

2024-2028 Consolidated Plan and 2024 Annual Action Plan

Substantial Amendment for Public Review

11/12/2024-12/11/2024

Community Development Block Grant Program



City of Staunton, Virginia

Contents

Executive Summary.....	5
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	5
The Process	10
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b).....	10
PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l).....	11
PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)	22
Needs Assessment	25
NA-05 Overview	25
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)	27
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)	37
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)	41
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)	45
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)	47
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)	48
NA-35 Public Housing – 91.205(b)	50
NA-40 Homeless Needs Assessment – 91.205(c).....	55
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	58
NA-50 Non-Housing Community Development Needs – 91.215 (f)	61
Housing Market Analysis.....	63
MA-05 Overview	63
MA-10 Number of Housing Units – 91.210(a)&(b)(2).....	64
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)	66
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a).....	69
MA-25 Public and Assisted Housing – 91.210(b)	72
MA-30 Homeless Facilities and Services – 91.210(c)	74

Demo

MA-35 Special Needs Facilities and Services – 91.210(d)	77
MA-40 Barriers to Affordable Housing – 91.210(e)	79
MA-45 Non-Housing Community Development Assets – 91.215 (f)	81
MA-50 Needs and Market Analysis Discussion	87
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)	88
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)	89
Strategic Plan	90
SP-05 Overview	90
SP-10 Geographic Priorities – 91.215 (a)(1)	91
SP-25 Priority Needs - 91.215(a)(2)	92
SP-30 Influence of Market Conditions – 91.215 (b)	97
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)	98
SP-40 Institutional Delivery Structure – 91.215(k)	100
SP-45 Goals Summary – 91.215(a)(4)	105
SP-50 Public Housing Accessibility and Involvement – 91.215(c)	108
SP-55 Barriers to affordable housing – 91.215(h)	109
SP-60 Homelessness Strategy – 91.215(d)	110
SP-65 Lead based paint Hazards – 91.215(i)	112
SP-70 Anti-Poverty Strategy – 91.215(j)	113
SP-80 Monitoring – 91.230	114
Expected Resources	115
AP-15 Expected Resources – 91.220(c)(1,2)	115
Annual Goals and Objectives	118
Projects	122
AP-35 Projects – 91.220(d)	122

Demo

AP-38 Project Summary	123
AP-50 Geographic Distribution – 91.220(f).....	133
Affordable Housing	134
AP-55 Affordable Housing – 91.220(g)	134
AP-60 Public Housing – 91.220(h).....	135
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	136
AP-75 Barriers to affordable housing – 91.220(j)	138
AP-85 Other Actions – 91.220(k)	140
Program Specific Requirements.....	142

Executive Summary

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

1. Introduction

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 2024 through FY 2028 (October 1, 2024 through September 30, 2029).

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 \$328,268 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

During FY2022 the City of Staunton completed the following activities that were considered high priority:

- Persons benefiting from Public Services: 188 persons served, of those were:
 - 12 low-income residents facing critical civil legal issues benefited from free legal

service

- 6 clients exiting Valley Mission received initial housing support
- 27 Staunton residents age 62 or older who did not have access to other forms of transportation received benefited from transportation services to medical and other life necessary destinations
- 103 seniors or persons with disabilities benefited from the Meals on Wheels program
- Approximately 36 youth were assisted with advocacy services
- Housing Units identified for rehabilitation/completed rehabilitation: 6 homes identified/6 homes completed and passed inspection.
- Facilities improvements on the Salvation Army soup kitchen and service delivery space were completed, including new kitchen cabinets, counters, and floors; a new dishwasher, kitchen sink, and plumbing; painting in the kitchen and gym; and replacement of sound proofing fabric in the gym.
- The Rockway Street Waterline was completed, which improves direct water service to 26 homes and 14 multi-family units.

In 2022, the City of Staunton continued to utilize CARES Act funding for the prevention of, and response to Coronavirus. The City of Staunton continues to expend CARES Act funds in 2022 to address the following objectives:

- Providing emergency payments for rental, mortgage and utility assistance to low- to moderate-income households. 43 households received this type of assistance in 2022.
- Provide funding for increasing shelter operations costs. Valley Mission was awarded additional funding in September 2022.
- Providing additional legal aid services through Blue Ridge Legal to persons at risk of homelessness to low- and moderate-income households facing evictions. 6 households were assisted.
- Provide at-home COVID tests to 20 seniors or disabled persons
- CDBG-CV Program Administration

4. Summary of citizen participation process and consultation process

Stakeholder Consultations - 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 conducted four group stakeholder sessions to include four categories of service providers to be included in the Plan: 1) Affordable/Accessible Housing, 2) Human Service Providers, 3) Homeless Service Providers, and 4) Community Organizations.

The City also conducted separate interviews with the Staunton Redevelopment and Housing Authority (SR&HA) and various city staff to gain more information about the state of the City's public housing and any other City infrastructure or facility needs.

Public Hearings – Public hearings were held on April 1 and July 10, 2024, 2024 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 7 members of the public attended and identified needs ranging from public infrastructure improvements to the creation of affordable housing units. The meeting was at Montgomery Hall Park, which is an LMI census tract. 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.

City Council considered the Con Plan and FY24 Annual Plan for approval at its regular meeting on July 25th, 2024.

Web-based Citizen Surveys – A web-based survey for the general public other interested stakeholders was distributed via email, public meeting agenda, via news outlets and publicized on the City's Facebook page. 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, 68 responses were received.

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

5. Summary of public comments

Comments included a need for both rehab of existing housing and building of new housing. There was also concern about the rising number of evictions in the city and the need for more workforce

development, job training, and GED/literacy programs. 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

There were no comments or views that were not accepted.

7. Summary

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	STAUNTON	Department of Community and Economic Development

Table 1 – Responsible Agencies

Narrative

The City 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 Development Department.

Consolidated Plan Public Contact Information

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Community Development Department

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Staunton, VA 24401

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

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

The City encouraged a high level of public communication and agency consultation when developing this plan to demonstrate its commitment to identifying priority needs and engaging the participation of citizens, public agencies, and nonprofit organizations in a positive and collaborative manner. A list of stakeholders 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 conducted four group stakeholder sessions to include four categories of service providers to be included in the Plan: 1) Affordable/Accessible Housing, 2) Human Service Providers, 3) Homeless Service Providers, and 4) Community Organizations.

The City also conducted separate interviews with the Staunton Redevelopment and Housing Authority (SR&HA) and various city staff to gain more information about the state of the City’s public housing and any other City infrastructure or facility needs.

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 four stakeholder meetings. Groups representing the homeless, housing rehabilitation programs, elderly populations, survivors of domestic violence, 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 Hazard Mitigation
	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 Court Appointed Special Advocates (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 (VPAS)
	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.
12	Agency/Group/Organization	New Directions Center
	Agency/Group/Organization Type	Services – Survivors of Domestic Violence 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?	New Directions attended a stakeholder workshop focused on health and human services, as well as homeless needs and affordable/accessible housing. New Directions provides services for survivor of domestic violence.
13	Agency/Group/Organization	Blue Ridge Legal Services

	Agency/Group/Organization Type	Services-Housing Services-Employment 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 attended a stakeholder workshop focused on accessible/affordable housing and homeless/special needs housing. Blue Ridge Legal provides legal services to low-income individuals regarding leasing disputes, family disputes, employment concerns and other legal matters.
14	Agency/Group/Organization	Shenandoah Valley Workforce Development Board
	Agency/Group/Organization Type	Economic Development Services-Workforce Development
	What section of the Plan was addressed by Consultation?	Non-homeless special needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Shenandoah Valley Workforce Development Board attended a stakeholder workshop focused on community organizations. SVWDB provides oversight and administration of the Workforce Innovation and Opportunity Act (WIOA) in the Shenandoah Valley.
15	Agency/Group/Organization	Central Shenandoah Health District, Virginia Dept of Health
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Services – health Hazard mitigation 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?	The Central Shenandoah Health District, Virginia Dept of Health participated in a stakeholder workshop centered around the needs of human services providers. CSHD serves the counties of Rockbridge, Bath, Augusta, Highland and Rockingham and the cities of Harrisonburg, Staunton, Waynesboro, Lexington and Buena Vista.
16	Agency/Group/Organization	Community Action Partnership of Staunton, Augusta, and Waynesboro (CAPSAW)

	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Broadband needs Non-homeless special needs Homeless needs Housing needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CAPSAW attended all offered stakeholder consultation sessions, which encompassed subjects such as affordable/accessible housing, human service provision, homeless service provision, and community organizations. CAPSAW serves low-income residents of the city of Staunton, Augusta County, and the City of Waynesboro.

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.
Comprehensive Plan	City of Staunton	The City's Comprehensive Plan, updated in 2018, informed the Strategic Plan and Market Analysis sections aimed at economic development and affordable housing.
Central Shenandoah CEDS	Central Shenandoah Planning District Commission	The CEDS informed all plan sections regarding economic development strategies in the area.
Regional Digital Opportunity Plan	Community Action Partnership of Staunton, Augusta, Waynesboro	The Regional Digital Opportunity Plan informed the Needs Assessment Sections regarding broadband access.
Analysis of Impediments to Fair Housing Choice	City of Staunton	The 2020 AI was referenced to inform any previously identified barriers to fair housing.
Central Shenandoah Hazard Mitigation Plan	Central Shenandoah Planning District Commission	The Central Shenandoah HMP includes an analysis on the expected effects of climate change and potential hazards on the quality of life of the region's residents, and within that, attention to issues of climate justice.
Climate Adaptation	James Madison University	This report includes a detailed analysis on the potential impacts of climate change on the region.

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.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

Public Hearings – Public hearings were held on April 1 and July 10, 2024, 2024 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 7 members of the public attended and identified needs ranging from public infrastructure improvements to the creation of affordable housing units. The meeting was at Montgomery Hall Park, which is an LMI census tract. 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.

City Council considered the Con Plan and FY24 Annual Plan for approval at its regular meeting on July 25th, 2024.

Web-based Citizen Surveys – A web-based survey for the general public other interested stakeholders was distributed via email, public meeting agenda, via news outlets and publicized on the City’s Facebook page. 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, 68 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 April 1 was a general hearing to solicit input from the public on the needs and priorities for the City. Approximately 7 members of the public attended and identified needs ranging from public infrastructure improvements to the creation of affordable housing units.	Comments included a need for both rehab of existing housing and building of new housing. There was also concern about the rising number of evictions in the city and the need for more workforce development, job training, and GED/literacy programs. 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 [date] 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/	

Demo

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	A web-based survey was 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.	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

Housing

Housing problems include cost burden (paying more than 30% of monthly income towards monthly housing costs), severe cost burden (paying more than 50% of monthly income towards monthly housing costs), overcrowding, and low-quality housing stock. The most common housing problem is cost burden. Black, Asian, and American Indian households experienced these problems at disproportionately high levels.

Disproportionately Greater Need

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate greater than 10% more than for the income level as a whole. Disproportionately greater need was identified among Black households at any income level up to 100% AMI, Asian moderate-income households, and Hispanic low-income households experiencing one or more housing problems.

Additionally, disproportionately greater need was identified among extremely low-income and low-income Black/African households, low-income, low-moderate income and middle-income Asian households, and extremely low-income Hispanic households experiencing one or more severe housing problems. The results of this data for American Indian and Asian households should be used with caution considering the small numbers in these two minority groups, the age of the data, and the limited sample size in Staunton.

Public Housing

All public housing units in Staunton have been converted to RAD units. According to the Staunton Redevelopment and Housing Authority, there were 248 housing choice vouchers (HCV) in use as of May 2024.

Homeless

Staunton is a member of the Virginia Balance of State CoC. The region's homeless population decreased slightly by 3.3% between 2022 and 2023. The 2023 Point-in-Time (PIT) survey indicated that 1,088 individuals were homeless on the night of January 25th, 2023. A total of 25 persons were identified as chronically homeless.

In 2023, 529 homeless persons stayed in emergency shelters, 147 stayed in transitional housing, and 412 were living unsheltered on the night of the Point-in-Time survey. 49% of the population stayed in emergency shelters on the night of the count while 13.5% were in transitional housing programs and 38% were identified as unsheltered. Individuals and households that were sheltered in hotels and other non-congregate settings on the night of the PIT are included in the sheltered count above.

Non-Homeless Special Needs Populations

Individuals with special needs but are not homeless include the elderly and frail elderly needing assistance to modify their homes to age-in-place; persons with substance abuse issues needing better support services and rehabilitation programs; and persons with disabilities needing accessible and secure housing.

Non-Housing Community Development

Non-housing community development needs were identified by the stakeholders, including traffic calming measures on busy, pedestrian-frequented areas; economic development assistance; public transportation expansion; and public services such as senior services and homeless prevention/support services.

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. Incomes are not keeping pace with rising housing costs even as median income has increased, resulting in an increase in the need for affordable housing options. Between 2009 and 2017, median income for City residents only increased by 11% after adjusting for inflation, while median rent *increased* by 27%. 69% of respondents to the housing needs survey distributed to the public and stakeholders assigned affordable housing to the “high” priority category.

Median income not keeping pace with the increasing rent costs 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, 24% 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 10.3% of households are severely cost burdened.

Housing needs in the City of Staunton include:

- More affordable, accessible housing, particularly for the following populations: youth aging out of foster care, previously incarcerated individuals, individuals with disabilities, seniors, and Veterans.
- Home rehabilitation programs for seniors and low/mod income residents.
- Temporary supportive housing

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.

The following are HUD-generated tables using 2013-2017 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

Demo

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. Where the HUD tables below report AMI (Area Median Income), they refer to HAMFI.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	24,195	24,660	2%
Households	10,385	10,640	2%
Median Income	\$40,842.00	\$52,292.00	28%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Demographics	Base Year: 2010	Most Recent Year: 2022	% Change
Population	24,273	25,750	6%
Households	10,477	11,064	5.6%
Median Income	\$46,435	\$57,731	24.3%

Table 6a - Housing Needs Assessment Demographics (supplemental)

The above table is included to supplement the HUD-generated data with more recent numbers.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,325	1,485	2,210	1,025	4,595
Small Family Households	185	350	955	280	2,275
Large Family Households	15	90	40	40	295
Household contains at least one person 62-74 years of age	515	360	480	260	1,055
Household contains at least one person age 75 or older	255	315	425	150	575
Households with one or more children 6 years old or younger	135	163	460	145	250

Table 7 - Total Households Table

Data Source: 2013-2017 CHAS

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	30	80	0	15	125	4	0	0	0	4
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	4	0	4	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	10	20	35	65	0	0	0	10	10
Housing cost burden greater than 50% of income (and none of the above problems)	455	160	25	15	655	405	85	45	0	535

	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)	140	400	280	65	885	25	180	235	75	515
Zero/negative Income (and none of the above problems)	25	0	0	0	25	30	0	0	0	30

Table 8 – Housing Problems Table

Data 2013-2017 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	485	250	50	60	845	410	85	45	10	550
Having none of four housing problems	345	635	1,135	360	2,475	85	515	975	590	2,165
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 9 – Housing Problems 2

Data 2013-2017 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	125	170	135	430	55	105	65	225
Large Related	15	10	4	29	0	15	0	15
Elderly	225	235	120	580	315	104	115	534
Other	254	230	45	529	65	40	100	205
Total need by income	619	645	304	1,568	435	264	280	979

Table 10 – Cost Burden > 30%

Data 2013-2017 CHAS
Source:

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	0	0	40	40	40	0	0	40
Large Related	0	0	0	0	0	0	0	0
Elderly	125	135	25	285	300	45	20	365
Other	0	250	50	300	65	0	0	65
Total need by income	125	385	115	625	405	45	20	470

Table 11 – Cost Burden > 50%

Data 2013-2017 CHAS
Source:

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	0	10	20	45	75	0	0	0	0	0

	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
Multiple, unrelated family households	0	0	0	0	0	0	0	0	10	10
Other, non-family households	0	0	4	0	4	0	0	0	0	0
Total need by income	0	10	24	45	79	0	0	0	10	10

Table 12 – Crowding Information – 1/2

Data 2013-2017 CHAS
Source:

	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								

Table 13 – Crowding Information – 2/2

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

According to 2022 American Community Survey (ACS) data, there are 4,096 householders living alone in Staunton, 884 of which (21.5%) have income below the poverty level. This is higher than the citywide rate of household poverty (11.4%), 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 2022, 3,772 individuals in Staunton, or 15.1% of the population, reported a disability. About 49.4% were over the age of 65. Across the City, approximately 17.9% of persons with a disability also live in poverty. Median earnings for people with a disability were \$27,244, compared to \$38,088 for earners without a disability (2022 ACS 5-Year Estimates). 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 655 renter-occupied households with housing costs greater than 50% of their income and no other housing problems. 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?

Based on this analysis, the population below experience disproportionately greater need according to the HUD definition:

Housing Problems

- Black households at any income level up to 100% of AMI
- Asian households earning 0-80% of AMI (this is a very small sample size).
- Hispanic households earning 31-50% of AMI (This is a very small sample size. It should be noted that the estimates do not list any Hispanic households in the 50-100% of AMI income bracket.)

Severe Housing Problems

- Black households earning 0-50% of AMI
- Asian households earning 0-80% of AMI (very small sample size).
- Hispanic households earning 0-30% of AMI (small sample size).

Cost Burden

Asian and American Indian/Alaska Native households in Staunton experienced severe cost burden at a disproportionate level using the HUD definition as defined above (note: these are very small sample sizes).

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 specific data is available on the characteristics and needs of low-income individuals and families with children who are currently housed but are at imminent risk of homelessness. However, it can reasonably be assumed households that are already cost-burdened and have low incomes are going to be the first to be forced from the housing market by escalating housing costs. Those threatened with eviction, unemployment, foreclosure, or termination of utilities could become homeless when they no longer have a cushion against the rising costs of living. Stakeholders reported a need for a utility assistance program that are not capped at a certain amount per person. This is particularly important, because a family may be able to pay rent, but rely on services to cover other essential bills. Utility shutoffs are a risk factor for eviction among renters. Some working poor families may only be able to pay the rent because they have two wage earners, or because the primary wage earner works two jobs. Many housing arrangements are unstable and temporary. Stakeholders repeatedly identified transition-age youth as a population at-risk of homelessness, including but not limited to those aging out of the foster care system.

Most commonly, “at-risk” families live paycheck to paycheck without any savings for emergencies. If a family experiences a lost paycheck, a small rent increase, one incident of mental or physical illness, or a temporary layoff from work, it can result in a loss of housing. Unemployment or underemployment results in a lack of sufficient income to meet the costs of food, housing, transportation, and childcare.

Additionally, individuals or families who fall into one or more of the following categories are most likely to become homeless:

- Persons leaving institutions such as mental hospitals or prisons
- Young adults aging out of the foster care system
- Households with incomes less than 30% of the median family income
- Households paying in excess of 50% of income for housing costs
- Victims of domestic violence
- Special needs populations such as persons with AIDS, disabilities, drug and/or alcohol addictions
- Single parent households who are unemployed
- Large low-income families
- Renters facing eviction
- Homeowners facing foreclosure
- Households with catastrophic medical expenses
- Households experiencing physical hardships, i.e. flooding or fire

Temporary supportive housing exists in Staunton, but stakeholders expressed the need for more places to temporarily house those at risk of homelessness while they make other living arrangements.

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:

Staunton uses the definition of at-risk homeless populations found at 24 CFR Part 91.5 and included below:

An individual or family who:

- (i) Has an annual income below 30% of median family income for the area, as determined by HUD;
- (ii) Does not have sufficient resources or support networks, *e.g.*, family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter; and
- (iii) Meets one of the following conditions:
 - (A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
 - (B) Is living in the home of another because of economic hardship;
 - (C) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
 - (D) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;
 - (E) Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;
 - (F) Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or
 - (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan.

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

Stakeholders identified different populations that are at particular risk of homelessness in Staunton and the surrounding region. Those who are medically vulnerable need additional support and funding for medical needs. Justice-involved individuals who are exiting

incarceration often have not been able to arrange housing pre-release and may need temporary supportive housing, or a more permanent solution. Similarly, transition age minors (age 19-25) are at-risk of becoming homeless, and there is a gap in services in the City for this population specifically. Stakeholders expressed the need to reach this population before they become homeless or involved with the criminal justice system.

Discussion

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 at any income level up to 0-50% and 80-100% of AMI
- Asian households earning 0-80% of AMI (this is a very small sample size).
- Hispanic households earning 31-50% of AMI (This is a very small sample size. It should be noted that the estimates do not list any Hispanic households in the 50-100% of AMI income bracket.)

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

	0-30% AMI	30- 50% AMI	50- 80% AMI	80-100% AMI
Racial/ Ethnic Group	% with one or more housing problems			
White	88.6%	66.9%	45.5%	22.7%
Black/ African American	100.0%	88.0%	19.4%	33.3%
Asian	100.0%	100.0%	100.0%	0.0%
Hispanic	100.0%	100.0%	0.0%	0.0%
Jurisdiction as a Whole	91.0%	70.5%	44.3%	23.1%
Source: CHAS 2013-2017				

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	805	80	120
White	620	80	110
Black / African American	160	0	10
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	0	0

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data 2013-2017 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%

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	1,030	430	0
White	840	415	0
Black / African American	110	15	0
Asian	40	0	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	30	0	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data 2013-2017 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	795	1,000	0
White	690	825	0
Black / African American	35	145	0
Asian	20	0	0
American Indian, Alaska Native	4	4	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data 2013-2017 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	265	880	0
White	250	850	0
Black / African American	15	30	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data 2013-2017 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%

Discussion

In Staunton, minority race households at lower income levels bear a disproportionate burden of housing problems. Housing problems overall lessen in number as income increases.

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 2013-2017 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 0-50% of AMI
- Asian households earning 0-80% of AMI (very small sample size).
- Hispanic households earning 0-30% of AMI (small sample size).
- American Indian/Alaska Native Households earning 50-80% of AMI (very small sample size)

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Racial/ Ethnic Group	% with one or more severe housing problems			
White	76.3%	31.5%	8.3%	3.1%
Black/ African American	90.3%	65.4%	0.0%	0.0%
Asian	100.0%	100.0%	100.0%	0.0%
American Indian, Alaska Native	0.0%	0.0%	50.0%	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	79.7%	36.5%	8.4%	3.0%

Source: CHAS 2003-2017

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	705	180	120
White	530	165	110
Black / African American	140	15	10
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	0	0

Table 18 – Severe Housing Problems 0 - 30% AMI

Data 2013-2017 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%

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	535	930	0
White	395	860	0
Black / African American	85	45	0
Asian	40	0	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	0	30	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data 2013-2017 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	150	1,640	0
White	125	1,380	0
Black / African American	0	180	0
Asian	20	0	0
American Indian, Alaska Native	4	4	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data 2013-2017 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	34	1,110	0
White	34	1,065	0
Black / African American	0	45	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data 2013-2017 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%

Discussion

Minority groups earning up to 80% of AMI suffer disproportionately from living situations where one or more severe housing problems are present.

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 and American Indian/Alaska Native households in Staunton experienced severe cost burden at a disproportionate level using the HUD definition as defined above (note: these are very small sample sizes).

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	7,235	1,720	1,404	120
White	6,390	1,510	1,075	110
Black / African American	615	125	220	10
Asian	20	0	80	0
American Indian, Alaska Native	4	0	4	0
Pacific Islander	0	0	0	0
Hispanic	120	34	15	0

Table 22 – Greater Need: Housing Cost Burdens AMI

Data 2013-2017 CHAS
Source:

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	Less than 30% (No Cost Burden)	30-50%	More than 50%	No/ negative income (not computed)
Racial/ Ethnic Group	% with housing cost burden			%
White	71.2%	16.8%	12.0%	1.2%
Black/ African American	64.1%	13.0%	22.9%	1.0%
Asian	20.0%	0.0%	80.0%	0.0%
Hispanic	71.0%	20.1%	8.9%	0.0%
American Indian, Alaska Native	0.0%	0.0%	50.0%	0.0%
Jurisdiction as a Whole	69.8%	16.6%	13.6%	1.2%

Source: CHAS 2009-2013

Discussion:

Asian and American Indian/Alaska Native are disproportionately severely cost burdened by housing costs.

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 0-50% and 80-100% of AMI
- Asian households earning 0-80% of AMI (this is a very small sample size).
- Hispanic households earning 31-50% of AMI (This is a very small sample size. It should be noted that the estimates do not list any Hispanic households in the 50-100% of AMI income bracket.)

Severe Housing Problems

- Black households earning 0-50% of AMI
- Asian households earning 0-80% of AMI (very small sample size).
- Hispanic households earning 0-30% of AMI (small sample size).
- American Indian/Alaska Native Households earning 50-80% of AMI (very small sample size)

Cost Burden

Asian and American Indian/Alaska Native households in Staunton experienced severe cost burden at a disproportionate level using the HUD definition as defined above (note: these are very small sample sizes).

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.

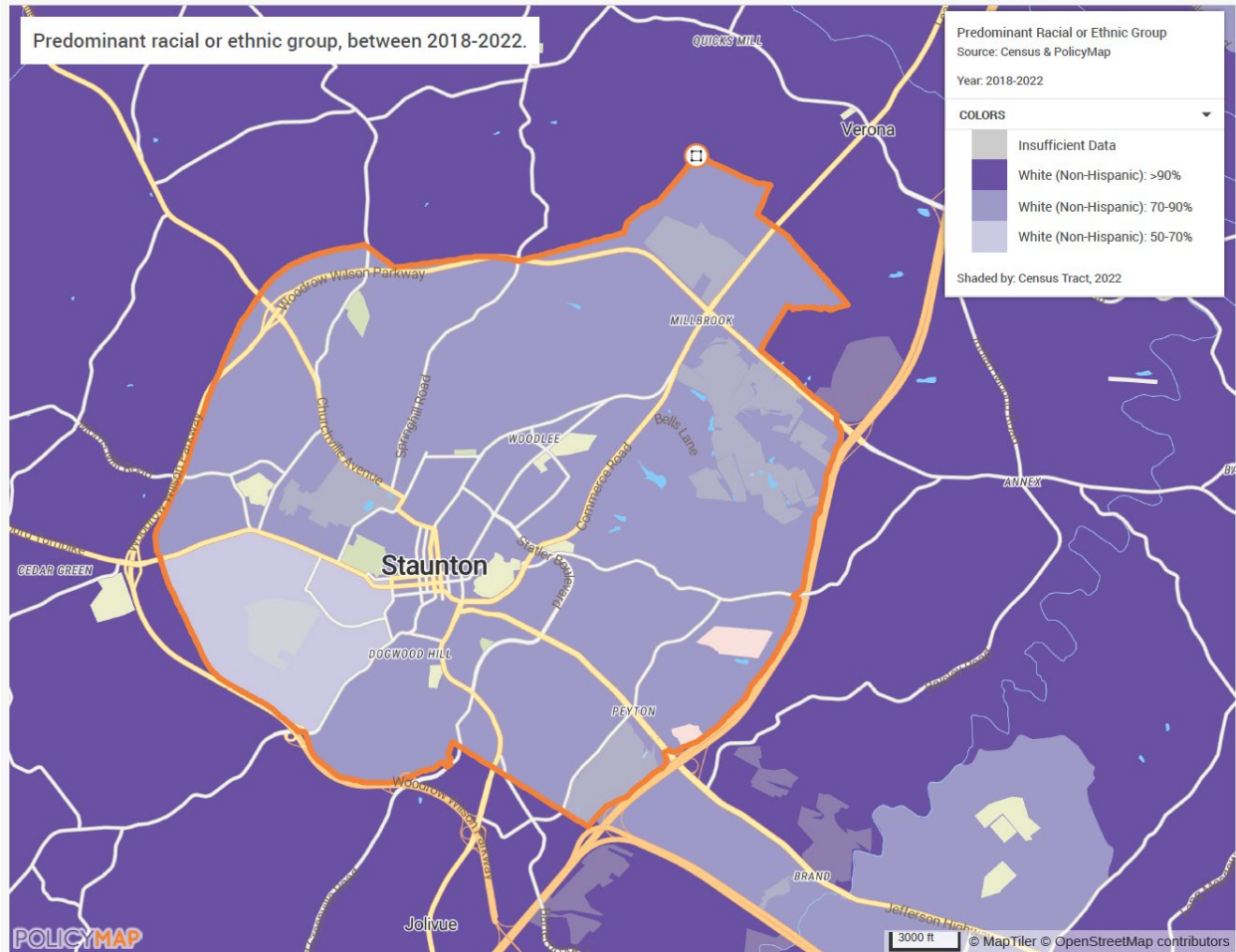
Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

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 11.4% of Staunton's population. An area of concentration of Black residents will be any census tract that is at least 21.4% Black.

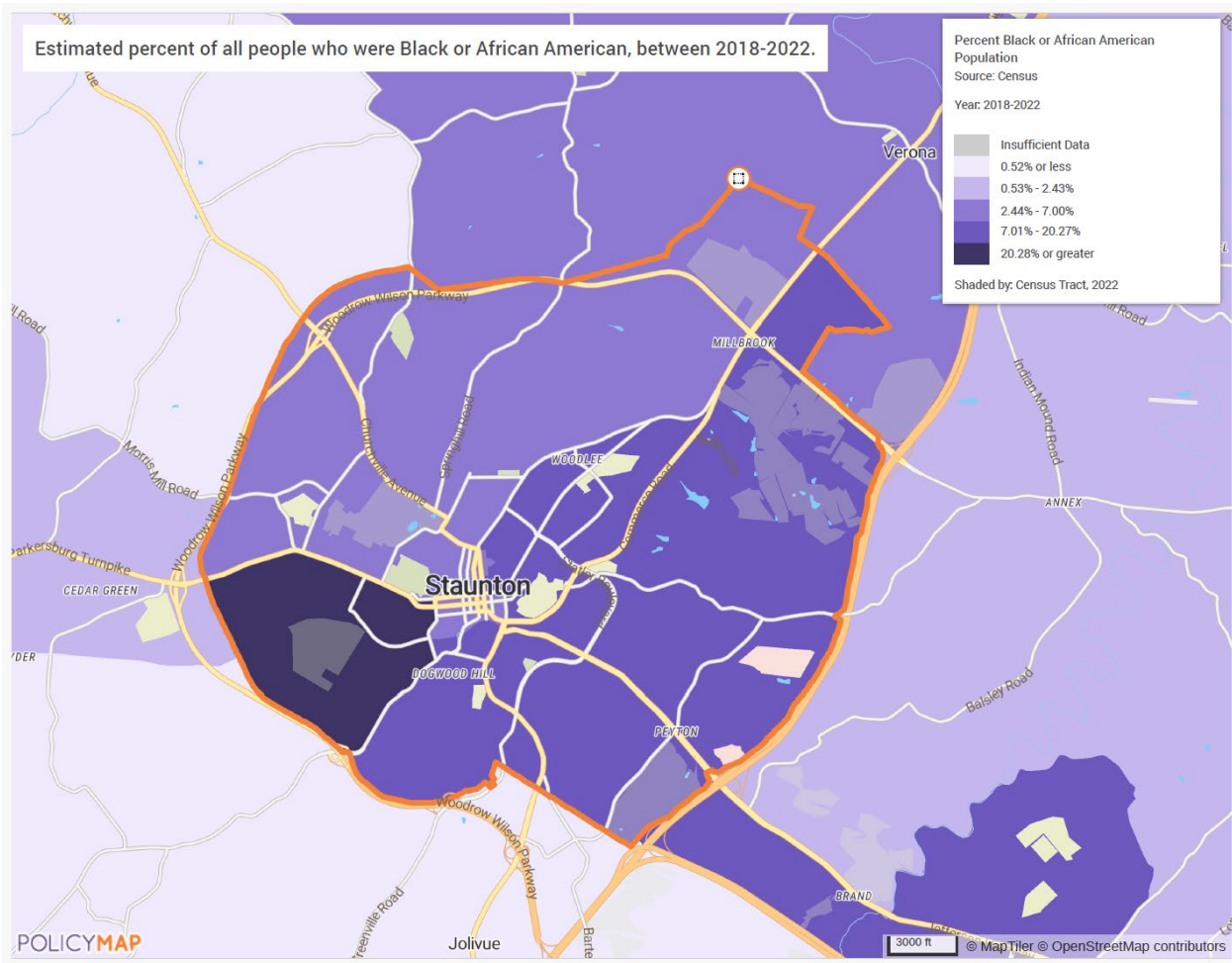
Demo

In Staunton, Census Tract 2 meet this definition, with 22.3% 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.

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				248 total	8 total	235 total	10 total		
	0	0	0	214 in use	8 in use	201 in use	5 in use	0	0

Table 23 - Public Housing by Program Type

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

Data Source: SRHA- Section 8 Program (All info as of 2/12/24 except where marked with a *. These are effective 4/5/24); **= 'Homeless' has not been consistently tracked in system, numbers may not be accurate)

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	0	\$18,393	\$10,495	\$18,631	\$23,563	0
Average length of stay	0	0	0	5.82*	.47*	6.09*	2.31	0
Average Household size	0	0	0	2.13	4	2.06	1.34	0
# Homeless at admission	0	0	0	10	1	4	5*	0
# of Elderly Program Participants (>62)	0	0	0	68	0	67	2*	0
# of Disabled Families	0	0	0	90*	4*	86*	1*	0
# of Families requesting accessibility features	0	0	0	6	0	6	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	1	0	1	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: SRHA- Section 8 Program

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled ***
White	0	0	0	222	17	202	4*	0	0
Black/African American	0	0	0	182	6	175	1	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	2	1	1	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	28	8	20	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Race of Public Housing Residents by Program Type

Data Source: SRHA- Section 8 Program

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled ***
Hispanic	0	0	0	26	0	26	0	0	0
Not Hispanic	0	0	0	417	30	383	5*	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: SRHA- Section 8 Program

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

Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8 requires that 5% of all public housing units be accessible to persons with mobility impairments. Another 2% of public housing units must be accessible to persons with sensory impairments. The Uniform Federal Accessibility Standards (UFAS) is the standard against which residential and non-residential spaces are judged to be accessible.

Staunton meets the minimum number of accessible units required by Section 504. Despite this, there are still some challenges in the region related to providing accessible units to those who need them. First, the population in the area in general is aging, and there will be greater demand for elderly-accessible units in the future as seniors grow in number. Additionally, there are many seniors in the area that are not able to maintain their homes. Renewing Homes of Greater Augusta works to rehabilitate homes whose owners cannot afford to do so, however, there will still be many seniors who need housing as their homes deteriorate.

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

The SRHA expressed that a major challenge in providing housing to residents in need is that, although their payment standard is currently set at 110% of Fair Market Rate, HUD has not increased the voucher budget. As rent costs rise in general, the City is able to cover more of it, but they are now using a larger portion of their budget to do so, decreasing the number of tenants they are able to serve.

During COVID, the SHRA also had to instruct landlords to allow tenants to go nine months without rent payment. This damaged the relationship that landlords had with the City, which the SHRA is now working to repair. They hope to use Moving to Work funding to recoup some of the rent losses incurred by the landlords.

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.

Discussion

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. This information was pulled from the Virginia Balance of State Continuum of Care 2023 Point-in-Time survey, which includes all of the jurisdictions covered by the CoC. More granular data that covers only Staunton is not available at this time.

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)	253	83				
Persons in Households with Only Children	0	0				
Persons in Households with Only Adults	423	329				
Chronically Homeless Individuals	10	15				
Chronically Homeless Families	0	0				
Veterans	10	23				
Unaccompanied Child ¹	24	33				
Persons with HIV	3	2				
Severely Mentally Ill	43	53				
Chronic Substance Abuse	112	103				
Victims of Domestic Violence	90	33				

¹ This number includes unaccompanied youth aged 18-24. There were no unaccompanied children under 18 counted in the 2023 PIT Survey.

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):

Staunton is a member of the Virginia Balance of State Continuum of Care. Persons exiting homelessness include those who have obtained stable housing. Those becoming homeless are those who have lost stable housing and fall into the HUD definition of homelessness, specifically “(1) Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning: (i) Has a primary nighttime residence that is a public or private place not meant for human habitation; (ii) Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs); or (iii) Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

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

According to the BoS CoC's 2023 PIT count, there are 253 sheltered persons in families with children, and 10 sheltered and 23 unsheltered veterans who are experiencing homelessness.

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

The largest racial group represented by people experiencing homelessness were white, with 299 in emergency shelters and 272 unsheltered. There were also 206 Black/African American people and 17 of more than one race in emergency shelters. Despite these totals, Black/African American people are more highly represented in the count than White people when taken as a percentage of the overall Black population in the region.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The majority of those counted in the PIT survey were sheltered. Of the 1,088 individuals counted in the PIT survey, 676 sheltered people were counted vs. 412 unsheltered. This is to be expected, since the time of this count was in January, when emergency shelters (WARM in Waynesboro) accept those who are vulnerable to extreme cold temperatures. Despite the weather, unsheltered individuals still represent a large number of those counted in the PIT survey, for a variety of reasons.

Those who were unsheltered also could have been reached out to and refused shelter, which those who are experiencing homelessness may choose to do for a variety of reasons.

Discussion:

Homelessness in the City of Staunton is not widespread, likely because 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. Stakeholders reported a need for transitional housing, as well as immediate housing options for households in crisis. Due to a lack of affordable inventory, shelter stays extend longer than they need to until suitable permanent housing can be found. Families and youth aging out of foster care often face challenges accessing shelter due to capacity.

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 stakeholder comments, elderly residents of Staunton often own their homes, but do not have the funds to maintain them. Renewing Homes of Greater Augusta, through the Reroofing Staunton project, engages in housing rehabilitation so that these homes do not fall into unmitigated disrepair and can remain in the housing stock. Additional funding is needed to maintain this program. Additionally, seniors require transportation to doctor's appointments and other destinations. Valley Program for Aging Services runs a transportation program for seniors in need of transportation.

According to ACS 2018-2022 estimates, 38% of households consist of at least one person aged 65 or over. In addition, the Census reported that 36% of persons 65 years and over had at least one disability in 2022; 15.8% of whom experienced an independent living difficulty and 5.7% experienced a self-care disability.

Persons with Disabilities

There were 3,772 persons with disabilities in Staunton in 2022, representing 15.1% 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 18% of persons with a disability also live in poverty.

Individuals with a cognitive disability represent 6.7% 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.

Stakeholders noted that affordable housing in Staunton is limited in general, and finding affordable, accessible housing is even more difficult for those with disabilities. Virginia School for the Deaf and Blind is also located in Staunton, so those with auditory or visual impairments may require housing nearby. Public transportation was identified as a barrier for all low-moderate income residents of Staunton and may be exacerbated for those with disabilities.

Substance Abuse and Addiction

The Virginia Department of Behavioral Health and Developmental Services Curb the Crisis organization reports that in 2022 State police opioid arrests were up 22.7% in Augusta County versus the prior 12 months, however fatal drug overdoses and opioid use incident cases were both down (1.9% and 17.2%, respectively). Age 35-44 was the age group most likely to die due to an opioid overdose.

In 2016, Virginia declared the opioid crisis in the state to be a public health emergency. In response, the State issued a standing bill that allowed anyone to obtain naloxone. Residents can access the drug by requesting it from a pharmacy, asking for a prescription from a doctor, or requesting it from their local health department and some Community Service Boards.

Valley Community Services Board provides crisis services, prevention services, and substance use services ranging from case management to intensive outpatient programs for residents of the region. These services are needed to continue assisting those with substance use disorders in Staunton and the surrounding region.

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 limited funds available for these purposes, making it difficult for non-profit organizations to develop and operate housing and supportive service programs.

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:

- Affordable and accessible housing
- Support for meeting the cost of utilities
- Temporary supportive housing for those at immediate risk of homelessness

- Housing rehabilitation funds
- Substance abuse mitigation programs
- Public transportation

These needs were determined through stakeholder interviews and analysis of Census and other available data.

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

In 2021, Staunton reported 61 living with HIV, or 384 per 100k population (AidsVu.org). Of these cases, 22 were Black, and 32 were White. The other cases were not reported to protect the privacy of the small number of people who were identified. 33 people were aged 55 or older, 7 people aged 45-54, and 13 people aged 35-44. As this population ages, they may have unique health care needs in addition to those that other seniors have.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

N/A

Discussion:

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 facility needs include:

- Increased temporary supportive housing for those at immediate risk of homelessness.
- Public transportation for those who need reliable transportation for work at one of the industrial sites in town. This was cited as one of the greatest barriers for economic and business development in the area.
- ADA accessibility improvements for the City's park bathrooms

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:

- Traffic calming measures in areas where people regularly drive above the speed limit and where there is also a high concentration of pedestrians. Stakeholders cited the road between the hospital and Staunton crossing, and a resident mentioned the area near the library.

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 childcare and health services.

Public Services needs include:

- Utility assistance funding for those who are cost burdened.
- Education and workforce development, including credential training for obtaining CDL's/other certificate programs.
- Affordable childcare. Households may have one parent who works night shifts because daytime childcare would not be affordable if both parents worked during the day.
- Transportation and meal services for seniors through Valley Program for Aging Services
- Street outreach for mentally ill residents without housing.
- Legal services for those considered low-income in civil matters, including landlord/tenant disputes, family disputes, access to healthcare, qualifying for and receiving public assistance, etc.
- Advocacy for youth in crisis through Blue Ridge CASA

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 market analysis identifies the need to preserve existing affordable housing opportunities while advancing efforts to create a diverse supply of additional affordable units. Ideally, Staunton will have a mix of housing types to accommodate households of all types and income levels. The City's housing strategies will be especially guided by the increasing mismatch between incomes and housing costs and the specific accommodations necessary to ensure that special needs populations have adequate affordable housing options with appropriate supportive services where needed.

General conclusions about the market, as described in the following pages, include:

- The majority of the population in Staunton are homeowners, with renters occupying most of the multi-family structures in the city.
- Renters tend to be lower income than homeowners.
- The annual income required to make this rent affordable (no more than 30% of monthly income) is \$45,960.
- In order to afford a 2-bedroom apartment at the FMR with a minimum wage income, a household would require 3.3 full-time workers.
- Barriers to affordable housing include access to transit, accessibility for people with disabilities, high initial costs (application fees, first & last month's rent up front, security deposit), land use and zoning practices, and lack of multi-family housing.

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 (59%). 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 11.4% 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	8,260	70%
1-unit, attached structure	470	4%
2-4 units	885	7%
5-19 units	1,400	12%
20 or more units	755	6%
Mobile Home, boat, RV, van, etc	80	1%
Total	11,850	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	160	4%
1 bedroom	85	1%	930	21%
2 bedrooms	1,180	19%	1,770	41%
3 or more bedrooms	5,010	80%	1,500	34%
Total	6,275	100%	4,360	100%

Table 28 – Unit Size by Tenure

Data Source: 2013-2017 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 for the 150 units.

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

Looking longer term, there are 150 units at-risk for conversion in the next 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
Elizabeth Miller Gardens	October 31, 2035	88
Farrier Court	October 31, 2035	62

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's (SR&HA) waiting list is always open and has 1,337 families for its Section 8 Housing Choice Voucher program and 325 for public housing as of May 2024. 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.

Discussion

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

Introduction

The HUD-provided table below indicates the number of affordable units available to households with various income levels. The 375 rental units identified as affordable to households below 30% of the HUD-adjusted Median Family Income (HAMFI) represent only 7.6% of the rental housing inventory in the City of Staunton. Given that CHAS data indicates there are 1,330 households with incomes below 30% of HAMFI, there are more than three households that need affordable housing at this income level for each affordable unit available, representing a clear and demanding need for additional affordable housing units.

In the City of Staunton, the FMR for a two-bedroom apartment in 2024 is \$1,149. The annual income required to make this rent affordable (no more than 30% of monthly income) is \$45,960. In order to keep a two-bedroom apartment at the FMR affordable, a household would have to earn at least \$3,830 per month, or \$23.94 per hour. At the Virginia minimum wage of \$12 per hour working 40 hours a week this would require 2 workers. The monthly rent affordable at minimum wage for a 40-hour work week in the City is \$576, about 50% of the actual two-bedroom Fair Market Rent.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	165,400	171,600	4%
Median Contract Rent	655	721	10%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	940	21.5%
\$500-999	2,540	58.2%
\$1,000-1,499	505	11.6%
\$1,500-1,999	150	3.4%
\$2,000 or more	225	5.2%
Total	4,360	99.9%

Table 30 - Rent Paid

Data Source: 2013-2017 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	375	No Data

Number of Units affordable to Households earning	Renter	Owner
50% HAMFI	1,415	475
80% HAMFI	3,130	1,765
100% HAMFI	No Data	2,455
Total	4,920	4,695

Table 31 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$981	\$987	\$1,149	\$1,616	\$1,922
High HOME Rent	\$824	\$829	\$989	\$1,380	\$1,533
Low HOME Rent	\$738	\$791	\$948	\$1,096	\$1,222

Table 32 – Monthly Rent

Data Source: 2024 HUD FMR and 2023 HOME Rents

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 2,810 households earning between 0% and 50% of the median family income. However, there are only 1,750 housing units affordable to these households, accommodating 63% of these households. However, this presents an improvement over the start of the 2019-2023 five-year consolidated plan cycle, at which time under half (46%) of these households could be accommodated.

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

According to the table above, between 2013 and 2017 the median home value and median contract rent in Staunton increased by 4% and 10%, respectively, after adjusting for inflation. Over the same time period, the median household income has also increased in terms of real dollars by approximately 12.6%. Median wages are beginning to keep pace with the increase in housing costs; however, a significant portion of the population continues to be burdened by high housing costs. This data also does not account for the effect that the COVID-19 crisis had on wages, especially for those in service sector and other low-wage jobs.

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 (\$1,149) is \$160 more than the High HOME rent for a two-bedroom apartment. This means that the HOME rents are set below what's available in the market; anecdotally, the stakeholder interviews concur, with the sentiment being 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 a pace slightly under incomes, however as housing construction and rehabilitation costs rise, it will be increasingly difficult to produce much-needed affordable housing.

Discussion

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 indicates that there is a significant number of housing units, both owner- and renter-occupied, that require substantial improvements to be code-compliant, especially those owned by the elderly who cannot afford upkeep. 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	1,215	19%	1,710	39%
With two selected Conditions	0	0%	90	2%
With three selected Conditions	0	0%	45	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	5,055	81%	2,525	58%
Total	6,270	100%	4,370	100%

Table 33 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	820	13%	800	18%
1980-1999	745	12%	950	22%
1950-1979	3,210	51%	1,670	38%
Before 1950	1,495	24%	945	22%
Total	6,270	100%	4,365	100%

Table 34 – Year Unit Built

Data Source: 2013-2017 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	4,705	75%	2,615	60%
Housing Units build before 1980 with children present	395	6%	190	4%

Table 35 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

HUD did not provide data for this table and Staunton does not have data available to complete it.

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

Table 36 - Vacant Units

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 older than the U.S. overall. Over 16% of the nation's overall housing stock was built before 1950; for Staunton, 24% of owner-occupied units were built before 1950, and 22% of rental units were built in the same timeframe. A need heard through the stakeholder interview process was rehabilitation of existing housing stock, for both homeowners and renters, particularly for elderly homeowners.

Renter-occupied units have a much higher prevalence (39%) of having at least one selected condition than owner-occupied units (19%). This may indicate that more renter-occupied units than owner-occupied units require rehabilitation, although “selected condition” includes cost burden and overcrowding, which are not reflections of the physical state of the unit. It is uncommon for both owner- and renter-occupied units to have more than one selected condition.

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. HUD has made the elimination of housing units containing lead-based paint a priority. The poisoning of children from contact with lead-based paint has been recognized as a major public health problem by the Center for Disease Control (CDC). According to the CDC, lead is the number one environmental health hazard to American children. It is estimated that 10%-15% of all preschoolers in the United States are affected. Lead poisoning causes IQ reductions, reading and learning disabilities, decreased attention span, hyperactivity, and aggressive behavior.

Lead-based paint hazards pose the greatest risk for children, especially those under seven years of age. Table 39 above provides data on owner-occupied and renter-occupied units built before 1980 with children present. As the table indicates, children in the County’s renter-occupied units are about as likely to be impacted by lead-based paint hazards than children in owner-occupied units.

Discussion

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	248	8	235	10	0	0
# of accessible units			50						
*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: SHRA

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:

Some of the units owned and managed by SR&HA will need to be renovated in the near future. HVAC units are 12-13 years old, and sidewalks and roofs need to be replaced or repaired.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

According to HUD's REAC database, there are no public housing properties in Staunton with an inspection score below 70%. Likely contributing to this rating are the repairs to roofs/sidewalks and HVAC that are needed for RAD units.

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.

Discussion:

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. The data below represents the entirety of the CoC, as separated data for Staunton was not available.

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)	46	0	15	13	
Households with Only Adults	96	50	0	81	
Chronically Homeless Households				17	
Veterans				3	
Unaccompanied Youth				6	

Table 39 - Facilities and Housing Targeted to Homeless Households

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.
- New Directions Center - a non-profit organization dedicated to providing support and advocacy to those affected by domestic violence, sexual assault, and human trafficking.
- Valley Program for Aging Services – an organization helping to empower residents 60 years and older with the resources and opportunities they need to lead engaged lives.

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.
- Valley Mission's shelter capacity is about 135 for single men, single women and families, but they cannot shelter everyone, such as sex offenders and violent criminals. There is a need for lower barrier shelter that can assist these populations.

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; housing for transitional-aged youth in need; 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, including accessible units, units for families (stakeholders noted an increase in single father headed households with housing needs in particular), and housing for aging populations.

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

Virginia has in place policies to ensure that individuals discharged from state mental health facilities and state intermediate care facilities 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 Intellectual Disabilities") are available at the agency's website. Local implementation of these policies is the responsibility of Valley Community Services Board (CSB). According to stakeholders, these policies ensure that permanent supportive housing is prioritized for those discharged from mental health facilities. When there are no PSH spots available at time of discharge, coordination by Valley Mission and other shelters ensures that the individual has a shelter bed until such PSH unit becomes available. 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.

Despite these policies, there is a shortage of available space and capacity for many people exiting state hospitals or corrections facilities in the region. 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
 - Blue Ridge Legal 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
- Goal: Slum and Blight Removal
 - Slum and Blight Removal

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
 - Blue Ridge Legal 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
- Goal: Slum and Blight Removal
 - Slum and Blight Removal

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The following information is from the most recent Analysis of Impediments conducted by the City of Staunton in 2020:

This section describes the impediments to fair housing choice that emerged from the data analysis, public engagement initiatives, and policy review discussed throughout the AI. They are the results of primary and secondary research that define the underlying conditions, trends, and context for fair housing planning in the City of Staunton. The impediments were assigned three priority levels based on the amount and strength of the supporting evidence that initially identified the factor:

- High – factors that limit or deny fair housing choice or access to opportunity, as well as other factors that are urgent or establish a foundation for future actions
- Medium – moderately urgent or building on prior actions
- Low – limited impact on fair housing issue

Factor	Priority	Responsible Parties	Discussion
Access to community assets and opportunities	High	City	Community assets such as public transit and jobs can improve access to opportunities, especially for lower income households and persons with disabilities. While the City has adequate coverage regarding public transit in R/ECAPs, these areas have poor access to the City's employment centers and higher performing schools. Expanding the public transit system to higher opportunity areas could increase opportunities for low- and moderate-income residents.
Location and type of affordable housing	High	City, SRHA, Private Sector	Providing more housing choices in more areas across the City could increase the accessibility and affordability of housing in Staunton. The majority of Staunton's housing stock is single-family housing (67.1%). Conversely, multi-family units comprised 32.8% of the total housing stock in Staunton. Multi-family housing can be a more affordable housing option that provides members of the protected classes access to other parts of the City that are otherwise unaffordable. Minority households are more likely to have four or more members in the household, requiring larger units. In order to house larger families, a sufficient supply of larger dwelling units consisting of three or more bedrooms is necessary.

			There has been a decrease in the number of 4-and 5-bedroom units in Staunton since 2010. Homeownership is also lower among non-white residents in Staunton.
Land use and zoning	Medium	City	The City of Staunton's zoning ordinance is at moderate risk relative to discriminatory provisions for housing members of the protected class. One concern with Staunton's zoning ordinance is the lack of a Reasonable Accommodations provision. Reasonable accommodation is a change in rules, policies and practices that enables persons with disabilities an equal opportunity to use and enjoy a dwelling.
Creation of Policy and Procedures related to Fair Housing	High	City	The City of Staunton is a new CDBG entitlement community and should develop several policies and procedures to support initiatives to affirmatively further fair housing.
Fair Housing Education and Outreach	High	City	There are many strategies that local governments can employ to increase fair housing choice for residents in their jurisdictions. Several best practices can help to ensure that residents are educated about their fair housing rights and that municipal officials and staff are aware of their fair housing responsibilities. Municipalities should make consumer information regarding fair housing rights available to their constituents.

Stakeholders also reported barriers include poor credit and criminal histories, utility arrearages, inability to afford application fees, security deposits, etc. There are limited resources to assist with these one time fees, especially for households that have not come through the homeless system. Assistance that is available is typically not sufficient to cover the need in full.

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

Introduction

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	58	8	1	0	-1
Arts, Entertainment, Accommodations	1,395	1,721	15	18	3
Construction	502	258	5	3	-3
Education and Health Care Services	1,822	2,303	19	24	5
Finance, Insurance, and Real Estate	411	519	4	5	1
Information	156	82	2	1	-1
Manufacturing	1,181	440	13	5	-8
Other Services	439	634	5	7	2
Professional, Scientific, Management Services	682	743	7	8	1
Public Administration	0	0	0	0	0
Retail Trade	1,411	1,740	15	18	3
Transportation and Warehousing	509	369	5	4	-2
Wholesale Trade	349	301	4	3	-1
Total	8,915	9,118	--	--	--

Table 40 - Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	12,445
Civilian Employed Population 16 years and over	11,990
Unemployment Rate	3.71
Unemployment Rate for Ages 16-24	6.70
Unemployment Rate for Ages 25-65	2.87

Table 41 - Labor Force

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	2,315
Farming, fisheries and forestry occupations	330
Service	1,595
Sales and office	2,665
Construction, extraction, maintenance and repair	735
Production, transportation and material moving	755

Table 42 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	8,006	71%
30-59 Minutes	2,815	25%
60 or More Minutes	480	4%
Total	11,301	100%

Table 43 - Travel Time

Data Source: 2013-2017 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	525	20	365

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	2,600	115	880
Some college or Associate's degree	3,090	135	845
Bachelor's degree or higher	3,415	85	395

Table 44 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	50	55	40	180	255
9th to 12th grade, no diploma	130	145	150	340	660
High school graduate, GED, or alternative	785	960	680	1,950	1,615
Some college, no degree	850	825	870	1,330	855
Associate's degree	160	235	330	485	230
Bachelor's degree	280	800	495	940	760
Graduate or professional degree	25	240	480	930	850

Table 45 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	29,442
High school graduate (includes equivalency)	30,578
Some college or Associate's degree	35,057
Bachelor's degree	44,375
Graduate or professional degree	54,167

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 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 (19%); Retail Trade (15%); Arts, Entertainment, and Accommodation (15%); and Manufacturing (13%).

Describe the workforce and infrastructure needs of the business community:

Industrial employers are attracted to the area for the abundance of industrial sites, however there is a barrier to employing workers from the City. Employers have cited the lack of available transportation for workers as an obstacle to locating in Staunton and the surrounding region. Employers are also generally unwilling to fund any sort of supplemental transportation program in addition to the BRITE buses. The lack of workforce housing also contributes to employers choosing to locate outside the City.

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.

According to the City's Comprehensive Plan, opportunities for infrastructure and site development exist at Green Hills Industry and Technology Center and at Staunton Crossing, with commercial and retail, office space, residential, and light industrial uses. The City also continues to undergo Downtown revitalization projects, including streetscape revitalization plans, landscaping and banners, the Staunton Augusta Farmer's Market and the trolley system.

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 2022 was 5.1%. This is significantly higher than the unemployment rate in 2017, which was 3.9%.

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. However, stakeholders noted that it is hard for the City to retain college graduates in favor of places like Charlottesville or Northern Virginia due to the lack of "white collar" or professional class jobs in the region. 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.

The following comes from Staunton's Comprehensive Plan:

Valley Career and Technical Center (VCTC) provides programming for high school students to obtain technical skills in preparation for entry level jobs or post-secondary education. VCTC also provides career and technical training for adults interested in apprenticeship programs, skills training or obtaining a GED. It provides day and evening classes for training in agriculture, business, health occupations, trade and industrial areas. It also serves as a regional instruction center for the Virginia Apprenticeship Training Program.

Blue Ridge Community College offers programs for associate degrees, diplomas, and certificates. Workforce training and special interest classes are also available for individuals, businesses, and industries.

Within the region are other institutions of higher education, including Bridgewater College, Eastern Mennonite University, James Madison University, Southern Virginia University, Virginia Military Institute, and Washington and Lee University. These institutions provide additional education and workforce training opportunities for area residents, businesses and industries.

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 2023 CEDS that are directly supported by the goals contained in this Consolidated Plan, including but not limited to:

- Creating and expanding workforce training programs that provide opportunities for workers and students to gain skills necessary for living wage jobs.
- Improving and expanding wrap-around services to allow for increased worker participation, including increasing the number of childcare facilities and expanding regional transit programs, such as BRITE.
- Pursuing expansion of broadband services in underserved areas of the region.
- Improving availability, quality, and diversity of the housing stock.
- Ensuring housing is affordable relative to wages to ensure workers are not priced out of the region.

Discussion

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?

There are major commercial and manufacturing companies in the area, including Fenco, Inc., (a kitchen countertop company), Braden and Van Fossen, Inc. (an ironworks), Kitch'n Cook'd Potato Chip Co., and Universal Impact Inc. (an aluminum products manufacturer).

Are there other strategic opportunities in any of these areas?

Census tracts 2 and 3 in Staunton are federally designated Opportunity Zones. These neighborhoods are designated areas where long-term private investment from entrepreneurs is encouraged through tax cuts. The neighborhoods are also home to Montgomery Hill Park and Gypsy Hill Park, as well as parts of the Downtown business district.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to the FCC National Broadband Map, Staunton is 100% served by fixed broadband connections. However, stakeholders expressed the need for a study to be conducted on broadband access and affordability, particularly for those with low-moderate income. According to a Regional Digital Opportunity Plan created in 2022, of those in the region who cannot access the internet, 40% do not because it is too expensive.

Many households also lack the devices, training, or support needed for full participation in digital opportunities. This includes lack of knowledge for how to use the device, as well as concerns about how to keep their personal information safe and risks related to child safety online.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to the Regional Digital Opportunity Plan many areas of the region face few choices in service providers, resulting in unaffordable, low quality service options. This issue is especially prevalent for rural areas or smaller population centers, rural households, low income, and aging households.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Climate change is expected to have a major impact on the nation, including in the Central Shenandoah region. The region is expected to experience more frequent and severe weather events, including storms and other natural disasters, resulting in disruptions to economic activity and increased health and safety consequences for all residents. According to a Climate Adaptation paper submitted to the Central Shenandoah Planning District Commission by James Madison University and included in the Central Shenandoah Hazard Mitigation Plan update of 2020, data compiled by the National Oceanic and Atmospheric Administration (NOAA) have shown that local, regional, and national trends in temperature, extreme climate variations, as well as natural disaster frequency have increased over the past century.

Of particular risk currently is flooding and high participation rates, which will only increase as climate change progresses.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

According to the same Climate Change paper referenced above, citizens of certain localities will be affected by disasters differently than others due to geography and ability to respond. Low-income communities typically take more time to recover from environmental catastrophes than prosperous areas. Rural areas are often geographically isolated and suffer a greater impact than more populated areas.

United Way of Northern Shenandoah Valley has created the ALICE system (Asset Limited, Income Constrained, Employed) which identifies those just above the poverty line, but are not considered financially stable. Lower income groups tend to be pushed toward floodplains because of higher property costs in areas that are not prone to flooding. 34% of the 10,383 households in Staunton are above the poverty threshold, but below the threshold for ALICE. This system is able to identify households other than those already identified by poverty status as being particularly vulnerable to disaster caused by climate change.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Staunton anticipates receiving \$1,641,340 in CDBG funding over the next five years. The purpose of the Strategic Plan is to guide the use of these funds over the next five years. The plan is guided by three overarching goals that are applied according to the City's needs. The goals are:

- To provide decent housing by preserving the affordable housing stock in both the rental and homeowner markets, increasing the availability of affordable housing by reducing barriers, and increasing the number of accessible units.
- To improve the quality of life and living conditions for low- and moderate-income persons through improvements in public facilities and infrastructure and the removal of slum/blighting influences.
- 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.
- To provide public services through a variety of City partners, especially to low-moderate income residents and those who are seniors or disabled.

The City developed this plan using citizen participation and stakeholder input generated by several stakeholder consultations and public meetings.

Based on these items the City established the following list of priorities:

- Increase Access to Affordable Housing
- Decrease Homelessness Through Housing and Services
- Improve Public Facilities and Infrastructure
- Provide Public Services
- Affirmatively Further Fair Housing Choice
- Enhance Economic Development

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

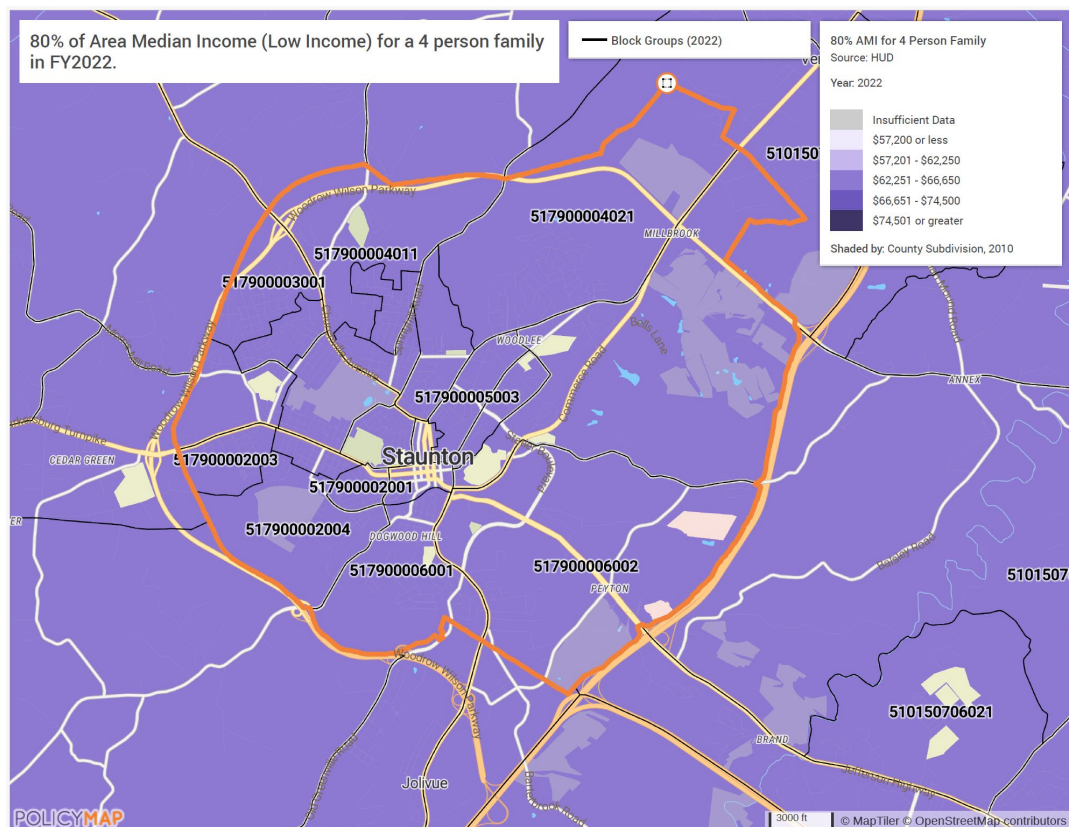
Geographic Area

General Allocation Priorities

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

The City has not chosen to geographically target CDBG funds to a specific neighborhood or area. 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 four block groups where 51% or more of the population earns below 80% of Area Median Income.

Low-Moderate Income Areas, City of Staunton



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	Slum and Blight Removal
	Priority Level	Medium
	Population	Low Moderate
	Geographic Areas Affected	City-wide
	Associated Goals	Slum and Blight Removal
	Description	Removal of structures that are in violation of City building ordinances and pose a potential threat to health and safety of Staunton residents.
	Basis for Relative Priority	Although there are various blighted properties in the City that should be demolished, this will be done on a case-by-case basis rather than through a coordinated blight removal effort.
6	Priority Need Name	Economic Development
	Priority Level	Low
	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.

Narrative (Optional)

The City is aware that it has the responsibility to affirmatively further fair housing in its jurisdiction. Any activities related to this goal that are not explicitly housing-related will be encompassed under the "Providing Public Services" priority need.

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 a 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)

Introduction

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	\$328,268	0	0	\$328,268	\$1,313,072	The estimated expected amount available for the remainder of the Con Plan is four times the 2024 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 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.

Discussion

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
Community Action Partnership of Staunton, Augusta, and Waynesboro	Departments and Agencies	Homelessness Non-homeless special needs Planning public services	Region
Virginia Balance of State CoC	Continuum of care	Homelessness Non-homeless special needs public services	Region
Central Shenandoah PDC	Regional Organization	Economic Development Ownership Planning Rental public facilities	Region

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
- New Directions Center
- 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.

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			
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.
- New Directions Center – Assists survivors of domestic violence, including those who may be rendered homeless by fleeing an environment of domestic violence

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 to 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 – 91.215(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	2024	2028	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	2024	2028	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	2024	2028	Non-Housing Community Development	Citywide	Improve Public Facilities and Infrastructure	CDBG: \$677,730	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 17000 Persons Assisted
4	Slum and Blight Removal	2024	2028	Non-Housing Community Development	Citywide	Slum and Blight Removal	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: Up to 10 structures demolished
5	Planning and Administration	2024	2028	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 50 households maximum will benefit from the 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)

N/A

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. They are also planning on starting a Family Self-Sufficiency program and Section 8 Homeownership program when time and resources permit.

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 last completed an Analysis of Impediments to Fair Housing Choice (AI) in 2020. According to the AI, four factors limiting access to housing were labeled a high priority. These included 1) the Lack of access to community assets and opportunities, such as transit and job opportunities, as well as access to higher performing schools for low-moderate income residents; 2) the location and type of affordable housing, including the need for more multi-family housing with some larger unit sizes in a market that is mostly single-family; 3) the need to create policies and procedures that support initiatives to affirmatively further fair housing; and 4) the need for fair housing education and outreach (see section MA-40 for further information.)

These concerns were echoed by many in attendance at the stakeholder outreach sessions, especially regarding transit access to jobs for low-moderate income communities.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Action Plan section of the 2020 AI suggests several options for addressing these fair housing barriers. These include coordination with the BRITE transit service to improve access between R/ECAPs and high opportunity areas and employment centers, as well as investing in affordable housing in these areas, creating an Anti-Displacement Plan and Relocation Plan, and including information about fair housing on the City's website along with the name and contact information of the City's fair housing liaison.

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. Street outreach services are available, but resources are limited and the reach is not broad.

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. Still, there is a need to continue to support shelter and transitional housing needs. Immediate shelter options are needed for households in crisis. 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 intermediate care facilities 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. Permanent Supportive Housing in the VCSB jurisdiction is prioritized for individuals discharging from the state hospital system; however, local discharges are often to shelter due to the lack of affordable housing. 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 homeless.

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

Lead-based paint is likely to be found in all properties constructed prior to 1978 and any owner and tenant of such properties will be appropriately notified of this potential health hazard, especially for children under the age of seven (7), and action will be taken during the rehabilitation process to comply with the federal lead-based paint regulation found in 24 CFR Part 35. 85.7% of the housing in Staunton has been built prior to 1980 (ACS 2022 5-Year Estimates), so it is very likely that lead-based paint may be encountered or present in homes in the City.

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 or interim controls 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 May 2024, the United Ways of Virginia updated 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 47% of Staunton residents are considered under the ALICE threshold (those for whom poverty status plus ALICE status are determined), compared to 40% of Virginia households. 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 68, 60 and 40, respectively.

Of note is the increase of the job opportunities score from 41 to 60 since the 2017 ALICE report. 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. The City will also work to enhance the community resources available to City residents.

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

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)

Introduction

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	\$328,268	0	0	\$328,268	\$1,313,072	The estimated expected amount available for the remainder of the Con Plan is four times the 2024 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.

CDBG funds do not have a matching requirement.

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.

Discussion

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	2024	2028	Affordable Housing Public Housing	Citywide	Increase Access to Affordable Housing Affirmatively Furthering Fair Housing Choice	CDBG: \$140,000	Homeowner Housing Rehabilitated: 5 Household Housing Unit 88 Public Housing Units HVAC Replaced
2	Provide Public Services	2024	2028	Homeless Non-Homeless Special Needs	Citywide	Housing and Services to Decrease Homelessness Provide Public Services	CDBG: \$49,240	Public service activities other than Low/Moderate Income Housing Benefit: 119 Persons Assisted
3	Improve Public Facilities and Infrastructure	2024	2028	Non-Housing Community Development	Citywide	Improve Public Facilities and Infrastructure	CDBG: \$28,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,400 Persons Assisted
4	Slum and Blight Removal	2024	2028	Non-Housing Community Development	Citywide	Slum and Blight Removal	CDBG: \$45,375	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2 structures demolished
5	Planning and Administration	2024	2028	Non-Housing Community Development	Citywide	Planning and Administration	CDBG: \$65,653	Other: 1

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 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	Slum and Blight Removal
	Goal Description	Demolish structures that are in violation of City building ordinances and pose a potential threat to the health and safety of Staunton Residents.
6	Goal Name	Planning and Administration
	Goal Description	Includes administration of the CDBG program, planning activities and activities to affirmatively further fair housing choice.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following project information for FY 2024 provides a comprehensive overview of CDBG activities.

Projects

#	Project Name
1	Blue Ridge Legal Services
2	VPAS - Meals on Wheels
3	VPAS - Senior Transportation Program
4	Blue Ridge CASA
5	Valley Mission
6	Valley Supportive Housing
7	Renewing Home of Greater Augusta (RHGA)
8	Habitat for Humanity - A Street Project
9	Blight Removal - Spot Basis
10	Staunton Parks Restrooms - Accessibility Measures
11	West Beverley Street Sidewalk 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 2024 CDBG activities to low/moderate income neighborhoods where concentrations of poverty, deteriorated infrastructures and community facilities, and poor housing conditions are most prevalent.

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

- The portion of funding allowed to be allocated to public services is not sufficient to meet the needs of those who utilize those public services. More organizations than previous years applied for CDBG funding through the City, and all requests were not able to be fulfilled.

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 Legal Services
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$8,500
	Description	Provide free legal assistance to low-income residents of Staunton in various types of civil legal matters. The project will focus on providing assistance to low-income residents facing eviction, foreclosure, and other critical housing matters. BRLS will also provide assistance on legal issues such as domestic violence and other family disputes, access to affordable health care, eligibility for various governmental assistance programs for the poor, and other issues impacting the elderly poor and those with special needs.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	We estimate that these funds will cover the costs of providing free civil legal assistance to approximately 20 additional residents (and members of their households, up to 50 or more) of Staunton facing critical legal issues. The individuals that will benefit from these services are residents of Staunton in the greatest socioeconomic need who cannot afford the services of a private attorney.
	Location Description	Citywide

	Planned Activities	BRLS will provide free legal assistance to the low-income residents of Staunton dealing with critical legal matters, such as eviction, foreclosure, and other housing-related matters. The project will improve access to housing for low-income residents of the City and help to alleviate the threat of homelessness in Staunton. Additionally, our staff attorneys will also provide free legal assistance to low-income residents in cases such as unemployment claims, debt and consumer-related issues, domestic violence, and more. The services provided over the project year will range from legal advice and performing a brief service, to direct representation and extensive services. Our legal assistance will result in improved housing and living conditions, and/or direct financial benefit, for the majority of the clients we represent with the funding.
2	Project Name	VPAS - Meals on Wheels
	Target Area	Citywide
	Goals Supported	Provide public services
	Needs Addressed	Public Services
	Funding	CDBG: \$9,000
	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	9/30/2025
	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 = 45 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.
3	Project Name	VPAS – Senior Transportation Program
	Target Area	Citywide
	Goals Supported	Provide public services
	Needs Addressed	Public Services
	Funding	CDBG: \$9,000
	Description	VPAS' Senior Transportation Program (STP) provides transportation services to Staunton residents 60 years and older and those under 60 with a disability 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 general mobility assistance or having cognitive impairments that prevent them from successfully navigating public transportation on their own.
	Target Date	9/30/2025
	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
	Planned Activities	Transportation vouchers or services will be provided to seniors with disabilities to help them get to medical appointments and other destinations.
4	Project Name	Blue Ridge CASA
	Target Area	City-Wide
	Goals Supported	Provide Public Services

Needs Addressed	Provide Public Services
Funding	CDBG: \$9,000
Description	Abused and neglected children served by a CASA volunteer are 50% more likely than other abused children to stay at the home where they are placed at the end of the Court process. The stability and quality of their housing conditions increases significantly because of their CASA Advocate's work. Blue Ridge CASA is the only private independent organization that has eyes on abused and neglected children and their housing conditions. Legally, we are the only non-profit able to access the child's records, talk to the people in their lives, and develop a relationship with the child, then report crucial information to the Judge, the sole institutional decision-maker regarding an abused or neglected child's final destination. One core goal of CASA's advocacy is to obtain a stable home. Our Children are not in control of where they live. They depend on their parents, caretakers, and public institutions to make those choices. They are removed by DSS and the Court from inadequate (unsafe, unhealthy) housing into temporary housing (foster care). CASA's work on their cases is focused on the goal of a "permanent placement" which is the technical phrase we use for stable housing. CASA Advocates investigate the circumstances and quality of their original home and any potential new home for these children. With a CASA, children are significantly more likely to end up in a safe, stable home and 50% less likely to re-enter the child welfare system.
Target Date	9/30/2025
Estimate the number and type of families that will benefit from the proposed activities	The proposed activities will directly benefit at least 30 low-income children living in unstable and inadequate housing conditions who have been victims of abuse or neglect. The proposed activities will also directly benefit up to 15 trained volunteer Advocates assigned to these cases.
Location Description	Multiple locations throughout the city of Staunton, including the CASA office at 119 W. Frederick St.
Planned Activities	To assist children experiencing abuse and neglect through increased child advocacy services that will maintain the Staunton Advocate Manager position who trains and supervises the volunteer advocates. (Abused children are a presumed group by HUD to have low incomes.)

5	Project Name	Valley Mission
	Target Area	City-Wide
	Goals Supported	Provide Public Services
	Needs Addressed	Provide Public Services, Increase Access to Affordable Housing, Housing and Services to Decrease Homelessness
	Funding	CDBG: \$8,000
	Description	Formally homeless individuals who move into housing within Staunton City limits after exiting Valley Mission will be assisted with approximately \$1,000 each initial housing support or other funds necessary to facilitate moving into safe, affordable, permanent, and appropriate housing.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Depending on the needs of each person and the cost of the housing at the time, anywhere from 5-8 individual families/clients can be assisted with these funds. All clients would be immediately formerly homeless and meet low-income requirements as set forth by the Federal Poverty Level guidelines.
	Location Description	Citywide
	Planned Activities	To assist Valley Mission clients transition to permanent housing with rental support, utilities support, deposit, housing applications, and document fees. (Homeless persons are a presumed group by HUD to have low incomes.)
6	Project Name	Valley Supportive Housing
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Housing/services for the Homeless
	Funding	CDBG: \$5,740
	Description	Valley Supportive Housing provides permanent supportive housing to homeless individuals or those at risk of homelessness.

	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	68 tenants are to be served through the Tenant Sustainability Coordinator
	Location Description	Citywide
	Planned Activities	To help support the position of Tenant Sustainability Counselor. This position serves as the interface between the 68 tenants of VSH and their VCSB case manager and the community, as well as providing emotional support when needed. The Tenant Sustainability Counselor's role is to assist tenants in developing skills to care for themselves and their homes and integrate into the community. This position requires \$37,800 to fund. \$25,000 has already been secured. (Homeless persons are a presumed group by HUD to have low incomes.) VSH has not received Public Services funding before but has received Project funding before.
7	Project Name	Renewing Homes of Greater Augusta (RHGA)
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$80,000
	Description	The scope of this project would include roof replacement and other critical home repair for low-income homeowners (primarily seniors).
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	5-8 households will benefit from the proposed activity.
	Location Description	City-wide

	Planned Activities	RHGA has received allocations in past years of \$50,000 and done much needed home repairs, roof replacements, and accessibility modifications to homes owned by the elderly and people with disabilities with low-to-moderate incomes who are unable to afford to make these repairs themselves. The benefits of these projects are that they help preserve the City's housing stock and keep people in their homes. RHGA has asked for additional funding because of the tremendous need for their services. The work they do is vital to the City. They have administered previous projects properly and been good stewards of the funding.
8	Project Name	Habitat for Humanity – A Street Project
	Target Area	A Street
	Goals Supported	Improve public facilities and infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$60,000
	Description	Funding will be used to develop streets, gutters, sidewalks and water lines for no less than 23 new homes at the end of A Street in Staunton, Virginia.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 23 households will benefit from the proposed activity.
	Location Description	A Street
	Planned Activities	Funding will be used to develop streets, gutters, sidewalks and water lines for no less than 23 new homes at the end of A Street in Staunton, Virginia.
	Project Name	Blight Removal – Spot Basis
9	Target Area	Citywide
	Goals Supported	Improve Access to and Quality of Housing

	Needs Addressed	Slum and blight removal
	Funding	CDBG: \$45,375
	Description	This spot removal of blighted properties will remove any public health hazards caused by homes that are in violation of City building ordinances and potentially dangerous to inhabitants. It will also provide space for any future housing development or otherwise productive use.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The funding will allow for 3-5 demolitions
	Location Description	Citywide (case-by-case evaluation)
	Planned Activities	This funding will provide for the demolition of 3-5 blighted properties.
10	Project Name	Staunton Parks Restrooms – Accessibility Measures-CANCEL
	Target Area	City Parks
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Improve Public Facilities and Infrastructure
	Funding	CDBG: \$0
	Description	The City Public Works Department will be updating the restrooms in two City parks to bring them up to ADA specifications and make them accessible to Staunton residents with disabilities.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The 2022 ACS 5-Year Estimates show that there are approximately 3,772 people with disabilities in the City of Staunton. Assuming that at least a quarter of this number will visit a public park sometime during the year, this project has the potential to benefit up to 943 people, not counting users of the restrooms beyond the project year.
	Location Description	City Parks

	Planned Activities	The budget numbers for these two projects are placeholders as we determine the actual activities, their locations, and costs. There is flexibility to adjust the budget numbers between the two activities or replace these activities with another appropriate activity or activities through a budget amendment if needed. We just need to have an amount included in the Annual Action Plan budget.
10	Project Name	West Beverly Street Sidewalk Project
	Target Area	West Beverley
	Goals Supported	Improve public facilities and infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$28,000
	Description	Project involves replacing 500 linear feet of sidewalk along W. Beverley Street from Grubert to Dollar General to improve ADA accessibility.
	Target Date	9/30/2025
	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
	Planned Activities	This additional funding is due to the fact that the actual bid price to complete the project came in higher than anticipated. This funding will help with the completion of the project.
11	Project Name	Administration
	Target Area	Citywide
	Goals Supported	Planning and administration

	Needs Addressed	Planning and Administration
	Funding	CDBG: \$65,653
	Description	This funding will be used to support the general administration and planning activities for the Community Development Block Grant Program.
	Target Date	09/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	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.

AP-50 Geographic Distribution – 91.220(f)

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

The City will use CDBG funds throughout the jurisdiction to serve low and moderate-income persons.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	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.

Discussion

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.

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

One Year Goals for the Number of Households to be Supported	
Homeless	5
Non-Homeless	5
Special-Needs	0
Total	10

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	5
The Production of New Units	0
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	10

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

AP-60 Public Housing – 91.220(h)

Introduction

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

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.

A substantial amendment was made to reassign a previous year's funds to an HVAC replacement project for Elizabeth Miller Gardens, which was built during the 1980s. This project will greatly benefit residents of the 88 units in this building, keeping them safe during summer heatwaves which are only becoming more frequent.

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

SR&HA converted all of its public housing units into Section 8 units under the Rental Assistance Demonstration Program.

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

SR&HA is not designated as troubled.

Discussion

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

Introduction

As a participant in the Virginia Balance of State Continuum of Care (BoS 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 BoS CoC has an established Coordinated Entry System, which 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. The BoS CoC uses two assessment tools for prioritization of services. Prevention assessment: The BoS created a prevention prioritization tool that includes both homeless vulnerability and housing barriers. Once a household's housing crisis is triaged and it is determined that the household is at imminent risk of homeless (14 days or less), then the coordinated entry staff will conduct the prevention prioritization assessment. Based on eligibility and assessment score prevention providers are guided on service needs of households. The BoS CoC uses the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) as the common standardized assessment tool for those who are literally homeless. This assessment is conducted no more than 3 to 5 days after the household has been referred to shelter or once an outreach worker is able to establish rapport with an unsheltered or un-engaged household.

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

In the 2024-2028 program years, the City will continue to support Valley Mission, which offers emergency shelter and services for homeless individuals and families. In 2024, Valley Mission will receive \$8,000 to provide subsistence payments to assist 5-8 homeless individuals more into safe housing.

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 to use its entitlement grant funds to assist non-profit organizations that serve homeless individuals and families in Staunton.

Valley Mission uses CDBG funds to assist formally homeless households' transition into safe, permanent housing. Blue Ridge Legal Services will also receive funding to assist households with free legal services to reduce the threat of homelessness in the City by using the courts to prevent evictions or foreclosures and keep City residents in their homes.

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

Discussion

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

Introduction:

The City of Staunton has prepared an Analysis of Impediments to Fair Housing Choice to satisfy requirements of the Housing and Community Development Act of 1974, as amended, in 2020. This act requires that any community receiving Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funds affirmatively further fair housing.

A summary of the impediments to fair housing choice that emerged from the data analysis, public engagement initiatives, and policy review were identified. They are the results of primary and secondary research that define the underlying conditions, trends, and context for fair housing planning in Staunton. The impediments were assigned three priority levels based on the amount and strength of the supporting evidence that initially identified the factor:

- High – factors that limit or deny fair housing choice or access to opportunity, as well as other factors that are urgent or establish a foundation for future actions
- Medium – moderately urgent or building on prior actions
- Low – limited impact on fair housing issue

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

Impediment: Location and type of affordable housing

The City and other local organizations should address the diverse housing needs for the City's various subpopulations, including low-and moderate-income households, persons with disabilities, and large families. They will do so by Continuing to invest in housing in a wide geographic area throughout the City. This will be measured by the number of affordable units created/rehabilitated by location and unit type. The City should expand affordable housing in areas of higher opportunities.

During FY2020 and FY2021, the City's federal funds supported A Street Aging In Place to develop infrastructure that benefited 25 households. The City is continuing to fund this project in 2024 to ensure that it is completed. The A Street project is located in Census Tract 3, which is within one of the Lowest Opportunity tracts, however it is directly bordering Census Tract 4, which is the only "Higher Opportunity" tract in the City.

Impediment: Lack of policies and procedures related to fair housing.

During FY2020, the City created an Anti-Displacement and Relocation Plan in accordance with the

Housing and Community Development Act of 1974, as amended; and HUD regulations at 24 CFR 42.325.

The City plans to update its Analysis of Impediments to Fair Housing during the 2024-2028 Consolidated Plan period.

Discussion:

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.

Programs funded through the CDBG program will assist the elderly and children living in unstable and inadequate housing conditions, who have been victims of abuse or neglect.

Actions planned to foster and maintain affordable housing

The City will continue to support its goals of maintaining and expanding affordable housing. In FY 2024, the City has 5 low income housing apartment complexes within its boundaries. These apartments are funded from a variety of sources including HUD, Section 8, VA Housing Authority, local public housing, non-profit senior and family low-income apartments, as well as apartments funded through Low Income Housing Tax Credit programs.

The City will utilize CDBG funds to Renewing Homes of Greater Augusta, which provides assistance to low-income and vulnerable homeowners to complete expensive critical repairs that would ensure the safety of their homes.

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.

The Community Action Partnership of Staunton, Augusta, and Waynesboro (CAPSAW) is the community action agency designated in July 2009 by Virginia's governor to serve the citizens of Augusta County, the City of Staunton, and the City of Waynesboro. CAPSAW administers funds made available annually to designated community action agencies through the Federal Community Services Block Grant, the State Community Services Block Grant, and Federal Temporary Assistance to Needy Families (TANF) funds, along with required match funds provided by each of three localities.

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 SR&HA.

Discussion:

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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
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Appendix - Alternate/Local Data Sources