

# *CITY OF STAUNTON, VIRGINIA*

2020 Annual Action Plan

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## EXECUTIVE SUMMARY

AP-05 EXECUTIVE SUMMARY - 24 CFR 91.200(C), 91.220(B)

### 1. Introduction

The City of Staunton is a federal entitlement community under the U.S. Department of Housing and Urban Development (HUD). As a HUD entitlement community, the City is required to prepare Annual Action Plans related to the most recent 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 Annual Action Plan covers the period from FY 2020 (October 1, 2020 through September 30, 2021).

This Annual Action Plan outlines the planning and project 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.

### 2. Summarize the objectives and outcomes identified in the Plan

The Strategic Plan provides a framework to address the needs of the City for the next four years. 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 programs are:

- Improve Availability/Accessibility
- Improve Affordability
- Improve Sustainability

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

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

### **3. Evaluation of past performance**

The City of Staunton was designated a federal entitlement community in Program Year 2019, which ends on September 30, 2020, therefore there is no evaluation of past performance available at this time.

### **4. Summary of Citizen Participation Process and consultation process**

During April 2020, the City of Staunton updated the Citizen Participation Plan to include information on how the City will collect citizen participation in the event of an emergency. During the development of the Annual Action Plan, the state of Virginia was under stay at home orders and could not hold public hearings. The City of Staunton conducted public hearings virtually, utilizing video conferencing software that had the ability to allow live questions be asked and comments in real time.

**Public Hearings**—A virtual public hearing was held on June 9, 2020 to solicit feedback on the Annual Action Plan development. This hearing was to solicit input from the public on the needs and priorities for the City. One person was in attendance.

A second public hearing was held virtually on July 9, 2020 during a City Council meeting. This hearing was a presentation to City Council to present the draft Annual Action Plan and make a recommendation the Council adopt it. Both hearings were advertised in the *News Leader* and on the City's website in accordance with the City's Citizen Participation Plan.

### **5. Summary of public comments**

[complete after public comment period]

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

All comments were accepted. A complete summary of comments received is included in the Citizen Participation Appendix.

**7. Summary**

The City of Staunton continues to use CDBG funding to 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 and/or increase homeownership.

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

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

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

Table 1 – Responsible Agencies

**Narrative (optional)**

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

**Consolidated Plan Public Contact Information**

Mr. William L. Vaughn, Director  
 Community and Economic Development Departments  
 116 W. Beverley Street  
 Staunton, VA 24401  
 Office: 540.332.3869

## **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(l))**

As a new Entitlement grantee, the City encouraged a high level of public communication and agency consultation when developing the 2019-2023 Consolidated 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. In line with the process during the Consolidated Plan, these stakeholders were invited to participate in group interviews held to develop the 2020 Annual Action 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

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 jurisdiction's consultations with housing, social service agencies and other entities**

|   |                                                                                                                                               |                                                                                                                                                                                                                                                                         |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Agency/Group/Organization                                                                                                                     | Renewing Homes Augusta                                                                                                                                                                                                                                                  |
|   | Agency/Group/Organization Type                                                                                                                | Services-Low-income Households                                                                                                                                                                                                                                          |
|   | What section of the Plan was addressed by Consultation?                                                                                       | Housing Need Assessment<br>Economic Development                                                                                                                                                                                                                         |
|   | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan.                                                                                             |
| 2 | Agency/Group/Organization                                                                                                                     | United Way of Greater Augusta                                                                                                                                                                                                                                           |
|   | Agency/Group/Organization Type                                                                                                                | Services-Children<br>Services-Health<br>Services-Education                                                                                                                                                                                                              |
|   | What section of the Plan was addressed by Consultation?                                                                                       | Housing Need Assessment<br>Public Housing Needs<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Non-Homeless Special Needs |

|          |                                                                                                                                                      |                                                                                                                                                                                     |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan.         |
| <b>3</b> | <b>Agency/Group/Organization</b>                                                                                                                     | STAUNTON REDEVELOPMENT AND HOUSING AUTHORITY                                                                                                                                        |
|          | <b>Agency/Group/Organization Type</b>                                                                                                                | PHA                                                                                                                                                                                 |
|          | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Public Housing Needs                                                                                                                                                                |
|          | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan.         |
| <b>4</b> | <b>Agency/Group/Organization</b>                                                                                                                     | City of Staunton - Parks & Recreation Department                                                                                                                                    |
|          | <b>Agency/Group/Organization Type</b>                                                                                                                | Other government - Local                                                                                                                                                            |
|          | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Housing Need Assessment<br>Economic Development<br>Market Analysis                                                                                                                  |
|          | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | This municipal department was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. |
| <b>5</b> | <b>Agency/Group/Organization</b>                                                                                                                     | City of Staunton – Community and Economic Development                                                                                                                               |
|          | <b>Agency/Group/Organization Type</b>                                                                                                                | Other government - Local                                                                                                                                                            |
|          | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Housing Need Assessment<br>Economic Development<br>Market Analysis                                                                                                                  |
|          | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | This municipal department was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. |
| <b>6</b> | <b>Agency/Group/Organization</b>                                                                                                                     | VPAS                                                                                                                                                                                |
|          | <b>Agency/Group/Organization Type</b>                                                                                                                | Services-Elderly Persons                                                                                                                                                            |
|          | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Housing Need Assessment<br>Non-Homeless Special Needs                                                                                                                               |

|    |                                                                                                                                                      |                                                                                                                                                                             |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. |
| 7  | <b>Agency/Group/Organization</b>                                                                                                                     | Valley Community Services Board                                                                                                                                             |
|    | <b>Agency/Group/Organization Type</b>                                                                                                                | Services-Health                                                                                                                                                             |
|    | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Housing Need Assessment<br>Non-Homeless Special Needs                                                                                                                       |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. |
| 8  | <b>Agency/Group/Organization</b>                                                                                                                     | Staunton Augusta Waynesboro Habitat for Humanity                                                                                                                            |
|    | <b>Agency/Group/Organization Type</b>                                                                                                                | Services-Low-income Households                                                                                                                                              |
|    | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Housing Need Assessment<br>Economic Development                                                                                                                             |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. |
| 9  | <b>Agency/Group/Organization</b>                                                                                                                     | Community Foundation of Central Blue Ridge                                                                                                                                  |
|    | <b>Agency/Group/Organization Type</b>                                                                                                                | Community Foundation                                                                                                                                                        |
|    | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Housing Need Assessment<br>Economic Development<br>Market Analysis                                                                                                          |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan. |
| 10 | <b>Agency/Group/Organization</b>                                                                                                                     | Valley Supportive Housing                                                                                                                                                   |
|    | <b>Agency/Group/Organization Type</b>                                                                                                                | Homeless                                                                                                                                                                    |

|           |                                                                                                                                                      |                                                                                                                                                                                                                                                 |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Housing Need Assessment<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Non-Homeless Special Needs |
|           | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan.                                                                     |
| <b>11</b> | <b>Agency/Group/Organization</b>                                                                                                                     | Blue Ridge CASA                                                                                                                                                                                                                                 |
|           | <b>Agency/Group/Organization Type</b>                                                                                                                | Services-Children                                                                                                                                                                                                                               |
|           | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Housing Need Assessment<br>Homeless Needs - Families with children<br>Homelessness Needs - Unaccompanied youth<br>Non-Homeless Special Needs                                                                                                    |
|           | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan.                                                                     |

Table 2 – Agencies, groups, organizations who participated

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

All entities were considered for consultation. The City of Staunton attempted to reach out to broadband providers. Data was collected using Federal Communications Commission data. Hazard mitigation information was collected from the Central Shenandoah Planning District Commission's website.

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

Table 3 – Other local / regional / federal planning efforts

**1. Summary of citizen participation process/Efforts made to broaden citizen participation**

**Summarize citizen participation process and how it impacted goal-setting**

During April 2020, the City of Staunton updated the Citizen Participation Plan to include information on how the City will collect citizen participation in the event of an emergency. During the development of the Annual Action Plan, the state of Virginia was under stay at home orders and could not hold public hearings. The City of Staunton conducted public hearings virtually, utilizing video conferencing software that had the ability to allow live questions to be asked and comments in real time

Public Hearings—A virtual public hearing was held on June 9, 2020 to solicit feedback on the Annual Action Plan development. This hearing was to solicit input from the public on the needs and priorities for the City. 1 person in attendance and no comments were made.

A second public hearing was held on July 9, 2020 during a City Council meeting. This hearing was a presentation to City Council to present the draft Annual Action Plan and make a recommendation the Council adopt it. Both hearings were advertised in the *News Leader* and on the City's website in accordance with the City's Citizen Participation Plan.

The City underwent extensive citizen participation in the development of the Consolidated Plan in 2019, which included stakeholder meetings, public hearings and an online survey. Results from this process outlined the five-year strategic goals for the City of Staunton. These were used in the creation of the 2020 Annual Action Plan.

## 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 | 1 participant                                                                                  | No comments                  | All comments accepted.                       |                                                                                                                                                                                                                                                             |
| 2          | Internet Outreach | Non-targeted/broad community | Annual Action Plan was uploaded on the City's website during the 30-day public comment period. | n/a                          | n/a                                          | <a href="https://www.ci.staunton.va.us/departments/community-development/development-block-grant/notice-of-public-needs-hearing">https://www.ci.staunton.va.us/departments/community-development/development-block-grant/notice-of-public-needs-hearing</a> |
| 3          | Public Hearing    | Non-targeted/broad community | [complete after hearing]                                                                       |                              |                                              |                                                                                                                                                                                                                                                             |

Table 4 – Citizen Participation Outreach

## EXPECTED RESOURCES

AP-15 EXPECTED RESOURCES – 91.220(C)(1,2)

### Introduction

The City of Staunton will utilize the CDBG allocation for Program Year 2020 for Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, and/or Public Services.

### Anticipated Resources

| Program | Source of Funds | Uses of Funds                                                                                                  | Expected Amount Available Year 1 |                       |                             |              | Expected Amount Available Remainder of ConPlan | Narrative Description                                                                                               |
|---------|-----------------|----------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------|-----------------------------|--------------|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|         |                 |                                                                                                                | Annual Allocation:<br>\$         | Program Income:<br>\$ | Prior Year Resources:<br>\$ | Total:<br>\$ |                                                |                                                                                                                     |
| CDBG    | Public-federal  | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | \$352,891                        |                       |                             | \$352,891    | \$1,058,673                                    | The estimated expected amount available for the remainder of the Con Plan is three times the 2020 annual allocation |

Table 5 - Expected Resources – Priority Table

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

Over the next four 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 provides these organizations with the opportunity to expand their services to benefit more low- and moderate-income persons.

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

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

# ANNUAL GOALS AND OBJECTIVES

## AP-20 ANNUAL GOALS AND OBJECTIVES

### Goals Summary Information

| Sort Order | Goal Name                                    | Start Year | End Year | Category                          | Geographic Area | Needs Addressed                      | Funding        | Goal Outcome Indicator                                                                                                                                                                 |
|------------|----------------------------------------------|------------|----------|-----------------------------------|-----------------|--------------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | Improve access to and quality of housing     | 2019       | 2023     | Affordable Housing                | Citywide        | Affordable Housing                   | CDBG: \$100000 | Rental Units rehabilitated: 6 housing units Homeowner Housing Rehabilitated: 20 housing units                                                                                          |
| 2          | Provide public service                       | 2019       | 2023     | Non-Homeless Special Needs        | Citywide        | Public Services                      | CDBG: \$65000  | Public Service activities other than Low/Moderate Income Housing Benefit: 230 persons                                                                                                  |
| 3          | Improve public facilities and infrastructure | 2019       | 2023     | Non-Housing Community Development | Citywide        | Public Facilities and Infrastructure | CDBG: \$118313 | Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit: 558 persons Public Facility or Infrastructure for Low/Moderate Income Housing Benefit: 25 households |
| 4          | Economic Development                         | 2019       | 2023     | Non-Housing Community Development | Citywide        | Economic Development                 |                |                                                                                                                                                                                        |
| 5          | Planning and Administration                  | 2019       | 2023     | Other                             | Citywide        | Economic Development                 | CDBG: \$70578  | Other: 1 Other                                                                                                                                                                         |

Table 6 – Goals Summary

### Goal Descriptions

|                         |                                                                                                                                                                                |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Goal Name</b>        | <b>Improve access to and quality of housing</b>                                                                                                                                |
| <b>Goal Description</b> | Includes the rehabilitation and preservation of quality affordable housing as well as increasing access to homeownership through City initiatives and partnerships with SR&HA. |
| <b>Goal Name</b>        | <b>Provide public services</b>                                                                                                                                                 |
| <b>Goal Description</b> | Expand and continue non-housing community development supportive services, including services for the homeless, mental health, elderly and other special needs populations.    |
| <b>Goal Name</b>        | <b>Improve public facilities and infrastructure</b>                                                                                                                            |
| <b>Goal Description</b> | Continue and expand public facility improvements and improve and maintain infrastructure servicing households in low-income areas.                                             |
| <b>Goal Name</b>        | <b>Economic Development</b>                                                                                                                                                    |

|                         |                                                                                                                                  |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <b>Goal Description</b> | Provide loan and technical assistance to small businesses to promote the creation and retention of jobs in the City of Staunton. |
| <b>Goal Name</b>        | <b>Planning and Administration</b>                                                                                               |
| <b>Goal Description</b> | Includes administration of the CDBG program, planning activities and activities to affirmatively further fair housing choice.    |

DRAFT

## PROJECTS

### AP-35 PROJECTS – 91.220(D)

#### Introduction

The following project information for the FY2020 provides a comprehensive overview of CDBG activities.

#### Projects

| #  | Project Name                                               |
|----|------------------------------------------------------------|
| 1  | CDBG Program Administration                                |
| 2  | Valley Mission, Inc Initial Housing Support Program        |
| 3  | VPAS Senior Transportation Program (STP)                   |
| 4  | VPAS Meals on Wheels                                       |
| 5  | Blue Ridge Legal Services                                  |
| 6  | Blue Ridge CASA                                            |
| 7  | ReRoofing Staunton                                         |
| 8  | Owner-Occupied Housing Rehabilitation-Critical Home Repair |
| 9  | A Street Aging in Place                                    |
| 10 | Valley Supportive Housing—Pump Street                      |
| 11 | Public Facility Improvements-West Beverly Street Sidewalk  |
| 12 | Public Facility Improvements-Rockway Street Waterline      |

Table 7 - Project Information

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

The City of Staunton has directed its FY 2020 CDBG activities to low/moderate income neighborhoods where concentrations of poverty, deteriorated infrastructures and community facilities, and poor housing conditions are most prevalent.

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

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

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

DRAFT

## AP-38 PROJECT SUMMARY

### Project Summary Information

|   |                                                                                                |                                                                                                                                            |
|---|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <b>Project Name</b>                                                                            | CDBG Program Administration                                                                                                                |
|   | <b>Target Area</b>                                                                             | Citywide                                                                                                                                   |
|   | <b>Goals Supported</b>                                                                         | Planning and administration                                                                                                                |
|   | <b>Needs Addressed</b>                                                                         | Planning and Administration                                                                                                                |
|   | <b>Funding</b>                                                                                 | CDBG: \$70,578                                                                                                                             |
|   | <b>Description</b>                                                                             | This funding will be used to support the general administration and planning activities for the Community Development Block Grant Program. |
|   | <b>Target Date</b>                                                                             | 9/30/2022                                                                                                                                  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Other                                                                                                                                      |
|   | <b>Location Description</b>                                                                    | Citywide                                                                                                                                   |
| 2 | <b>Planned Activities</b>                                                                      | This funding is used to support the general administration and planning activities for the Community Development Block Grant Program.      |
|   | <b>Project Name</b>                                                                            | Valley Mission Inc., Initial Housing Support Program                                                                                       |
|   | <b>Target Area</b>                                                                             | Citywide                                                                                                                                   |
|   | <b>Goals Supported</b>                                                                         | Provide public services                                                                                                                    |

|   |                                                                                                |                                                                                                                                                                                                                                                                                                        |
|---|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Needs Addressed</b>                                                                         | Public Services                                                                                                                                                                                                                                                                                        |
|   | <b>Funding</b>                                                                                 | CDBG: \$5,000                                                                                                                                                                                                                                                                                          |
|   | <b>Description</b>                                                                             | Formally homeless individuals who move into housing within Staunton City limits after exiting Valley Mission will be assisted with approximately \$500 to \$1,000 each initial housing support or other funds necessary to facilitate moving into safe, affordable, permanent and appropriate housing. |
|   | <b>Target Date</b>                                                                             | 09/30/2022                                                                                                                                                                                                                                                                                             |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 5 persons                                                                                                                                                                                                                                                                                              |
|   | <b>Location Description</b>                                                                    | City Wide                                                                                                                                                                                                                                                                                              |
|   | <b>Planned Activities</b>                                                                      | Subsistence payments to assist formally homeless individuals more into safe housing.                                                                                                                                                                                                                   |
| 3 | <b>Project Name</b>                                                                            | VPAS Senior Transportation Program (STP)                                                                                                                                                                                                                                                               |
|   | <b>Target Area</b>                                                                             | Citywide                                                                                                                                                                                                                                                                                               |
|   | <b>Goals Supported</b>                                                                         | Provide Public Services                                                                                                                                                                                                                                                                                |
|   | <b>Needs Addressed</b>                                                                         | Public services                                                                                                                                                                                                                                                                                        |
|   | <b>Funding</b>                                                                                 | CDBG: \$10,000                                                                                                                                                                                                                                                                                         |
|   | <b>Description</b>                                                                             | VPAS' Senior Transportation Program (STP) provides Staunton residents 60 years and older and those under 60 with a disability transportation services to medical and other life necessary destinations when there is no other reliable or affordable transportation option available to them.          |
|   | <b>Target Date</b>                                                                             | 9/30/2022                                                                                                                                                                                                                                                                                              |

|   |                                                                                                |                                                                                                                                                 |
|---|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 40 people                                                                                                                                       |
|   | <b>Location Description</b>                                                                    | Citywide                                                                                                                                        |
|   | <b>Planned Activities</b>                                                                      | Funding will pay for an additional part-time driver.                                                                                            |
| 4 | <b>Project Name</b>                                                                            | VPAS Meals on Wheels                                                                                                                            |
|   | <b>Target Area</b>                                                                             | Citywide                                                                                                                                        |
|   | <b>Goals Supported</b>                                                                         | Provide Public Services                                                                                                                         |
|   | <b>Needs Addressed</b>                                                                         | Public services                                                                                                                                 |
|   | <b>Funding</b>                                                                                 | CDBG: \$10,000                                                                                                                                  |
|   | <b>Description</b>                                                                             | Meals on Wheels (MOW) program provides a nutritious hot meal five days per week to frail, older Staunton residents who are at nutritional risk. |
|   | <b>Target Date</b>                                                                             | 9/30/2022                                                                                                                                       |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 90 people                                                                                                                                       |
|   | <b>Location Description</b>                                                                    | Citywide                                                                                                                                        |
|   | <b>Planned Activities</b>                                                                      | Provides nutritious hot meal five days per week to frail, older Staunton residents who are at nutritional risk.                                 |
| 5 | <b>Project Name</b>                                                                            | Blue Ridge Legal Services, Inc.                                                                                                                 |
|   | <b>Target Area</b>                                                                             | Citywide                                                                                                                                        |

|          |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | <b>Goals Supported</b>                                                                         | Provide public services                                                                                                                                                                                                                                                                                                                                                                                                         |
|          | <b>Needs Addressed</b>                                                                         | Public Services                                                                                                                                                                                                                                                                                                                                                                                                                 |
|          | <b>Funding</b>                                                                                 | CDBG: \$25,000                                                                                                                                                                                                                                                                                                                                                                                                                  |
|          | <b>Description</b>                                                                             | BRLS will use CDBG funding for FY20 to sustain the costs of the staff attorney position we will be adding to meet the increased level of need created by the COVID-19 crisis. Legal services will focus on eviction prevention and housing cases caused by COVID-19, and civil matters such as unemployment claims, debt, and collection related issues, which has been identified as increased areas of need due to the crisis |
|          | <b>Target Date</b>                                                                             | 09/31/2021                                                                                                                                                                                                                                                                                                                                                                                                                      |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 25 people                                                                                                                                                                                                                                                                                                                                                                                                                       |
|          | <b>Location Description</b>                                                                    | City Wide                                                                                                                                                                                                                                                                                                                                                                                                                       |
|          | <b>Planned Activities</b>                                                                      | Salary for FTE attorney                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>6</b> | <b>Project Name</b>                                                                            | Blue Ridge CASA                                                                                                                                                                                                                                                                                                                                                                                                                 |
|          | <b>Target Area</b>                                                                             | Citywide                                                                                                                                                                                                                                                                                                                                                                                                                        |
|          | <b>Goals Supported</b>                                                                         | Provide public services                                                                                                                                                                                                                                                                                                                                                                                                         |
|          | <b>Needs Addressed</b>                                                                         | Public Services                                                                                                                                                                                                                                                                                                                                                                                                                 |
|          | <b>Funding</b>                                                                                 | CDBG: \$15,000                                                                                                                                                                                                                                                                                                                                                                                                                  |

|   |                                                                                                |                                                                                                                                                                                                                                                          |
|---|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Description</b>                                                                             | Provide advocacy for abused and neglected children. The proposed activities will directly benefit at least 70 low-income children living in unstable and inadequate housing conditions who have been victims of abuse or neglect and have special needs. |
|   | <b>Target Date</b>                                                                             | 09/31/2021                                                                                                                                                                                                                                               |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 70 people                                                                                                                                                                                                                                                |
|   | <b>Location Description</b>                                                                    | City Wide                                                                                                                                                                                                                                                |
|   | <b>Planned Activities</b>                                                                      | Funding for Program Assistant.                                                                                                                                                                                                                           |
| 7 | <b>Project Name</b>                                                                            | ReRoofing Staunton                                                                                                                                                                                                                                       |
|   | <b>Target Area</b>                                                                             | Citywide                                                                                                                                                                                                                                                 |
|   | <b>Goals Supported</b>                                                                         | Improve Access to and quality of housing                                                                                                                                                                                                                 |
|   | <b>Needs Addressed</b>                                                                         | Affordable Housing                                                                                                                                                                                                                                       |
|   | <b>Funding</b>                                                                                 | CDBG: \$50,000                                                                                                                                                                                                                                           |
|   | <b>Description</b>                                                                             | The scope of this project would include roof replacement for low-income homeowners (primarily seniors).                                                                                                                                                  |
|   | <b>Target Date</b>                                                                             | 09/31/2021                                                                                                                                                                                                                                               |

|   |                                                                                                |                                                                                                               |
|---|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Approximately 10 Homeowners served                                                                            |
|   | <b>Location Description</b>                                                                    | Citywide                                                                                                      |
|   | <b>Planned Activities</b>                                                                      | The scope of this project would include roof replacement for low-income homeowners (primarily seniors).       |
| 8 | <b>Project Name</b>                                                                            | Owner-Occupied Housing Rehabilitation-Critical Home Repair                                                    |
|   | <b>Target Area</b>                                                                             | Citywide                                                                                                      |
|   | <b>Goals Supported</b>                                                                         | Affordable Housing                                                                                            |
|   | <b>Needs Addressed</b>                                                                         | Affordable Housing                                                                                            |
|   | <b>Funding</b>                                                                                 | CDBG: \$25,000                                                                                                |
|   | <b>Description</b>                                                                             | This project will provide critical home repair (roof, electrical, foundation, HVAC) to low-income homeowners  |
|   | <b>Target Date</b>                                                                             | 09/31/2021                                                                                                    |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Approximately 10 households will benefit from the proposed activity.                                          |
|   | <b>Location Description</b>                                                                    | Citywide, primarily the West End area.                                                                        |
| 9 | <b>Planned Activities</b>                                                                      | This project will provide critical home repair (roof, electrical, foundation, HVAC) to low-income homeowners. |
|   | <b>Project Name</b>                                                                            | A Street Aging in Place Project                                                                               |
|   | <b>Target Area</b>                                                                             | Citywide                                                                                                      |

|    |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <b>Goals Supported</b>                                                                         | Improve Public Facilities and Infrastructure                                                                                                                                                                                                                                                                                                                                                                                 |
|    | <b>Needs Addressed</b>                                                                         | Public Facilities and Infrastructure                                                                                                                                                                                                                                                                                                                                                                                         |
|    | <b>Funding</b>                                                                                 | CDBG: \$67,313                                                                                                                                                                                                                                                                                                                                                                                                               |
|    | <b>Description</b>                                                                             | Provide 500 feet of water lines and 300 feet of water lines and road/curbs/gutter with turnaround Increase water capacity to current standards for 10 existing homes at the end of A Street. Water access for 9-15 new units to be built at the end of A street for elderly/special needs housing. Street/curb/sidewalks for new housing units extended A Street. This is a multi-year project with total funding \$120,000. |
|    | <b>Target Date</b>                                                                             | 06/30/2022                                                                                                                                                                                                                                                                                                                                                                                                                   |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 25 households                                                                                                                                                                                                                                                                                                                                                                                                                |
|    | <b>Location Description</b>                                                                    | A Street from Hickory SE                                                                                                                                                                                                                                                                                                                                                                                                     |
|    | <b>Planned Activities</b>                                                                      | Infrastructure Improvements                                                                                                                                                                                                                                                                                                                                                                                                  |
| 10 | <b>Project Name</b>                                                                            | Valley Supportive Housing—Pump Street                                                                                                                                                                                                                                                                                                                                                                                        |
|    | <b>Target Area</b>                                                                             | 111 Pump Street                                                                                                                                                                                                                                                                                                                                                                                                              |
|    | <b>Goals Supported</b>                                                                         | Improve Access to and quality of housing                                                                                                                                                                                                                                                                                                                                                                                     |
|    | <b>Needs Addressed</b>                                                                         | Affordable Housing                                                                                                                                                                                                                                                                                                                                                                                                           |
|    | <b>Funding</b>                                                                                 | CDBG: \$25,000                                                                                                                                                                                                                                                                                                                                                                                                               |
|    | <b>Description</b>                                                                             | Renovate six units at 111 Pump St. including modernize air conditioning, add TV availability, paint cabinets, replace failing appliances, re-carpet.                                                                                                                                                                                                                                                                         |
|    | <b>Target Date</b>                                                                             | 09/30/2021                                                                                                                                                                                                                                                                                                                                                                                                                   |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Approximately 6 people will benefit from the renovation of 6 rental units.                                                                                                                                                                                                                                                                                                                                                   |
|    | <b>Location Description</b>                                                                    | 111 Pump Street                                                                                                                                                                                                                                                                                                                                                                                                              |
|    | <b>Planned Activities</b>                                                                      | Renovate six units at 111 Pump St. including modernize air conditioning, add TV availability, paint cabinets, replace failing appliances, re-carpet                                                                                                                                                                                                                                                                          |

|    |                                                                                                |                                                                                                                                              |
|----|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| 11 | <b>Project Name</b>                                                                            | Public Facility Improvements-West Beverly Street Sidewalk                                                                                    |
|    | <b>Target Area</b>                                                                             | West Beverley                                                                                                                                |
|    | <b>Goals Supported</b>                                                                         | Improve public facilities and infrastructure                                                                                                 |
|    | <b>Needs Addressed</b>                                                                         | Public Facilities and Infrastructure                                                                                                         |
|    | <b>Funding</b>                                                                                 | CDBG: \$40,000                                                                                                                               |
|    | <b>Description</b>                                                                             | Project involves replacing 500 linear feet of sidewalk along W. Beverley Street from Grubert to Dollar General to improve ADA accessibility. |
|    | <b>Target Date</b>                                                                             | 09/30/2021                                                                                                                                   |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Approximately 518 low income households will benefit from proposed project.                                                                  |
|    | <b>Location Description</b>                                                                    | West Beverley from Grubert Westward to Dollar General                                                                                        |
|    | <b>Planned Activities</b>                                                                      | Project involves replacing 500 linear feet of sidewalk along W. Beverley Street from Grubert to Dollar General to improve ADA accessibility  |
| 12 | <b>Project Name</b>                                                                            | Public Facility Improvements-Rockway Street Waterline                                                                                        |
|    | <b>Target Area</b>                                                                             | Rockway Street                                                                                                                               |
|    | <b>Goals Supported</b>                                                                         | Improve public facilities and infrastructure                                                                                                 |
|    | <b>Needs Addressed</b>                                                                         | Public Facilities and Infrastructure                                                                                                         |
|    | <b>Funding</b>                                                                                 | CDBG: \$10,000                                                                                                                               |
|    | <b>Description</b>                                                                             | This project will provide funding for approximately 810 feet of waterline along Rockway Street from Lambert Street.                          |
|    | <b>Target Date</b>                                                                             | 09/30/2021                                                                                                                                   |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Target minimum number of individuals to be served in the program year = 40 low income households                                             |
|    | <b>Location Description</b>                                                                    | Rockway Street from Lambert Street in the City                                                                                               |
|    | <b>Planned Activities</b>                                                                      | This project will provide funding for approximately 810 feet of waterline along Rockway Street from Lambert Street.                          |

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

**Geographic Distribution**

| Target Area | Percentage of Funds |
|-------------|---------------------|
| Citywide    | 100%                |

Table 8 - Geographic Distribution

**Rationale for the priorities for allocating investments geographically**

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

## AFFORDABLE HOUSING

### AP-55 AFFORDABLE HOUSING – 91.220(G)

#### Introduction

The City will use its federal funds to provide affordable housing by providing funds to rehabilitation existing units.

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                                                | 0   |
| Special-Needs                                               | 225 |
| Total                                                       | 230 |

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

| One Year Goals for the Number of Households Supported Through |    |
|---------------------------------------------------------------|----|
| Rental Assistance                                             | 0  |
| The Production of New Units                                   | 0  |
| Rehab of Existing Units                                       | 26 |
| Acquisition of Existing Units                                 | 0  |
| Total                                                         | 26 |

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

### **Introduction**

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.

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

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

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

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

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

SR&HA is not designated as troubled.

## **Introduction**

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

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

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

The Balance of State Continuum of Care (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**

During 2020, the City's federal funds will support the Valley Mission and Valley Supportive Housing Program. The former offers emergency shelter and services for homeless individuals and families while the latter provides permanent supportive housing and wraparound services for

the same population.

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

The City will maintain coordination and collaboration with local non-profit agencies serving the homeless population. The City will continue will use its entitlement grant funds to assist non-profit organizations that serve homeless individuals and families in Staunton. During 2019, the City awarded CDBG funds for the creation of permanent supportive housing units, which serve chronically homeless individuals with a mental health disability.

Valley Mission was also awarded CDBG funds for the use of financial and utility assistance for low to moderate income households exiting transitional housing or emergency shelters.

During PY2020 Valley Mission will be awarded 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 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 will use its entitlement grant funds to assist non-profit organizations that serve homeless individuals and families in Staunton.

The City utilized federal CARES Act funds support the following homeless shelter and

prevention programs:

- Valley Mission
- Salvation Army Homeless Prevention
- Community Foundation of Blue Ridge Homeless Prevention

DRAFT

## 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

| 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.<br>Municipalities should make consumer information regarding fair housing rights available to their constituents. |

**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                              | Action                                                                                                                                                                                                              | Measurable Benchmarks                                                                                                                                           | Timeframe |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 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. | Continue investing in housing in a wide geographic area throughout the City.<br><br>Number of affordable units created/rehabilitated by location and unit type. | Ongoing   |

|                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                               |                                   |
|----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
|                                                          | The City should expand affordable housing in areas of higher opportunities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                               | Ongoing                           |
| Lack of policies and procedures related to fair housing. | The City should create 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Adoption of Anti-Displacement and Relocation Plan                                                                                                                             | 2020                              |
| Fair housing education, outreach and enforcement         | <p>The City should include information about fair housing, including HUD's fair housing logo, and information such as:</p> <ul style="list-style-type: none"> <li>• What is fair housing?</li> <li>• What is housing discrimination?</li> <li>• Who is protected under fair housing laws (all levels of jurisdiction)?</li> <li>• What are some examples of housing discrimination?</li> <li>• How do I file a complaint?</li> </ul> <p>The website should also include the name and contact information of the City's designated Fair Housing liaison.</p> <p>Designate a City department/staff liaison for Fair Housing and provide its contact information on the Fair Housing webpage.</p> | <p>Completion of new, fair housing webpage on City's website.</p> <p>Designation of Fair Housing liaison, with contact info displayed on City's new Fair Housing webpage.</p> | <p>2020-2021</p> <p>2020-2021</p> |

### **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 2020 the City will allocate CDBG funds to increase access to and the creation of affordable housing.

The City will utilize CDBG funds to complete the necessary infrastructure to accommodate the construction of 9 ADA units for elderly in the community. As part of a partnership with Habitat for Humanity, DHCD and VHDA.

### **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.

#### **Actions planned to develop institutional structure**

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

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

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

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

## PROGRAM SPECIFIC REQUIREMENTS

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

#### Introduction:

The City of Staunton has been an Entitlement Community for one year. There is no program income carried over from the previous year and there are no Section 108 loan payments.

#### 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                                           | 0.00 |
| 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 | 0.00 |
| 3. The amount of surplus funds from urban renewal settlements                                                                                                                                 | 0.00 |
| 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.                                                 | 0.00 |
| 5. The amount of income from float-funded activities                                                                                                                                          | 0.00 |
| Total Program Income                                                                                                                                                                          | 0.00 |

#### Other CDBG Requirements

|                                                                                                                             |     |
|-----------------------------------------------------------------------------------------------------------------------------|-----|
|                                                                                                                             |     |
| 1. The amount of urgent need activities                                                                                     | 0   |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. | 70% |