creation and preservation of affordable housing development in higher opportunity areas as a City-wide priority.
- Remove barriers to accessing community assets for members of the protected classes.
- Increase the level of fair housing knowledge and understanding among housing developers, real estate professionals, elected officials, and the public.
- Strengthen fair housing education, investigation, enforcement, and operations.
- Increase homeownership among low-income households and members of the protected classes.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

The City will continue to support its goals of maintaining and expanding affordable housing. In FY 2026, the City will allocate \$195,500 of CDBG funds for the PU Infiltration and Flow Program.

Actions planned to reduce lead-based paint hazards

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

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

Actions planned to reduce the number of poverty-level families

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

Actions planned to develop institutional structure

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

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

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

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

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

Discussion:

Program Specific Requirements

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

Introduction:

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

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

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

Other CDBG Requirements

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

Years 1-5 are included in this Action Plan. All projects benefit LMI individuals, with the exception of Administration (20% of grant).

