

2019-2023
Consolidated Plan, Annual Action Plan
And Citizen Participation Plan

Community Development Block Grant Program



City of Staunton, Virginia

Substantial Amendment August 2021

The City of Staunton proposing an amendment to current projects in the 2019 Entitlement CDBG allocation. The previously approved Habitat for Humanity project will be cancelled, and the funds will be reallocated to the A Street Aging In Place Project. The project will meet the Con Plan goal Public Facilities and Infrastructure and the priority need of Improving Public Facilities and Infrastructure.

Funds will be used to provide 500 feet of water lines and 300 feet of water lines and road/curbs/gutter with turnaround This will provide water access for no less than 23 new units to be built at the end of A street for elderly/special needs housing. Street/curb/sidewalks for new housing units extended A Street. This is a multi-year project with total CDBG funding allocation of \$271,149.

Reallocated CDBG funds for 2019: \$25,000

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Executive Summary

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

1. Introduction

The City of Staunton is a new federal entitlement community under the U.S. Department of Housing and Urban Development (HUD). As a HUD entitlement community, the City is required to prepare a Five-Year Consolidated Plan (CP) in order to implement any federal programs that fund housing, community development and economic development within the community. The Staunton CP covers the period from FY 2019 through FY 2023 (October 1, 2019 through September 30, 2024).

This CP consolidates into a single document the planning and application requirements for the following federal program:

- Community Development Block Grant (CDBG)

Funds are provided under the following program:

- **Community Development Block Grant (CDBG):** The primary objective of the CDBG Program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income levels. Funds can be used for a wide array of activities, including: housing rehabilitation, acquisition of existing housing or land, homeownership assistance, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, water and efficiency improvements, abatement of hazards such as lead based paint or asbestos, public services, rehabilitation of commercial or industrial buildings, and loans or grants to businesses.

Purpose of the Consolidated Plan

The purpose of the Consolidated Plan (CP) is to guide federal funding decisions in the next five years. The CP is guided by three overarching goals that are applied according to a community's needs. The goals are:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low- and moderate- income residents throughout the City, increased housing opportunities, and reinvestment in deteriorating neighborhoods.

- To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate- income persons to achieve self-sufficiency.

The overall priority for the investment of federal funds is to increase self-sufficiency and economic opportunity for lower income residents and individuals with special needs so that they can achieve a reasonable standard of living.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Strategic Plan provides a framework to address the needs of the City for the next five years using approximately \$354,433 annually in Community Development Block Grant (CDBG) funds. The three overarching objectives guiding the proposed activities are:

- Providing Decent Affordable Housing
- Creating Suitable Living Environments
- Creating Economic Opportunities

Outcomes show how programs and activities benefit low- and moderate- income areas of a community or the people served. The three outcomes that will illustrate the benefits of each activity funded by the CDBG program are:

- Improve Availability/Accessibility
- Improve Affordability
- Improve Sustainability

All future activities funded in the next five years will support at least one objective and one outcome. The City's framework for realizing the objectives and outcomes include the following goals:

- Provide Decent, Affordable Housing
- Provide a Suitable Living Environment
- Increase Homeownership

3. Evaluation of past performance

The City of Staunton is a newly designated federal entitlement community, and therefore, no evaluation of past performance is available.

4. Summary of citizen participation process and consultation process

Public Hearings – Public hearings were held on June 4 and August 8, 2019 to solicit public feedback on the Plan development. The first was a general hearing to solicit input from the public on the needs and priorities for the City. Approximately 25 members of the public attended and identified needs ranging from public infrastructure improvements to the creation of affordable housing units. The second hearing was a presentation to City Council to present the draft Consolidated Plan and make a recommendation the Council adopt it. Both hearings were advertised in the *News Leader* and on the City's website and social media accounts in accordance with the City's Citizen Participation Plan.

The first public hearing specifically for the Con Plan was held on June 4, 2019. A final public hearing was held on August 8th, at the culmination of the 30-day public comment period. City Council considered the Con Plan and FY19 Annual Plan for approval at its regular meeting on August 8, 2019.

For the substantial amendment, on XXX a public hearing was held to review the proposed amendments. The revised annual action plan was placed on public display June 22, 2021 for 30 days. City Council considered the substantial amendment for approval at its regular meeting on August 12, 2021.

Stakeholder Interviews – From June 4th through 5th, 2019, a series of stakeholder interviews and consultations were conducted for the Consolidated Plan. Over the course of these two days, approximately 20 individuals from organizations whose mission involves housing, community and/or economic development in one facet or another provided feedback. Individuals representing government and policy makers, nonprofit organizations, affordable housing providers, and other interested parties were invited to participate to ensure that as many points-of-view as possible were heard. A complete summary is included in the Citizen Participation Appendix.

Web-based Citizen Surveys – Two web-based surveys, one for the general public and one for other interested stakeholders, were distributed via email, public meeting agenda, via news outlets and posted on the City's website, as well as publicized on the City's social media pages. Each stakeholder who was invited to participate in an interview was also encouraged to share the survey with their colleagues, clients or constituents, and any other network of contact they deemed appropriate. During the month that the surveys were active, 25 responses were received.

See the Citizen Participation Appendix for a detailed report of both surveys.

All sign-in sheets, advertisements, and comments received are included in the Citizen Participation Appendix.

5. Summary of public comments

Many of the comments received were related to needs that the City needs to address with this five-year plan. Those needs include affordable housing, housing and services for the homeless and folks with

special needs, public facility (ADA) improvements, and public infrastructure (sidewalks) improvements. A complete summary of comments received is included in the Citizen Participation Appendix.

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

No comments were not accepted. A complete summary of comments received is included in the Citizen Participation Appendix.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	City of Staunton, VA	Department of Community and Economic Development

Table 1 – Responsible Agencies

Narrative

The City, a newly designated HUD entitlement grantee, is required by HUD to prepare a Consolidated Plan and Annual Action Plan that meets the Consolidated Plan regulations in order to receive grant program funds. The lead agency responsible for overseeing the development of these plans and reports is the City's Community and Economic Development Departments.

Consolidated Plan Public Contact Information

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Community and Economic Development Departments

116 W. Beverly Street

Staunton, VA 24401

Office: 540.332.3869

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. 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(l)).

As a new Entitlement grantee, 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 was developed for the purpose of developing the Plan, and included affordable housing providers, public agencies and private nonprofit organizations whose missions include the provision of affordable housing and human services to LMI households and persons. These stakeholders were invited to participate in group interviews held to develop the Con Plan.

The City plans to continue this level of engagement with all interested parties beyond the consolidated planning process, 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 Virginia Balance of State Continuum of Care (CoC), and is a member of one of twelve local planning groups. This group encompasses the City of Staunton, Augusta County, the City of Waynesboro, Highland County, the City of Lexington, the City of Buena Vista, and Rockbridge County. Members of the CoC were consulted during the development of 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 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.

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

City staff will continue to work with the local planning group of the Balance of State CoC to undertake the establishment of performance measurements for homeless programs. 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 to provide input on the use of all funding. Notifications of the public hearings are published in Staunton's newspaper of largest distribution, the *News Leader*. Information is also made available at the City's office of Community Development 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 jurisdictions consultations with housing, social service agencies and other entities

Several housing and social service agencies participated in the two-day stakeholder meetings and the public need hearing. Groups representing the homeless, housing rehabilitation programs, elderly populations and those with mental health and other special needs provided feedback to inform the Plan. Needs arising from these meetings include the creation of new, affordable units for the homeless and/or folks with mental health and/or drug/alcohol disabilities and the rehabilitation of existing units to ensure decent, safe and sanitary housing, particularly for those aging in place.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	United Way Greater Augusta
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Several housing and social service agencies participated in the two-day stakeholder meetings and the public need hearing. Groups representing the homeless, housing rehabilitation programs, elderly populations and those with mental health and other special needs provided feedback to inform the Plan. Needs arising from these meetings include the creation of new, affordable units for the homeless and/or folks with mental health and/or drug/alcohol disabilities and the rehabilitation of existing units to ensure decent, safe and sanitary housing, particularly for those aging in place.
2	Agency/Group/Organization	Staunton Redevelopment & Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In person meeting and multiple emails were exchanged to identify current housing needs in Staunton, including Public Housing needs.

3	Agency/Group/Organization	Habitat for Humanity SAW
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity Staunton Augusta Waynesboro attended both the public needs meeting as well as a stakeholder interview specifically focused on affordable housing. Habitat identified the types of services they provide as well as unmet needs they see in the community as well as how to meet those needs moving forward.
4	Agency/Group/Organization	Renewing Homes Greater Augusta
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Renewing Homes Greater Augusta attended a stakeholder interview specifically focused on affordable housing. Renewing Homes identified the types of services they provide as well as unmet needs they see in the community as well as how to meet those needs moving forward.
5	Agency/Group/Organization	Community Foundation of Central Blue Ridge
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Foundation

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Several housing and social service agencies participated in the two-day stakeholder meetings and the public need hearing. Groups representing the homeless, housing rehabilitation programs, elderly populations and those with mental health and other special needs provided feedback to inform the Plan. Needs arising from these meetings include the creation of new, affordable units for the homeless and/or folks with mental health and/or drug/alcohol disabilities and the rehabilitation of existing units to ensure decent, safe and sanitary housing, particularly for those aging in place.
6	Agency/Group/Organization	Valley Community Services Board
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	VCSB attended a stakeholder workshop focused on health and human services, as well as homeless needs. VCSB serves as the CoC representative and the HMIS lead for the Local Planning Group of the VA Balance of State Continuum of Care.
7	Agency/Group/Organization	Valley Supportive Housing
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Valley Supportive Housing attended a stakeholder workshop focused on health and human services, as well as homeless needs. Valley Supportive Housing provides permanent supportive housing and services to homeless individuals and families.
8	Agency/Group/Organization	Valley Mission
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Valley Mission attended a stakeholder workshop focused on health and human services, as well as homeless needs. Valley Supportive Housing provides emergency shelter and services to homeless individuals and families.
9	Agency/Group/Organization	Blue Ridge CASA
	Agency/Group/Organization Type	Services-Children Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Blue Ridge CASA attended a stakeholder workshop focused on health and human services, as well as homeless needs. CASA provides special advocacy services for at-risk children and families.
10	Agency/Group/Organization	Valley Program for Aging Services
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	VPAS attended a stakeholder workshop focused on health and human services, as well as homeless needs. VPAS provides services for the elderly and disabled, including transportation, meals on wheels, and other aging in place services.
11	Agency/Group/Organization	City of Staunton
	Agency/Group/Organization Type	Other Government-Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City staff, including public works, parks and recreation, economic development, planning/zoning/codes, and emergency management attended a stakeholder workshop focused on the non-housing community development needs of the City.

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?
ALICE Report	United Way Greater Augusta	The ALICE Report was developed to identify challenges faced by the "working poor," those who are employed and/or have income, are above the federal poverty guidelines, but still have difficulty achieving basic needs. The goals of the Strategic Plan are aligned with the goals of ALICE, to improve access to opportunity for Staunton residents.
Capital Improvement Plan	City of Staunton	The City's Capital Improvement Plan, updated in 2018, informed the Strategic Plan sections aimed at public infrastructure improvements.

Table 3 – Other local / regional / federal planning efforts**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

In accordance with 24 CFR 91.100(4), the City will notify adjacent units of local government of the non-housing community development needs included in its Con Plan. 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.

PR-15 Citizen Participation

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

Public Hearings – Public hearings were held on June 4 and August 8, 2019 to solicit public feedback on the Plan development. The first was a general hearing to solicit input from the public on the needs and priorities for the City. Approximately 25 members of the public attended and identified needs ranging from public infrastructure improvements to the creation of affordable housing units. The second hearing was a presentation to City Council to present the draft Consolidated Plan and make a recommendation the Council adopt it. Both hearings were advertised in the *News Leader* and on the City’s website and social media accounts in accordance with the City’s Citizen Participation Plan.

The first public hearing specifically for the Con Plan was held on June 4, 2019. A final public hearing was held on August 8th, at the culmination of the 30-day public comment period. City Council considered the Con Plan and FY19 Annual Plan for approval at its regular meeting on August 8, 2019.

For the substantial amendment, on XXX a public hearing was held to review the proposed amendments. The revised annual action plan was placed on public display June 22, 2021 for 30 days. City Council considered the substantial amendment for approval at its regular meeting on August 12, 2021.

Stakeholder Interviews – From June 4th through 5th, 2019, a series of stakeholder interviews and consultations were conducted for the Consolidated Plan. Over the course of these two days, approximately 20 individuals from organizations whose mission involves housing, community and/or economic development in one facet or another provided feedback. Individuals representing government and policy makers, nonprofit organizations, affordable housing providers, and other interested parties were invited to participate to ensure that as many points-of-view as possible were heard. A complete summary is included in the Citizen Participation Appendix.

Web-based Citizen Surveys – Two web-based surveys, one for the general public and one for other interested stakeholders, were distributed via email, public meeting agenda, via news outlets and posted on the City’s website, as well as publicized on the City’s social media pages. Each stakeholder who was invited to participate in an interview was also encouraged to share the survey with their colleagues, clients or constituents, and any other network of contact they deemed appropriate. During the month that the surveys were active, 25 responses were received.

See the Citizen Participation Appendix for a detailed report of both surveys.

All sign-in sheets, advertisements, and comments received are included in the Citizen Participation Appendix.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	The first public meeting held on June 4 was a general hearing to solicit input from the public on the needs and priorities for the City. Approximately 25 members of the public attended and identified needs ranging from public infrastructure improvements to the creation of affordable housing units.	Needs identified during the first public meeting ranged from public infrastructure improvements to the creation of affordable housing units. A complete summary of comments received is included in the Citizen Participation Appendix.	No comments were not accepted.	
2	Public Hearing	Non-targeted/broad community	The second hearing was held on August 8 to present the final plan and budget to City Council.	A complete summary of comments received is included in the Citizen Participation Appendix.	No comments were not accepted/	

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)
3	Internet Outreach	Non-targeted/broad community	Two web-based surveys, one for the general public and one for other interested stakeholders, were distributed via email, public meeting agenda, via news outlets and posted on the City's website, as well as publicized on the City's social media pages. Each stakeholder who was invited to participate in an interview was also encouraged to share the survey with their colleagues, clients or constituents, and any other network of contact they deemed appropriate. During the month that the surveys were active, 25 responses were received.	A complete report of the survey results is included in the Citizen Participation Appendix.	No comments were not accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Based on U.S. Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data (2011-2015) and analysis included within this section of the Strategic Plan, in addition to interviews and group discussions held with service providers, the following conclusions relative to housing needs in the City of Staunton for all household types, income groups and racial/ethnic groups can be made.

Racial/ethnic groups with disproportionate *housing problems* as defined by HUD include housing units lacking complete kitchen facilities and/or complete plumbing facilities, overcrowding (more than 1.5 person per room), and/or cost burden greater than **30%** include the following:

Housing Problems

- Black households earning 31-80% of AMI
- Asian households earning 0-30% of AMI (very small sample size).
- Hispanic households earning 0-30%, 51-80%, and 81-100% of AMI (very small sample size).

Racial/ethnic groups with disproportionate *housing problems* defined as housing units lacking complete kitchen facilities and/or complete plumbing facilities, overcrowding (more than 1.5 person per room), and/or cost burden greater than **50%** include the following:

Severe Housing Problems

- Black households earning 0-30% of AMI
- Asian households earning 0-30% of AMI (very small sample size).
- Hispanic households earning 0-30% of AMI (small sample size).

Housing Cost Burden

Asian households in Staunton experienced severe cost burden at a disproportionate level using the HUD definition as defined above (note: very small sample size). Also, the data shows that a large number of Blacks, 425, have a cost burden over 30%.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The Housing Needs Assessment is based on data provided by HUD through the Comprehensive Housing Affordability Strategy (CHAS) data, with supplemental data used when available. Although the CHAS data is somewhat dated, it provides a glimpse of the housing needs within the City. This data, in combination with supplemental data and interviews with agencies and housing providers in the City, can provide a snapshot view of the housing needs.

Lower-income households in the City have been greatly impacted by high housing costs, which reduce economic opportunities and access to prosperity. Real incomes in the area have declined while housing costs have risen, resulting in an increase in the need for affordable housing options. Between 2000 and 2015, median income for City residents *declined* by almost a third (29.7%) after adjusting for inflation, while median rent *increased* by 28% and median home values *increased* by 7%.

Median income decreasing while median home values and rents continue to rise contributes to a diminished ability for households to reside in the City. Given an inadequate supply of decent, affordable housing options, the area's lower-income households often face a choice between substandard housing and housing cost burden.

As the data below show, the most significant housing issue identified is cost burden, defined as spending over 30% of household income on housing costs, such as mortgage and rent payments. According to CHAS data, 31.3% of households in the City are cost burdened. Similarly, severe cost burden is defined as spending over 50% of household income on housing. In Staunton, over 15.89% of households are severely cost burdened.

Renter and owner households:

- Large number of households between 0-30% of AMI with housing cost burden greater than 50%

Households by Household Type

Renter households paying more than 30% of their gross income on housing costs:

- All households between 0-30% of AMI.

Owner households paying more than 30% of their gross income on housing costs:

- Elderly households between 31-50% of AMI.

Renter households paying more than 50% of their gross income on housing costs:

- All households between 0-30% of AMI.

Owner households paying more than 50% of their gross income on housing costs:

- Elderly households between 0-30% of AMI

Demographic indicators are essential to understanding a community's housing needs. The data provides a snapshot of the City's growth and highlights the ongoing increase in population and households.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	23,739	24,195	2%
Households	9,909	10,385	5%
Median Income	\$42,713.00	\$40,842.00	-4%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Housing Costs Table (SUPPLEMENTAL)

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	\$155,200 <i>(\$210,969 in 2015 dollars)</i>	\$165,400	+7% <i>(-21.6% adjusted)</i>
Median Contract Rent	\$510 <i>(\$693 in 2015 dollars)</i>	\$655	+28% <i>(-5.5% adjusted)</i>

Data Source: 2000 Census (Base Year), 2011-2015 ACS (Most Recent Year)

The following are HUD-generated tables using 2011-2015 CHAS data that are part of the Consolidated Plan tool. These tables are automatically generated when creating the Consolidated Plan. Please note that HAMFI refers to "HUD Adjusted Median Family Income," which is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes such as a simple Census number due to a series of adjustments that are made.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,260	1,560	1,660	1,145	4,760
Small Family Households	290	230	440	265	2,440
Large Family Households	35	125	10	60	295
Household contains at least one person 62-74 years of age	195	360	265	375	1,075
Household contains at least one person age 75 or older	255	410	550	140	355
Households with one or more children 6 years old or younger	135	215	125	120	455

Table 6 - Total Households Table

Data 2011-2015 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	70	45	0	0	115	0	0	0	25	25
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	4	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	30	10	4	79	0	0	0	10	10
Housing cost burden greater than 50% of income (and none of the above problems)	580	400	120	15	1,115	150	185	15	15	365

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	55	355	330	60	800	75	35	250	195	555
Zero/negative Income (and none of the above problems)	140	0	0	0	140	80	0	0	0	80

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	685	475	130	20	1,310	150	190	15	50	405
Having none of four housing problems	130	635	720	285	1,770	75	260	790	790	1,915
Household has negative income, but none of the other housing problems	140	0	0	0	140	80	0	0	0	80

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

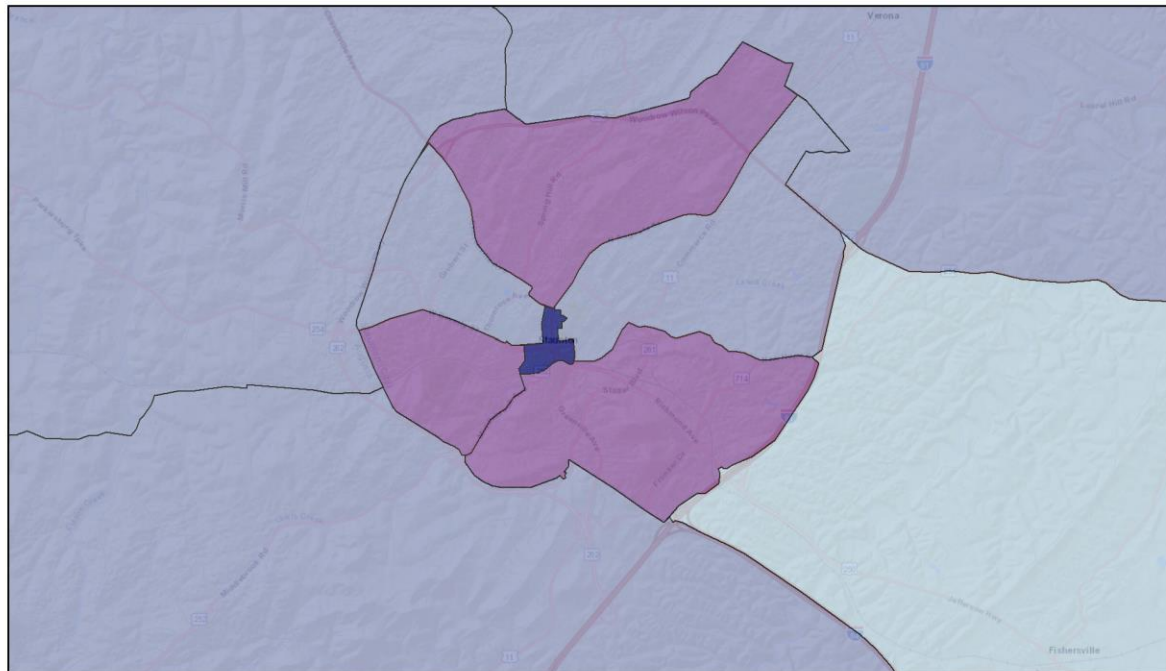
3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	210	115	160	485	20	45	160	225
Large Related	25	90	0	115	0	0	0	0
Elderly	205	210	130	545	165	155	64	384
Other	295	390	160	845	45	15	45	105
Total need by income	735	805	450	1,990	230	215	269	714

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

Staunton - Housing Cost Burden Paying >30% -



May 24, 2019
HousingCostBurden
B25106_CB_PCT
 10-20% Paying>30%
 20-30% Paying>30%
 30-40% Paying>30%
 >40% Paying>30%

1:96,936
 0 0.75 1.5 3 mi
 0 1.25 2.5 5 km
 Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Cost Burden >30%

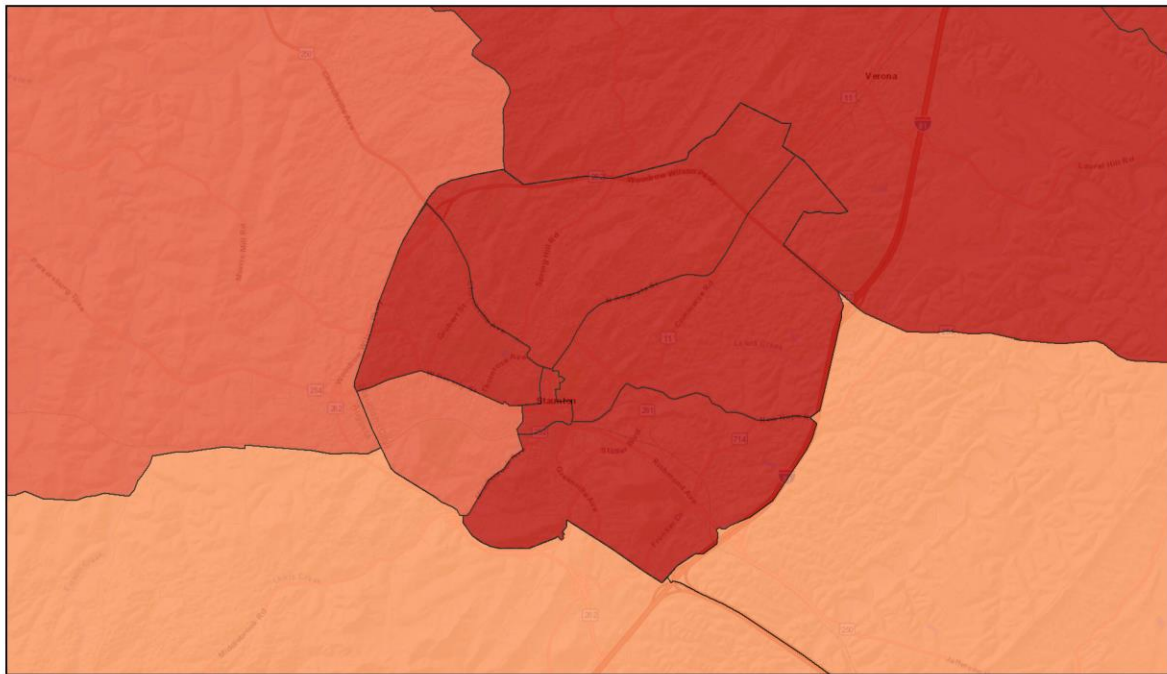
4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	210	35	0	245	20	45	10	75
Large Related	25	55	0	80	0	0	0	0
Elderly	165	90	70	325	115	120	10	245
Other	265	260	50	575	20	15	0	35
Total need by income	665	440	120	1,225	155	180	20	355

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

Staunton - Housing Cost Burden - - Low Income Households Paying >50%



May 24, 2019

LIHHWithCostBurden
 T8_LE50_CB50_PCT
 20-30%
 30-40%
 >40%

1:96,936
 0 0.75 1.5 3 mi
 0 1.25 2.5 5 km
 Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Cost Burden >50%

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	20	30	0	4	54	0	4	0	10	14
Multiple, unrelated family households	0	0	10	0	10	0	0	0	0	0
Other, non-family households	15	0	0	0	15	0	0	0	0	0
Total need by income	35	30	10	4	79	0	4	0	10	14

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source

Describe the number and type of single person households in need of housing assistance.

According to CHAS data, there are 4,600 single person households in Staunton, 46.04% of which are cost-burdened. This is higher than the citywide rate of household cost burden (33.63%), which means households comprised of single persons in general have more difficulty in affording housing costs than larger households. When considering tenure, about 33.71% of single person homeowners are cost-burdened, compared to 54.92% of single person renters.

According to 2017 American Community Survey (ACS) data, there are 3,854 householders living alone in Staunton, 667 of which (17.3%) have income below the poverty level. This is higher than the citywide rate of household poverty (7.9%), which means households comprised of single persons have more difficulty in affording housing costs than larger households.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

In 2017, 3,544 individuals in Staunton, or 15% of the population, reported a disability. About 48.4% were over the age of 65. Across the City, approximately 30% of persons with a disability also live in poverty. Median earnings for people with a disability were \$14,552, compared to \$28,760 for earners without a disability. These figures underscore the struggle that many Staunton households that include a person with a disability experience in finding and maintaining suitable affordable housing.

What are the most common housing problems?

The most common housing problem in Staunton is cost burden, especially for renters. There are 1,009 renter-occupied households with housing costs greater than 50% of their income. Additionally, 21.93% of renter households are severely cost-burdened, compared to 6.3% of owner-occupied households.

Repeatedly during the public outreach process the poor condition of existing housing stock was also identified as a concern, particularly among the elderly who lack the financial resources to maintain their property.

Are any populations/household types more affected than others by these problems?

“Other” renter households are the largest cost-burdened category, with these 845 households accounting for 42% of all cost-burdened households.

Severe cost burden follows a very similar distribution, although “other” households (both renters and homeowners) are slightly more affected by severe cost burden (46% of severely burdened households) than regular cost burden (39%).

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

No data exists that would specifically enumerate or describe the at-risk population within the City’s jurisdiction.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

No estimate of at-risk populations in Staunton is currently available.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Staunton's high housing costs, evident through the CHAS estimate that 73.7% of all households earning less than 50% of AMI are cost-burdened, make it difficult for low-income individuals and families to maintain a stable household. According to 2013-2017 ACS 5-Year Estimates, 13.3% of the City's population lives below poverty level and 2.4% of the population is unemployed. Inability to obtain stable employment and earn sufficient wages make it extraordinarily difficult to obtain and maintain stable housing.

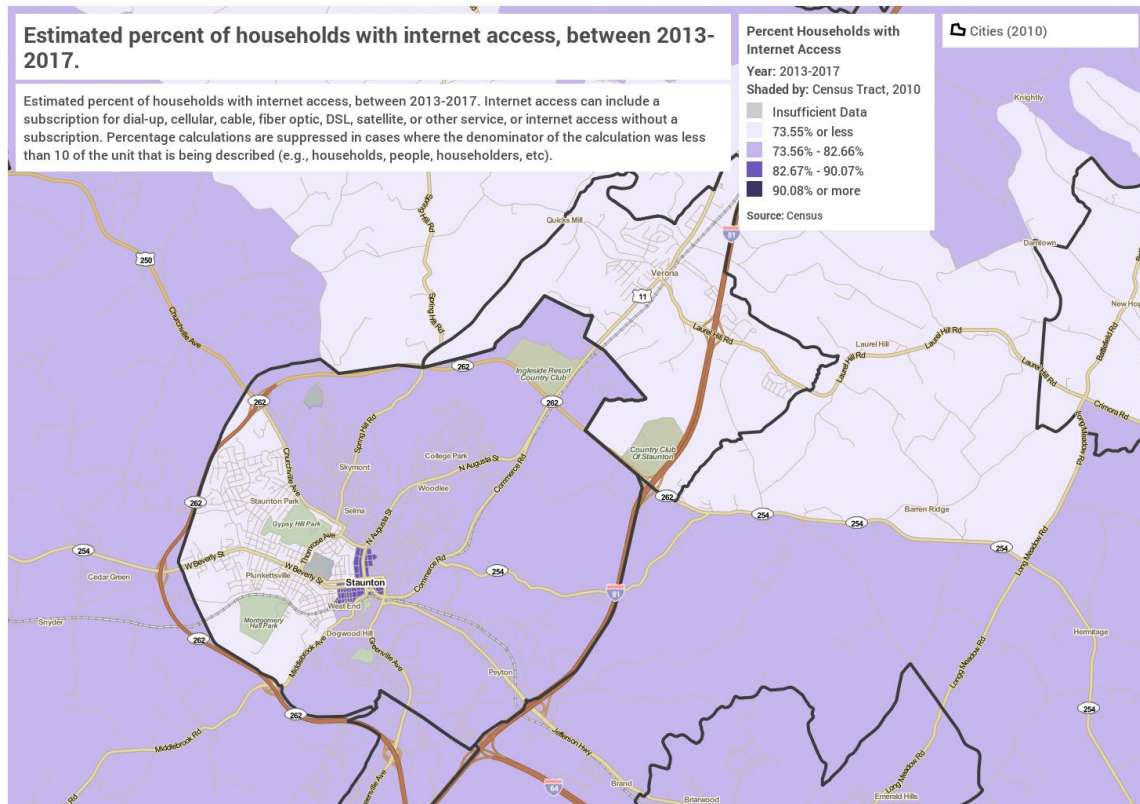
Discussion

The following section, Narrowing the Digital Divide, is now required by HUD to be included in the Consolidated Plan. The Consolidated Planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from HUD's formula block grant programs. This rule amends HUD's Consolidated Plan regulations to require that jurisdictions, including Staunton, consider two additional concepts in their planning efforts: Narrowing the Digital Divide and Natural Hazard Risk. Note: the Natural Hazard Risk section is in MA-20: Housing Market Analysis-Condition of Housing.

Narrowing the Digital Divide (91.210(a)(4))

Per FCC data on residential wired broadband access provided by PolicyMap, there are a few small areas through-out the City with limited access to broadband internet, indicated by the lighter colored areas in the map on the following page. The areas with more limited broadband access are the western neighborhoods of Staunton, which also tend to be low- and moderate income (LMI) areas. The downtown area appears to have the highest level of broadband internet access.

Narrowing the Digital Divide (91.210(a)(4))



NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The bullet points below summarize the percentage of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than one person per room)
- Housing costs greater than 30% of income (i.e., cost burden)

In general, the percentage of households with a housing problem is higher for the lowest income brackets (0-50% AMI) and decreases as income increases. According to the above definitions, three racial/ethnic groups in Staunton experience one or more housing problems at a disproportionate level:

- Black households earning 31-80% of AMI
- Asian households earning 0-30% of AMI (very small sample size).
- Hispanic households earning 0-30%, 51-80%, and 81-100% of AMI (very small sample size).

Given the very small number of Hispanics included in the data, results for this group are likely highly error-prone.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	865	210	170
White	660	155	110
Black / African American	170	55	50
Asian	10	0	10
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	25	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Racial/ethnic groups with disproportionately greater housing problems are noted in bold with a frame around the data:

Disproportionate Housing Problems

	0-30% AMI	31-50%	51-80%	81-100%
Racial/ Ethnic Group	% with one or more housing problems			
White	81.0%	62.1%	38.2%	26.2%
Black/ African American	75.6%	98.0%	53.8%	21.9%
Asian	100.0%	0.0%	0.0%	0.0%
American Indian, Alaska Native	0.0%	0.0%	0.0%	0.0%
Pacific Islander	0.0%	0.0%	0.0%	0.0%
Hispanic	100.0%	0.0%	100.0%	100.0%
Jurisdiction as a Whole	80.5%	67.0%	38.8%	26.3%

Source: CHAS 2011-2015

Calculations Mullin & Lonergan Associates

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,025	505	0
White	820	500	0
Black / African American	200	4	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	630	995	0
White	585	945	0
Black / African American	35	30	0
Asian	0	0	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	10	0	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	305	855	0
White	275	775	0
Black / African American	14	50	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	0	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below, based on 2011-2015 CHAS data, summarizes the percentage of each racial/ethnic group experiencing severe housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than 1.5 people per room)
- Housing costs greater than 50% of income (i.e., severe cost burden)

In general, the percentage of households with a housing problem is higher for the lowest income brackets (0-50% AMI) and decreases as income increases. The following racial/ethnic groups in Staunton experienced one or more housing problems at a disproportionate level:

- Black households earning 0-30% of AMI
- Asian households earning 0-30% of AMI (very small sample size).
- Hispanic households earning 0-30% of AMI (small sample size).

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	620	460	170
White	425	390	110
Black / African American	160	70	50
Asian	10	0	10
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	25	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	370	1,160	0
White	335	985	0
Black / African American	35	170	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	170	1,460	0
White	160	1,370	0
Black / African American	10	55	0
Asian	0	0	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	0	10	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	19	1,140	0
White	15	1,035	0
Black / African American	4	65	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	15	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Disproportionate Severe Housing Problems

	0-30% AMI	31-50%	51-80%	81-100%
Racial/ Ethnic Group	% with one or more severe housing problems			
White	52.1%	25.4%	10.5%	1.4%
Black/ African American	69.6%	17.1%	15.4%	5.8%
Asian	100.0%	0.0%	0.0%	0.0%
American Indian, Alaska Native	0.0%	0.0%	0.0%	0.0%
Pacific Islander	0.0%	0.0%	0.0%	0.0%
Hispanic	100.0%	0.0%	0.0%	0.0%
Jurisdiction as a Whole	57.4%	24.2%	10.4%	1.6%

Source: CHAS 2011-2015

Calculations: Mullin & Lonergan Associates

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. Cost-burdened is defined as paying 30-50% of the household income to housing, and severely cost burdened is defined as paying greater than 50% of the household income to housing. The data table below summarizes the percentage of each racial/ethnic group experiencing cost burden at various levels.

Asian households in Staunton experienced severe cost burden at a disproportionate level using the HUD definition as defined above (note: very small sample size). Also, the data shows that a large number of Blacks, 425, have a cost burden over 30%.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	6,635	1,960	1,139	170
White	6,095	1,690	895	110
Black / African American	455	220	205	50
Asian	30	0	10	10
American Indian, Alaska Native	15	0	0	0
Pacific Islander	0	0	0	0
Hispanic	10	40	25	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Disproportionate Housing Cost Burden

	Less than 30% (No Cost Burden)	30-50%	More than 50%	No/ negative income (not computed)
Racial/ Ethnic Group	% with housing cost burden			%
White	65.1%	15.6%	19.3%	2.6%
Black/ African American	53.9%	20.0%	26.0%	2.4%
Asian	45.7%	16.5%	37.8%	43.3%
American Indian, Alaska Native	64.9%	22.7%	12.3%	0.0%
Pacific Islander	0.0%	0.0%	0.0%	0.0%
Hispanic	58.6%	23.5%	17.9%	1.2%
Jurisdiction as a Whole	60.5%	18.8%	20.7%	2.8%

Source: CHAS 2009-2013

Calculations: Mullin & Lonergan Associates

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The impact of housing problems in Staunton varies primarily by income level. However, the following groups within an income tier and race/ethnicity category experienced problems at a rate at least 10 percentage points higher than the City as a whole:

Housing Problems

- Black households earning 31-80% of AMI
- Asian households earning 0-30% of AMI (very small sample size).
- Hispanic households earning 0-30%, 51-80%, and 81-100% of AMI (very small sample size).

Severe Housing Problems

- Black households earning 0-30% of AMI
- Asian households earning 0-30% of AMI (very small sample size).
- Hispanic households earning 0-30% of AMI (small sample size).

Cost Burden

Asian households in Staunton experienced severe cost burden at a disproportionate level using the HUD definition. Also, the data shows that a large number of Blacks, 425, have a cost burden over 30%.

If they have needs not identified above, what are those needs?

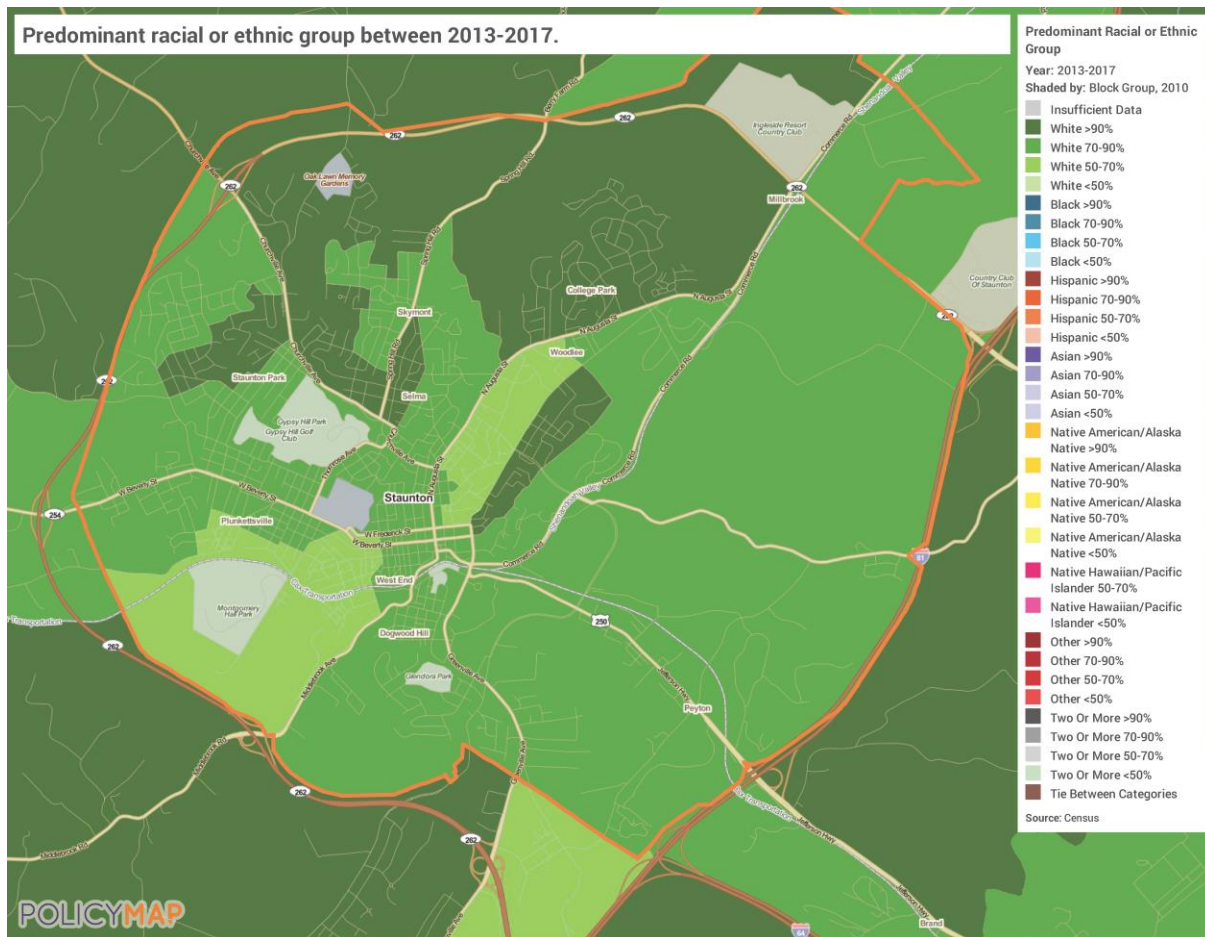
The needs among races/ethnicities are indicated above. Households in the lower income categories have more general needs, as described in NA-10 and the Housing Market Analysis.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

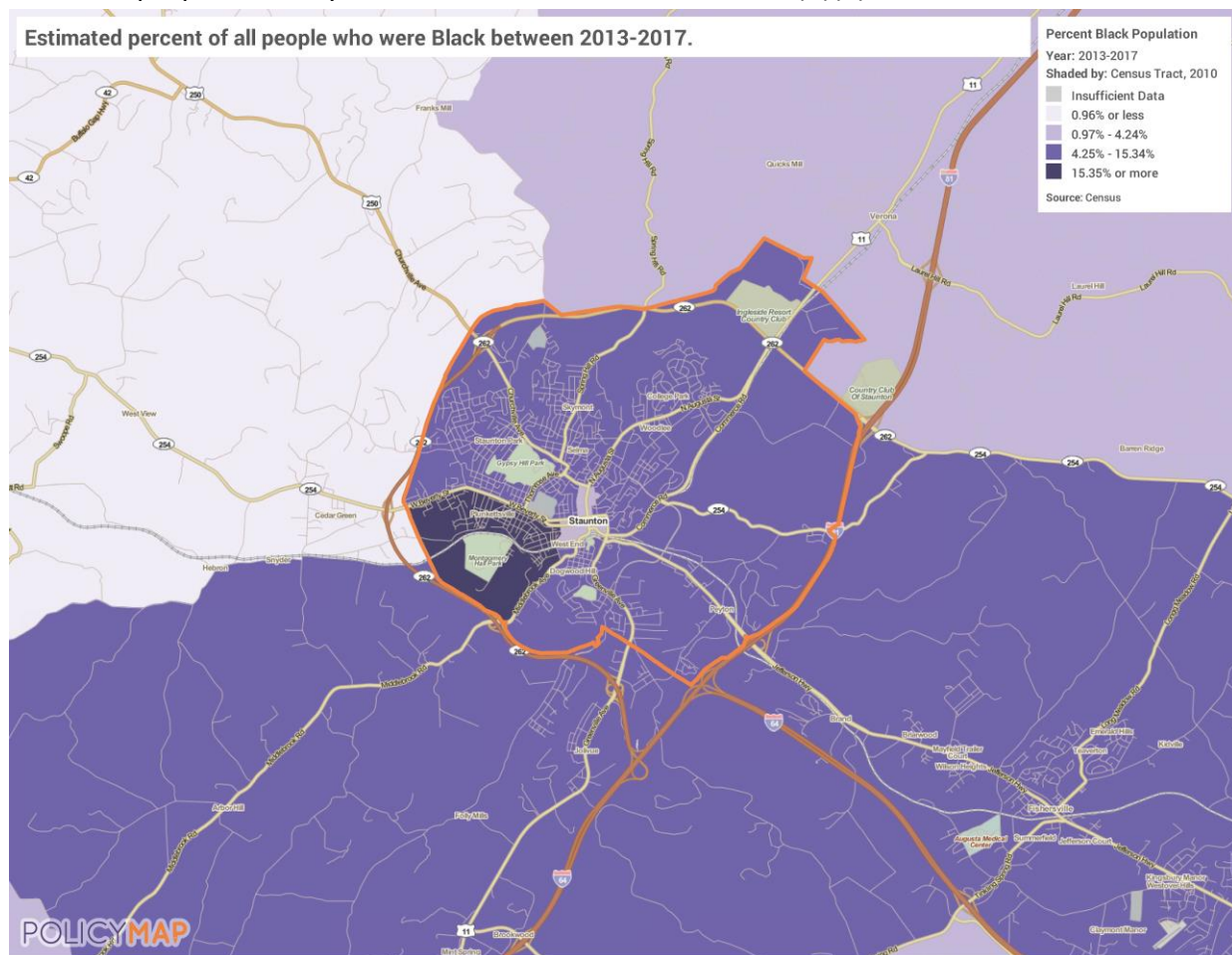
For the purposes of this Consolidated Plan, concentration is defined by a census tract where a minority group's population is ten percentage points higher in that census tract than its proportion in the City's population. For example, Black residents comprise 11.2% of Staunton's population. An area of concentration of Black residents will be any census tract that is at least 21.2% Black.

In Staunton no census tracts meet this definition. Census Tract 2 has the closest concentration with 19.6% of its residents identified as Black. This is in the southwestern area of Staunton, which is also predominately an LMI area.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)



NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)



NA-35 Public Housing – 91.205(b)

Introduction

As of 2016, Staunton Redevelopment and Housing Authority (SR&HA) converted all of its public housing units into multifamily units under the Rental Assistance Demonstration Program. SR&HA currently owns and manages a total of 150 residential units including 50 units for elderly and disabled. The units range from one bedroom to five bedroom townhouses. Rent is based on income and utilities are included.

The data in this plan is provided by HUD and the SR&HA.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	142	207	0	207	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: SR&HA

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	10,165	12,046	0	12,046	0		0
Average length of stay	0	0	5	4	0	4	0		0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	0	2	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	29	36	0	36	0	0
# of Disabled Families	0	0	43	57	0	57	0	0
# of Families requesting accessibility features	0	0	146	198	0	198	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	225	244	0	244	0	0	0
Black/African American	0	0	87	222	0	222	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	1	1	0	1	0	0	0
Other	0	0	10	10	0	10	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: SR&HA

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	24	25	0	25	0	0	0
Not Hispanic	0	0	299	477	0	477	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: SR&HA

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Based on information provided by the Staunton Redevelopment & Housing Authority (SR&HA), there are few requests for reasonable accommodations when it comes to accessibility. When a household with a disability approaches the top of the waiting list for Public Housing, the SR&HA addresses their needs and identifies a unit that will meet the requirements of the household.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The greatest needs of households currently living in publicly supported housing continue to be stable, decent living conditions and access to opportunity, in the form of employment, education, or transportation connections to neighborhood amenities. SR&HA continues to address the most immediate needs of its residents by keeping the maximum number of housing units available and in good condition.

How do these needs compare to the housing needs of the population at large

The population at large includes households that share the needs of SR&HA residents and voucher holders because the resources available to SR&HA are insufficient to meet local need. Until a unit or voucher becomes available, the households on SR&HA's waiting list continue to subsist on extremely low incomes in housing conditions that are likely unaffordable, inadequate, or both.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City participates in the Virginia Balance of State Continuum of Care (CoC), and is a member of one of twelve local planning groups. This group encompasses the City of Staunton, Augusta County, the City of Waynesboro, Highland County, the City of Lexington, the City of Buena Vista, and Rockbridge County, for which raw data was provided following the 2019 Point in Time Survey. The data indicates that only three unsheltered adult individuals were identified in the City of Staunton. (Note that the sheltered numbers reported below represent household/individuals whose previous residence was the City of Staunton; the only emergency shelter serving the City is located in neighboring Augusta County).

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	3	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	3	16	0	0	0	0
Chronically Homeless Individuals	0	1	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	1	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population Has No Rural Homeless
is:

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Shelters serving the City of Staunton have seen an increase in family homelessness, particularly single fathers with one or more children, but also among the elderly who are not able to get disability assistance but are too young for assisted living facilities. Shelters see a 17% recidivism rate, meaning 17% of folks who exit the shelter are back within a year. Chronic homelessness was not reported as a major problem in Staunton; however, transition-age youth are a growing population of homeless. Organizations like Blue Ridge Court Appointed Special Advocates are working to prevent youth aging out of the foster care system into homelessness.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	12	3
Black or African American	7	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	19	3

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Only two unsheltered households (three individuals) were identified in the City of Staunton during the 2019 Point in Time Count. No unsheltered households contained children, and one head of household indicated he was a Veteran. Only one sheltered household identified contained children; no households contained Veterans. (Note that the sheltered numbers represent household/individuals whose previous residence was the City of Staunton; the only emergency shelter serving the City is located in neighboring Augusta County).

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Seven of the City's 19 sheltered homeless individuals are Black/African American (37%). No individuals identified as Hispanic. (Note that the sheltered numbers represent household/individuals whose previous residence was the City of Staunton; the only emergency shelter serving the City is located in neighboring Augusta County).

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

An overwhelming majority of the 22 persons surveyed in the 2019 Point in Time count (PIT) were sheltered. Only three of those individuals did not have shelter at the time of the survey, and only one unsheltered individual was a Veteran.

Discussion:

Homelessness in the City of Staunton is not widespread, likely due to the fact that services and shelter are located in neighboring Augusta County. Nevertheless, the City recognizes the need to coordinate and support services for homeless individuals and families and those at-risk of becoming homeless.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Persons with special needs include the elderly and frail elderly; persons with mental health, intellectual/developmental and physical disabilities; persons suffering from drug and alcohol addiction; and persons living with HIV/AIDS. Individuals who have special needs are typically extremely low income and face tremendous challenges finding housing that they can afford. Individuals with special needs also require supportive services in addition to housing that they can afford. Public and private sources have much smaller funds available for these purposes, making it difficult for non-profit organizations to develop and operate housing and supportive service programs.

Describe the characteristics of special needs populations in your community:

Elderly

Elderly persons are more likely to live on fixed, very low incomes and/or require special supportive service to complete their daily routines. This means elderly residents especially need access to affordable housing options and easy access to service providers. In addition, the elderly are more likely to encounter physical disabilities and require either accessible units or access to resources to help make their home more accessible. The elderly are also less likely to be able to earn sufficient income to be able to financially support improvements to their home to ensure it remains in decent, safe and sanitary condition.

According to CHAS data, 15.9% of City households contain at least one person age 65 or over. Eighteen percent of these households are living below the poverty level. In addition, the Census reported that 41.4% of persons 65 years and over had at least one disability in 2015.

People Living with Disabilities

There were 9,260 persons with disabilities in Staunton in 2015, representing 16.7% of the population. The most common disabilities reported were ambulatory; independent living difficulties; and cognitive, meaning difficulties with various types of mental tasks. Individuals with ambulatory disabilities generally require accessible housing units, and individuals with independent living and cognitive disabilities may require assisted living facilities. Approximately 33% of persons with a disability also live in poverty.

Individuals with a mental health or intellectual/developmental disability represent 5.9% of the population of Staunton. Often, this population faces barriers to affordable housing including criminal history, poor landlord history, poor credit history and stigma associated with a mental health diagnosis.

Substance Abuse and Addiction

The Virginia Department of Behavioral Health and Developmental Services (DBHDS) issues a Report on Substance Abuse Services every two years. According to the 2015 report, alcohol is both the most used and most abused drug in the state. In Virginia, the rate of alcohol use (55.15%) is slightly higher than the nation's (52.13%).

In addition, more than 6% of Virginia's youth engaged in binge drinking the month prior to the survey, and more than 40% of those between 18 and 25 drank to this excess. For those who are 26 and older, more than one in five engaged in binge drinking in the month prior to the survey. Young adults in Virginia exhibit higher rates of alcohol dependence than in the general population. Those same age groups also have higher rates of needing but not receiving treatment.

When viewed by age group, the incidence of current illicit drug use is significantly higher than that of alcohol dependence in Virginia. Whereas around 20% of Virginians ages 12-25 are currently abusing or dependent on alcohol, almost 30% are illicit drug users.

The Office of the Chief Medical Examiner 2013 Annual Report indicates that the number of drug-caused deaths since 2010 has increased 31.8%.

Individuals served by publicly funded substance abuse services were predominantly male (63%). The average age for service recipients was 34. Forty percent of these individuals were in the 26 to 40 age range. Most individuals served reported their race as White (61%), with 28% reporting their race as Black/African American. The most common sources of referral were from components of the criminal justice system (39%), which along with self-referrals (29%), accounted for over half of the individuals served. Almost 35% of service recipients reported alcohol as their primary drug of abuse. Marijuana/Hashish (21%) and Heroin/Methadone/Other Opiates (21%) were the second and third most commonly reported drugs.

Specific data regarding substance abuse and addiction rates in Staunton are unavailable.

What are the housing and supportive service needs of these populations and how are these needs determined?

Summarizing the above estimates and input received during stakeholder interviews held in preparing the Five Year Consolidated Plan, the most significant needs for these populations are:

- Access to medical care, including substance abuse and psychiatric care
- Access to transportation to major community facilities and employers to get to employment opportunities
- Assistance for housing accessibility modifications by homeowners, especially elderly homeowners

- Rental and utility assistance payments
- Creation of new, quality affordable rental units

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Virginia Department of Health, as of December 31, 2014, there were 24,962 persons, or about one in 334 Virginia residents, who were living with HIV. Males represent 74% of the total HIV-positive population. Between the years of 2005 and 2014, males were almost three times more likely to be living with HIV disease than females. As of December 31, 2014, males were living with HIV disease at a rate of 452 per 100,000, with females at a rate of 152 per 100,000.

By December 31, 2014, nearly three-quarters of persons living with HIV disease were ages 40 and older. Age distribution rates were highest among the 50-54 age group at 733 per 100,000, followed by the 45-49 age group at 721 per 100,000. As medical treatment continues to improve, individuals are living longer with HIV.

Approximately 60% of all persons living with HIV disease as of December 31, 2014 were Black, non-Hispanic, followed by White, non-Hispanic persons living with HIV/AIDS at 30%. Black, non-Hispanic persons were almost 7 times more likely to be living with HIV disease at the end of 2014 than White, non-Hispanic persons. Hispanic persons were 2 times more likely to be living with HIV disease as White, non-Hispanic persons.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Through CDBG funds, Staunton can fund the construction, rehabilitation, or installation of public facilities. Eligible public facilities include neighborhood facilities (such as educational centers, parks, recreation centers, and libraries) and facilities for special needs populations (such as homeless shelters, elderly facilities, or centers for disabled persons).

Public Facilities needs include:

- Improved park and recreational amenities, specifically ADA accessibility to park amenities
- Improved ADA access to public buildings

How were these needs determined?

The City conducted a series of stakeholder interviews, public meetings and online surveys to determine the needs of the community. In addition, the City prepares and updates annually a five-year Capital Improvement Plan.

Describe the jurisdiction's need for Public Improvements:

Through CDBG funds, the City can also fund the construction, rehabilitation, or installation of public improvements. Public improvements include, but are not limited to, street and sidewalk improvements, water and sewer installation, and maintenance and ADA compliance construction and rehabilitation.

Public Improvements needs include:

- Accessibility improvements to curbs, sidewalks
- General improvements to City infrastructure, including streets, water/sewer lines
- Other improvements as identified in the City's Capital Improvement Plan

How were these needs determined?

The City conducted a series of stakeholder interviews, public meetings and online surveys to determine the needs of the community. In addition, the City prepares and updates annually a five-year Capital Improvement Plan, which identifies several of the above-mentioned needs.

Describe the jurisdiction's need for Public Services:

Through CDBG funds, Staunton can fund an array of public services. Eligible public services include, but are not limited to, homeless services, education and workforce development programs, homebuyer counseling, elderly care and programs, and child care and health services.

Public Services needs include:

- Increased transit service to employment opportunities and major community amenities
- Transportation for elderly and LMI residents
- Services for elderly and persons with disabilities (physical, mental health, ID)
- Services for at-risk youth
- Assistance with rental and utility payments
- Services for homeless individuals/families

How were these needs determined?

The City conducted a series of stakeholder interviews, public meetings and online surveys to determine the needs of the community. In addition, the City prepares and updates annually a five-year Capital Improvement Plan, which identifies several of the above-mentioned needs.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This analysis identifies the need to preserve existing affordable housing opportunities while advancing efforts to create a diverse supply of additional affordable units. Ultimately, the City is working to ensure that a mix of housing types exists within all areas to accommodate households of all types and at all places across the income spectrum. The City's housing strategies will be especially informed by the increasing mismatch between incomes and housing costs, the shortage of affordable housing, and the specific accommodations necessary to ensure that special needs populations have adequate affordable housing options with appropriate supportive services where needed.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The housing stock in Staunton is mostly single-family (70%) and owner-occupied (57.5%). The majority of multi-family units are located in medium-sized structures (2 to 19 units). Given the number of households that are cost burdened, as described in the Needs Assessment, and the length of the Housing Authority's waiting lists, it is clear that the number of affordable units in the City is insufficient to meet the level of demand. With 13.3% of the City's population living in poverty, the need for more affordable housing, both owner- and renter-occupied, is strong throughout the community.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	8,055	68%
1-unit, attached structure	195	2%
2-4 units	1,300	11%
5-19 units	1,315	11%
20 or more units	865	7%
Mobile Home, boat, RV, van, etc	55	0%
Total	11,785	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	40	1%	140	3%
1 bedroom	45	1%	1,110	25%
2 bedrooms	985	17%	1,830	41%
3 or more bedrooms	4,830	82%	1,405	31%
Total	5,900	101%	4,485	100%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City is committed to allocating funds that serve the needs of the lowest-income and most disadvantaged residents. Households with incomes less than 80% of the area median income, particularly those with extremely low incomes (less than 30% of area median income), are priorities.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to HUD's Multifamily and Section 8 database on expiring project-based rental assistance (PBRA), which includes project-based Section 8, Section 202, Section 811, RAP, LIHTC, and HOME, there are no actively subsidized units in the City at-risk for conversion to market-rate units within the next ten years. However, looking longer term, there are 391 units at-risk for conversion in the next twenty years, 110 of which could occur within 15 years. In the absence of intervention to preserve the affordability of these units, conversion would occur as the rental assistance or affordability periods expire and these units would be lost from the affordable housing inventory. The following is a table of units expected to be lost from the inventory based on HUD's database.

Property Name	Subsidy End Date	Total Subsidized Units
Willow View Townhome Apts.	2032	110
Gypsy Hill House	2044	100
Frontier Ridge	2037	100
Valley View Seniors	2038	71
Plaza Apartments	2038	110

Does the availability of housing units meet the needs of the population?

The current availability of housing units does not meet the needs of the population. The Staunton Redevelopment & Housing Authority (SR&HA) has a waiting list of 162 families for its Section 8 Housing Choice Voucher program and 483 for public housing. This aligns with the nationwide trend of communities experiencing a significant shortage of affordable and available rental units for extremely low-, low-, and moderate-income households. There is also a concern for providing housing for lower income renters as federal housing subsidies expire.

Describe the need for specific types of housing:

There is a need for safe, sanitary, accessible, and affordable housing throughout the City. Specifically, there is a strong need for housing affordable to households earning less than 50% of the median income, and practical options are needed to ensure the availability of accessible units for the elderly and people with physical disabilities.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing costs in Staunton have increased since 2009, while median incomes decreased in the same time period. The HUD-provided table below indicates the number of affordable units available to households with various income levels. The 1,315 rental units identified as costing \$500 or less account for nearly 30% of the inventory. There are only 215 rental units affordable to those earning up to 30% of HAMFI.

In the City of Staunton, the FMR for a two-bedroom apartment in 2019 is \$875. The annual income required to make this rent affordable (no more than 30% of monthly income) is \$35,000. In order to keep a two-bedroom apartment at the FMR affordable, a household would have to earn at least \$2,916 per month, or \$16.82 per hour. At the minimum wage working 40 hours a week this would require 2.3 workers. The monthly rent affordable at minimum wage for a 40-hour work week in the City is \$375, about 40% of the actual two-bedroom Fair Market Rent.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	155,200	165,400	7%
Median Contract Rent	510	655	28%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,315	29.3%
\$500-999	2,540	56.6%
\$1,000-1,499	260	5.8%
\$1,500-1,999	180	4.0%
\$2,000 or more	200	4.5%
Total	4,495	100.2%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	215	No Data
50% HAMFI	1,100	204
80% HAMFI	2,645	1,149

% Units affordable to Households earning	Renter	Owner
100% HAMFI	No Data	1,964
Total	3,960	3,317

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	657	661	875	1178	1183
High HOME Rent	657	661	875	1165	1183
Low HOME Rent	606	649	778	900	1003

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

No. The table above shows that there is insufficient housing for extremely low- and low-income households in the City. According to CHAS data analyzed in the Needs Assessment, there are 2,820 households earning between 0% and 50% of the median family income. However, there are only 1,315 housing units affordable to these households, accommodating less than half (46%) of this population.

How is affordability of housing likely to change considering changes to home values and/or rents?

According to the table above, between 2009 and 2015 the median home value and median contract rent in Staunton increased by 7% and 28%, respectively, after adjusting for inflation. Over the same time period, the median household income has decreased in terms of real dollars by nearly 30%. This means that housing has become less affordable overall during the past ten years. If these trends continue, then housing affordability will become an even higher barrier for most City residents, particularly affordability for renters as rents continue to rise while income decreases.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The City's Fair Market Rent (\$875) is equal to the High HOME rent for a two-bedroom apartment. This means that the HOME rents are roughly aligned with what's available in the market; anecdotally, however, the stakeholder interviews revealed that market rents are significantly higher, causing an affordable housing challenge to ensure sufficient units for the low- moderate-income population.

This also does not mean that the supply of median priced homes is sufficient to satisfy everyone receiving a subsidy. In fact, stakeholders described a situation in which residents have a difficult time securing affordable housing for a number of reasons, including rents that are higher than fair market standards, criminal backgrounds, poor credit, lack of transportation, poor quality of housing, etc.

As detailed above, housing costs in the City are increasing at much faster rates than incomes. As housing construction and rehabilitation costs rise, it will be increasingly difficult to produce much needed affordable housing.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The following data provides an overview on the condition of housing in Staunton, particularly as it relates to housing that is or is in the process of becoming unsafe or obsolete. The data below indicate significant inventory of older housing stock (built before 1979). Feedback garnered through the stakeholder interview process indicate that there is a significant number of housing units, both owner- and renter-occupied that require substantial improvements to be code-compliant. Although both owner and rental units may require rehabilitation from normal wear and tear, the need is slightly greater for renter-occupied units. This does not reflect on the affordability or availability of housing, however, especially given the City's rapid population growth.

Definitions

Standard Condition: No major structural defects; adequate plumbing and kitchen facilities; appearance which does not create a blighting influence; and the house meets additional, more stringent, local standards and building codes, including lead-based paint clearance.

Substandard Condition but Suitable for Rehabilitation: The nature of the substandard condition makes rehabilitation both financially and structurally feasible.

Housing Conditions: Condition of units is assessed using the same criteria as in the Needs Assessment. This includes: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, 4) cost burden (amount of income allocated to housing) is greater than 30%, and 5) complies with applicable building code standards.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,255	21%	2,005	45%
With two selected Conditions	0	0%	80	2%
With three selected Conditions	0	0%	85	2%
With four selected Conditions	0	0%	0	0%
No selected Conditions	4,645	79%	2,315	51%
Total	5,900	100%	4,485	100%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	615	10%	820	18%
1980-1999	635	11%	1,120	25%
1950-1979	3,110	53%	1,410	31%
Before 1950	1,545	26%	1,135	25%
Total	5,905	100%	4,485	99%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	4,655	79%	2,545	57%
Housing Units build before 1980 with children present	550	9%	235	5%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Older housing typically requires more continual maintenance. In the absence of routine maintenance, older housing can quickly become substandard. A common age threshold used to signal a potential deficiency is around 50 years or more. The age of the housing stock in Staunton is slightly younger than the U.S. overall. Over 19.3% of the nation's overall housing stock was built before 1950; for Staunton, 26% of owner-occupied units were built before 1950, and 25% of rental units were built in the same timeframe. A need heard repeatedly throughout the stakeholder interview process was rehabilitation of existing housing stock, for both homeowners and renters.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Lead-based paint was banned from residential uses in 1978. All houses constructed before 1978 are, therefore, considered at risk for containing lead-based paint.

According to 2011-2015 CHAS data for Staunton, 264 low- and moderate-income households (80% HAMFI and below) with at least one child age 6 or younger live in housing units built before 1980. These households, 2.5% of all households, are at risk for lead-based paint hazards.

Discussion

Based on feedback received in stakeholder interviews, public meeting and online survey, a consistent identified need was assistance for property owners to help improve the condition of their buildings. This was primarily identified as a need among the elderly, who lack financial resources to keep up with regular and routine maintenance on an aging home, but was also identified among renter households. Units that are deemed affordable are often in poor condition, while units in good condition are well outside the price range of low-moderate income households.

The following section, Natural Hazard Risks, is now required by HUD to be included in the Consolidated Plan. The Consolidated Planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from HUD's formula block grant programs. This rule amends HUD's Consolidated Plan regulations to require that jurisdictions, including Staunton, to consider two additional concepts in their planning efforts: Natural Hazard Risk and Narrowing the Digital Divide. Note: the Narrowing the Digital Divide section is in NA-10: Needs Assessment.

Natural Hazard Risks (91.210(a)(5))

According to Staunton's Office of Emergency Management, a Regional All Hazard Plan was completed in 2013, with an update planned for 2021. The Central Shenandoah Valley All Hazards Mitigation Plan includes mitigation planning for natural disasters, terrorism, hazardous materials, flood management.

Flooding is considered a significant risk for the Valley, including Staunton

- As of 2011, seven declared disasters have affected Staunton, the most recent being a severe winter storm in December 2009. An update to this figure is expected with the next iteration of the All Hazard Plan.
- 9,676 housing units in the City of Staunton are at risk of flood hazards (approx. 2% of the housing stock)
- Staunton has low drought vulnerability given that more than half of the residents are on public water systems

- Staunton is low-risk for snow and ice vulnerability
- A majority of Staunton sits on karst geology, increasing its risk for sink holes. Per the 2013 hazard plan, the last sink hole was in 2001

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			150	234			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

As of 2016, Staunton Redevelopment and Housing Authority (SR&HA) converted all of its public housing units into project-based Section 8 units under the Rental Assistance Demonstration Program. SR&HA currently owns and manages a total of 150 residential units including 50 units for elderly and disabled. The units range from one bedroom to five bedroom townhouses. Rent is based on income and utilities are included.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The units owned and managed by SR&HA are in good condition; only 20 units required rehabilitation during the RAD conversion process, per the SR&HA Executive Director.

Public Housing Condition

Public Housing Development	Average Inspection Score
Elizabeth Miller Gardens	57

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The units owned and managed by SR&HA are in good condition; only 20 units required rehabilitation during the RAD conversion process, according to the SR&HA Executive Director.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The SR&HA will continue to pursue capital funds to improve the physical condition of the units it owns and manages.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The City participates in the Virginia Balance of State Continuum of Care (CoC), and is a member of one of twelve local planning groups. This group encompasses the City of Staunton, Augusta County, the City of Waynesboro, Highland County, the City of Lexington, the City of Buena Vista, and Rockbridge County. This CoC promotes a Housing First approach, which means that priority is placed on getting someone into permanent housing as quickly as possible, and then wraparound supportive services, such as substance abuse treatment, employment, supportive living, etc are provided to encourage stability in housing.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	125	0	0	0	0
Households with Only Adults	0	0	0	32	18
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The following is a summary of the targeted and main-stream services available to homeless persons in the Staunton Area. Note most providers cover the Staunton, Augusta, Waynesboro region:

- Blue Ridge Legal Services - free legal assistance to low-income residents.
- Valley Supportive Housing-provides housing and supportive services for those with mental illness, intellectual disabilities or substance abuse issues
- United Way Greater Augusta- administers the Emergency Food and Shelter Board federal funds which provide emergency rental and mortgage assistance for persons facing eviction.
- Staunton Augusta Church Relief Association-provides emergency financial assistance for rental and utilities, evictions, medications and food
- Valley Community Services Board - mental health, intellectual disability, and substance abuse services and case management.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following is a summary of the targeted and main-stream services available to homeless persons in the Staunton Area. Note most providers cover the Staunton, Augusta, Waynesboro region:

- Blue Ridge Legal Services - free legal assistance to low-income residents.
- Valley Supportive Housing-provides housing and supportive services for those with mental illness, intellectual disabilities or substance abuse issues
- Boys & Girls Club of Waynesboro, Staunton, Augusta - youth development programs including homework help and tutoring, alcohol and drug abuse prevention, teen pregnancy prevention, conflict resolution, juvenile delinquency prevention, athletics, cultural enrichment, citizenship and leadership
- Blue Ridge CASA-identify neglected and abused children and place them in safe, stable housing situation
- United Way Greater Augusta- administers the Emergency Food and Shelter Board federal funds which provide emergency rental and mortgage assistance for persons facing eviction.
- Staunton Augusta Church Relieve Association-provides emergency financial assistance for rental and utilities, evictions, medications and food
- Valley Community Services Board - mental health, intellectual disability, and substance abuse services and case management.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Various supportive housing needs of the non-homeless have been identified by service providers who were interviewed during the Consolidated Plan process. Identified housing needs include home repair and maintenance for the elderly; accessibility improvements to enable people with disabilities to remain in their homes; housing for the mentally disabled; and affordable housing for all sub-populations.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing is defined as living units that provide a planned services component with access to a wide range of services needed for the resident to achieve personal goals and stability in housing. Various populations with special needs require supportive housing. The specific needs of local special needs subpopulations are described in NA-45, Non-Homeless Special Needs Assessment.

In general, stakeholders interviewed expressed an overall shortage of various types of permanent supportive housing, but particular gaps were identified for the homeless and those at risk of becoming homeless, adults with mental disabilities, and elderly homeowners wishing to retain independent living. The Valley Community Services Board does have 30 scattered site beds available for permanent supportive housing, 21 of which are occupied. A proposal for ten additional units is being prepared for funding under the Continuum of Care program, but even if awarded, it is still insufficient to meet the need; stakeholders indicated, for example, that 48 households are on the discharge list from the state hospital, but cannot be discharged without a place to live. Another particular service that was identified as lacking was workforce and job training for these populations.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

There is a lack of resources available to persons returning from institutions. There is no HUD Section 202 (supportive housing for low-income elderly persons) or Section 811 (supportive housing for persons with disabilities) As mentioned previously, 48 households are on the discharge list from the state hospital, but there are not units available that are affordable to the individual and that also provide the necessary supports. Staunton will continue to aid special-needs populations by supporting public, private, and non-profit housing and service providers who serve special needs clients.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City plans to fund the following activities that align with the one-year goals and address special housing and supportive needs:

- Goal: Provide public services
 - VPAS - Meals on Wheels
 - VPAS-Transportation Services
 - Blue Ridge CASA-Advocate Training
- Goal: Improve access to and quality of housing
 - City-Wide-Homeowner occupied housing rehabilitation
 - Valley Supportive Housing-acquisition for purpose of creating new units

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City plans to fund the following activities that align with the one-year goals and address special housing and supportive needs:

- Goal: Provide public services
 - VPAS - Meals on Wheels
 - VPAS-Transportation Services
 - Blue Ridge CASA-Advocate Training
- Goal: Improve access to and quality of housing
 - City-Wide-Homeowner occupied housing rehabilitation
 - Valley Supportive Housing-acquisition for purpose of creating new units

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City will conduct a full Analysis of Impediments to Fair Housing Choice in a coming program year. Anecdotally, however, non-profit housing providers have indicated some challenges presented by the City's zoning ordinance restricting the type of units that are often best for special needs populations (single room occupancy versus how the ordinance defines family).

Other barriers identified over the course of the outreach for the development of this Consolidated Plan, include lack of assistance available for elderly and LMI residents for major home repairs (foundation, roof, septic, HVAC, etc.) and emergency home repairs that would allow them stay in their homes.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

In determining priorities for the allocation of federal funds, the City has recognized the need to foster a competitive local economy that expands economic opportunities for current and future residents. This section describes the local workforce, the nature of current employment, and activities that coordinate economic development activities across local and regional agencies.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	61	3	1	0	-1
Arts, Entertainment, Accommodations	1,351	1,563	16	17	1
Construction	450	266	5	3	-2
Education and Health Care Services	1,766	2,367	21	26	5
Finance, Insurance, and Real Estate	349	475	4	5	1
Information	188	124	2	1	-1
Manufacturing	1,105	524	13	6	-7
Other Services	397	608	5	7	2
Professional, Scientific, Management Services	666	793	8	9	1
Public Administration	0	0	0	0	0
Retail Trade	1,433	1,912	17	21	4
Transportation and Warehousing	459	308	5	3	-2
Wholesale Trade	337	298	4	3	-1
Total	8,562	9,241	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	11,970
Civilian Employed Population 16 years and over	11,295
Unemployment Rate	5.65
Unemployment Rate for Ages 16-24	14.80
Unemployment Rate for Ages 25-65	2.99

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	2,315
Farming, fisheries and forestry occupations	525
Service	1,529
Sales and office	2,710
Construction, extraction, maintenance and repair	780
Production, transportation and material moving	630

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	8,165	76%
30-59 Minutes	2,375	22%
60 or More Minutes	200	2%
Total	10,740	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	545	105	505

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	2,460	165	1,245
Some college or Associate's degree	2,490	65	560
Bachelor's degree or higher	3,420	30	710

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	40	0	20	240	410
9th to 12th grade, no diploma	135	255	170	475	625
High school graduate, GED, or alternative	850	905	1,120	1,870	1,425
Some college, no degree	1,125	505	480	1,235	930
Associate's degree	50	370	165	365	235
Bachelor's degree	170	995	510	1,065	650
Graduate or professional degree	105	365	200	1,025	570

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,533
High school graduate (includes equivalency)	25,155
Some college or Associate's degree	30,546
Bachelor's degree	36,500
Graduate or professional degree	46,531

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest employment sectors in Staunton in terms of worker share are Education and Health Care Services (20%); Retail Trade (16%); Arts, Entertainment, and Accommodation (15%); Education and Health Care Services (15%); and Manufacturing (12%).

Describe the workforce and infrastructure needs of the business community:

The Staunton Crossing site is currently being developed into hotel, retail and restaurant space. In addition, the City hopes to recruit light manufacturing and employers with high-paying jobs. This will require site development to include roadway infrastructure, demolition, relocation of existing resources to attract development. In addition, the City has identified developing incentives for local businesses as a priority to attract and retain existing businesses that pay sustainable wages.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Continuous population growth has brought economic opportunities to the region alongside challenges for local governments and service providers tasked with accommodating it. As development of the Staunton Crossing site continues to progress, the need for workers in the hotel, retail, manufacturing and logistics industries will continue to grow. The need for workforce training to increase the skills of these residents and open new employment opportunities to them will only become more important in the future.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

A skillful and well-educated workforce is essential to attracting and retaining employers and growing the City's economy. According to ACS data, the City's unemployment rate in 2017 was 3.9%. This is significantly lower than the unemployment rate in 2012, which was 5.65%.

Residents with a Bachelor's degree or higher were less likely to be unemployed or not in the labor force than residents with less educational attainment. Residents without a high school diploma or those with only a high school diploma or equivalent were more likely to be out of the labor force altogether.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Workforce pipelines are an essential part of recruiting, preparing, and placing Staunton-area residents in good-paying jobs through partnerships with employers, community colleges, and other community-based partners. The City's community colleges and universities collaborate closely with local employers to develop responsive workforce training programs. Local technical training programs currently include:

- Mechatronics
- Bioprocessing
- Aviation Power Plant Maintenance
- Packaging
- Welding
- Commercial Driving
- Hospitality

Further, the following local community partners operate workforce training programs:

- The Shenandoah Valley Workforce Development Board (SVWDB) was established in 2000 to provide oversight and administration of the Workforce Innovation and Opportunity Act (WIOA) in the Shenandoah Valley. Adult career seekers and those who have been laid off can find a wide range of services to improve job readiness, education, and job searching skills through Virginia Career Works networks. All career seekers may participate in workshops, classes, and events offered through Virginia Career Works free of charge. Other specialized services are based on eligibility.
- Blue Ridge Community College in Weyers Cave, VA offers career training, certification/licensure prep, and professional development in programs including health care, business, commercial driving, manufacturing, and trades.
- The Virginia Employment Commission (VEC), a partner in the Virginia Workforce Network (VWN), is the public employment service established to assist employers in finding qualified workers and to assist workers in finding suitable jobs. There are no fees charged to the employer or applicant for services. VEC staff will assist employers by screening and referring applicants to job openings, providing critical labor market information for business and economic planning, and coordinating statewide Employer Advisory Committee activities.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes. Staunton is part of the Central Shenandoah Planning District Commission (CSPDC), which prepares a CEDS for a region of five counties, five cities, and eleven towns.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Staunton is part of the Central Shenandoah Planning District Commission (CSPDC), which prepares a CEDS for a region of five counties, five cities, and eleven towns. There are a number of strategic initiatives described in detail in the 2015 CEDS that are directly supported by the goals contained in this Consolidated Plan, including:

- Support enhancement of regional multimodal transportation planning efforts that will provide adequate regional mobility and accessibility.
- Support measures that provide reliable and efficient sewer and water systems and anticipate future capacity needs.
- Develop a regional plan and program that integrates affordable workforce housing within urban and rural areas of the region to meet employment needs, reduce personal travel expense and balance the cost of providing services to the workforce and their families.
- Seek ways to support and utilize to the greatest extent the increasingly growing senior population segment in the central Shenandoah Valley.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

For the purposes of this Consolidated Plan, concentration is defined by a census tract where a minority group's population is ten percentage points higher in that census tract than its proportion in the City's population. Sixty to seventy percent of households earning below 30% of the AMI and living in the north, east and southeastern parts of the City experience one of the severe housing conditions (cost burden, severe cost burden, overcrowding, substandard housing). African American, Asian and Hispanic households experience these conditions at disproportionate rate.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

For the purposes of this Consolidated Plan, concentration is defined by a census tract where a minority group's population is ten percentage points higher in that census tract than its proportion in the City's population. For example, Black residents comprise 11.2% of Staunton's population. An area of concentration of Black residents will be any census tract that is at least 21.2% Black.

In Staunton no census tracts meet this definition. Census Tract 2 has the closest concentration with 19.6% of its residents identified as Black.

What are the characteristics of the market in these areas/neighborhoods?

Census Tract 2 contains two block groups that are LMI. In these block groups, there is a high concentration of households that are cost burdened where more than 30% of residents are paying more than 50% of their income toward rent.

Are there any community assets in these areas/neighborhoods?

Montgomery Hall Park, a large community facility is located in this neighborhood and provides significant recreation opportunities for the neighborhood, the City and the region.

Are there other strategic opportunities in any of these areas?

Based on feedback received during stakeholder interviews, there are some improvements that can be made to ADA accessibility at the Montgomery Hall Park, located in this neighborhood.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The purpose of the Strategic Plan is to guide the use of CDBG funds in Staunton over the next five years.

The principal goals of Staunton's CDBG program is to:

- provide safe, decent, sanitary, and affordable housing
- create and maintain a suitable living environment
- create or expand economic development opportunities for residents

Staunton will fund eligible projects that meet the needs of low- and moderate-income residents. Progress in meeting the housing and community development needs of the City will be made by ensuring that partnerships are formed with other governmental entities, community based, and faith based organizations, and local nonprofit housing developers, who can contribute funds, expertise, and experience that address the priorities set by the City.

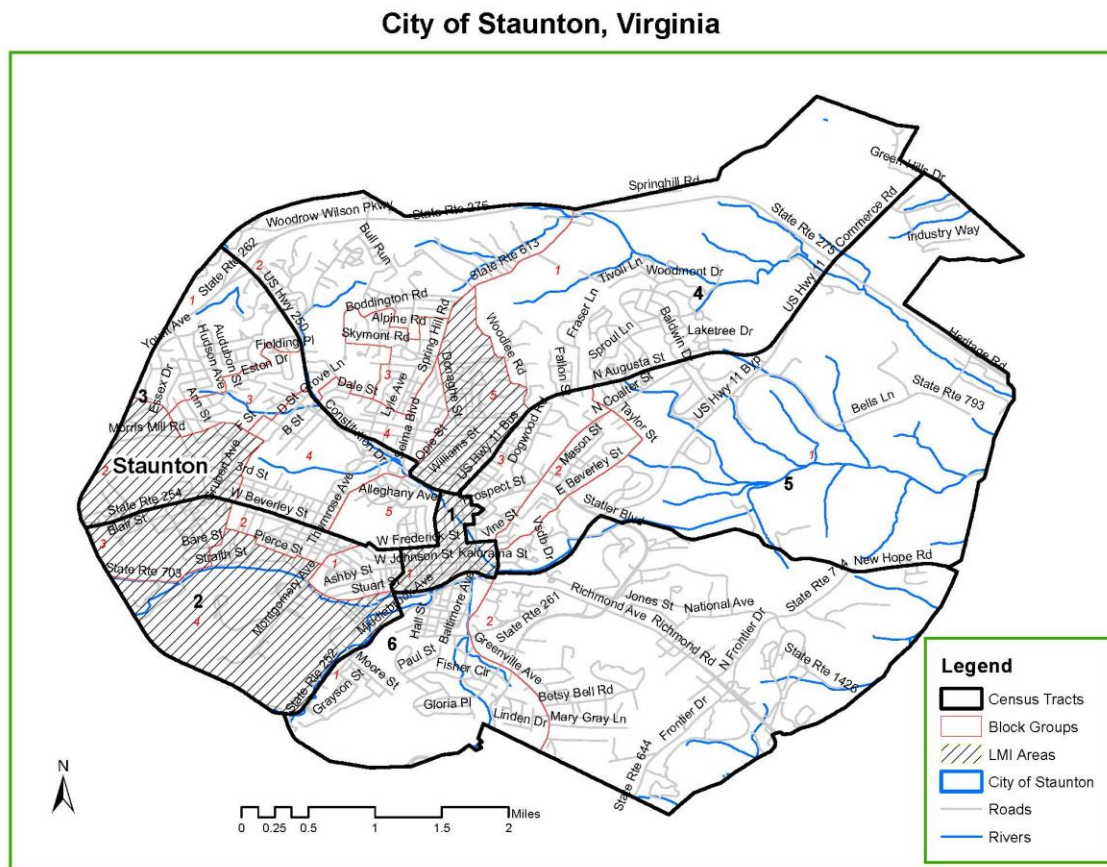
The strategies set forth in this plan also work towards furthering the City's goal of affirmatively furthering fair housing.

SP-10 Geographic Priorities – 91.215 (a)(1)

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Federal funds are intended to provide low- and moderate-income (LMI) households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. Staunton's programs focus on growth and development in areas where at least 51% of the population are LMI persons. According to the most recent American Community Survey data, there are five block groups where 51% or more of the population earns below 80% of Area Median Income. Census Tract 2, Block Group 4 is the nearest to a racially concentrated area of poverty as defined in the Market Analysis section of this Plan.



Low Mod Income Areas

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Increase Access to Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City-wide
	Associated Goals	Improve Access to and Quality of Housing
	Description	New construction and preservation of quality affordable housing
	Basis for Relative Priority	The City places a high priority on the development and maintenance of affordable housing in the community. This need was identified during the development of the housing market analysis, identified as a high priority in the resident and stakeholder surveys, and in discussions with area affordable housing stakeholders.
2	Priority Need Name	Housing and Services to Decrease Homelessness
	Priority Level	High

	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City-wide
	Associated Goals	Provide Public Services
	Description	Provide support for facilities and services that are targeted at those experiencing homelessness and/or at risk of homelessness
	Basis for Relative Priority	Homeless shelters, transitional living centers and permanent supportive housing have been given a high priority based on the needs identified by the Valley Mission, Valley Supportive Housing and Valley Community Services Board, the data in the Point in Time count and the Housing Inventory, and the results of the resident and stakeholder surveys and interviews.
3	Priority Need Name	Improve Public Facilities and Infrastructure
	Priority Level	High

	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	City-wide
	Associated Goals	Improve Public Facilities and Infrastructure
	Description	Improvements to public facilities and infrastructure and facilities that deliver public services. Infrastructure improvements include: flood drains, water/sewer, streets, sidewalks, lighting, neighborhood facilities, and parks and recreational facilities. Examples of public facilities include parks, facilities that serve seniors and youth/children, abused and neglected children, persons with disabilities and other vulnerable populations.
	Basis for Relative Priority	There is a need to make improvements, particularly in low- and moderate-income areas. Outdated and deteriorating infrastructure needs to be repaired or replaced, and existing public facilities are in need of upgrading and expansion.
4	Priority Need Name	Provide Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Families with Children Persons with Physical Disabilities Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City-wide
	Associated Goals	Provide Public Services

	Description	Delivery of public services for seniors, persons with disabilities, youth, victims of domestic violence, abused and neglected children as well as childcare services, health and mental health services, transportation, non-homeless special needs and employment training.
	Basis for Relative Priority	A variety of public services are needed including services for seniors, youth and children, those needing mental health services, health services, services for persons with disabilities, services for victims of domestic violence and non-homeless special needs. Public transportation is a significant need to enable individuals to access services.
5	Priority Need Name	Affirmatively Furthering Fair Housing Choice
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Improve Access to and Quality of Housing
	Description	Provide education and outreach to the community regarding fair housing laws
	Basis for Relative Priority	There is the continued need for education and outreach for the general public, those in the real estate industry, landlords and property managers regarding fair housing laws.
	Priority Need Name	Economic Development
	Priority Level	High

	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Economic Development
	Description	Economic development activities for job creation and business development.
	Basis for Relative Priority	Economic development through direct technical and business assistance are the catalyst for the retention and creation of new jobs. Specific job readiness and training is a high priority to move people from being working poor into self-sufficiency. Resident and stakeholder surveys rated workforce development and vocational training programs as a high priority.
7	Priority Need Name	Planning and Administration
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Citywide
	Associated Goals	Planning and administration
	Description	Administrative and planning costs to operate the CDBG program successfully.
	Basis for Relative Priority	Effective and efficient implementation of CDBG funding requires adequate resources for program planning and administration.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	As shown in the Needs Assessment and Market Assessment, there is need for rental housing assistance throughout the City. The Staunton housing market does not provide a sufficient amount of affordable housing to meet the needs of all the households that require it.
TBRA for Non-Homeless Special Needs	When faced with other daily costs – essential services such as health care and medical costs, transportation, and even basic nutrition - many persons with special needs in the City depend on rental assistance to afford decent, accessible housing.
New Unit Production	There is a substantial need for affordable housing for renter households in Staunton. The City will support efforts to increase the supply of single family and multi-family affordable housing units by both private sector and public sector entities.
Rehabilitation	Owner-occupied rehabilitation assistance is an effective way to preserve the City's affordable housing inventory, and also encourages aging in place. Renter-occupied rehabilitation assistance can be effective in ensuring low-income households have an affordable, decent, safe and sanitary place to live.
Acquisition, including preservation	There is a substantial need for affordable housing for renter households in Staunton. The City will support efforts to increase the supply of single family and multi-family affordable housing units by both private sector and public sector entities. Acquisition of existing units for this purpose can be more cost effective than building new, dependent upon the condition of the existing stock.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)SP-35

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	354,433	0	0	354,433	1,417,732	The estimated expected amount available for the remainder of the Con Plan is four times the 2019 annual allocation.

Table 49 - Anticipated Resources

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

Over the next five years, Staunton 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.

The City annually provides general fund dollars to organizations that provide housing and/or supportive services to area residents, including LMI households. The City will continue this practice to maximize its CDBG investments.

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 provide these organizations with the opportunity to expand their services to benefit more low- and moderate-income persons.

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

The Staunton Crossing redevelopment site is publicly owned and could potentially be used to address economic development and infrastructure needs identified in the Plan. Some of the needs identified that are needs of this particular site, but also the City as a whole, that can be addressed by the continued development of the site include infrastructure improvements and workforce development needs/middle-high paying jobs.

SP-40 Institutional Delivery Structure—91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Staunton	Government	Affordable Housing Public Housing Homelessness Non-Homeless Community Development Needs Planning	City-wide

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City manages its CDBG allocation within the City Manager’s Office, which, as the lead entity/agency, will be responsible for the implementation of the Consolidated Plan. The City Manager’s Office coordinates with many other City departments and agencies in assessing need and implementing projects, including the Department of Planning and Community Development, Department of Economic Development, Department of Parks and Recreation, Department of Public Transportation, Department of Public Utilities, Public Works Department, Staunton Redevelopment and Housing Authority, and others.

In addition to the state and local government agencies, an important part of the institutional structure for affordable housing and community development in Staunton is represented by a core group of concerned residents, non-profit organizations, service providers, government agencies, and other parties who are deeply committed to improving the quality of life for LMI persons in the City. The City currently works with many community-based organizations, including:

- Blue Ridge CASA
- Blue Ridge Legal Services
- Community Action Partnership of Staunton-Augusta-Waynesboro
- Community Housing Partners
- Greater Augusta Wellness Partnership
- Habitat for Humanity of Staunton-Augusta-Waynesboro
- Renewing Homes of Greater Augusta
- Shenandoah Valley Workforce Investment Board
- Staunton Redevelopment and Housing Authority

- The Community Foundation
- United Way of Greater Augusta
- Valley Community Services Board
- Virginia Department of Health
- Valley Mission
- Valley Program for Aging Services
- Valley Supportive Housing

Strengths

One key strength is that the City is committed to continuing its participation and coordination with federal, state, county, and local agencies, as well as with the private and non-profit sectors, to serve the needs of low- and moderate-income individuals and families. The City Manager's Office continues to strengthen its working relationships with the agencies listed above. In particular, the City's strong working relationship with SR&HA continues to benefit both organizations and serve the needs of the City's LMI households well.

Gaps

The primary gaps in the City's housing and community development delivery system are due to inadequate financial resources. Stakeholder interviews also revealed regulatory and operational challenges to collaboration with other governmental entities.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics		X	
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		

Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			
	X		

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City participates in the Virginia Balance of State Continuum of Care (CoC), and is a member of one of twelve local planning groups. This group encompasses the City of Staunton, Augusta County, the City of Waynesboro, Highland County, the City of Lexington, the City of Buena Vista, and Rockbridge County. The CoC operates a Coordinated Entry System as a central point of entry for households in the area experiencing homelessness or at-risk of homelessness. The following is a summary of the traditional services and facilities that meet the needs of homeless persons in the Staunton Area:

- Blue Ridge Legal Services - free legal assistance to low-income residents.
- Valley Supportive Housing-provides housing and supportive services for those with mental illness, intellectual disabilities or substance abuse issues
- Boys & Girls Club of Waynesboro, Staunton, Augusta - youth development programs including homework help and tutoring, alcohol and drug abuse prevention, teen pregnancy prevention, conflict resolution, juvenile delinquency prevention, athletics, cultural enrichment, citizenship and leadership
- Blue Ridge CASA-identify neglected and abused children and place them in safe, stable housing situation
- United Way Greater Augusta- administers the Emergency Food and Shelter Board federal funds which provide emergency rental and mortgage assistance for persons facing eviction.
- Staunton Augusta Church Relieve Association-provides emergency financial assistance for rental and utilities, evictions, medications and food
- Valley Community Services Board - mental health, intellectual disability, and substance abuse services and case management.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Strengths

The Virginia Balance of State Continuum of Care is an active network of homeless and special needs service providers in the region. The City is very supportive of and maintains strong working relationships with the CoC. The CoC does not have a 10-year plan to end homelessness, but it does establish priorities in its by-laws for eliminate chronic homelessness and reduce overall homelessness in the City.

Gaps

One of the goals of the CoC is to create permanent supportive housing as a solution to chronic homelessness. The CoC, and the stakeholder interviews conducted during development of this Plan, noted that the homeless often face multiple barriers to housing stability, including mental disabilities, chemical dependencies, and other chronic health conditions. Further, criminal histories, poor credit history and poor rental history often prevent the homeless from returning to stable housing.

There are social service agencies in the Staunton area that provide the services required by the homeless; what is needed is the development of more permanent supportive housing units. The participating agencies of the CoC will continue to look for additional agencies with which to form partnerships to facilitate the creation of new permanent housing beds.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will continue to support the CoC in their efforts to improve the service delivery system by identifying gaps in services, duplication of services, and coordinating homeless service providers to more efficiently serve the homeless population

SP-45 Goals Summary—91.25(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Access to and Quality of Housing	2019	2023	Affordable Housing Public Housing	Citywide	Increase Access to Affordable Housing Affirmatively Furthering Fair Housing Choice	CDBG: \$375,000	Homeowner Housing Rehabilitated: 50 Household Housing Unit
2	Provide Public Services	2019	2023	Homeless Non-Homeless Special Needs	Citywide	Housing and Services to Decrease Homelessness Provide Public Services	CDBG: \$265,000	Public service activities other than Low/Moderate Income Housing Benefit: 595 Persons Assisted
3	Improve Public Facilities and Infrastructure	2019	2023	Non-Housing Community Development	Citywide	Improve Public Facilities and Infrastructure	CDBG: \$777,730	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 17000 Persons Assisted
4	Economic Development	2019	2023	Non-Housing Community Development	Citywide	Economic Development		
5	Planning and Administration	2019	2023	Non-Housing Community Development	Citywide	Planning and Administration	CDBG: \$354,435	Other: 1

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Improve Access to and Quality of Housing
	Goal Description	Includes rehabilitation and preservation of quality affordable housing as well as increasing access to homeownership through City initiatives and partnerships with SR&HA.
2	Goal Name	Provide Public Services
	Goal Description	Expand and continue non-housing community development supportive services, including services for the homeless, mental health, elderly and other special needs populations.
3	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	Continue and expand public facility improvements and improve and maintain infrastructure servicing households in low-income areas.
4	Goal Name	Economic Development
	Goal Description	Provide loan and technical assistance to small businesses to promote the creation and retention of jobs in the City of Staunton.
5	Goal Name	Planning and Administration
	Goal Description	Includes administration of the CDBG program, planning activities and activities to affirmatively further fair housing choice.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Over the course of the next five years, it is expected 100 households will benefit from the creation of new or preservation of existing affordable housing units.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not Applicable

Activities to Increase Resident Involvements

Staunton Redevelopment and Housing Authority (SR&HA) has a resident council that participates in meetings and events. The Council was particularly active during the conversion of the units to project based vouchers under the Rental Assistance Demonstration program in 2016.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

Not applicable, as SR&HA is not troubled.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City will conduct a full Analysis of Impediments to Fair Housing Choice in a coming program year. Anecdotally, however, non-profit housing providers have indicated some challenges presented by the City's zoning ordinance restricting the type of units that are often best for special needs populations (single room occupancy versus how the ordinance defines family).

Other barriers identified over the course of the outreach for the development of this Consolidated Plan, include lack of assistance available for elderly and LMI residents for major home repairs (foundation, roof, septic, HVAC, etc.) and emergency home repairs that would allow them stay in their homes.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City will conduct a full Analysis of Impediments to Fair Housing Choice in a coming program year, and with it develop an action plan for overcoming those impediments.

SP-60 Homelessness Strategy – 91.215(d)

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

Individuals and families can access support services either by self-presenting at most of the shelter facilities or through referrals. Regional emergency shelters refer participants to agencies that will assist them in obtaining mainstream resources so that they will have the financial ability to start along the road to self-sufficiency. Transitional housing programs generally refer participants to permanent housing programs/locations and provide the assistance necessary in obtaining resources to be successful when they make this transition.

Addressing the emergency and transitional housing needs of homeless persons

Each year, the CoC conducts a Point-in-Time count of the persons residing in emergency shelters, transitional housing facilities and places not meant for human habitation. This information is used to understand the emergency needs of homeless persons so that they can be addressed adequately and efficiently. The City plans to continue to fund non-profit organizations such as Valley Mission and Valley Supportive Housing who provide housing and supportive services to homeless individuals and families.

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.

Increasing the inventory of permanent housing with supportive services is a priority for the City. The majority of chronically homeless persons have severe mental illness and/or substance abuse issues. They require long-term, affordable housing options with supportive services to make the transition to residential stability. In addition to permanent affordable housing, the City's strategy for ending chronic homelessness addresses each of the issues that most often cause this problem:

- The high prevalence of substance abuse among chronically homeless individuals
- Inadequate education and/or job skills among many homeless persons
- The shortage of affordable rental housing in Staunton

The City will maintain coordination and collaboration with local non-profit agencies serving the homeless population. The City will continue to use its CDBG funds to assist non-profit organizations that serve homeless individuals and families in the region.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Virginia has in place policies to ensure that individuals discharged from state mental health facilities and state mental retardation training centers are not discharged into homelessness. Policies are developed by the Virginia Department of Behavioral Health and Developmental Services (DBHDS). Policies (entitled "Discharge Protocols for Community Services Boards and State Mental Health Facilities" and "Admission and Discharge Protocols for Persons with Mental Retardation Served in State Mental Retardation Facilities") are available at the agency's website. Local implementation of these policies is the responsibility of Valley Community Services Board (CSB). CSB case managers and discharge liaisons work closely with Western State Hospital and Central Virginia Training Center to ensure that individuals who are clinically ready for discharge are provided opportunities for safe, affordable housing that meets their unique needs. Individuals are not discharged without such planning. While discharge planning is a statutory responsibility of the CSB, discharge planning is most effective when carried out as a collaborative effort of both CSB and state facility staff.

The City of Staunton plans to use a portion of its CDBG funding to indirectly provide assistance to persons who are at risk of homelessness and/or homeless. The City's funds help support community based organizations that provide rental assistance and essential services to the homelessness.

The CoC encourages its agency partners, the local Department of Social Services (DSS), Staunton City, as well as United Way, to follow the service plan policy developed by the Virginia Department of Social Services for youth aging out of foster care.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City seeks to reduce the hazards associated with lead-based paint as much as possible. 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, Staunton’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.
- The City will continue to monitor Virginia Department of Health reports regarding Staunton children with elevated blood lead levels.

How are the actions listed above related to the extent of lead poisoning and hazards?

While the City does not have the resources to ensure that lead risk is eliminated from the entirety of housing stock within its borders, it is compelled by federal and state regulations to ensure that its programs are carried out in ways that protect program participants, especially low income families with children, from exposure.

How are the actions listed above integrated into housing policies and procedures?

Lead abatement in housing, especially units occupied by LMI households, is integrated into the City’s affordable housing policies and programs. This involves first and foremost those projects applying for City funding for rehabilitation of units built before 1978. This includes a requirement that a provision be made for lead testing and, if necessary, proper abatement will be a condition for funding. For new construction on vacant lots, proper environmental testing is required and approved remedial action must be taken before construction of the new units.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

In July 2017, the United Ways of Virginia released the ALICE Report (Asset Limited, Income Constrained, Employed), which describes the financial hardships faced by Virginians earning above Federal Poverty Guidelines, but still less than is necessary to afford the basic costs of living (housing, child care, food, transportation and health care). The Report indicated that 46% of Staunton residents are considered ALICE, compared to 39% of Virginia households considered poverty-level and ALICE. Women, LGBT individuals, people of color, those with disabilities, those with the least education, young veterans, formerly incarcerated and immigrants facing language barriers are all more likely to be ALICE households.

The Report's Economic Viability Dashboard presents variables that ALICE households must navigate. The three indices focus on housing affordability, job opportunities and community resources. Index scores range from 1 (worse) to 100 (better), and are meant for comparison among Virginia households only. For the three indices, Staunton achieved index scores of 64, 41 and 47, respectively.

The City recognizes the best way to assist people in improving their economic positions is to provide employment opportunities, and this is reflected in the City's Economic Viability score of 41 for job opportunities. Through its policies and planning, the City will continue to encourage business growth and the availability of workforce training and educational opportunities in the community. It will also continue to encourage agencies that provide services to LMI persons to reduce poverty and create job opportunities for themselves. These programs will assist City residents with services such as job searching, resume creation, and interview skills.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Households are often forced to choose between affordable housing and a desirable location (low-crime, close to employment and other amenities). This typically results in housing cost-burden; households paying low-rent in a less desirable area far from jobs, grocery stores, public transportation, and childcare; or households living in substandard conditions. In all of these instances, other basic needs suffer. As noted in the Needs Assessment of this Consolidated Plan, cost burden (paying more than 30% of household income for housing) is the most common housing problem for low- and moderate-income residents and is especially common among extremely low-income residents. Staunton will continue 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. By combining job creation, workforce development, and other income-raising activities with efforts to increase the supply of affordable housing, fewer residents will experience housing cost burden.

SP-80 Monitoring – 91.230

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

As a new Entitlement grantee, the City will develop a plan and process for monitoring all CDBG activities to ensure appropriate use of funds.

Each subrecipient of City CDBG funds will be 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. All documentation is maintained in the City's CDBG files.

Additionally, the City may make site visits to inspect the progress of each project and review subrecipient records.

During each fiscal year, the City will track efforts made to achieve its Strategic Plan goals relative to their individual metrics and milestones. These accomplishments will be described through the narrative included in each annual CAPER.

Expected Resources

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

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	354,433	0	0	354,433	1,417,732	The estimated expected amount available for the remainder of the Con Plan is four times the 2019 annual allocation.

Table 53 - Expected Resources – Priority Table

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

Over the next five years, Staunton 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.

The City annually provides general fund dollars to organizations that provide housing and/or supportive services to area residents, including LMI households. The City will continue this practice to maximize its CDBG investments.

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 provide these organizations with the opportunity to expand their services to benefit more low- and

moderate-income persons.

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

The Staunton Crossing redevelopment site is publicly owned and could potentially be used to address economic development and infrastructure needs identified in the Plan. Some of the needs identified that are needs of this particular site, but also the City as a whole, that can be addressed by the continued development of the site include infrastructure improvements and workforce development needs/middle-high paying jobs.

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 and Quality of Housing	2019	2023	Affordable Housing Public Housing		Increase Access to Affordable Housing Affirmatively Furthering Fair Housing Choice	CDBG: \$50,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Provide Public Services	2019	2023	Homeless Non-Homeless Special Needs		Housing and Services to Decrease Homelessness Provide Public Services	CDBG: \$53,000	Public service activities other than Low/Moderate Income Housing Benefit: 119 Persons Assisted
3	Improve Public Facilities and Infrastructure	2019	2023	Non-Housing Community Development		Increase Access to Affordable Housing Improve Public Facilities and Infrastructure	CDBG: \$180,546	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,116 Persons Assisted
4	Planning and Administration	2019	2023	Non-Housing Community Development		Planning & Administration	\$70,887	Other

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Improve Access to and Quality of Housing
	Goal Description	Includes rehabilitation and preservation of quality affordable housing as well as increasing access to homeownership through City initiatives and partnership with SR&HA.
2	Goal Name	Provide Public Services
	Goal Description	Expand and continue non-housing community development supportive services, including services for the homeless, mental health, elderly and other special needs populations.
3	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	Continue and expand public facility improvements and improve and maintain infrastructure servicing households in low-income areas.
4	Goal Name	Planning and Administration
	Goal Description	Includes administration of the CDBG program, planning activities and activities to affirmatively further fair housing choice.

AP-35 Projects – 91.220(d)

Introduction

The following project information for FY 2019 provides a comprehensive overview of CDBG activities.

Projects

#	Project Name
1	Blue Ridge CASA
2	Acquisition - Valley Supportive Housing-PSH
3	VPAS - Transportation Assistance
4	VPAS - Meals on Wheels
5	Valley Mission – Financial Assistance
6	Public Facility Improvements -
7	Re-Roofing Staunton
8	Owner-Occupied Housing Rehabilitation
9	Administration
8	A Street Aging in Place Project

Table 55 – Project Information

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

The City of Staunton has directed its FY 2019 CDBG activities to low/moderate income neighborhoods where concentrations of poverty, deteriorated infrastructures and community facilities, and poor housing conditions are most prevalent.

The following are obstacles to meeting underserved needs in the City:

- The reduction of funding at the local, state, and federal levels will significantly limit the resources available to meet the needs of low and moderate income residents. With declining resources from various sources, the City and non-profit organizations will be unable to serve all persons who are in need of services.

As the population of Staunton continues to grow, continuing limitations on affordable housing will become a major barrier.

AP-38 Project Summary

Project Summary Information

1	Project Name	Blue Ridge CASA
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	Activity will provide services to abused and neglected children.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The proposed activities will directly benefit at least 70 low-income children living in unstable and inadequate housing conditions who have been victims of abuse or neglect and have special needs. The proposed activities will also directly benefit up to 35 adults who volunteer to be trained as Advocates and assigned a case.
	Location Description	Citywide
	Planned Activities	Recruit, select, and train 7 new Advocates
2	Project Name	Valley Supportive Housing-PSH
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Housing/services for the Homeless
	Funding	CDBG: \$30,000

	Description	Valley Supportive Housing will use CDBG funding to replace the metal roof at an 8-unit supportive housing development for formally homeless individuals with mental health disabilities. \$10,000 previously awarded to purchase a four-unit structure for formally homeless individuals with mental health disabilities.
	Target Date	04/01/2021
	Estimate the number and type of families that will benefit from the proposed activities	Target minimum number of individuals to be served in the program year = 8 homeless individuals.
	Location Description	Citywide
	Planned Activities	Valley Supportive Housing will use CDBG funding to replace the metal roof at an 8-unit supportive housing development for formally homeless individuals with mental health disabilities.
3	Project Name	VPAS - Meals on Wheels
	Target Area	Citywide
	Goals Supported	Provide public services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	This program provides a nutritious hot meal delivery to frail, older Staunton residents who are at nutritional risk. Individualized plans of care are developed following comprehensive in-home assessments. Additionally, clients receive disease prevention, health promotion, and public information education and support.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Target minimum number of individuals to be served in this program year = 50 low-income seniors.
	Location Description	Citywide

	Planned Activities	This program provides a nutritious hot meal delivery to frail, older Staunton residents who are at nutritional risk. Individualized plans of care are developed following comprehensive in-home assessments. Additionally, clients receive disease prevention, health promotion, and public information education and support.
4	Project Name	VPAS – Transportation Assistance
	Target Area	Citywide
	Goals Supported	Provide public services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	VPAS' Senior Transportation Program (STP) provides Staunton residents 60 years and older and those under 60 with a disability transportation services to medical and other life necessary destinations when there is no other reliable or affordable transportation option available to them. Almost all VPAS riders are unable to use public transportation for a variety of reasons including needing hand held, door through door assistance, or having cognitive impairments that prevent them from successfully navigating public transportation on their own.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Target minimum number of individuals to be served in this program year = 40 low-income seniors.
	Location Description	City-wide
5	Planned Activities	Transportation vouchers or services will be provided to seniors with disabilities to help them get to medical appointments and other destinations.
	Project Name	Valley Mission-Financial Assistance
	Target Area	Citywide
	Goals Supported	Provide public services

	Needs Addressed	Public Services Homeless Affordable Housing
	Funding	CDBG: \$5,000
	Description	This program will be used to provide financial and utility assistance to low- to moderate-income individuals exiting a transitional or emergency shelter.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Target minimum number of individuals to be served in the program year = 3 to 6 new low- to moderate-income individuals
	Location Description	City-wide
	Planned Activities	This program will be used to provide financial and utility assistance to low- to moderate-income individuals exiting a transitional or emergency shelter.
6	Project Name	Public Facility Improvements-Rockway Street Waterline
	Target Area	Rockway Street
	Goals Supported	Improve public facilities and infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$125,796
	Description	This project will provide funding for approximately 810 lf of waterline along Rockway Street from Lambert Street.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Target minimum number of individuals to be served in the program year = 40 low income households

	Location Description	Rockway Street from Lambert Street in the City
	Planned Activities	This project will provide funding for approximately 810 lf of waterline along Rockway Street from Lambert Street.
7	Project Name	ReRoofing Staunton
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$50,000
	Description	The scope of this project would include roof replacement for low-income homeowners (primarily seniors).
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 households will benefit from the proposed activity.
	Location Description	City-wide
	Planned Activities	The scope of this project would include roof replacement for low-income homeowners (primarily seniors).
8	Project Name	Owner-Occupied Housing Rehabilitation-Critical Home Repair
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$25,000
	Description	This project will provide critical home repair (roof, electrical, foundation, HVAC) to low-income homeowners.

	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 households will benefit from the proposed activity.
	Location Description	City-wide; West End
	Planned Activities	This project will provide critical home repair (roof, electrical, foundation, HVAC) to low-income homeowners.
9	Project Name	Administration
	Target Area	Citywide
	Goals Supported	Planning and administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$70,887
	Description	This funding will be used to support the general administration and planning activities for the Community Development Block Grant Program.
	Target Date	09/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-wide
	Planned Activities	This funding will be used to support the general administration and planning activities for the Community Development Block Grant Program.
10	Project Name	Public Facility Improvements-West Beverly Street Sidewalk
	Target Area	West Beverley

	Goals Supported	Improve public facilities and infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$12,750
	Description	Project involves replacing 500 linear feet of sidewalk along W. Beverley Street from Grubert to Dollar General to improve ADA accessibility.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 518 low income households will benefit from proposed project
	Location Description	West Beverley from Grubert Westward to Dollar General
8	Project Name	A Street Aging in Place Project
	Target Area	Citywide
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$25,000
	Description	Provide 500 feet of water lines and 300 feet of water lines and road/curbs/gutter with turnaround. Project will provide water access for no less than 23 new units to be built at the end of A street for elderly/special needs housing. Street/curb/sidewalks for new housing units extended A Street. This is a multi-year project with total funding \$271,149.
	Target Date	06/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	23 households

	Location Description	A Street from Hickory SE
	Planned Activities	Infrastructure Improvements

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

Funds will be directed city-wide.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Staunton 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.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City will use its federal funds to provide affordable housing by providing funds to rehabilitation existing units and create new affordable units for individuals with special needs.

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	10
Non-Homeless	
Special-Needs	110
Total	120

Table 57 - 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	4
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	14

Table 58 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)**Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Staunton Redevelopment and Housing Authority (SR&HA) has a resident council that participates in meetings and events. The Council was particularly active during the conversion of the units to project-based vouchers under the Rental Assistance Demonstration program in 2016.

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

The PHA is not designated troubled.

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

Introduction

As a participant in the Virginia Balance of State 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

The Balance of State Coordinated Entry System 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. Staunton'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 2019, the City's federal funds will support the Valley Mission and Valley Supportive Housing Program. The former offers emergency shelter and services for homeless individuals and families while the latter provides permanent supportive housing and wraparound services for the same population.

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 Staunton.

During FY 2019, the City's federal funds support the following affordable housing programs:

- Valley Mission
- Valley Supportive Housing Program

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 2019, the City's federal funds support the following supportive service programs

- VPAS - Meals on Wheels
- VPAS-Transportation Services
- Blue Ridge CASA-Advocate Training
- Valley Mission-case management services
- Valley Supportive Housing-acquisition for purpose of creating new units

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

Introduction:

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 City will conduct a full Analysis of Impediments to Fair Housing Choice in a coming program year. Anecdotally, however, non-profit housing providers have indicated some challenges presented by the City's zoning ordinance restricting the type of units that are often best for special needs populations (single room occupancy versus how the ordinance defines family).

Other barriers identified over the course of the outreach for the development of this Consolidated Plan, include lack of assistance available for elderly and LMI residents for major home repairs (foundation, roof, septic, HVAC, etc.) and emergency home repairs that would allow them stay in their homes.

AP-85 Other Actions – 91.220(k)

Introduction:

The following information illustrates other actions that Staunton 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 2019 the City will allocate CDBG funds for rehabilitation of homeowner-occupied units and acquisition for development of new affordable units for individuals with special needs.

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, Staunton'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.
- The City will continue to monitor Virginia Department of Health reports regarding Staunton children with elevated blood lead levels.

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. In addition, the City will work with these agencies to further the goals and address the challenges identified in the 2017 United Way ALICE Report.

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 anticipates 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 Staunton Redevelopment and Housing Authority (SR&HA).

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

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.	0.00%

Because Staunton is a new Entitlement, there is no program income carried over from the previous program year and there are no Section 108 loan payments. The City has not identified urgent need activities for the program year.