

## CR-05 - Goals and Outcomes

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Harrisonburg is an entitlement jurisdiction, receiving an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). As a recipient of CDBG funds, the City is required to prepare a five-year strategic plan that identifies housing and community needs, prioritizes these needs, identifies resources to address the needs, and establishes annual goals and objectives to meet the identified needs. This five year plan is known as the Consolidated Plan.

The purpose of the Consolidated Plan is to outline a strategy for the City to follow in using CDBG funding to achieve the goals of the CDBG program, *"To develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons."* This Consolidated Annual Performance and Evaluation Report (CAPER) addresses the goals identified in Harrisonburg's PY2022-2026 Consolidated Plan which was approved in 2022. Each year the City is required to submit its CAPER to provide the public and HUD with an assessment of its accomplishments toward meeting the priority goals outlined in the Five Year Consolidated Plan. This CAPER provides a review and evaluation of the City of Harrisonburg's progress toward meeting the annual goals and outcomes as outlined in the Action Plan for the 2024 Program Year, as well as the larger five year goals of the PY2022-2026 Consolidated Plan. This report will summarize the City's accomplishments for the time period of 07/01/2024-06/30/2025. The city made significant strides to further fair housing in the city and utilized CDBG funding to carry out many projects that specifically target LMI individuals and the services and goals identified in the Consolidated Plan.

Overall, the City has been pleased with the funded CDBG programs and their ability to meet their anticipated goals. The goals accomplished do seem to directly address the needs and objectives in the Consolidated Plan and Action Plan. A few projects are behind schedule, but the City sees the program as successful, and estimates that all of the 2024 funds should be spent by the fall of 2026. All of the projects in this reporting period overall benefited low- and moderate- income (LMI) individuals at a greater than 51% rate. Most projects benefitted individuals at a 100% rate for Year One (this reporting period). The City's CDBG funds have been used exclusively to address HUD's three national objectives.

The tables that follow provide a comprehensive overview of the Consolidated Plan's 5 year goals and the City's progress toward attaining those goals.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Improve Access To & Quality of Affordable Housing	Affordable Housing Public Housing	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	200	0	0.00%			
Improve Access To & Quality of Affordable Housing	Affordable Housing Public Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		12	0	0.00%
Improve Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6550	0	0.00%	51810	0	0.00%
Improve Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	18725	470	2.51%	1410	470	33.33%
Planning and Administration		CDBG: \$	Other	Other	1	0	0.00%	1	0	0.00%

Provide Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2250	433	19.24%	373	433	116.09%
Provide Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	225		0	225	
Provide Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Strengthen FH Enforcement, Operations & Education	Fair Housing	CDBG: \$	Other	Other	1	0	0.00%			

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City of Harrisonburg effectively achieved many goals and objectives set forth in the 2024 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 2024 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 affordable housing:** The City provided \$139,700 to Habitat for Humanity for their Critical Home Repair program, enabling continuing home ownership for those who cannot afford pressing repairs to maintain the safety and health of their home due to a pressing repair need.

**Improve Public Facilities:** CDBG funding was allocated for the Hillandale Park ADA sidewalk project, and the Ralph Sampson Park Walking Trail Paving Project.

**Improve Public Infrastructure:** Funding was allocated for the Liberty Street Sanitary Sewer Project, but later moved to the 2025 Action Plan via amendment to to eligibility issues.

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

**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 2024 plan year, five 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 Suitcase Clinic was originally funded but they returned this grant due to capacity issues and the funding was transferred to two separate projects at the new Homeless Navigation Center: Medical Clinic and Guest Area Furnishings. Additional funding was allocated to the Navigation Center's Commercial Kitchen and Laundry project.

**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. The fair housing section of the city's webpage was updated this past year as well.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	471
Black or African American	128
Asian	4
American Indian or American Native	4
Native Hawaiian or Other Pacific Islander	4
<b>Total</b>	<b>611</b>
Hispanic	72
Not Hispanic	539

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

The US Census estimates as of the 7/1/23 estimate that the families assisted are a fairly accurate representation of the community as a whole. The overall population of Harrisonburg is 71% white alone. CDBG funding served a 77% white alone population. While only 8% of Harrisonburg's population is Black or African American, 21% of those assisted with CDBG funds were of this race. While 21% of Harrisonburg's population is Hispanic, only 12% of those assisted with CDBG funding were of this ethnicity. Staff continues to work towards more effectively communicating with those in our community who speak English less than proficiently. Significant progress has been made.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	627,906	491,601

Table 3 - Resources Made Available

### Narrative

All funding was allocated to projects either located in the City of Harrisonburg, or to those that serve Harrisonburg residents.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	56	56	Harrisonburg

Table 4 – Identify the geographic distribution and location of investments

### Narrative

All funding was allocated to projects either located in the City of Harrisonburg, or to those that serve Harrisonburg residents.

## **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

City departments such as the Public Works Department, Public Utilities, and the Transportation Department occasionally seek funding from other state and federal agencies to address needs. The non-profit agencies to which the City sub-granted CDBG funds, for the most part, rely heavily on public and private grant funds other than CDBG to support their operations. Furthermore, the City Council provides monetary support to many of the CDBG sub-recipients out of the City's General Fund. This is in addition to CDBG funds.

The following is a list of the organizations funded in this reporting period and the matching funds they spent on the funded activities, along with other resources that the CDBG funding assisted in leveraging.

- VPAS reported \$40,112 of in-kind funds.
- The Navigation Center provided more than \$10,000 of in-kind funds for its three projects
- The Harrisonburg Rockingham Child Daycare Center did not report any matching funds.



## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	12	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>12</b>	<b>0</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	12	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>12</b>	<b>0</b>

Table 6 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

For the past 18 years, the city has used the CDBG program to direct its efforts and funding towards the debt repayment of the Harrison Heights development with the HRHA. This funding has been invaluable for the preservation of affordable housing for 40 housing units in the city. In PY2024 the CDBG program in Harrisonburg made a shift to direct this funding towards an emergency home repair project through Habitat for Humanity. Due to many changes in leadership of that organization over the past 18 months,

the project has been on hold. As of September 2025, new leadership is in place that is committed to bringing this project to fruition, albeit a year behind schedule.

**Discuss how these outcomes will impact future annual action plans.**

Habitat for Humanity was also approved for funding in the 2025PY, but if funding is not spent on a timely basis, they will not be approved for funding again in the future and housing funding with the CDBG program will need to be allocated to a different organization.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

When individual home repair projects begin to come through this program, they will be 100% LMI.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The following actions were taken during the program year to address the needs of homeless persons and the special needs of persons that are not homeless but require supportive housing and related services:

- \$139,700 was granted to the **Habitat for Humanity** Emergency Home Repairs project to enable people to stay in their homes when large expenses arise.
- \$20,000 was provided to the **Valley Programs for Aging Services** Meals on Wheels Program.
- **The Navigation Center** Commercial Kitchen Laundry project was allocated \$23,604 to provide laundry and kitchen services for those experiencing homelessness.
- **The Navigation Center** Medical Clinic project was allocated \$10,000 to provide medical furnishings and needs for those experiencing homelessness.
- **The Navigation Center** Guest Areas project was allocated \$10,189 to provide a sitting area for those experiencing homelessness.

*Due to its limited CDBG funding allocations, the City of Harrisonburg did not use CDBG funds to directly reduce or end homelessness, but it supports the efforts of agencies who seek to do so through implementation of the Ten Year Plan for Ending Homelessness in Harrisonburg and Rockingham County.*

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The following CDBG funding was provided to organizations working directly with the current homeless or transitional homeless population:

- \$20,000 was provided to the **Valley Programs for Aging Services** Meals on Wheels Program.
- **The Navigation Center** Commercial Kitchen Laundry project was allocated \$23,604 to provide laundry and kitchen services for those experiencing homelessness.
- **The Navigation Center** Medical Clinic project was allocated \$10,000 to provide medical furnishings and needs for those experiencing homelessness.
- **The Navigation Center** Guest Areas project was allocated \$10,189 to provide a sitting area for those experiencing homelessness.

These projects all provided much needed care for individuals either currently or recently facing homelessness. CDBG funding for these projects has helped the individuals to be able to have a secure place to sleep and receive needed care.

The City will continue to work with and through the Harrisonburg Redevelopment and Housing Authority and other agencies to assist the homeless in transitioning to permanent housing and independent living.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The City of Harrisonburg used FY 2024 CDBG funds to provide funding for the following supportive services that addressed the needs of non-homeless special needs populations:

- Harrisonburg-Rockingham Child Daycare: CDBG provided funding for furnishings for their new expanded facility.
- Valley Program for Aging Services, Inc. (elderly): CDBG provide funding for the Meals on Wheels Program.

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

The City is a member of the Harrisonburg/Rockingham County Continuum of Care (CoC) and collaborated with CoC member agencies to implement the strategies in the Harrisonburg/Rockingham County Ten Year Plan to End Homelessness (TYP). The Harrisonburg/Rockingham Continuum of Care (CoC) meets on a monthly basis to address and discuss homeless issues in our local community. Harrisonburg's Continuum of Care CORE Housing Alliance and the Healthy Community Council work together with and through the Harrisonburg Redevelopment and Housing Authority to obtain affordable housing and to eliminate sub-standard housing in local areas. The members of the CoC are: City of Harrisonburg Police Department, Harrisonburg CDBG Staff, Harrisonburg City Schools, Harrisonburg Redevelopment and Housing Authority, Blue Ridge Legal Services, Community Resource Center, Elkton Area United Services, First Step: A Response to Domestic Violence, Habitat for Humanity, Harrisonburg/Rockingham County Department of Social Services, Harrisonburg/Rockingham Community Services Board, Hope Community Builders, Inter-Faith Association, Mercy House, Rebuilding Together, Salvation Army of Harrisonburg/Rockingham County, United Way of Harrisonburg/Rockingham County, Valley AIDS Network, and the Valley Housing Alliance.

Factors that affect income and poverty are education, job training, health, housing quality, cost of living and employment. As a single unit of government, the City of Harrisonburg has only limited influence on the overall factors that cause poverty. However, the City attempts to 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. Through the collaboration described above, the City positively influences the likelihood of poverty-stricken residents moving up and out of poverty, reduces the number of residents living in poverty by minimizing threats to individual and family financial stability, and extends services that will provide adequately for those in need.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The CDBG directly assisted the needs of public housing by providing a large portion of the grant allocation (\$139,700) for the Habitat for Humanity Emergency Home Repairs project. The HRHA does not have any public housing. The city sees a great opportunity to further fair housing by performing repairs for LMI individuals who are in need of home repairs to remain in their homes in a safe manner.

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

During the spring of 2018, HRHA's Family Self-Sufficiency (FSS) Program connected with the DuPont Community Credit Union Community Development Specialist to offer budgeting and smart money management sessions to housing clients. The Community Development Specialist also provides financial planning sessions on an as needs basis for potential homeowners, who were connected to the resource by HRHA's FSS & Housing Coordinator. Also during this period, the HRHA Coordinator met with the Virginia Cooperative Extension's Senior Extension Agent to learn more about their in-person VHDA homebuyer classes and the assistance they provide to clients completing the online module.

The Homebuyer's Assistance Program, coordinated by HRHA's FSS & Housing Coordinator, began in July 2018 and provides down payment assistance for low to moderate-income households interested in purchasing a home within the Harrisonburg City limits. The homebuyer assistance program serves clients of the FSS program, as well as members of the Harrisonburg-Rockingham County community. This program is jointly funded by HRHA and the City of Harrisonburg, through CDBG grant funds, and managed by HRHA's FSS & Housing Coordinator. The Coordinator works directly with clients to assess their eligibility for the program and connect them to resources, such as DuPont's financial literacy program and VA Cooperative Extension homebuyer classes, to help them work towards their homeownership goals. For eligible clients, the HRHA Coordinator also provides a list of resources to clients to work with lenders and realtors familiar with the homebuyer assistance program, to ensure they are supported throughout the process. The HRHA Coordinator and CDBG Coordinator publicized the program through informational flyers, an email alert to area employers, the HRHA website, and Facebook postings. The HRHA Coordinator continues to publicly share information about the program and encourage interested individuals to apply. This program has now been funded three times by CDBG funds in recent years.

### **Actions taken to provide assistance to troubled PHAs**

The local housing authority (HRHA) is not troubled so no actions were needed in this regard.



## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

On November 13, 2018, the City adopted an updated version of the Comprehensive Plan. Among many other details, the Comprehensive Plan includes information and goals, objectives, and strategies related to “Land Use and Development Quality” and “Neighborhoods and Housing.” Within these chapters of the Plan there are broad objectives that go toward positive outcomes for affordable housing. One of the objectives, which is a priority objective for the next five years is “to promote affordable housing options, including affordable rental properties and affordable homes for ownership.” This priority objective works along with two other priority objectives including Objective 5.2, which is “to develop approaches to increase the percentage of single-family detached and duplex housing units,” as well as Objective 7.3, which is “to provide support for educational programs for workforce development, apprenticeship, training and retraining to meet the demands of business and industry, as well as, improving the skills of individual community members.” Identifying these three objectives are key policies that will help the City and the community take action to our affordable housing issues. With the approval of the Comprehensive Plan, the entire incorporated limits of the City are now designated as an Urban Development Area (UDA), which among other things, encourages the city to plan development that allows residents to work, shop, and carry out many of life’s other activities within the neighborhood through a mix of land uses, and a variety of housing types, densities and costs, while continuing to build a more robust and broad transportation system.

On June 25, 2019, the City adopted a new zoning district titled R-8, Small Lot Residential District. This district is intended for medium to high density residential development allowing for single family detached homes and duplexes and in special circumstances townhouse development. Vehicular, pedestrian, and bicycle transportation is facilitated through a connected system of roads, sidewalks, and shared use paths, so as to provide many choices with regard to mode and route, and to provide a safe and comfortable pedestrian environment that promotes walkability for residents and visitors. This district allows single family detached homes at a density of 15 units per acre and duplexes at 24 units per acre. Increasing the ability to build more detached single family homes and duplexes could reduce the cost of homeownership by having more units available.

In 2021, the City completed a Comprehensive Housing Assessment and Market Study (housing study). A significant resource for Harrisonburg, the housing study includes several recommendations. In late 2021, City staff organized a housing technical work group, convened a housing summit for City Council, and began preparing a strategy plan to implement the recommendations in the housing study. In line with the first recommendation, the City approved funds to hire a Housing Coordinator, and the position was filled in April 2022.



The City will be initiating an affordable housing fee waiver pilot program this year, administering an allocation of reduced-rate mortgage through Virginia Housing's SPARC program, issuing a request for proposal to develop affordable rental housing on city-owned land, and continuing efforts to promote free housing counseling in coordination with Southeast Regional Community Assistance Project (SERCAP). The City used \$2 million of its ARPA dollars to create an affordable housing fund, which is supporting 11 homeownership units developed by Habitat for Humanity and 16 supportive rental units developed by the HRHA. This is in addition to CDBG support of the Habitat for Humanity Home Repairs project.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The City of Harrisonburg directed its 2024 CDBG activities to low/moderate income neighborhoods where concentrations of poverty, deteriorated infrastructures and community facilities, and poor housing conditions are most prevalent. The primary obstacle to meeting underserved needs is the limited funding resources available to address identified priorities.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Harrisonburg is not included on the Virginia Department of Health's listing of "high risk areas" for lead poisoning. In 2016, the VA State Health Commissioner published the "Reportable Disease Surveillance in Virginia." Only one case of lead-elevated blood levels were reported in children ages 0-15 in Harrisonburg.

Despite the apparently minor extent of lead-based paint hazards in Harrisonburg's housing stock, the City seeks to reduce these hazards as much as possible. The City works 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 continues to educate City residents about lead paint hazards.
- Properties are made lead safe during renovation of older residential units.
- Harrisonburg continues to demolish pre-1978 nuisance housing, which often contains lead-based paint.
- The City continues to monitor Virginia Department of Health reports regarding Harrisonburg children with elevated blood lead levels.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Poverty is a function of income. Factors that affect income are education, job training, health, housing quality, cost of living and employment. As a single unit of government, the City of Harrisonburg has only limited influence on the overall factors that cause poverty. However, the City attempts to 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.

Through the collaboration described above, the City can positively influence the likelihood of poverty-stricken residents moving up and out of poverty, reduce the number of residents living in poverty by minimizing threats to individual and family financial stability, and extend services that will provide adequately for those in need.

Harrisonburg continues to support organizations that provide supportive services to encourage local economic development, and to preserve and improve affordable housing options as part of its strategy to prevent and alleviate poverty.

Furthermore, the City has an active Economic Development Department focusing on growing small businesses, recruiting technology companies and cultivating entrepreneurship. The Shenandoah Valley Workforce Development Board, an active partner with the city's economic development department, also has a variety of programs for career seekers, including training programs for high-demand careers.

#### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

In its HUD FY 2022-FY 2026 Consolidated Plan, the City of Harrisonburg identified numerous agencies, organizations and institutions that may participate in the implementation of Consolidated Plan activities. The City feels that the existing institutional structure is sufficient for carrying out activities to address identified housing, homeless and community development needs. The City will continue to work directly with the implementing agencies and attempt to identify any gaps in the delivery system.

#### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

During the reporting period, the City coordinated its public service funding with social service agencies and local non-profits that had experience running those types of targeted programs. The City coordinated its housing and public service efforts with the HRHA and non-profits such as Open Doors, JMU's Institute for Health and Human Services, VPAS, Pleasant View, Mercy House, Habitat for Humanity, and The Arc.

#### **Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

• HRHA continued to maintain list of local publicly supported developments with

expiring subsidies to identify partners and potential sources of funding for preservations

• The city completed comprehensive housing study in 2021 to determine the effects of residential developments on fair housing choice. As a result, the city has hired a full-time housing coordinator, which will make a significant impact on the City's methodology regarding affordable and fair housing moving forward. Existing incentives for housing development are being evaluated to determine their effect upon fair housing choice.

• The city's Department of Transportation continues to adjust transit schedules and routes to provide improved access to underserved locations within the city.

• In June 2023 the City and HRHA staff were trained in how to refer callers about fair housing issues to the proper person on staff. Staff was also trained about how to communicate with people with language barriers and were given the tools necessary assist these citizens as needed.

• As part of the homebuyer assistance program, the HRHA FSS and Housing Coordinator worked with clients to assess their eligibility for the program and then connect eligible applicants with the Virginia Cooperative Extension for assistance with the VHDA homebuyer education course and DuPont Community Credit Union to receive financial literacy education. The Coordinator also worked one-on-one with clients, on an as need basis, to address financial literacy questions.

## **CR-40 - Monitoring 91.220 and 91.230**

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

Each project in this reporting period was monitored carefully by the City to ensure appropriate use of CDBG funds. As a part of their applications for funding, all sub recipients submitted an action plan with measurable objectives to be achieved each quarter. Quarterly progress reports were submitted for each project receiving grant funds. These included a description of all project activities, photographs, a description of progress and obstacles, a reimbursement summary description, matching funds information, and LMI, race, ethnicity, gender, and presumed LMI information. The final quarterly report served as the final project report and also included a thorough assessment of the project, including successes and weaknesses; a comparison of projected accomplishments and objectives to actual accomplishments and goals achieved, including reasons for any discrepancies between the two; notation of any CDBG funds or matching funds that were not expended and reasons why; total number and qualifying LMI characteristics of persons or households assisted with CDBG funds or other resources leveraged by using CDBG funds, including any matching funds or donations that would not have been received without CDBG assistance; and identification of future related projects that may be eligible for CDBG assistance. For those projects that received extensions, their final reports will not be submitted until their project is closed. Each sub recipient submitted periodic requests for reimbursement. Each reimbursement request was accompanied by a City request form, documentation of payment for eligible expenses (i.e., invoices, receipts, copies of checks, time sheets, etc.), documentation of matching funds expenditure or donations (i.e., volunteer time logs, time sheets, mock invoices for donated items, etc.), and other supporting documentation. Each sub recipient was required to maintain records of all project expenses, activities, correspondence, and other information as requested by the City, for a period of no less than five years from the date of the final project report. The City had no trouble with these reports, and all documentation is maintained in the City's CDBG files. Additionally, the City has a system in place to determine whether a site visit to inspect the progress of a project is necessary. For all projects requiring building construction or rehabilitation, City officials completed site inspections prior to reimbursements to ensure that materials for which reimbursements were requested were in place on the building. Reimbursements for construction/building materials were only made once the materials were in place. The City is committed to compliance with minority business outreach by posting all ITBs and RFPs on Virginia's procurement website (eVA), which notifies the city of the number of vendors reached who are MBEs. The city also makes frequent use of the Virginia Department of Small Business and Supplier Diversity website. In its 2022-2026 Consolidated Plan (CP), the City identified numerous agencies, organizations and institutions that may participate in the implementation of CP activities. The existing institutional structure is sufficient for carrying out activities to address identified housing, homeless and community development needs.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The City Manager's Office welcomes public participation and citizen comments year-round. Staff attends community and other meetings where discussions of the CDBG program may occur. The City formally hosts public meetings every winter and spring to gather public input and to discuss the CDBG program.

The annual performance reporting process is dictated by the need to provide the US Department of Housing and Urban Development (HUD) with a completed document within 90 days of the end of the program year. The federal agency also requires that this report be the subject of a public hearing and a 15 day public review and comment period. To meet the HUD determined guidelines, the City of Harrisonburg adhered to the following schedule for developing its Consolidated Annual Performance and Evaluation Report (CAPER):

August 25, 2025	Notice of Public Hearing & Comment Period in Newspaper
September 9, 2025, 7:00pm	Short Presentation and Public Hearing at Regular Council Meeting; Public Comment Period Begins
September 25, 2025, 9:00am	Public Comment Period Closes

The Public Notice advertised the public hearing and the public comment period, and it provided a summary of the report as well as the location of the full report. A copy of this report was made available in the City Manager's Office and on the City website at [www.harrisonburgva.gov](http://www.harrisonburgva.gov).

No comments from the public were received during the public hearing at the September 9th council meeting or in the public comment period that followed.

## **CR-45 - CDBG 91.520(c)**

### **Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

No objectives were changed. The City is on track with the current objectives and there are not sufficient reasons to make any changes at this point in the process.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

No objectives were changed. The City is on track with the current objectives and there are not sufficient reasons to make any changes at this point in the process.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

**Table 8 – Total Labor Hours**

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					



Other.					
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**Table 9 – Qualitative Efforts - Number of Activities by Program**

## Narrative

No projects met the threshold of >\$200,000 in federal assistance.

# Attachment

## Notice of Public Hearing

Notice of Public Hearing & Comment Period  
Community Development Block Grant Program (CDBG)  
Consolidated Annual Performance Evaluation Report (CAPER)

The City of Harrisonburg is seeking public comments for the required CAPER - a document required by the U.S. Department of Housing & Urban Development (HUD) for the evaluation and review of CDBG programs in program year 2024.

Comments may be submitted during the CDBG CAPER Public Hearing portion of the regular City Council meeting on September 9, 2025, at 7:00 P.M. in the City Council Chambers, Harrisonburg Municipal Building, located at 409 S. Main St., Harrisonburg, VA. All comments must be received no later than September 25, 2025 at 9:00 A.M. Comments may be submitted to Kristin McCombe, Community Development Block Grant Program Manager, at 409 South Main Street, Harrisonburg, Virginia 22801, or [kristinm@harrisonburgva.gov](mailto:kristinm@harrisonburgva.gov), or (540) 432-8926.

Copies of the draft CAPER will be available for review in the City Manager's Office, 409 South Main Street, Harrisonburg, Virginia 22801 and at [www.harrisonburgva.gov](http://www.harrisonburgva.gov) on the CDBG homepage. A summary of the CAPER is as follows:

In the 2024 year, the city was awarded \$491,620 in CDBG entitlement funds, with additional previously unspent funds added in to bring the total to \$627,906.37. The following is a summary report of obligated, expended, and remaining funds as of 6/30/2025:

	Obligated	Expended	Remaining
Housing and Property Improvements	\$139,700	\$0.00	\$139,700
Community & Public Facilities	\$316,139.37	\$71,400.00	\$244,739.37
Administration	\$98,324.00	\$50,207.17	\$48,116.83
Public Services	\$73,743.00	\$59,300.48	\$14,442.52
<b>TOTAL</b>	<b>\$627,906.37</b>	<b>\$180,907.65</b>	<b>\$446,998.72</b>

The City of Harrisonburg will make reasonable accommodations and services necessary for sensory-impaired and disabled citizens at the public hearing. Persons requiring such accommodations/services should contact the city at least 5 working days in advance of the hearing. Additionally, interpretation services may be offered upon request and availability. Persons requiring such accommodations/services should contact the city at least 4 working days in advance of the hearing.

El servicio de interpretación en Español está disponible para las reuniones de la Municipalidad de la Ciudad. Para garantizar que los intérpretes estén disponibles en las reuniones, los interesados deben solicitar los servicios por lo menos cuatro (4) días de calendario antes de la reunión, poniéndose en contacto con la secretaria de la Municipalidad al 540-432-7701 o enviando una solicitud en línea.

8/25

# PR26

	Office of Community Planning and Development	DATE:	09-06-25
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	PR26 - CDBG Financial Summary Report		
	Program Year 2024		
	HARRISONBURG, VA		

## PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	2,123,371.89
02 ENTITLEMENT GRANT	491,620.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	2,614,991.89

## PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	450,252.89
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	450,252.89
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	41,347.93
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	491,600.82
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	2,123,391.07

## PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	450,252.89
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	450,252.89
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

## LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2023 PY: 2024 PY: 2025
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

## PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	91,245.09
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	14,442.56
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	31,944.61
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	73,743.04
32 ENTITLEMENT GRANT	491,620.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	491,620.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	15.00%

## PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	41,347.93
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	62,393.29
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	56,824.39
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	46,916.83
42 ENTITLEMENT GRANT	491,620.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	491,620.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	9.54%



LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

No data returned for this view. This might be because the applied filter excludes all data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

No data returned for this view. This might be because the applied filter excludes all data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2021	9	263	6940581	North Liberty Gateway Art	03F	LMA	\$155,951.07
					<b>03F</b>	<b>Matrix Code</b>	<b>\$155,951.07</b>
2022	7	271	6991615	Elizabeth Street Waterline	03J	LMA	\$64,073.51
2023	9	284	6988948	Kelly St. Waterline	03J	LMA	\$136,983.22
					<b>03J</b>	<b>Matrix Code</b>	<b>\$203,056.73</b>
2024	6	289	6979431	Navigation Center Commercial Kitchen/Laundry	03T	LMC	\$8,761.50
2024	6	289	6988940	Navigation Center Commercial Kitchen/Laundry	03T	LMC	\$399.98
2024	10	293	6993872	Navigation Center Medical Clinic	03T	LMC	\$10,000.00
2024	11	292	7005290	Navigation Center Guest Areas	03T	LMC	\$10,189.00
					<b>03T</b>	<b>Matrix Code</b>	<b>\$29,350.48</b>
2024	4	286	7024018	VPAS Meals on Wheels	05A	LMC	\$20,000.00
					<b>05A</b>	<b>Matrix Code</b>	<b>\$20,000.00</b>
2023	3	279	6952894	Arc - SpArc	05B	LMC	\$17,541.00
					<b>05B</b>	<b>Matrix Code</b>	<b>\$17,541.00</b>
2024	5	287	6979431	Harrisonburg Rockingham Child Daycare Center	05L	LMC	\$9,950.00
					<b>05L</b>	<b>Matrix Code</b>	<b>\$9,950.00</b>
2023	5	281	6940586	IIHHS Suitcase Clinic	05M	LMC	\$9,562.46
2023	5	281	6952894	IIHHS Suitcase Clinic	05M	LMC	\$201.70
2023	5	281	6979445	IIHHS Suitcase Clinic	05M	LMC	\$741.14
2023	5	281	6988948	IIHHS Suitcase Clinic	05M	LMC	\$148.31
					<b>05M</b>	<b>Matrix Code</b>	<b>\$10,653.61</b>
2023	4	280	6940575	CASA Child Advocacy Program	05N	LMC	\$3,750.00
					<b>05N</b>	<b>Matrix Code</b>	<b>\$3,750.00</b>
<b>Total</b>							<b>\$450,252.89</b>

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2024	6	289	6979431	No	Navigation Center Commercial Kitchen/Laundry	B24MC510029	EN	03T	LMC	\$8,761.50
2024	6	289	6988940	No	Navigation Center Commercial Kitchen/Laundry	B24MC510029	EN	03T	LMC	\$399.98
2024	10	293	6993872	No	Navigation Center Medical Clinic	B24MC510029	EN	03T	LMC	\$10,000.00
2024	11	292	7005290	No	Navigation Center Guest Areas	B24MC510029	EN	03T	LMC	\$10,189.00
								<b>03T</b>	<b>Matrix Code</b>	<b>\$29,350.48</b>
2024	4	286	7024018	No	VPAS Meals on Wheels	B24MC510029	EN	05A	LMC	\$20,000.00
								<b>05A</b>	<b>Matrix Code</b>	<b>\$20,000.00</b>
2023	3	279	6952894	No	Arc - SpArc	B23MC510029	EN	05B	LMC	\$17,541.00
								<b>05B</b>	<b>Matrix Code</b>	<b>\$17,541.00</b>
2024	5	287	6979431	No	Harrisonburg Rockingham Child Daycare Center	B24MC510029	EN	05L	LMC	\$9,950.00
								<b>05L</b>	<b>Matrix Code</b>	<b>\$9,950.00</b>
2023	5	281	6940586	No	IIHHS Suitcase Clinic	B23MC510029	EN	05M	LMC	\$9,562.46
2023	5	281	6952894	No	IIHHS Suitcase Clinic	B23MC510029	EN	05M	LMC	\$201.70
2023	5	281	6979445	No	IIHHS Suitcase Clinic	B23MC510029	EN	05M	LMC	\$741.14
2023	5	281	6988948	No	IIHHS Suitcase Clinic	B23MC510029	EN	05M	LMC	\$148.31
								<b>05M</b>	<b>Matrix Code</b>	<b>\$10,653.61</b>



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2023	4	280	6940675	No	CASA Child Advocacy Program	B23MC510029	EN	05N	LMC	\$3,750.00
								05N	Matrix Code	\$3,750.00
Total										\$91,245.09

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2023	2	278	6979443	Administration	21A		\$27,940.26
2023	2	278	6988952	Administration	21A		\$13,407.67
					21A	Matrix Code	\$41,347.93
Total							\$41,347.93

# LOCCS Reconciliation

## Appendix 3

### D. RECONCILIATION OF LINE(S) OF CREDIT (LOC) AND CASH BALANCES TO UNEXPENDED BALANCE OF CDBG FUNDS SHOWN ON GPR

Complete the following worksheet and submit with the attachment:

UNEXPENDED BALANCE SHOWN ON GPR \$2,123,391.07  
(line 13 of HUD 4949.3)

RECONCILIATION: (For the items listed below, use amounts recorded as of close-of-business on the last day of this GPR reporting period.)

ADD:

LOC balance(s) \$2,123,391.07

Cash on Hand:

Grantee Program Account   0    
Subrecipients Program Accounts   0    
Revolving Fund Cash Balances   0    
Section 108 cash balances   0  

SUBTRACT:

Grantee CDBG Program Liabilities (include any reimbursements due to the Grantee from program funds) (  0  ) \*

Subrecipient CDBG Program Liabilities  
(same instructions as above) (  0  ) \*

TOTAL RECONCILING BALANCE: \$1,594,715.72

UNRECONCILED DIFFERENCE (between Total Reconciling Balance and Unexpended Balance): (Explain below) \$   0  

\* When grantees or subrecipients operate their programs on a reimbursement basis, any amounts due to the grantees or subrecipients should be included in the Program Liabilities.

7/93 3-10

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**6510.2 REV-2**

**Appendix 3**

E. CALCULATION OF BALANCE OF UNPROGRAMMED FUNDS

Amount of funds available during the reporting period  
(from line 7 of HUD-4949.3) \$2,123,391.07

Add: Income expected but  
not yet realized\*\* \$\_\_\_\_\_0\_\_\_\_\_

SUBTOTAL \$\_\_\_\_\_2,123,391.07

Less: Total budgeted amount  
on HUD-4949.2/2a (\$2,123,391.07)

UNPROGRAMMED BALANCE \$\_\_\_\_\_0\_\_\_\_\_

\*\* This amount should reflect any income considered as a resource in the final statement (and any amendments) for the period covered by this report, as well as that identified in prior final statements (including any amendments), that was expected to be received as of the end of the reporting period but had not yet been received, e.g., program income or Section 108 proceeds not yet received from an approved 108 loan.