

Draft Consolidated Plan
2017-2021
Town of Blacksburg, Lead Entity
and
New River Valley HOME Consortium



Executive Summary

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

1. Introduction

Every five years, the Town of Blacksburg and the New River Valley (NRV) HOME Consortium assess how to utilize federal Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds. This Five-Year Consolidated Plan integrates goals for community development and affordable housing programs for the Town of Blacksburg's CDBG Program and the NRV HOME Consortium's HOME Program. The plan contains an evaluation of the housing market along with other housing related needs, non-housing community development needs, and homeless needs.

The NRV HOME Consortium is comprised of Giles, Montgomery, Floyd, and Pulaski Counties and the towns therein and City of Radford. It was created in 2007 to obtain federal HOME funds for the communities of the New River Valley.

The Consolidated Plan for FY 2017 - 2021 serves as:

- A planning document which builds on a participatory process among citizens, organizations, businesses, and other stakeholders;
- A submission for federal formula grant programs including Community Development Block Grant and HOME Investment Partnerships Program funds;
- A strategy to be followed in carrying out HUD programs; and
- A management tool for assessing performance and tracking results.

2. Summary of the objectives and outcomes identified in the Plan

The 2017 – 2021 Consolidated Plan contains specific goals for the use of CDBG funds in the Town of Blacksburg and HOME funds in the New River Valley.

Fundamental community needs such as housing, health services, public transportation, jobs, and child care are increasingly difficult for individuals to provide for particularly for those of modest income

(below 80% of Area Median Income). Families that are low or moderate income by this standard are often burdened with housing-related costs of over 30% (and many over 50%). This cost burden places a strain on the household's financial ability to provide for food, clothing, and other basic needs, ultimately limiting an individual or family's housing choice and often leading to an out-migration of the demographic fabric of a community. Teachers, service workers, law enforcement, skilled and unskilled laborers, among many others, move outside of the community in which they work and wish to live to seek more affordable housing.

- According to the Virginia Housing Research Center, over the next 20 years approximately 14,000 existing homes in the New River Valley will need either replacement or substantial rehabilitation due to age.
- The New River Valley has a number of properties with project based vouchers that provide the most affordable housing in the region. These units must be preserved if at all possible in order to serve the lowest income members of our community.
- The cost of developing a single unit of truly affordable housing, built using high quality construction materials/methods as well as being highly energy efficient to reduce maintenance and operating costs, is very high. The HOME Consortium works to leverage its funds by combining them with other sources of funds, which tends to drive project selection.
- Acquisition, especially for projects that have some type of project based rental assistance, is a high priority, particularly in areas where student housing demand is high. The region has already lost many affordable units to conversion to student housing.
- Over the past decade CDBG and HOME resources have seen significant cuts (nearly 50%). The Town of Blacksburg and NRV HOME Consortium continue to use the resources available to provide affordable housing and respond to other community needs of citizens in the NRV. The NRV HOME Consortium continues to leverage HOME funds with other public and private dollars to complete projects that are important to its member jurisdictions.

Affordable housing projects supported by the Consortium or the Town of Blacksburg will include:

- the Prices Fork project in Montgomery County which will result in the construction of 16 rental units (with Taylor Hollow Construction)
- the Sun Valley Landings project in Pulaski County which will result in the rehabilitation of 11 rental units (with Community Housing Partners)
- the construction of 5 new homeowner units in Floyd and Pulaski County (with Habitat for Humanity of the New River Valley)
- The Bennett Hill Neighborhood Revitalization project - acquisition, rehabilitation and resale to low income homeowners in Blacksburg (with Community Housing Partners)

The Town of Blacksburg plans to continue its prior year funding of homeless intervention programs for the citizens of Blacksburg. The organizations to be funded are: Women's Resource Center of the New River Valley, New River Community Action, and Valley Interfaith Child Care Center. Cumulatively, these organizations will provide families with food, shelter, homeless prevention and low-cost child care to

enable them to get back on their feet and avoid homelessness. In addition, education will be provided to all recipients of the homeless intervention funding to provide a solid base for each family.

3. Evaluation of past performance

Past performance and activities were a part of formulating the strategies for this Plan. The needs are many and significant, and the success of previous programs and the need to complete some already under way influenced both public and staff perceptions of needs and priorities. The self-evaluation sections of our recent CAPERs describe our progress in providing decent, safe, and affordable housing.

4. Summary of citizen participation process and consultation process

This answer to be completed once the Citizen Participation Process is complete.

5. Summary of public comments

This answer to be completed once the Citizen Participation Process is complete.

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

This answer to be completed once the Citizen Participation Process is complete.

7. Summary

The Mission of the Town of Blacksburg CDBG Program and the NRV HOME Consortium is to improve the quality of life of its citizens, develop new housing opportunities, maintain and conserve the regions affordable housing stock, expand home ownership opportunities and address housing needs of low-to moderate-income persons.

The Consolidated Plan for FY 2017 - 2021 includes the following sections:

- 1) The Process: Describes the process for developing the plan and for gathering citizen input.
- 2) Needs Assessment: Examines housing needs for different types of households within a range of income categories, households with potential lead-based paint hazards, and the homeless and special needs populations.
- 3) Market Analysis: Highlights area demographics, addresses housing stock supply and demand for affordable housing and assesses barriers to providing affordable housing.

4) Five-Year Strategic Plan: Describes the need priorities, provides the planned actions for addressing needs, summarizes the non-housing priority needs of the region stating the short-term and long-term community development objectives and identifies efforts to improve livability for citizens.

5) Annual Action Plan: outlines the plans for the implementation of the Strategic Plan during the first year (2017).

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	BLACKSBURG	Housing and Neighborhood Services
HOME Administrator	BLACKSBURG	Housing and Neighborhood Services

Table 1 – Responsible Agencies

Narrative

The Town of Blacksburg's Department of Housing and Neighborhood Services is the lead agency for the preparation of the Consolidated Plan.

Consolidated Plan Public Contact Information

Town of Blacksburg Department of Housing and Neighborhood Services

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

1. Introduction

The New River Valley HOME Consortium developed an outreach plan to maximize input from a diverse cross-section of stakeholders. This outreach included participation in ongoing planning efforts such as the NRV Livability Initiative, the Aging in Place Leadership Team, and the NRV Housing Partnership. As well, some of the partners identified in Question 2 were invited to participate in a survey that was designed to provide additional information and feedback to assist with the identification of housing needs across the region, as part of the Consolidated Planning process.

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

Staff of the Town of Blacksburg and NRV HOME Consortium serve on the Leadership Team of the NRV Livability Initiative. The Livability Initiative was a three-year regional planning process which provided an opportunity for NRV residents to develop a vision for the future and develop strategies that businesses, community organizations, local governments, and individuals can use to make this future vision a reality. A significant component of the Livability Initiative was the development of housing and neighborhood options. As noted in the housing plan of the Livability Initiative, housing intersects with many other community issues:

- Aging Population – Housing that fits the needs of the rapidly growing older adult population can allow them to stay in their homes longer and avoid costly institutional care
- Educational Success – A supportive and stable home environment can complement the efforts of educators, leading to better student achievement
- Economic Development – The development of affordable housing is shown to increase spending and employment in the surrounding community and reduce the number of foreclosures
- Built & Natural Environment – Development in and adjacent to already-developed areas can help protect natural resources like wetlands, streams, coastlines, and critical habitat
- Health – An improved housing quality can affect physiological health, psychological health, and safety
- Youth – Stable and affordable housing may reduce the frequency of unwanted moves that lead children to experience disruptions in home life or educational instruction
- Transportation – In their search for lower cost housing, working families often locate far from their place of work, dramatically increasing their transportation costs and commute times
- Economic Security - Boosting residents' earnings can also be an effective way to widen the mix of incomes in housing developments and increase the proportion of residents who are

employed, which in turn may enhance community stability and expand the number of working role models for youth and other residents.

The NRV Livability Initiative has moved into the implementation phase of the strategies developed during the process. Affordable housing and coordinating efforts with other organizations has been a key focus of the Leadership Team.

NRV HOME Consortium/Town of Blacksburg staff also participate in other regional collaborations, including the NRV Housing Partnership (COC).

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 New River Valley Housing Partnership, a collaborative effort of several local agencies, is the entity responsible for the local Continuum of Care. NRV HOME Consortium staff participate regularly in Housing Partnership monthly meetings, where information is shared and input sought to enhance local efforts to address and prevent homelessness. The Town of Blacksburg supports two of the participating agencies, through the CDBG Public Services program, and meets annually with project coordinators to discuss homeless needs and related supportive services.

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

NRV HOME Consortium/Town of Blacksburg staff participate in regular monthly meetings of the New River Valley Housing Partnership, the Balance of State Local Planning Group (Planning District 4). It is a collaborative and inclusive community-based organization for planning and managing homeless assistance resources and services effectively and efficiently to end homelessness in the NRV.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	New River Community Action
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services-Health Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Town of Blacksburg staff meet annually with staff of New River Community Action to discuss their activities to address homelessness in Blacksburg using CDBG Public Services funds. NRCA staff were invited to participate in a housing needs survey that was created to provide local input to this ConPlan.
2	Agency/Group/Organization	New River Valley Community Services
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Health Services-Employment Publicly Funded Institution/System of Care Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	New River Valley Community Services staff were invited to participate in a housing needs survey that was created to provide local input to this ConPlan.

4	Agency/Group/Organization	WOMEN'S RESOURCE CENTER OF THE NEW RIVER VALLEY
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Town of Blacksburg staff meet annually with staff of the Women's Resource Center to discuss their activities to address homelessness in Blacksburg using CDBG Public Services funds. Women's Resource Center staff were invited to participate in a housing needs survey that was created to provide local input to this ConPlan.
6	Agency/Group/Organization	Habitat for Humanity of the New River Valley
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing community organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	NRV HOME Consortium staff work closely with Habitat for Humanity of the NRV (a certified CHDO) to develop new affordable housing projects in areas of need across the NRV. The Executive Director of Habitat is a non-voting member of the NRV HOME Consortium, and participates in quarterly planning meetings.
8	Agency/Group/Organization	New River Valley Agency on Aging
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	NRV HOME Consortium staff meet monthly with NRV Agency on Aging staff as participants in the Aging in Place Action Team, which aims to develop and promote initiatives to support adults who aim to live successfully in their own homes as they age.
9	Agency/Group/Organization	VALLEY INTERFAITH CHILD CARE CENTER (VICCC)
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Town of Blacksburg staff meet annually with staff of the Valley Interfaith Child Care Center to discuss their activities to support scholarships for LMI families in Blacksburg using CDBG Public Services funds. Valley Interfaith Child Care Center staff were invited to participate in a housing needs survey that was created to provide local input to this ConPlan.
10	Agency/Group/Organization	New River Valley Regional Commission
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	NRV HOME Consortium staff work closely with the NRV Regional Commission on several partnerships that support affordable housing, including the NRV Livability Initiative and the Prices Fork Project Leadership Team.
11	Agency/Group/Organization	Community Health Center of the New River Valley
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Health Center staff were invited to participate in a housing needs survey that was created to provide local input to this ConPlan.
12	Agency/Group/Organization	New River Community College
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	New River Community College counseling staff were invited to participate in a housing needs survey that was created to provide local input to this ConPlan.
14	Agency/Group/Organization	DePaul Family Services
	Agency/Group/Organization Type	Services-Children Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	DePaul Family Services staff were invited to participate in a housing needs survey that was created to provide local input to this ConPlan.
15	Agency/Group/Organization	Community Foundation of the New River Valley
	Agency/Group/Organization Type	Civic Leaders Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	NRV HOME Consortium staff work closely with the Community Foundation of the New River Valley on several partnerships that support affordable housing, including the NRV Livability Initiative and the Aging in Place Leadership Team.

16	Agency/Group/Organization	New River Valley Disability Resource Center
	Agency/Group/Organization Type	Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	New River Valley Disability Resource Center staff were invited to participate in a housing needs survey that was created to provide local input to this ConPlan.
17	Agency/Group/Organization	Pembroke Management
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Pembroke Management, Inc.(PMI) administers the Housing Choice Voucher Program in the New River Valley in partnership with the Virginia Housing Development Authority. Town of Blacksburg staff consulted with, Brett Rader, Executive Director of PMI, in order to assess the current needs of Housing Choice Voucher applicants and participants.
18	Agency/Group/Organization	New River Valley HOME Consortium
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The New River Valley HOME Consortium is governed by a 10 member board with representatives from each of the member localities, which include the counties of Floyd, Giles, Montgomery and Pulaski, the City of Radford, and the towns therein. It supports localities in identifying priorities for affordable housing projects, and then works with developers to implement the localites' vision. NRV HOME Consortium staff participate in quarterly meetings with the board to engage in and coordinate these efforts.

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

All local stakeholder agencies were consulted as part of the Consolidated Plan process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	New River Valley Housing Partnership	Alignment of efforts to address homelessness through CDBG Public Services funding and development of new affordable housing projects.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The NRV HOME Consortium and Town of Blacksburg will continue to interact with public entities at all levels to ensure coordination and cooperation in the implementation of the Consolidated Plan and thereby maximize the benefits for the residents being served.

Narrative

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

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

Complete this section after citizen participation process is completed.

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)

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The following represent some of the highlights of the housing needs discussed in this section:

- Of a total 232 rental households experiencing crowding problems, 177 (76%) are single family households. Similarly, of 164 owner-occupied households, 144 (70%) are single family households.
- Of the approx. 67,920 households in the New River Valley, a significant number have a housing cost burden that is over 30%. This includes 11,978 renter households and 6,387 owner households, representing 27% of all households.
- The numbers with a high housing cost burden were greatest for those with household incomes in the 0 - 30% AMI category (eg. of the 7,648 renter households with a cost burden greater than 50%, 5,182 (or 68%) were in the 0-30% AMI group).
- One critical component missing from homeless service provision in the NRV is permanent supportive housing, which would provide long-term supportive services to address chronic underlying barriers that contribute to homelessness.
- Long waiting lists in the Section 8 Housing Choice Voucher program provide a barrier for the neediest members of the community to find affordable housing. One of the main contributing factors is the shortage of rental property owners who are willing to accept vouchers.
- HOME funding has been reduced by nearly half over the past several years, which has had a direct impact on the number of units the NRV HOME Consortium can create and maintain. However, the NRV HOME Consortium does an excellent job leveraging HOME funds (#1 in the state of Virginia) with other funding sources to stretch scarce HOME dollars as far as possible.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

to be completed (same as NA - 05 Overview)

Demographics	Base Year: 2000	Most Recent Year: 2015	% Change
Population	166,757	177,536	6%
Households	64,234	67,920	6%
Median Income	\$31,585.00	\$47,138.00	49%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

American Community Survey

Data Source Comments:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	10,648	8,514	10,208	7,333	31,169
Small Family Households *	2,074	1,952	3,379	2,833	16,804
Large Family Households *	242	177	758	329	1,557
Household contains at least one person 62-74 years of age	1,073	1,572	2,071	1,661	6,862
Household contains at least one person age 75 or older	835	1,801	1,527	661	2,110
Households with one or more children 6 years old or younger *	979	599	1,788	547	2,714
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2008-2012 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	10	40	30	40	120	45	25	40	44	154
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	24	30	30	35	119	0	4	65	10	79
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	19	94	0	113	0	10	25	50	85
Housing cost burden greater than 50% of income (and none of the above problems)	5,183	2,112	304	49	7,648	1,267	784	632	80	2,763
Housing cost burden greater than 30% of income (and none of the above problems)	742	1,814	1,409	365	4,330	637	700	1,351	936	3,624

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	1,284	0	0	0	1,284	234	0	0	0	234

Table 7 – Housing Problems Table

Data 2008-2012 CHAS

Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,218	2,202	454	120	7,994	1,307	824	762	184	3,077
Having none of four housing problems	1,398	2,752	4,103	2,898	11,151	1,208	2,774	4,873	4,139	12,994
Household has negative income, but none of the other housing problems	1,284	0	0	0	1,284	234	0	0	0	234

Table 8 – Housing Problems 2

Data 2008-2012 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,037	1,058	542	2,637	393	491	825	1,709
Large Related	129	104	75	308	94	30	119	243
Elderly	276	409	159	844	954	772	645	2,371

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	4,530	2,445	1,019	7,994	503	172	373	1,048
Total need by income	5,972	4,016	1,795	11,783	1,944	1,465	1,962	5,371

Table 9 – Cost Burden > 30%

Data 2008-2012 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	823	505	14	1,342	264	309	275	848
Large Related	94	59	0	153	94	20	0	114
Elderly	197	196	10	403	541	339	212	1,092
Other	4,107	1,350	280	5,737	369	104	134	607
Total need by income	5,221	2,110	304	7,635	1,268	772	621	2,661

Table 10 – Cost Burden > 50%

Data 2008-2012 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	24	19	99	35	177	0	14	75	25	114
Multiple, unrelated family households	0	0	25	0	25	0	0	15	35	50
Other, non-family households	0	30	0	0	30	0	0	0	0	0
Total need by income	24	49	124	35	232	0	14	90	60	164

Table 11 – Crowding Information - 1/2

Data 2008-2012 CHAS
Source:

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

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

According to the HUD Comprehensive Housing Affordability Strategy (CHAS) data, single family households experience a proportionately higher incidence of crowding problems. Of a total 232 rental households experiencing crowding problems, 177 (76%) are single family households. Similarly, of 164 owner-occupied households, 144 (70%) are single family households.

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

In 2014/15, the Women's Resource Center of the New River Valley served 732 victims of domestic violence and 514 sexual assault victims. The Center provided 7,065 nights of shelter in emergency and transitional housing shelters.

According to the 2015 American Community Survey, the number of people with disabilities in the New River Valley ranges from 9.2% in Montgomery County to 20.6% in Giles County.

What are the most common housing problems?

Of the approx. 67,920 households in the New River Valley, a significant number have a housing cost burden that is over 30%. This includes 11,978 renter households and 6,387 owner households, representing 27% of all households.

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

The numbers with a high housing cost burden were greatest for those with household incomes in the 0 - 30% AMI category (eg. of the 7,648 renter households with a cost burden greater than 50%, 5,182 (or 68%) were in the 0-30% AMI group).

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

needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Homeless prevention and rapid re-housing programs aim to help program participants stay in their current housing or find new housing as quickly as possible, respectively. In the NRV, these programs are facilitated by the NRCA. In FY2014, NRCA served 114 persons in 52 households for homeless prevention and 46 persons in 26 households for rapid re-housing. For those served by prevention programs, risk factors such as substance abuse, disability, and mental illness were a factor for some, though by no means a majority. Only two reported chronic substance abuse, 10 reported either a physical or mental disability, and two were reported as severely mentally ill. Of rapid re-housing participants, three reported a disability, and three others were reported as severely mentally ill.

One critical component missing from homeless service provision in the NRV is permanent supportive housing (PSH). PSH provides for long-term supportive services to address chronic underlying barriers, in addition to subsidized or otherwise affordable housing. Those who are chronically homeless or otherwise face disability in conjunction with housing insecurity are good candidates for PSH. The PIT has consistently found several chronically homeless in the area, and the homeless prevention and rapid re-housing programs have both served participants with disabilities, each of whom could benefit from a PSH program.

Additionally, making sustainable, affordable housing realistic for low income people requires building up the resources available to them in terms of transportation, employment, and healthcare. Without these supports in place, it is often far too difficult to get to the places one needs to be to maintain sufficient income and provide the necessary focus on health and wellness.

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

No estimate of at-risk populations is available.

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

For individuals and families currently housed, cost burden and severe cost burden are significant risk factors for homelessness.

Discussion

See above.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

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

Introduction

HUD defines a disproportionately greater housing need to be when a racial or ethnic group experiences housing problems at a rate of 10 percentage points or greater than for the income level as a whole. The 2007-2011 CHAS data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Family Income (AMI) levels. Housing problems include:

- Housing units lacking complete kitchen facilities
- Housing units lacking complete plumbing facilities
- Overcrowding (more than one person per room)
- Cost burden greater than 30%

Income classifications are as follows: 0%-30% AMI is considered extremely low-income, 30%-50% AMI is low-income, 50%-80% AMI is moderate-income, and 80%-100% is middle-income.

Approximately 85% of persons housed in the New River Valley are self-reported as white. No ethnic or cultural minorities have a high enough population under any of the income categories to fall under the 'disproportionately greater need' designation for housing problems.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,336	1,481	1,247
White	6,971	1,286	972
Black / African American	643	130	75
Asian	355	0	135
American Indian, Alaska Native	40	0	0
Pacific Islander	0	0	0
Hispanic	154	25	15

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,862	3,619	0
White	5,037	3,319	0
Black / African American	250	170	0
Asian	274	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	145	99	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,623	6,426	0
White	3,223	5,880	0
Black / African American	80	175	0
Asian	114	190	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	125	130	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,578	5,589	0
White	1,348	5,023	0
Black / African American	149	195	0
Asian	35	100	0
American Indian, Alaska Native	0	70	0
Pacific Islander	0	0	0
Hispanic	0	145	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

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

Discussion

0% - 30%

85% of people in this income group have one or more of 4 housing problems.

No racial/ethnic group has a disproportionately greater need.

30% - 50%

61% of people in this income group have one or more of 4 housing problems.

Of those, 86% are white

50% - 80%

36% of people in this income group have one or more of 4 housing problems.

Of those, 89% are white

80 - 100%

22% of people in this income group have one or more of 4 housing problems.

Of those, 85% are white

Taking into consideration that the overall population of the New River Valley is 85% white, these figures would not necessarily demonstrate a disproportionately greater need, but are more an accurate representation of the general demographics of the region.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

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

Introduction

HUD defines a disproportionately greater housing need to be when a racial or ethnic group experiences housing problems at a rate of 10 percentage points or greater than for the income level as a whole. The 2007-2011 CHAS data table below summarizes the percentage of each racial/ethnic group experiencing severe housing problems by HUD Adjusted Median Family Income (AMI) levels. Severe housing problems include:

- Overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms
- Households with cost burdens of more than 50% of income

Income classifications are as follows: 0%-30% AMI is considered extremely low-income, 30%-50% AMI is low-income, 50%-80% AMI is moderate-income, and 80%-100% is middle-income.

Approximately 85% of persons housed in the New River Valley are self-reported as white. No ethnic or cultural minorities have a high enough population under any of the income categories to fall under the 'disproportionately greater need' designation for severe housing problems.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,915	2,900	1,247
White	5,684	2,565	972
Black / African American	588	184	75
Asian	340	15	135
American Indian, Alaska Native	40	0	0
Pacific Islander	0	0	0
Hispanic	154	25	15

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,827	6,667	0
White	2,332	6,027	0
Black / African American	165	260	0
Asian	185	104	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	135	109	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	902	9,133	0
White	731	8,368	0
Black / African American	40	215	0
Asian	19	285	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	80	175	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	219	6,954	0
White	204	6,163	0
Black / African American	15	330	0
Asian	0	135	0
American Indian, Alaska Native	0	70	0
Pacific Islander	0	0	0
Hispanic	0	145	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

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

Discussion

0 - 30%

70% of people in this income group have one or more of 4 housing problems.

Of those, 82% are white.

30 - 50%

29% of people in this income group have one or more of 4 housing problems.

Of those, 82% are white.

50 - 80%

9% of people in this income group have one or more of 4 housing problems.

Of those, 81% are white.

80 - 100%

3% of people in this income group have one or more of 4 housing problems.

Of those, 93% are white.

Taking into consideration that the overall population of the New River Valley is 85% white, these figures would not necessarily demonstrate a disproportionately greater need, but are more an accurate representation of the general demographics of the region.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

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

Introduction

HUD defines a disproportionately greater housing need to be when a racial or ethnic group experiences housing problems at a rate 10 percentage points or greater than for the income level as a whole. The tables below summarize the percentage of each racial/ethnic group experiencing housing cost burden. Racial/ethnic groups are sub-divided into the percentage of each racial/ethnic group paying less than 30% (no cost burden), between 31%-50% (cost burden), and above 50% (severely cost burden) of their gross income on housing costs. The column labeled “no/negative income” is the population paying 100% of their gross income on housing costs. This, however, is assuming that these households have housing costs.

Approximately 85% of persons housed in the New River Valley are self-reported as white. No ethnic or cultural minorities have a high enough population under any of the income categories to fall under the 'disproportionately greater need' designation for housing cost burdens.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	45,661	10,516	10,474	1,243
White	42,265	9,419	8,715	972
Black / African American	1,269	355	799	75
Asian	880	294	498	135
American Indian, Alaska Native	85	0	40	0
Pacific Islander	15	0	0	0
Hispanic	739	115	329	15

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2008-2012 CHAS

Discussion

15% of households have a housing cost burden of 30 - 50%. Of these, 90% are white.

15% of households have a housing cost burden greater than 50%. Of these, 83% are white.

Taking into consideration that the overall population of the New River Valley is 85% white, these figures would not necessarily demonstrate a disproportionately greater need, but are more an accurate representation of the general demographics of the region.

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

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

No. Approximately 85% of persons housed in the New River Valley are self-reported as white. No ethnic or cultural minorities have a high enough population under any of the income categories to fall under the 'disproportionately greater need' designation.

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

N/A

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

N/A

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

There are no public housing units in the New River Valley. Tenant-based Section 8 vouchers are distributed by Pembroke Management, a non-profit corporation governed under IRS code 509(a)2, and the City of Radford under the Radford City Rental Assistance program. Both of these programs are administered in partnership with Virginia Housing Development Authority. Pembroke Management serves Craig, Floyd, Giles, Montgomery, and Pulaski counties and is governed by a volunteer board of directors, and Radford City Rental Assistance serves residents of the City of Radford.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	38	0	9,092	3	8,912	60	11	93

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	8,365	0	11,574	10,649	11,543	10,848	7,925
Average length of stay	0	3	0	6	2	6	0	4
Average Household size	0	1	0	2	1	2	1	3
# Homeless at admission	0	0	0	17	0	16	0	1
# of Elderly Program Participants (>62)	0	10	0	1,551	0	1,535	4	0
# of Disabled Families	0	27	0	3,350	1	3,235	26	5
# of Families requesting accessibility features	0	38	0	9,092	3	8,912	60	11
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	33	0	4,103	3	4,022	9	4	62
Black/African American	0	5	0	4,920	0	4,822	51	7	30
Asian	0	0	0	30	0	30	0	0	0
American Indian/Alaska Native	0	0	0	24	0	24	0	0	0
Pacific Islander	0	0	0	15	0	14	0	0	1
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	189	0	189	0	0	0
Not Hispanic	0	38	0	8,903	3	8,723	60	11	93

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Pembroke Management, Inc. reports a need for accessible units for participants in the Housing Choice Voucher Program. The most common need they see is for units with an accessible entry and one level living (no interior steps). They also see a need for fully accessible units including widened doorways and accessible outlets, bathrooms, and kitchens.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

There are currently 1,370 applicants on the Pembroke Management waiting list for Housing Choice Vouchers. The demographic breakdown shows a disproportionately greater need for Black/African American persons, whose representation in the general population ranges from 1.6% in Giles County to 9.2% in Radford City. Of the current applicants for vouchers, a majority (49.34%) are Black/African American. A disparity in gender also exists among applicants, with 20% male and 80% female. This likely points to a large number of female head-of household families.

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

One of the main contributing factors to long waiting lists is the shortage of rental property owners who are willing to accept vouchers. Housing Choice Voucher applicants represent the most needy tenants in our community, and are too often forced to rent market-rate apartments due to this shortage, resulting in a severe housing cost burden.

Discussion

See above.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

The data in this section was obtained from reports made by the New River Valley Housing Partnership, who coordinate the regional Continuum of Care (COC). These include the 2016 Point in Time Count and the 7/30/16 Homeless Outcomes Community Report. Data includes all persons served through shelters, transitional housing, rapid re-housing and/or safe havens during the reporting period, and indicate that unsheltered homeless represent a very small percentage of those being served. Approximately 65% of those served were in households with adults and children. Race and ethnicity data show that the number of Black or African American persons served is disproportionately higher than the percentage of this demographic in the general population.

Indicate if the homeless population is: All Rural Homeless

Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	19	272	204	191	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	2	44	145	110	103	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Veterans	0	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:
Homeless Outcomes Community Report

Data Source Comments: report submitted to DHCD on 7/30/2016 by NRV Housing Partnership

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

The New River Valley is a predominately rural region, and occurrences of unsheltered homelessness are uncommon. This is evidenced through the Point In Time Count, which reported an estimated average of 7 unsheltered homeless persons on a given night over the past 5 years. Emergency shelters are available in several NRV communities to meet this need.

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

Number of days that persons experience homelessness:

For persons leaving homelessness, 45% experience homelessness for 30 days; 16% for 60 days; 29% for 180 days; 7% for 1 year; 2% for 2 years.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	308	0
Black or African American	69	0
Asian	1	0
American Indian or Alaska Native	2	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

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

In 2015 there were 227 households served, and 88 (39%) of those were households with children. Information was not available on families of veterans.

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

Of the 417 individuals experiencing homelessness in 2015, 74% were White and 17% were Black or African American. The population of the New River Valley is majority White, ranging from 85% in the City of Radford to 96% in the Counties of Giles and Floyd. Black or African American population ranges from 2% in Giles County to 9% in the City of Radford. This indicates a disproportionate number of Black or African American persons experiencing homelessness in comparison to the general population.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

See response to question above re: rural homelessness.

Discussion:

See above.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

The following is an overview of persons who, while not homeless, have special needs that may have a direct correlation to their housing needs. Non-homeless special needs populations include the elderly, frail elderly, persons with mental, physical or developmental disabilities, persons with alcohol/other drug addiction, persons with HIV/AIDS and their families, and victims of domestic violence, sexual assault, dating violence and stalking.

Describe the characteristics of special needs populations in your community:

According to the 2015 ACS, there are an estimated 22,129 persons in the New River Valley who have a disability (12.26% of the total population). Incidence of disability varies greatly across the region, with an estimated 9.2% effected in Montgomery County (where the median age is 27.5), compared to 20.6% in the older, more rural population of Giles County (median age of 43.9).

Percentage of elderly persons varies significantly by geographic location across the New River Valley. Montgomery County is the home of Virginia Tech, and has a median age of 27.5 years, with 13.6% of the population aged 62+. Similarly, Radford City, home of Radford University has a median age of 22.3 years, with 10.2% of the population in the 62+ category. This is in stark contrast to the rural counties of Floyd (median age 45.2, 25.3% are 62+), Giles (median age 43.9, 24% are 62+) and Pulaski (median age 45.2, 24.2% are 62+).

Of the 24,305 persons in the New River Valley aged 65+, 35.2% have a disability. Again, significant differences are noted between regions, with the more rural county of Giles having a 10% greater incidence of disability in this age group compared to Montgomery County.

No specific information on alcohol and drug addiction is currently available for the New River Valley.

The Women's Resource Center of the New River Valley, which provides programs and services to adults and children who have experienced sexual or domestic violence, reported the following services provided during their 2014-15 fiscal year:

hotline crisis calls: 2,448

emergency advocacy program persons served: 636

domestic violence victims served: 732

nights of shelter, emergency & transitional housing shelters: 7,065

sexual assault victims served: 514

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

As part of the preparation of this Consolidated Plan, a survey was distributed to agencies/organizations in the New River Valley that regularly provide services to special needs populations in the following areas: children, elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, homelessness, health services, education, employment services, and alcohol and drug treatment.

The following housing needs were identified by survey respondents:

- housing cost burden (100% of respondents)
- lack of affordable housing options: (100% of respondents)
- physical proximity to services such as public transportation, shopping, medical care (88% of respondents)
- need for critical home repairs (75% of respondents)
- need for supportive in-home services (nursing care, meals, housekeeping) (63% of respondents)
- need for affordable residential treatment facilities (63% of respondents)
- need for affordable residential care facilities: supportive living or nursing care (50% of respondents)
- need for housing for children aging out of foster care (38% of respondents)

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

This jurisdiction does not receive funding on behalf of an eligible metropolitan statistical area under the HOPWA program.

Discussion:

see above

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Through CDBG funds, the Town of Blacksburg can fund the construction, rehabilitation, or installation of public facilities. Eligible public facilities include neighborhood facilities (such as educational centers, parks, recreation centers, and libraries) and facilities for special needs populations (such as homeless shelters, elderly facilities, or centers for disabled persons). The Town always has a need for these facilities however the focus of CDBG funds and conversations during this Consolidated Planning process has been around neighborhood preservation and how to achieve those goals. Many of the Town's older neighborhoods near downtown and the Virginia Tech Campus are under increased pressure from student rentals which has deteriorated much of the Town's affordable housing stock and presented numerous barriers to low and moderate income families being able to afford housing in Blacksburg.

How were these needs determined?

Public facility needs were determined through public meetings and consultation with various community stakeholders, including town government departments and staff, neighborhood groups and human service providers.

Describe the jurisdiction's need for Public Improvements:

The Town of Blacksburg has determined several public improvement needs including:

- supporting neighborhood partnerships that facilitate self-sufficiency and enable families to maintain their housing, remain in the neighborhoods and successfully age in place.
- Support economic development initiatives that improve the economic base, job skills, and health of the community.
- Promote public service activities which support the healthy development of the Town's at-risk youth, adults, and families.
- Support efforts to remove barriers to escape poverty and strengthen low-income households and families.

How were these needs determined?

Public improvement needs were determined through public meetings and consultation with various community stakeholders, including town government departments and staff, neighborhood groups and human service providers.

Describe the jurisdiction's need for Public Services:

Through CDBG funds, the Town of Blacksburg can fund an array of public services. Eligible public services include, but are not limited to, homeless services, education and workforce development programs, homebuyer counseling, elderly care and programs, and child care and health services. The largest need in the community is affordable child care services. This is a huge barrier for lower income families that often times prohibits entry or re-entry into the workforce.

How were these needs determined?

Public improvement needs were determined through public meetings and consultation with various community stakeholders, including town government departments and staff, neighborhood groups and human service providers.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The following is a summary of some of the key points to be found in the Market Analysis section:

- There is a significant need for affordable housing that extends well beyond what the NRV HOME Consortium and Town of Blacksburg currently has or can be expected to produce within the next five years. All subsidized rental housing units in the region are 100% occupied with waiting lists. The Housing Choice Voucher program also has a wait list. In addition to issues relating to affordability, issues relating to housing conditions are also prevalent with a large portion of the housing stock needing rehabilitation and emergency repairs. The housing needs far exceed the resources available to address the needs.
- The housing stock in the region is aging, with existing units constructed prior to 1980 ranging from 43.2% in Montgomery County to 82.6 % in largely rural Floyd County, and an average of only 14% of housing overall constructed post 2000. The aging housing stocks creates challenges with cost burden, lack of accessibility and other hazards such as lead-based paint and asbestos. As the housing stock continues to age there is an increased need for repair, modifications, and replacement. Typically these costs prove difficult for special populations (such as the elderly) and those with low to moderate income.
- Almost half (49%) of the renter-occupied units and 20% of the owner-occupied units in the New River Valley have one of the selected conditions (which include 1. lack of complete kitchen facilities 2. lack of complete plumbing facilities 3. more than one person per room and 4. cost burden greater than 30%).

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

NRV HOME Consortium Members (Counties of Floyd, Giles, Montgomery, Pulaski and City of Radford)

For the New River Valley, the most recent data indicates there are an estimated 79,017 housing units, 87% of which are occupied. Of these units, 60.5% are single detached units, 11.7% are mobile homes, and the remainder are multi-unit. The housing stock is aging, with 43% of the units almost 40 years old or more. Most households (65%) heat their homes with electricity. Other primary heat sources include: utility gas (15%), fuel oil/kerosene (7.9%), and wood (7.4%). A small number, 211 households, lack complete plumbing. Ten percent of the housing stock is valued less than \$50,000, 16% is valued at \$50K-\$99K; 19% at \$100K-\$149K; 18% at \$150K-\$199K; 20% at \$200K-\$299K; 12% at \$300K-\$499K; and 5% above \$500K. Sixteen percent pay less than \$500 for rent; 56% pay \$500-\$999; 20% pay \$1,000-\$1,499; 5% pay \$1,500-\$1,999; and the remaining (less than 2%) pay more than \$2,000 a month for rent. A high proportion of renters (55%) pay more than 30% of their income for rent which is considered “cost burdened”.

Lead Entity (Town of Blacksburg) and CDBG Entitlement Community

For the Town of Blacksburg, the most recent data indicates there are an estimated 15,075 housing units, 89.7% of which are occupied. Of these units, 30.5% are single detached units, 13% are single attached units, 2.1% are mobile homes, and the remainder (54%) are multi-unit. In Blacksburg, 24% of the housing stock is almost 40 years old or more. Most households (64%) heat their homes with electricity. Other primary heat sources include: utility gas (30%) and fuel oil/kerosene (3.3%). A small number, 24 households, lack complete plumbing. Five percent of the housing stock is valued less than \$50,000, 1% is valued at \$50K-\$99K; 5% at \$100K-\$149K; 9% at \$150K-\$199K; 39% at \$200K-\$299K; 29% at \$300K-\$499K; 11.5% at \$500K-\$999,000; and .7% above \$1,000,000. Five percent pay less than \$500 for rent; 50% pay \$500-\$999; 33% pay \$1,000-\$1,499; 9% pay \$1,500-\$1,999; and the remaining (less than 2%) pay more than \$2,000 a month for rent. A high proportion of renters (68%) pay more than 30% of their income for rent which is considered “cost burdened”.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	47,188	61%
1-unit, attached structure	5,287	7%
2-4 units	4,133	5%
5-19 units	10,213	13%
20 or more units	1,960	3%

Property Type	Number	%
Mobile Home, boat, RV, van, etc	9,003	12%
Total	77,784	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2008-2012 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	83	0%	462	2%
1 bedroom	530	1%	4,008	16%
2 bedrooms	7,930	19%	11,311	44%
3 or more bedrooms	33,618	80%	9,978	39%
Total	42,161	100%	25,759	101%

Table 28 – Unit Size by Tenure

Data Source: 2008-2012 ACS

	Low Income	Extremely Low Income	Extremely Low Income
	Project Based Units	Project Based Units	Vouchers
Floyd	37	43	33
Giles	129	72	184
Montgomery	555	470	362
Pulaski	123	442	270
Radford	204	284	125

Table 29 - Table 1: Federally Assisted Rentals

Source: U.S. Census Bureau 2011-2015 American Community Survey 5-Year Estimates		NRV HOME Consortium Members*											
Housing Characteristics	Floyd County		Giles County		Montgomery County		Pulaski County		Radford City		Total NRV	Percent	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent			
HOUSING OCCUPANCY													
Total housing units	7,889	7,889	8,327	8,327	39,038	39,038	17,256	17,256	6,507	6,507	79,017	79,017	
Occupied housing units	6,271	79.5%	7,230	86.8%	35,199	90.2%	14,619	84.7%	5,477	84.2%	68,796	87.1%	
Vacant housing units	1,618	20.5%	1,097	13.2%	3,839	9.8%	2,637	15.3%	1,030	15.8%	10,221	12.9%	
Homeowner vacancy rate	2.5		0.6		2.4		1.4		5.1			2.4	
Rental vacancy rate	5.9		4.8		3.4		6.8		9.9			6.2	
UNITS IN STRUCTURE													
Total housing units	7,889	7,889	8,327	8,327	39,038	39,038	17,256	17,256	6,507	6,507	79,017	79,017	
1-unit, detached	5,809	73.6%	6,434	77.3%	19,900	51.0%	12,200	70.7%	3,459	53.2%	47,802	60.5%	
1-unit, attached	136	1.7%	78	0.9%	4,472	11.5%	575	3.3%	149	2.3%	5,410	6.8%	
2 units	57	0.7%	116	1.4%	1,362	3.5%	244	1.4%	237	3.6%	2,016	2.6%	
3 or 4 units	51	0.6%	143	1.7%	1,325	3.4%	587	3.4%	399	6.1%	2,505	3.2%	
5 to 9 units	37	0.5%	122	1.5%	1,995	5.1%	456	2.6%	527	8.1%	3,137	4.0%	
10 to 19 units	50	0.6%	95	1.1%	5,259	13.5%	657	3.8%	1,064	16.4%	7,125	9.0%	
20 or more units	27	0.3%	65	0.8%	1,049	2.7%	234	1.4%	405	6.2%	1,780	2.3%	
Mobile home	1,722	21.8%	1,274	15.3%	3,676	9.4%	2,303	13.3%	267	4.1%	9,242	11.7%	
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	-	0.0%	
YEAR STRUCTURE BUILT													
Total housing units	7,889	7,889	8,327	8,327	39,038	39,038	17,256	17,256	6,507	6,507	79,017	79,017	
Built 2014 or later	0	0.0%	0	0.0%	0	0.0%	8	0.0%	0	0.0%	8	0.0%	
Built 2010 to 2013	128	1.6%	72	0.9%	573	1.5%	111	0.6%	11	0.2%	895	1.1%	
Built 2000 to 2009	1,171	14.8%	775	9.3%	7,451	19.1%	2,087	12.1%	513	7.9%	11,997	15.2%	
Built 1990 to 1999	1,872	23.7%	963	11.6%	7,100	18.2%	2,309	13.4%	830	12.8%	13,074	16.5%	
Built 1980 to 1989	1,269	16.1%	952	11.4%	6,791	17.4%	2,237	13.0%	632	9.7%	11,881	15.0%	
Built 1970 to 1979	847	10.7%	1,212	14.6%	7,392	18.9%	3,856	22.3%	1,316	20.2%	14,623	18.5%	
Built 1960 to 1969	825	10.5%	1,137	13.7%	3,533	9.1%	1,834	10.6%	833	12.8%	8,162	10.3%	
Built 1950 to 1959	401	5.1%	1,004	12.1%	2,324	6.0%	1,579	9.2%	857	13.2%	6,165	7.8%	
Built 1940 to 1949	175	2.2%	1,193	14.3%	1,751	4.5%	1,315	7.6%	770	11.8%	5,204	6.6%	
Built 1939 or earlier	1,201	15.2%	1,019	12.2%	2,123	5.4%	1,920	11.1%	745	11.4%	7,008	8.9%	
ROOMS													
Total housing units	7,889	7,889	8,327	8,327	39,038	39,038	17,256	17,256	6,507	6,507	79,017	79,017	
1 room	21	0.3%	131	1.6%	423	1.1%	70	0.4%	66	1.0%	711	0.9%	
2 rooms	77	1.0%	45	0.5%	616	1.6%	137	0.8%	342	5.3%	1,217	1.5%	
3 rooms	333	4.2%	264	3.4%	2,578	6.6%	765	4.4%	697	10.7%	4,657	5.9%	
4 rooms	1,561	19.8%	1,074	12.9%	7,535	19.3%	2,669	15.5%	1,246	19.1%	14,085	17.8%	
5 rooms	1,860	23.6%	1,902	22.8%	8,069	20.7%	4,168	24.2%	1,507	23.2%	17,506	22.2%	
6 rooms	1,712	21.7%	1,879	22.6%	6,438	16.5%	3,764	21.8%	991	15.2%	14,774	18.7%	
7 rooms	869	11.0%	1,310	15.7%	4,678	11.7%	2,149	12.5%	767	11.8%	9,673	12.2%	
8 rooms	741	9.4%	839	10.1%	3,690	9.5%	1,474	8.5%	319	4.9%	7,063	8.9%	
9 rooms or more	715	9.1%	863	10.4%	5,111	13.1%	2,070	12.0%	572	8.8%	9,331	11.8%	
Median rooms	5.6		5.9		5.5		5.7		5.1				
BEDROOMS													
Total housing units	7,889	7,889	8,327	8,327	39,038	39,038	17,256	17,256	6,507	6,507	79,017	79,017	
No bedroom	21	0.3%	136	1.6%	476	1.2%	70	0.4%	83	1.3%	785	1.0%	
1 bedroom	408	5.2%	405	4.9%	3,097	7.9%	947	5.5%	820	12.6%	5,677	7.2%	
2 bedrooms	2,453	31.1%	2,091	25.1%	11,109	28.5%	4,878	28.3%	2,130	32.7%	22,661	28.7%	
3 bedrooms	4,013	50.9%	4,133	49.6%	15,922	40.8%	8,764	50.8%	2,499	38.4%	35,331	44.7%	
4 bedrooms	681	8.6%	1,261	15.1%	6,710	17.2%	1,931	11.2%	716	11.0%	11,299	14.3%	
5 or more bedrooms	313	4.0%	302	3.6%	1,724	4.4%	666	3.9%	259	4.0%	3,264	4.1%	
HOUSING TENURE													
Occupied housing units	6,271	6,271	7,230	7,230	35,199	35,199	14,619	14,619	5,477	5,477	68,796	68,796	
Owner-occupied	4,872	77.7%	5,499	76.1%	19,093	54.2%	10,416	71.2%	2,395	43.7%	42,275	53.5%	
Renter-occupied	1,399	22.3%	1,731	23.9%	16,106	45.8%	4,203	28.8%	3,082	56.3%	26,521	33.6%	
Average household size of owner-occupied unit	2.47		2.31		2.56		2.35		2.52				
Average household size of renter-occupied unit	2.42		2.33		2.39		2.17		2.61				

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YEAR HOUSEHOLDER MOVED INTO												
Occupied housing units	6,271	6,271	7,230	7,230	35,199	35,199	14,619	14,619	5,477	5,477	68,796	68,796
Moved in 2015 or later	26	0.4%	21	0.3%	1,047	3.0%	108	0.7%	204	3.7%	1,406	2.0%
Moved in 2010 to 2014	1,200	19.1%	1,538	21.3%	14,740	41.9%	3,531	24.2%	2,554	46.6%	23,563	34.3%
Moved in 2000 to 2009	2,264	36.1%	2,164	29.9%	11,141	31.7%	4,650	31.8%	1,363	24.9%	21,582	31.4%
Moved in 1990 to 1999	1,144	18.2%	1,316	18.2%	3,554	10.1%	2,321	15.9%	550	10.0%	8,885	12.9%
Moved in 1980 to 1989	710	11.3%	813	11.2%	2,556	7.3%	1,534	10.5%	383	7.0%	5,996	8.7%
Moved in 1979 and earlier	927	14.8%	1,378	19.1%	2,161	6.1%	2,475	16.9%	423	7.7%	7,364	10.7%
VEHICLES AVAILABLE												
Occupied housing units	6,271	6,271	7,230	7,230	35,199	35,199	14,619	14,619	5,477	5,477	68,796	68,796
No vehicles available	222	3.5%	516	7.1%	2,137	6.1%	859	5.9%	370	6.8%	4,104	6.0%
1 vehicle available	1,641	26.2%	2,074	28.7%	10,911	31.0%	4,544	31.1%	1,996	36.4%	21,166	30.8%
2 vehicles available	1,750	27.9%	2,640	36.5%	13,078	37.2%	5,226	35.7%	1,785	32.6%	24,479	35.6%
3 or more vehicles available	2,658	42.4%	2,000	27.7%	9,073	25.8%	3,990	27.3%	1,326	24.2%	19,047	27.7%
HOUSE HEATING FUEL												
Occupied housing units	6,271	6,271	7,230	7,230	35,199	35,199	14,619	14,619	5,477	5,477	68,796	68,796
Utility gas	183	2.9%	744	10.3%	6,579	18.7%	1,484	10.2%	1,629	29.7%	10,619	15.4%
Bottled, tank, or LP gas	567	9.0%	435	6.0%	944	2.7%	332	2.3%	43	0.8%	2,321	3.4%
Electricity	3,240	51.7%	4,186	57.9%	24,064	68.4%	9,947	68.0%	3,328	60.8%	44,765	65.1%
Fuel oil, kerosene, etc.	498	7.9%	864	12.0%	2,009	5.7%	1,669	11.4%	421	7.7%	5,461	7.9%
Coal or coke	73	1.2%	0	0.0%	47	0.1%	0	0.0%	0	0.0%	120	0.2%
Wood	1,672	26.7%	950	13.1%	1,394	4.0%	1,074	7.3%	12	0.2%	5,102	7.4%
Solar energy	19	0.3%	0	0.0%	0	0.0%	0	0.0%	13	0.2%	32	0.0%
Other fuel	3	0.0%	35	0.5%	85	0.2%	32	0.2%	0	0.0%	155	0.2%
No fuel used	16	0.3%	16	0.2%	77	0.2%	81	0.6%	31	0.6%	221	0.3%
SELECTED CHARACTERISTICS												
Occupied housing units	6,271	6,271	7,230	7,230	35,199	35,199	14,619	14,619	5,477	5,477	68,796	68,796
Lacking complete plumbing	38	0.6%	5	0.1%	74	0.2%	94	0.6%	0	0.0%	211	0.3%
Lacking complete kitchen facilities	0	0.0%	29	0.4%	103	0.3%	46	0.3%	14	0.3%	192	0.3%
No telephone service available	71	1.1%	25	0.3%	839	2.4%	282	1.9%	246	4.5%	1,463	2.1%
OCCUPANTS PER ROOM												
Occupied housing units	6,271	6,271	7,230	7,230	35,199	35,199	14,619	14,619	5,477	5,477	68,796	68,796
1.00 or less	6,143	98.0%	7,124	98.5%	34,818	98.9%	14,482	99.1%	5,477	100.0%	68,044	98.9%
1.01 to 1.50	119	1.9%	83	1.1%	336	1.0%	95	0.6%	0	0.0%	633	0.9%
1.51 or more	9	0.1%	23	0.3%	45	0.1%	42	0.3%	0	0.0%	119	0.2%
VALUE												
Owner-occupied units	4,872	4,872	5,499	5,499	19,093	19,093	10,416	10,416	2,395	2,395	42,275	42,275
Less than \$50,000	563	11.6%	559	10.2%	1,698	8.9%	1,211	11.6%	221	9.2%	4,252	10.1%
\$50,000 to \$99,999	781	16.0%	2,060	37.5%	1,324	6.9%	2,179	20.9%	327	13.7%	6,671	15.8%
\$100,000 to \$149,999	978	20.1%	1,161	21.1%	2,653	13.9%	2,486	23.9%	668	27.9%	7,946	18.8%
\$150,000 to \$199,999	930	19.1%	814	14.8%	3,588	18.8%	1,803	17.3%	637	26.6%	7,772	18.4%
\$200,000 to \$299,999	1,027	21.1%	470	8.5%	4,919	25.8%	1,596	15.3%	335	14.0%	8,347	19.7%
\$300,000 to \$499,999	399	8.2%	319	5.8%	3,641	19.1%	715	6.9%	67	2.8%	5,141	12.2%
\$500,000 to \$999,999	130	2.7%	86	1.6%	1,207	6.3%	314	3.0%	82	3.4%	1,819	4.3%
\$1,000,000 or more	64	1.3%	30	0.5%	63	0.3%	112	1.1%	58	2.4%	327	0.8%
Median (dollars)	155,300		104,700		205,100		135,700		148,600			
MORTGAGE STATUS												
Owner-occupied units	4,872	4,872	5,499	5,499	19,093	19,093	10,416	10,416	2,395	2,395	42,275	42,275
Housing units with a mortgage	2,367	48.6%	2,749	50.0%	11,781	61.7%	5,572	53.5%	1,455	60.8%	23,924	56.6%
Housing units without a mortgage	2,505	51.4%	2,750	50.0%	7,312	38.3%	4,844	46.5%	940	39.2%	18,351	43.4%
GROSS RENT												
Occupied units paying rent	1,013	1,013	1,445	1,445	15,513	15,513	3,717	3,717	3,030	3,030	24,718	24,718
Less than \$500	454	44.8%	370	25.6%	1,444	9.3%	1,054	28.4%	700	23.1%	4,022	16.3%
\$500 to \$999	497	49.1%	891	61.7%	9,571	65.3%	2,357	63.4%	1,617	53.4%	13,933	56.4%
\$1,000 to \$1,499	46	4.5%	184	12.7%	4,119	26.6%	214	5.8%	452	14.9%	5,015	20.3%
\$1,500 to \$1,999	1	0.1%	0	0.0%	1,079	7.0%	66	1.8%	190	6.3%	1,336	5.4%
\$2,000 to \$2,499	0	0.0%	0	0.0%	217	1.4%	26	0.7%	20	0.7%	263	1.1%
\$2,500 to \$2,999	0	0.0%	0	0.0%	17	0.1%	0	0.0%	22	0.7%	39	0.2%
\$3,000 or more	15	1.5%	0	0.0%	66	0.4%	0	0.0%	29	1.0%	110	0.4%
Median (dollars)	527		593		861		596		705		3,282	13.3%
No rent paid	386		286		593		486		52		1,803	7.3%
GROSS RENT AS A % OF												
Occupied units paying rent	1,013	1,013	1,413	1,413	14,554	14,554	3,507	3,507	2,667	2,667	23,154	23,154
Less than 15.0 percent	399	39.4%	315	22.3%	1,436	9.9%	758	21.6%	182	6.8%	3,090	13.3%
15.0 to 19.9 percent	149	14.7%	259	18.3%	1,562	10.7%	510	14.5%	222	8.3%	2,692	11.6%
20.0 to 24.9 percent	63	6.2%	159	11.3%	1,522	10.5%	385	11.0%	265	9.9%	2,394	10.3%
25.0 to 29.9 percent	79	7.8%	152	10.8%	1,324	9.1%	403	11.5%	255	9.6%	2,213	9.6%
30.0 to 34.9 percent	148	14.6%	108	7.6%	1,089	7.5%	283	8.1%	248	9.3%	1,876	8.1%
35.0 percent or more	175	17.3%	420	29.7%	7,631	52.4%	1,168	33.3%	1,495	56.1%	10,889	47.0%
Not computed	386		318		1,552		696		415		3,367	14.5%

* Data on the towns within the counties is included in a separate table

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HOUSING CHARACTERISTICS: TOWNS IN THE NEW RIVER VALLEY

Housing Characteristics	Blacksburg		Christiansburg		Dublin		Floyd		Glen Lyn	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
HOUSING OCCUPANCY										
Total housing units	15,075	15,075	9,960	9,960	922	922	286	286	63	63
Occupied housing units	13,525	89.7%	9,287	93.2%	863	93.6%	256	89.5%	50	79.4%
Vacant housing units	1,550	10.3%	673	6.8%	59	6.4%	30	10.5%	13	20.6%
Homeowner vacancy rate	6.3		1.2		0.0		4.4		0.0	
Rental vacancy rate	1.5		5.5		2.5		0.0		14.3	
UNITS IN STRUCTURE										
Total housing units	15,075	15,075	9,960	9,960	922	922	286	286	63	63
1-unit, detached	4,605	30.5%	5,599	56.2%	488	52.9%	200	69.9%	47	74.6%
1-unit, attached	2,005	13.3%	1,900	19.1%	23	2.5%	9	3.1%	0	0.0%
2 units	477	3.2%	605	6.1%	19	2.1%	13	4.5%	5	7.9%
3 or 4 units	555	3.7%	582	5.8%	60	6.5%	8	2.8%	0	0.0%
5 to 9 units	1,634	10.8%	333	3.3%	111	12.0%	18	6.3%	3	4.8%
10 to 19 units	4,869	32.3%	208	2.1%	142	15.4%	8	2.8%	5	7.9%
20 or more units	614	4.1%	117	1.2%	27	2.9%	15	5.2%	0	0.0%
Mobile home	316	2.1%	616	6.2%	52	5.6%	15	5.2%	3	4.6%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
YEAR STRUCTURE BUILT										
Total housing units	15,075	15,075	9,960	9,960	922	922	286	286	63	63
Built 2014 or later	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Built 2010 to 2013	199	1.3%	235	2.4%	9	1.0%	0	0.0%	1	1.6%
Built 2000 to 2009	2,133	14.1%	2,640	26.5%	63	6.8%	13	4.5%	0	0.0%
Built 1990 to 1999	2,866	19.0%	1,365	13.7%	82	8.9%	49	17.1%	2	3.2%
Built 1980 to 1989	2,737	18.2%	1,572	15.8%	63	6.8%	37	12.9%	2	3.2%
Built 1970 to 1979	3,502	23.2%	1,799	18.1%	210	22.8%	15	5.2%	1	1.6%
Built 1960 to 1969	1,298	8.6%	903	9.1%	132	14.3%	39	13.6%	9	14.3%
Built 1950 to 1959	1,182	7.8%	623	6.3%	119	12.9%	46	16.1%	21	33.3%
Built 1940 to 1949	540	3.6%	379	3.8%	77	8.4%	17	5.9%	11	17.5%
Built 1939 or earlier	618	4.1%	444	4.5%	167	18.1%	70	24.5%	16	25.4%
ROOMS										
Total housing units	15,075	15,075	9,960	9,960	922	922	286	286	63	63
1 room	221	1.5%	56	0.6%	10	1.1%	2	0.7%	1	1.6%
2 rooms	415	2.8%	83	0.8%	0	0.0%	6	2.1%	0	0.0%
3 rooms	1,729	11.5%	294	3.0%	36	3.9%	51	17.8%	10	15.9%
4 rooms	3,730	24.7%	1,655	16.6%	316	34.3%	48	16.8%	11	17.5%
5 rooms	2,783	18.5%	2,250	22.6%	234	25.4%	48	16.8%	9	14.3%
6 rooms	2,083	13.9%	2,100	21.1%	159	17.2%	40	14.0%	9	14.3%
7 rooms	1,414	9.4%	1,296	13.0%	37	4.0%	42	14.7%	2	3.2%
8 rooms	1,006	6.7%	1,167	11.7%	93	10.1%	12	4.2%	1	1.6%
9 rooms or more	1,684	11.2%	1,059	10.6%	37	4.0%	37	12.9%	20	31.7%
Median rooms	5.0	(X)	5.8	(X)	4.9	(X)	5.3	(X)	5.6	(X)
BEDROOMS										
Total housing units	15,075	15,075	9,960	9,960	922	922	286	286	63	63
No bedroom	221	1.5%	78	0.8%	10	1.1%	2	0.7%	1	1.6%
1 bedroom	2,103	14.0%	293	2.9%	48	5.2%	56	19.6%	8	12.7%
2 bedrooms	4,595	30.5%	3,082	30.9%	478	51.8%	57	19.9%	19	30.2%
3 bedrooms	4,745	31.5%	4,772	47.9%	276	29.9%	125	43.7%	15	23.8%
4 bedrooms	2,805	18.6%	1,498	15.0%	99	10.7%	44	15.4%	20	31.7%
5 or more bedrooms	806	4.0%	237	2.4%	11	1.2%	2	0.7%	0	0.0%
HOUSING TENURE										
Occupied housing units	13,525	13,525	9,287	9,287	863	863	256	256	50	50
Owner-occupied	3,766	27.8%	5,910	63.6%	386	44.7%	151	59.0%	26	52.0%
Renter-occupied	9,759	72.2%	3,377	36.4%	477	55.3%	105	41.0%	24	48.0%
Average household size of owner-	2.63	(X)	2.39	(X)	2.66	(X)	2.23	(X)	2.27	(X)
Average household size of renter-	2.56	(X)	2.17	(X)	1.99	(X)	2.10	(X)	3.88	(X)

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HOUSING CHARACTERISTICS: TOWNS IN THE NEW RIVER VALLEY

Housing Characteristics	Narrows		Pearisburg		Pembroke		Pulaski		Rich Creek	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
HOUSING OCCUPANCY										
Total housing units	1,054	1,054	1,417	1,417	589	589	4,749	4,749	340	340
Occupied housing units	961	91.2%	1,209	85.3%	556	94.4%	3,888	81.9%	299	87.9%
Vacant housing units	93	8.8%	208	14.7%	33	5.6%	861	18.1%	41	12.1%
Homeowner vacancy rate	0.0		1.9		0.0		3.4		6.2	
Rental vacancy rate	0.0		0.0		4.2		5.0		10.4	
UNITS IN STRUCTURE										
Total housing units	1,054	1,054	1,417	1,417	589	589	4,749	4,749	340	340
1-unit, detached	918	87.1%	1,096	77.3%	389	66.0%	3,093	65.1%	247	72.6%
1-unit, attached	5	0.5%	18	1.3%	3	0.5%	123	2.6%	2	0.6%
2 units	10	0.9%	57	4.0%	23	3.9%	144	3.0%	12	3.5%
3 or 4 units	56	5.3%	18	1.3%	22	3.7%	298	6.3%	26	7.6%
5 to 9 units	32	3.0%	34	2.4%	14	2.4%	172	3.6%	25	7.4%
10 to 19 units	0	0.0%	61	4.3%	4	0.7%	406	8.5%	25	7.4%
20 or more units	5	0.5%	28	2.0%	29	4.9%	146	3.1%	3	0.9%
Mobile home	28	2.7%	105	7.4%	105	17.8%	367	7.7%	0	0.0%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
YEAR STRUCTURE BUILT										
Total housing units	1,054	1,054	1,417	1,417	589	589	4,749	4,749	340	340
Built 2014 or later	0	0.0%	0	0.0%	0	0.0%	8	0.2%	0	0.0%
Built 2010 to 2013	5	0.5%	0	0.0%	6	1.0%	27	0.6%	0	0.0%
Built 2000 to 2009	8	0.8%	13	0.9%	53	9.0%	245	5.2%	3	0.9%
Built 1990 to 1999	37	3.5%	161	11.4%	61	10.4%	414	8.7%	32	9.4%
Built 1980 to 1989	74	7.0%	146	10.4%	42	7.1%	314	6.6%	36	10.6%
Built 1970 to 1979	130	12.3%	219	15.5%	80	13.6%	763	16.1%	40	11.8%
Built 1960 to 1969	154	14.6%	216	15.2%	74	12.6%	876	18.4%	42	12.4%
Built 1950 to 1959	138	13.1%	221	15.6%	73	12.4%	545	11.5%	52	15.3%
Built 1940 to 1949	343	32.5%	320	22.6%	109	18.5%	594	12.5%	80	23.5%
Built 1939 or earlier	165	15.7%	119	8.4%	91	15.4%	963	20.3%	55	16.2%
ROOMS										
Total housing units	1,054	1,054	1,417	1,417	589	589	4,749	4,749	340	340
1 room	18	1.7%	28	2.0%	3	0.5%	30	0.6%	9	2.6%
2 rooms	15	1.4%	0	0.0%	8	1.4%	63	1.3%	7	2.1%
3 rooms	14	1.3%	63	4.4%	30	5.1%	364	7.7%	26	7.6%
4 rooms	124	11.8%	187	13.2%	113	19.2%	912	19.2%	56	16.5%
5 rooms	125	11.9%	305	21.5%	123	20.9%	964	20.7%	78	22.9%
6 rooms	317	30.1%	388	27.4%	153	26.0%	1,194	25.1%	70	20.6%
7 rooms	210	19.9%	198	14.0%	90	15.3%	580	12.2%	27	7.9%
8 rooms	115	10.9%	114	8.0%	38	6.1%	182	3.8%	46	13.5%
9 rooms or more	116	11.0%	134	9.5%	33	5.6%	440	9.3%	21	6.2%
Median rooms	6.2	(X)	5.8	(X)	5.6	(X)	5.5	(X)	5.4	(X)
BEDROOMS										
Total housing units	1,054	1,054	1,417	1,417	589	589	4,749	4,749	340	340
No bedroom	18	1.7%	28	2.0%	7	1.2%	30	0.6%	9	2.6%
1 bedroom	33	3.1%	111	7.8%	62	10.5%	567	11.9%	51	15.0%
2 bedrooms	305	28.9%	247	17.4%	189	32.1%	1,603	33.8%	98	28.8%
3 bedrooms	417	39.6%	724	51.1%	259	44.0%	1,828	38.5%	129	37.9%
4 bedrooms	234	22.2%	248	17.5%	60	10.2%	549	11.6%	50	14.7%
5 or more bedrooms	47	4.5%	59	4.2%	12	2.0%	172	3.6%	3	0.9%
HOUSING TENURE										
Occupied housing units	961	961	1,209	1,209	556	556	3,888	3,888	299	299
Owner-occupied	596	62.2%	944	78.1%	381	68.5%	2,211	56.9%	196	65.6%
Renter-occupied	363	37.8%	265	21.9%	175	31.5%	1,677	43.1%	103	34.4%
Average household size of owner-	2.22	(X)	2.37	(X)	2.56	(X)	2.39	(X)	2.41	(X)
Average household size of renter-	2.30	(X)	1.75	(X)	2.01	(X)	2.14	(X)	2.11	(X)

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HOUSING CHARACTERISTICS: TOWNS IN THE NEW RIVER VALLEY

Housing Characteristics	Blacksburg		Christiansburg		Dublin		Floyd		Glen Lyn	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
YEAR HOUSEHOLDER MOVED INTO UNIT										
Occupied housing units	13,525	13,525	9,287	9,287	863	863	256	256	50	50
Moved in 2015 or later	587	4.3%	290	3.1%	0	0.0%	8	3.1%	0	0.0%
Moved in 2010 to 2014	8,366	61.9%	3,473	37.4%	355	41.1%	84	32.8%	19	38.0%
Moved in 2000 to 2009	3,018	22.3%	3,275	35.3%	261	30.2%	84	32.8%	15	30.0%
Moved in 1990 to 1999	740	5.5%	1,073	11.6%	76	8.8%	48	18.8%	4	8.0%
Moved in 1980 to 1989	453	3.3%	591	6.4%	38	4.4%	10	3.9%	5	10.0%
Moved in 1979 and earlier	361	2.7%	585	6.3%	133	15.4%	22	8.6%	7	14.0%
VEHICLES AVAILABLE										
Occupied housing units	13,525	13,525	9,287	9,287	863	863	256	256	50	50
No vehicles available	1,043	7.7%	468	5.0%	120	13.9%	31	12.1%	3	6.0%
1 vehicle available	4,916	36.3%	3,203	34.5%	320	37.1%	94	36.7%	23	46.0%
2 vehicles available	4,544	33.6%	4,053	43.6%	269	31.2%	71	27.7%	3	6.0%
3 or more vehicles available	3,022	22.3%	1,563	16.8%	154	17.8%	60	23.4%	21	42.0%
HOUSE HEATING FUEL										
Occupied housing units	13,525	13,525	9,287	9,287	863	863	256	256	50	50
Utility gas	4,013	29.7%	1,937	20.9%	103	11.9%	4	1.6%	0	0.0%
Bottled, tank, or LP gas	192	1.4%	175	1.9%	0	0.0%	15	5.9%	3	6.0%
Electricity	8,723	64.5%	6,477	69.7%	682	79.0%	169	66.0%	26	72.0%
Fuel oil, kerosene, etc.	447	3.3%	590	6.4%	54	6.3%	42	16.4%	1	2.0%
Coal or coke	47	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Wood	47	0.3%	98	1.1%	6	0.7%	13	5.1%	10	20.0%
Solar energy	0	0.0%	0	0.0%	0	0.0%	7	2.7%	0	0.0%
Other fuel	10	0.1%	0	0.0%	7	0.8%	3	1.2%	0	0.0%
No fuel used	46	0.3%	10	0.1%	11	1.3%	3	1.2%	0	0.0%
SELECTED CHARACTERISTICS										
Occupied housing units	13,525	13,525	9,287	9,287	863	863	256	256	50	50
Lacking complete plumbing facilities	24	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lacking complete kitchen facilities	33	0.2%	38	0.4%	0	0.0%	0	0.0%	0	0.0%
No telephone service available	392	2.9%	192	2.1%	13	1.5%	7	2.7%	0	0.0%
OCCUPANTS PER ROOM										
Occupied housing units	13,525	13,525	9,287	9,287	863	863	256	256	50	50
1.00 or less	13,419	99.2%	9,172	98.8%	848	98.3%	252	98.4%	50	100.0%
1.01 to 1.50	83	0.6%	93	1.0%	10	1.2%	2	0.8%	0	0.0%
1.51 or more	23	0.2%	22	0.2%	5	0.6%	2	0.8%	0	0.0%
VALUE										
Owner-occupied units	3,766	3,766	5,910	5,910	386	386	151	151	26	26
Less than \$50,000	175	4.6%	343	5.8%	3	0.8%	8	5.3%	9	34.6%
\$50,000 to \$99,999	39	1.0%	242	4.1%	59	15.3%	6	4.0%	7	26.9%
\$100,000 to \$149,999	201	5.3%	1,107	18.7%	208	53.9%	37	24.5%	3	11.5%
\$150,000 to \$199,999	337	8.9%	2,023	34.2%	89	23.1%	42	27.8%	6	23.1%
\$200,000 to \$299,999	1,452	38.6%	1,536	26.0%	27	7.0%	52	34.4%	0	0.0%
\$300,000 to \$499,999	1,103	29.3%	527	8.9%	0	0.0%	0	0.0%	1	3.8%
\$500,000 to \$999,999	433	11.5%	120	2.0%	0	0.0%	6	4.0%	0	0.0%
\$1,000,000 or more	26	0.7%	12	0.2%	0	0.0%	0	0.0%	0	0.0%
Median (dollars)	275,400	(X)	178,500	(X)	123,200	(X)	178,100	(X)	(X)	(X)
MORTGAGE STATUS										
Owner-occupied units	3,766	3,766	5,910	5,910	386	386	151	151	26	26
Housing units with a mortgage	2,273	60.4%	4,161	70.4%	257	66.6%	88	58.3%	10	38.5%
Housing units without a mortgage	1,493	39.6%	1,749	29.6%	129	33.4%	63	41.7%	16	61.5%
GROSS RENT										
Occupied units paying rent	9,646	9,646	3,310	3,310	458	458	103	103	8	8
Less than \$500	500	5.2%	402	12.1%	159	34.7%	44	42.7%	2	25.0%
\$500 to \$999	4,870	50.5%	2,088	63.1%	286	62.4%	56	54.4%	6	75.0%
\$1,000 to \$1,499	3,225	33.4%	676	20.4%	10	2.2%	2	1.9%	0	0.0%
\$1,500 to \$1,999	876	9.1%	132	4.0%	3	0.7%	1	1.0%	0	0.0%
\$2,000 to \$2,499	175	1.8%	12	0.4%	0	0.0%	0	0.0%	0	0.0%
\$2,500 to \$2,999	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
\$3,000 or more	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Median (dollars)	935	(X)	795	(X)	599	(X)	521	(X)	700	(X)
No rent paid	113	(X)	67	(X)	19	(X)	2	(X)	16	(X)
GROSS RENT AS A PERCENTAGE OF										
Occupied units paying rent (excluding	8,738	8,738	3,259	3,259	424	424	103	103	8	8
Less than 15.0 percent	656	7.5%	470	14.4%	109	25.7%	22	21.4%	1	12.5%
15.0 to 19.9 percent	707	8.1%	503	15.4%	50	11.8%	3	2.9%	0	0.0%
20.0 to 24.9 percent	772	8.8%	361	11.1%	97	22.9%	16	15.5%	0	0.0%
25.0 to 29.9 percent	615	7.0%	531	16.3%	22	5.2%	13	12.6%	0	0.0%
30.0 to 34.9 percent	560	6.4%	305	9.4%	35	8.3%	14	13.6%	0	0.0%
35.0 percent or more	5,428	62.1%	1,089	33.4%	111	26.2%	35	34.0%	7	87.5%
Not computed	1,021	(X)	118	(X)	53	(X)	2	(X)	16	(X)

Source: U.S. Census Bureau 2011-2015 American Community Survey 5-Year Estimates

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HOUSING CHARACTERISTICS: TOWNS IN THE NEW RIVER VALLEY

Housing Characteristics	Narrows		Pearisburg		Pembroke		Pulaski		Rich Creek	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
YEAR HOUSEHOLDER MOVED INTO UNIT										
Occupied housing units	961	961	1,209	1,209	556	556	3,888	3,888	299	299
Moved in 2015 or later	5	0.5%	0	0.0%	0	0.0%	20	0.5%	3	1.0%
Moved in 2010 to 2014	268	27.9%	157	13.0%	145	26.1%	1,222	31.4%	124	41.5%
Moved in 2000 to 2009	357	37.1%	381	31.5%	190	34.2%	1,376	35.4%	63	21.1%
Moved in 1990 to 1999	140	14.6%	348	28.8%	66	11.9%	478	12.3%	39	13.0%
Moved in 1980 to 1989	50	5.2%	125	10.3%	34	6.1%	273	7.0%	22	7.4%
Moved in 1979 and earlier	141	14.7%	198	16.4%	121	21.8%	519	13.3%	48	16.1%
VEHICLES AVAILABLE										
Occupied housing units	961	961	1,209	1,209	556	556	3,888	3,888	299	299
No vehicles available	46	4.8%	75	6.2%	92	16.5%	336	8.6%	20	6.7%
1 vehicle available	359	37.4%	530	43.8%	171	30.8%	1,654	42.5%	135	45.2%
2 vehicles available	375	39.0%	395	32.7%	184	33.1%	1,303	33.5%	74	24.7%
3 or more vehicles available	181	18.8%	209	17.3%	109	19.6%	595	15.3%	70	23.4%
HOUSE HEATING FUEL										
Occupied housing units	961	961	1,209	1,209	556	556	3,888	3,888	299	299
Utility gas	332	34.5%	249	20.6%	3	0.5%	841	21.6%	64	21.4%
Bottled, tank, or LP gas	6	0.6%	13	1.1%	35	6.3%	25	0.6%	3	1.0%
Electricity	448	46.6%	754	62.4%	368	66.2%	2,114	54.4%	210	70.2%
Fuel oil, kerosene, etc.	90	9.4%	166	13.7%	109	19.6%	702	18.1%	6	2.0%
Coal or coke	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Wood	81	8.4%	27	2.2%	32	5.8%	171	4.4%	13	4.3%
Solar energy	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Other fuel	0	0.0%	0	0.0%	0	0.0%	25	0.6%	0	0.0%
No fuel used	4	0.4%	0	0.0%	9	1.6%	10	0.3%	3	1.0%
SELECTED CHARACTERISTICS										
Occupied housing units	961	961	1,209	1,209	556	556	3,888	3,888	299	299
Lacking complete plumbing facilities	5	0.5%	0	0.0%	0	0.0%	48	1.2%	0	0.0%
Lacking complete kitchen facilities	5	0.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
No telephone service available	6	0.6%	0	0.0%	0	0.0%	91	2.3%	0	0.0%
OCCUPANTS PER ROOM										
Occupied housing units	961	961	1,209	1,209	556	556	3,888	3,888	299	299
1.00 or less	961	100.0%	1,209	100.0%	535	96.2%	3,827	98.4%	297	99.3%
1.01 to 1.50	0	0.0%	0	0.0%	17	3.1%	31	0.8%	0	0.0%
1.51 or more	0	0.0%	0	0.0%	4	0.7%	30	0.8%	2	0.7%
VALUE										
Owner-occupied units	598	598	944	944	381	381	2,211	2,211	196	196
Less than \$50,000	39	6.5%	73	7.7%	60	15.7%	291	13.2%	16	8.2%
\$50,000 to \$99,999	329	55.0%	424	44.9%	142	37.3%	797	36.0%	94	48.0%
\$100,000 to \$149,999	159	26.6%	212	22.5%	87	22.8%	470	21.3%	36	18.4%
\$150,000 to \$199,999	34	5.7%	142	15.0%	65	17.1%	344	15.6%	28	14.3%
\$200,000 to \$299,999	21	3.5%	58	6.1%	15	3.9%	193	8.7%	10	5.1%
\$300,000 to \$499,999	5	0.8%	35	3.7%	9	2.4%	88	4.0%	12	6.1%
\$500,000 to \$999,999	11	1.8%	0	0.0%	3	0.8%	20	0.9%	0	0.0%
\$1,000,000 or more	0	0.0%	0	0.0%	0	0.0%	8	0.4%	0	0.0%
Median (dollars)	87,000	(X)	98,000	(X)	96,000	(X)	101,600	(X)	92,500	(X)
MORTGAGE STATUS										
Owner-occupied units	598	598	944	944	381	381	2,211	2,211	196	196
Housing units with a mortgage	371	62.0%	528	55.9%	225	59.1%	1,106	50.0%	114	58.2%
Housing units without a mortgage	227	38.0%	416	44.1%	156	40.9%	1,105	50.0%	82	41.8%
GROSS RENT										
Occupied units paying rent	349	349	248	248	169	169	1,518	1,518	99	99
Less than \$500	77	22.1%	95	38.3%	48	28.4%	525	34.6%	63	63.6%
\$500 to \$999	214	61.3%	122	49.2%	101	59.8%	899	59.2%	34	34.3%
\$1,000 to \$1,499	58	16.6%	31	12.5%	20	11.8%	86	5.7%	2	2.0%
\$1,500 to \$1,999	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
\$2,000 to \$2,499	0	0.0%	0	0.0%	0	0.0%	8	0.5%	0	0.0%
\$2,500 to \$2,999	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
\$3,000 or more	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Median (dollars)	658	(X)	575	(X)	584	(X)	555	(X)	388	(X)
No rent paid	14	(X)	17	(X)	6	(X)	159	(X)	4	(X)
GROSS RENT AS A PERCENTAGE OF										
Occupied units paying rent (excluding	334	334	231	231	169	169	1,426	1,426	99	99
Less than 15.0 percent	107	32.0%	53	22.9%	7	4.1%	312	21.9%	9	9.1%
15.0 to 19.9 percent	67	20.1%	64	27.7%	21	12.4%	184	12.9%	11	11.1%
20.0 to 24.9 percent	46	13.8%	0	0.0%	31	18.3%	93	6.5%	6	6.1%
25.0 to 29.9 percent	14	4.2%	35	15.2%	37	21.9%	168	11.8%	10	10.1%
30.0 to 34.9 percent	31	9.3%	14	6.1%	0	0.0%	153	10.7%	15	15.2%
35.0 percent or more	69	20.7%	65	28.1%	73	43.2%	516	36.2%	48	48.5%
Not computed	29	(X)	34	(X)	6	(X)	251	(X)	4	(X)

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

The Housing Virginia Source Book <http://www.housingvirginia.org/sourcebook/> provides an inventory of federally assisted rentals compiled by the Virginia Housing Development Authority from information received from HUD, USDA Rural Development and local housing authorities.

The inventory only includes traditional apartment developments. The inventory does not include specialized housing with occupancy restricted to specific targeted populations (other than seniors) such as group homes, SROs, transitional housing, congregate housing, etc. Among the federal programs excluded are Section 811, HOPWA and McKinney Act Homeless programs. Also excluded are Section 202 and Section 8 developments that are restricted to disability occupancy (primarily group homes). In addition, the inventory does not capture units financed with HOME or CDBG funds unless those units also used other subsidy programs such as Low-Income Housing Tax Credits or AMT Bonds.

Note: Generally, “Low-Income Project-Based” units serve households with income between 30% and 60% of area median income. “Low-Income Project-Based” include those rentals assisted through the following federal low-income housing project-based subsidies: 1) HUD Programs — Public Housing, Section 8, Section 202, Section 236 and Section 221d3 BMIR; 2) USDA Rural Development Programs — Section 515 Interest Credit; and 3) IRS Programs — Low-Income Housing Tax Credits, and AMT Bonds. Rentals under both the “Extremely Low-Income Project-Based” and “Extremely Low-Income Vouchers” serve households with income at or below 30% of area median income. “Extremely Low-Income Project-Based” include those rentals assisted through the following federal project-based rent or operating subsidies: 1) HUD Programs — Public Housing Operating Subsidies; Section 8 rent and similar HUD rent subsidies; and Section 202 PRAC; and 2) USDA Rural Development Programs — Section 515 Rental Assistance. “Extremely Low-Income Vouchers” are tenant-based deep rental subsidized units.

Since its inception, the NRV HOME Consortium has helped fund 343 units affordable to a range of low and moderate income households up to 80% of the area median in communities throughout the New River Valley.

see Table 1: Federally Assisted Rentals

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

Three properties need to be assessed as to whether there is a possibility of them expiring:

PROJECT: CHRISTIANSBURG BLUFF, 595 REPUBLIC RD, CHRISTIANSBURG, VA 24073

PROJECT: WASHINGTON SQUARE APARTMENTS, 201 WASHINGTON SQ, PULASKI, VA 24301

PROJECT: WILLOW WOODS, 222 ALLEN AVENUE, RADFORD, VA 24141

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

There is a significant need for affordable housing that extends well beyond what the NRV HOME Consortium and Town of Blacksburg currently has or can be expected to produce within the next five years. All subsidized rental housing units in the region are 100% occupied with waiting lists. The Housing Choice Voucher program also has a wait list. In addition to issues relating to affordability, issues relating to housing conditions are also prevalent with a large portion of the housing stock needing rehabilitation and emergency repairs. The housing needs far exceed the resources available to address the needs.

Describe the need for specific types of housing:

The housing stock in the region is aging, with existing units constructed prior to 1980 ranging from 43.2% in Montgomery County to 82.6 % in largely rural Floyd County, and an average of only 14% of housing overall constructed post 2000. The aging housing stocks creates challenges with cost burden, lack of accessibility and other hazards such as lead-based paint and asbestos. As the housing stock continues to age there is an increased need for repair, modifications, and replacement. Typically these costs prove difficult for special populations (such as the elderly) and those with low to moderate income.

Discussion

See above.

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

Housing costs continue to rise in the NRV which presents a multitude of problems related to affordability. Recent trends have seen an increased demand for quality rental housing as economic trends continue to shift. The NRV Consortium continues to work with the jurisdictions within its service area to provide as many quality affordable housing units as it can within the NRV.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 30 – Cost of Housing

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	10,321	40.1%
\$500-999	11,893	46.2%
\$1,000-1,499	2,589	10.1%
\$1,500-1,999	790	3.1%
\$2,000 or more	166	0.6%
Total	25,759	100.0%

Table 31 - Rent Paid

Data Source: 2008-2012 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,734	No Data
50% HAMFI	6,483	3,246
80% HAMFI	17,070	8,887
100% HAMFI	No Data	13,864
Total	25,287	25,997

Table 32 – Housing Affordability

Data Source: 2008-2012 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	560	687	795	1,135	1,388
High HOME Rent	527	618	733	1,026	1,298
Low HOME Rent	527	618	733	921	1,028

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is not sufficient housing for households at all income levels. There is a significant gap in quality affordable housing for lower income households in the New River Valley, particularly in Montgomery County. This is evidenced by significant wait lists across the NRV for the Housing Choice Voucher Program, which typically can only intake new clients every 18 - 24 months. Low Income Housing Tax Credit Projects throughout the NRV, also typically have wait lists.

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

Affordability continues to be a huge challenge in the NRV. Home values have increased by over 40% in the NRV in the last 15 years, making it challenging to maintain affordability, particularly for owner occupied housing units. HOME funding has been reduced by nearly half over the past several years, which has had a direct impact on the number of units the NRV HOME Consortium can create and maintain. There is simply not enough funding to meet the need. However, the NRV HOME Consortium does do an excellent job leveraging HOME funds (#1 in the state of Virginia) with other funding sources to stretch scarce HOME dollars as far as possible.

Increasing home values may spur an increase in rents as fewer households buy homes and more renters enter the market. More households are choosing to rent due to economic conditions, employment problems, and stricter mortgage guidelines increasing demand for rental units in the market. The increase in property values indicates an improving economy housing market and increased property values lead to increased acquisition costs to develop affordable housing.

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

Median rent by county or city (ACS 2015)/ HOME Rents:

Montgomery County \$861 / \$733

Giles County \$593 / \$643

Floyd County \$527 / \$643

Pulaski County \$596 / \$643

City of Radford \$705 / \$733

The median rents in the entire New River Valley are less than HOME rents except in Montgomery County. This would lead one to believe that there is an ample supply of affordable housing throughout the NRV except in Blacksburg. This isn't necessarily the case as a large problem throughout the NRV is quality housing at an affordable rent. The NRV HOME Consortium has seen many examples of affordable rents but the housing conditions are not adequate. While Montgomery County has a higher median rent than HOME rents they are not the only area in need of affordable housing. The NRV HOME Consortium will continue to evaluate projects throughout the NRV to determine if there is a need but will certainly be aware of the disparity in rents in Montgomery County.

Discussion

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

Almost half (49%) of the renter-occupied units and 20% of the owner-occupied units in the New River Valley have one of the selected conditions (which include 1. lack of complete kitchen facilities 2. lack of complete plumbing facilities 3. more than one person per room and 4. cost burden greater than 30%).

Statistics on year built show an aging housing stock, with 52% of owner-occupied units and 56% of renter-occupied units having been built prior to 1980.

Approximatley 11% of these have children present, raising the risk for lead-based paint hazards.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:

Suitable for Rehabilitation: includes those structures that are not deteriorated beyond the point that they can be brought up to the New River Valley HOME Consortium/Town of Blacksburg Rehabilitation Program Guidelines.

Unsuitable for Rehabilitation: defined as substandard units in such poor condition that it is not structurally or financially feasible to rehabilitate to the New River Valley HOME Consortium/Town of Blacksburg Rehabilitation Program Guidelines. Housing units "Unsuitable for Rehabilitation" also include units to be razed within the project area to remove toxic waste use and blight. "Unsuitable for Rehabilitation" is further defined as a residential structure which has major structural conditions due to inadequate original construction or has failing foundation, floor, wall, ceiling, roof and exterior systems.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	8,578	20%	12,503	49%
With two selected Conditions	102	0%	209	1%
With three selected Conditions	21	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	33,460	79%	13,047	51%
Total	42,161	99%	25,759	101%

Table 34 - Condition of Units

Data Source: 2008-2012 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,837	16%	2,945	11%
1980-1999	13,424	32%	8,491	33%
1950-1979	14,843	35%	11,022	43%
Before 1950	7,057	17%	3,301	13%
Total	42,161	100%	25,759	100%

Table 35 – Year Unit Built

Data Source: 2008-2012 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	21,900	52%	14,323	56%
Housing Units build before 1980 with children present	4,146	10%	2,763	11%

Table 36 – Risk of Lead-Based Paint

Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

Vacant Units

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

Table 37 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

According to ACS 2007 - 2011, 31% of total housing units have at least one of the selected conditions: 1. lacks complete kitchen facilities; 2. lacks complete plumbing facilities; 3. more than one person per room or 4. housing cost burden greater than 30%. The rate for rentals (49%) is much greater than that for owner-occupied homes (20%).

As described in MA-10, the housing stock in the region is aging, with existing units constructed prior to 1980 ranging from 43.2% in Montgomery County to 82.6% in largely rural Floyd County, and an average of only 14% of housing overall constructed post 2000.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

The number of housing units constructed prior to 1980 (approximately 54%) raises the concern of lead-based paint hazards for a significant number of New River Valley households. Approximately 11% of all housing in the region was built prior to 1980 and has children in the household.

Discussion

See above.

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

There are no public housing units in the New River Valley. Tenant-based Section 8 vouchers are distributed by Pembroke Management, a non-profit corporation governed under IRS code 509(a)2, and the City of Radford under the Radford City Rental Assistance program. Both of these programs are administered in partnership with Virginia Housing Development Authority. Pembroke Management serves Craig, Floyd, Giles, Montgomery, and Pulaski counties and is governed by a volunteer board of directors, and Radford City Rental Assistance serves residents of the City of Radford.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available	0	39		9,227	0	9,227	427	0	890
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

There are no public housing units in the New River Valley.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 39 - Public Housing Condition

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

There are no public housing units in the New River Valley.

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

There are no public housing units in the New River Valley.

Discussion:

See above.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

This section provides a description of the facilities, housing and services that meet the needs of homeless persons within the jurisdiction.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	58	0	15	0	0
Households with Only Adults	2	24	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 40 - Facilities Targeted to Homeless Persons

Data Source Comments:

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

The Community Health Center of the New River Valley has two locations (in Christiansburg and Pearisburg) that provide medical, dental, and behavioural health care to everyone, regardless of their ability to pay or income status. The Free Clinic of Pulaski County provides similar services.

New River Valley Community Services provide services for children and adults who are living with mental illness, developmental disabilities, and/or substance abuse disorders at several facilities located throughout the region.

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

The Housing Partnership of the New River Valley coordinates the region's Continuum of Care plan. Several organizations providing homeless services include emergency shelters, seasonal shelters, transitional housing, homeless prevention, and rapid re-housing:

New River Community Action: housing counseling, homeless prevention, rapid re-housing

Women's Resource Center of the New River Valley: emergency shelter, transitional housing, rapid re-housing, crisis intervention and case management for women and children experiencing domestic abuse

Grace Episcopal Church: short-term emergency housing for single women

Hope House: emergency shelter for families and individuals

New River Family Shelter: emergency shelter for families with children

The Warming Station: seasonal emergency shelter for single men and women

To Our House: seasonal emergency shelter for single men

Virginia Veteran and Family Support: financial assistance and case management for veterans and their families

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

There is a broad network of public and private agencies within the New River Valley that focus on the supportive service needs of the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, and persons with HIV/AIDS and their families. These agencies include The NRV Agency on Aging, NRV Disability Resource Center, Department of Social Services, New River Community Action, New River Valley CARES, Mental Health Association of the New River Valley, Community Housing Partners, NRV Long Term Care Council, Montgomery County Health Department and the Community Health Center of the NRV.

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

As part of the preparation of this Consolidated Plan, a survey was distributed to agencies/organizations in the New River Valley which regularly provide services to special needs populations in the following areas: children, elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, homelessness, health services, education, employment services, and alcohol and drug treatment.

The following housing needs were identified by survey respondents:

- housing cost burden (100% of respondents)
- lack of affordable housing options: (100% of respondents)
- physical proximity to services such as public transportation, shopping, medical care (88% of respondents)
- need for critical home repairs (75% of respondents)
- need for supportive in-home services (nursing care, meals, housekeeping) (63% of respondents)
- need for affordable residential treatment facilities (63% of respondents)
- need for affordable residential care facilities: supportive living or nursing care (50% of respondents)
- need for housing for children aging out of foster care (38% of respondents)

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

New River Valley Community Services (NRVCS), the regional Community Services Board (CSB), is the point of entry into the publicly-funded system of services for mental health, intellectual disability and substance abuse. The primary goal of their *Adult Mental Health Case Management Services* is to help

individuals maintain stability and placement within the community. Case managers assess the individual's specific psychiatric and physical healthcare needs, in order to better connect them with available resources and supports. Another of their programs, New Horizons, is a Crisis Stabilization Unit that provides residential services to adults, including those placed under Temporary Detention Orders and commitment orders. The program serves individuals with acute mental health issues.

NRVCS also provides assistance for persons with developmental disabilities under the *Developmental Disabilities Waiver Support Coordination and Case Management* program. These services include housing support through providing assistance with access to independent living supports, shared living, supportive living, in-home support services, sponsored residential and group home residential.

NRVCS operates the New Life Recovery Center, a residential treatment facility for persons with substance abuse disorders.

New River Community Action coordinates regional operation of the Virginia CARES program (Virginia Community Action Re-Entry System), whose mission is to assist newly released ex-offenders and their families in making a successful transition from prison to their community. Support is offered in the areas of food, clothing, transportation, and shelter.

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

During the next year CDBG funds will be used to provide assistance for 10 LMI families in Blacksburg for affordable childcare. This allows their parent(s) to work and provide for their families while their children receive quality childcare which is often too expensive for them to otherwise afford.

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

N/A

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

Per Con Plan regs, this section looks at whether the cost of housing is affected by public policies, particularly those of local jurisdictions (see attachment). Since cost reduction is also found in areas other than public policy, this section also includes other barriers to affordable housing. The NRV completed a housing plan in 2014 with assistance from the Virginia Center for Housing Research and determined that:

In the next twenty years, nearly every locality in the region will experience a major expansion in the number of residents aged 65 and older. Decisions by people to age in their homes, to move within (or to) the NRV, or to leave the NRV, will have important implications for how localities support this population. In 2010, less than 4% of the 65+ population in the NRV lived in institutional/group care facilities. If this trend continues, the largest impact of the increase in the regional older population will be on services required to maintain the quality of life of people living independently and who are spread throughout the region. In the NRV, 1 in 3 households is considered cost-burdened, as 30% or more of the household income is spent on housing costs (estimates exclude student housing for Montgomery County and Radford). Even after adjusting for the college-dominated block groups, the number of cost-burdened renters still amounts to nearly half of all renters in the NRV. Low-income owners and renters are the most affected by the region's decline in housing affordability. Many communities in the NRV provide lower wage jobs but not the housing that is affordable to these workers. Consequently, many lower wage job holders have to live in more remote locations to find housing they can afford, increasing commuting costs. The NRV's woodlands, hillsides, ridges and farms contribute to the region's rural character, which is something its residents want to protect. At the same time, the NRV has to plan for new housing to meet the needs of the growing community. The VCHR estimated that in the next 15-20 years, the NRV will need approx. 12,000 new housing units to meet projected demand (exclusive of college students) and another 3,000 – 5,000 units due to changes in housing preferences and replacement of older, obsolete units. Although population and housing demand are expected to increase mainly in Montgomery and Floyd Counties, economic development and redevelopment efforts could prompt housing development in Giles and Pulaski Counties and the City of Radford above projected levels. Even without projected growth, new residents moving to the NRV could desire newer housing. Where and how these units are created will have major impact on the area's rural character.

HUD Questionnaire on Removal of Regulatory Barriers to Affordable Housing						
Question	Floyd County	Giles County	Montgomery County	Pulaski County	Radford City	Blacksburg, Lead Agency
1. Does your jurisdiction's comprehensive plan include a "housing element"? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a "housing element," please enter no. If no, skip to question # 4.	YES	YES	YES	YES	YES	YES
2. If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?	NO	NO	NO	NO	YES	YES
3. Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped "as of right" in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.) If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.	NO	YES	YES	YES	YES	NO
4. Does your jurisdiction's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?	NO	YES	NO	NO	NO	NO
5. If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may enter yes.	NO	No impact fees	No impact fees	No impact fees	NO	YES

HUD Regulatory Barriers 1 of 4

HUD Questionnaire on Removal of Regulatory Barriers to Affordable Housing						
Question	Floyd County	Giles County	Montgomery County	Pulaski County	Radford City	Blacksburg, Lead Agency
6. If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?		No impact fees	No impact fees	No impact fees		YES
7. If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing?	N/A	No impact fees	No impact fees	No impact fees	NO	YES For HOME & LIHTC projects
8. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "Smart Codes in Your Community: A Guide to Building Rehabilitation Codes" (www.huduser.org/publications/dstech/smartcodes.html)	NO	YES	YES	NO	NO	NO
9. Does your jurisdiction use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification. In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes? Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability.	YES	YES	YES	YES	YES	YES

HUD Regulatory Barriers 2 of 4

HUD Questionnaire on Removal of Regulatory Barriers to Affordable Housing						
Question	Floyd County	Giles County	Montgomery County	Pulaski County	Radford City	Blacksburg, Lead Agency
10. Does your jurisdiction's zoning ordinance or land use regulations permit manufactured (HUD-Code) housing "as of right" in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?	No zoning. But there is a double standard: for stick built dwellings can put as many as wanted on one parcel without regulation, but 3 or more manufactured housing units on one parcel must abide by the manufactured home park ord.	Double wides are permitted by-right anywhere a SFD is. Single wides are permitted by-right in RRA-1 and A-1	NO	NO	NO	NO
11. Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?	NO	NO	NO	YES	NO	NO
12. Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan?" If yes, attach a brief list of these major regulatory reforms.	NO	NO	NO	YES	NO	NO
13. Within the past five years has your jurisdiction modified infrastructure standards of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, "as of right" means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)	Working on this now	NO	NO	NO	NO	NO

HUD Regulatory Barriers 3 of 4

14. Does your jurisdiction give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, "as of right" means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)	NO Working on this now through subdivision ordinance	NO	NO	NO	NO	NO
15. Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?	NO	YES	YES	YES	YES	YES
16. Does your jurisdiction provide for expedited or "fast track" permitting and approvals for all affordable housing projects in your community?	NO	NO	NO	NO All permits are "fast-tracked" 5 days max review	NO	NO
17. Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?	YES	YES	YES State Code	YES	YES	NO
18. Does your jurisdiction allow "accessory apartments" either as: a) a special exception or conditional use in all single-family residential zones or, b) "as of right" in a majority of residential districts otherwise zoned for single-family housing?	YES	With additional requirements	YES	YES	NO	NO
19. Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?	NO	NO	NO	YES	NO	NO
20. Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?	NO	YES	NO	NO	NO	NO

HUD Regulatory Barriers 4 of 4

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

In order for the New River Valley to be prosperous, residents need the tools, resources, and education necessary to reach their full potential. As jobs in manufacturing continue to decline and the 21st century economy brings demands for different skills, training programs can connect workers with more secure job opportunities.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	41	41	1	0	-1
Arts, Entertainment, Accommodations	1,076	2,333	19	19	0
Construction	227	251	4	2	-2
Education and Health Care Services	932	2,135	17	18	1
Finance, Insurance, and Real Estate	309	745	6	6	0
Information	98	196	2	2	0
Manufacturing	551	2,510	10	21	11
Other Services	238	501	4	4	0
Professional, Scientific, Management Services	732	1,927	13	16	3
Public Administration	0	0	0	0	0
Retail Trade	995	1,344	18	11	-7
Transportation and Warehousing	157	103	3	1	-2
Wholesale Trade	196	105	4	1	-3
Total	5,552	12,191	--	--	--

Table 41 - Business Activity

Data Source: 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Employment Trends and Projections by Sector

Following is a chart detailing the future predictions in job growth or loss over the next ten years in some of the New River Valley's largest employment sectors.

Industry Sector	2012 Jobs	2022 Jobs Projected	2022 Job Growth/Loss
Business and financial	7,237	9,671	+33.6%
Healthcare	4,663	5,990	+28.5%
Energy	5,297	5,843	+10.3%
IT Telecomm & Software	4,168	4,598	+10.3%
Biomedical – R&D	696	840	+20.6%
Agribusiness	720	692	-3.9%
Arts, Entertainment, Recreation	2,561	3,151	+23.0%
Electrical Equipment Mfg.	2,281	2,108	-7.6%
Defense	2,086	2,278	+9.2%
Advanced Materials	3,977	3,351	-15.7%
Transportation Equipment Mfg.	2,747	1,762	-35.9%

**Southern Rural Development Center, Cluster Analysis 2012*

From Livability in the New River Valley, From Vision to Action, NRV Livability Initiative 2014

Employment Trends and Projection by Sector

Labor Force

Total Population in the Civilian Labor Force	20,014
Civilian Employed Population 16 years and over	18,138
Unemployment Rate	9.37
Unemployment Rate for Ages 16-24	15.03
Unemployment Rate for Ages 25-65	3.97

Table 42 - Labor Force

Data Source: 2008-2012 ACS

Occupations by Sector	Number of People
Management, business and financial	6,663
Farming, fisheries and forestry occupations	581
Service	1,862
Sales and office	3,122
Construction, extraction, maintenance and repair	487
Production, transportation and material moving	267

Table 43 – Occupations by Sector

Data Source: 2008-2012 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	14,645	91%
30-59 Minutes	1,326	8%
60 or More Minutes	195	1%
Total	16,166	100%

Table 44 - Travel Time

Data Source: 2008-2012 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	259	58	100
High school graduate (includes equivalency)	665	183	392
Some college or Associate's degree	1,369	119	402
Bachelor's degree or higher	6,767	122	1,690

Table 45 - Educational Attainment by Employment Status

Data Source: 2008-2012 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	43	15	140	70
9th to 12th grade, no diploma	128	67	21	131	58
High school graduate, GED, or alternative	2,230	473	254	513	259
Some college, no degree	18,573	725	241	312	265
Associate's degree	790	186	141	285	110
Bachelor's degree	2,770	1,580	695	1,000	488
Graduate or professional degree	312	2,072	1,145	2,112	699

Table 46 - Educational Attainment by Age

Data Source: 2008-2012 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,915
High school graduate (includes equivalency)	19,115
Some college or Associate's degree	20,480
Bachelor's degree	29,718
Graduate or professional degree	51,517

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2008-2012 ACS

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

Based on the Business Activity table, the major employment sectors, calculated by number of jobs, are:

- Manufacturing (21%)
- Arts, Entertainment and Accommodations (19%)
- Retail Trade (18%)
- Education and Health Care Services (17%)

Describe the workforce and infrastructure needs of the business community:

The region is growing from a manufacturing and agrarian focused economy into a more balanced, diversified economy. The region has seen gains in sectors such as information technology, healthcare and biomedical, business and financial services, energy, and agricultural businesses. This transition has created the need for training in these growing sectors. Career pathway development is an important part of this transition to a more modernized economy. The New River Valley Livability Initiative, a regional planning effort undertaken in 2010-13, identified four major themes to focus regional development efforts that reflect the regional characteristics that New River Valley residents value most. These themes are: 1. Enhancing Living and Working Environments 2. Preserving Rural Heritage and Community Character 3. Making the Business Environment Productive and Resilient 4. Building Healthy Communities. Each of these themes has a direct effect on economic development, and these themes are incorporated into the New River Valley's Comprehensive Economic Development Strategy. The region has seen success domestically and internationally in bringing in new businesses. These successes are celebrated, but the need to create homegrown startups needs to improve to strengthen the resiliency of the regional economy. The New River/Mount Rogers Workforce Investment Board partnered with the Virginia Tech Office of Economic Development to develop a Skills-Gap Analysis for the region. Both soft skill and technical skill gaps were evaluated. For the region, soft skill needs include: good attendance, critical and analytical thinking, communication, and problem solving. Technical skill needs include: electrical/electronics, engineering, general maintenance, welding, and customer service and sales.

Infrastructure needs identified by the 2013 New River Valley Livability Initiative include:

- Some rural areas with sparse populations and mountainous topography still have limited access and low-speed/bandwidth which limits opportunities for full engagement in the information economy.
- Floyd County has limited ground water resources which also limits water intensive economic opportunities.
- Development of clean energy options in the region may play a role in attracting new businesses to the region. For example The Sierra Nevada Brewery was considering Christiansburg as a potential site but settled on Asheville, North Carolina, in part because North Carolina's "focus on green technologies played a role in luring the business to invest \$107.5 million into its new brewery there." *Mountain Express, 2013.
- Currently, no passenger rail services exist within the New River Valley. Nearby Roanoke will begin service in 2017, and New River Valley stakeholders are working to extend service to a proposed station in Christiansburg.
- There is an intermodal freight transfer facility currently being proposed in Elliston as a part of the Heartland Corridor improvement plan. The completion of the facility would have effects on both the rail and roadway network within the NRV and surrounding regions.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect

job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

According to the New River Valley Livability Initiative report, the five economic sectors that have high concentrations of employment and the greatest growth potential within the region are:

1. Business and Financial Services
2. Health (including healthcare services, manufacturing , and research/development)
3. Information Technology and Telecommunications (including software companies)
4. Energy
5. Education

Manufacturing has experienced job losses, specifically in textiles, furniture and transportation equipment manufacturing; however, these sectors still provide significant employment for the region with nearly 20,000 employees in several manufacturing sectors. Opportunities exist to regain jobs in these and similar sectors with the re-shoring of manufacturing jobs.

Also see the attached table, 'Employment Trends and Projections by Sector' from the 2014 Livability in the New River Valley report.

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

As reported by the New River Valley Livability Initiative, the top technical skill gaps identified by the region's mayor employers are:

Electrical/Electronics (26.7%)

Engineering (26.7%)

General Maintenance (25.6%)

Welding (20.9%)

Customer Service and Sales (20%)

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

The New River/Mount Rogers Workforce Development Board (WDB) is made up of representatives from regional employers (minimum of 51%), education, organized labor, community based organizations, economic development and federally required One-Stop Partners. The WDB oversees the programs and initiatives as specified in the Workforce Investment Act of 1998 (which include programs for Adults, Youth, Dislocated Workers and other special grants and programs as available). The WDB also acts as a coordinator/convener for the region's workforce system to interface with economic development and the business community. The Workforce System includes (but is not limited to): K-12 education systems, post-secondary education/training providers, adult education and training/employment programs offered for special populations (including older workers, workers with disabilities, economically disadvantaged individuals, youth and veterans).

New River Community College's Office of Workforce Development fosters economic growth and development by helping provide an appropriately trained workforce for the New River Valley and the Commonwealth. Services include credentialing, a wide range of training opportunities, skills upgrading and career development programs, retraining, pre-employment testing and state-of-the-art technology instruction. Workforce Development staff develop customized training programs to meet the specific needs of employers, and the unit also offers open enrollment courses for the general public in areas ranging from computing to management training.

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

Yes

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

The Comprehensive Economic Development Strategy (CEDS) is the main focus of the economic development planning efforts of the New River Valley Regional Commission. Priority Areas for the NRV include:

- support small business and entrepreneurial development
- preparation and continued support of qualified workforce
- available land, quality infrastructure, and affordable housing
- attracting new business to the region

- regional marketing/awareness to promote the New River Valley
- preserve natural and historic areas
- business friendly governance and representation

For 2015/2016, their top projects include the following:

- Coordinate NRV entrepreneur and small business development network. Convene regional revolving loan fund operators, small business counseling services, and other entrepreneur promotion programs. Develop new collaborative projects.
- Implement recommendations of New River Valley agribusiness/agri-tourism strategic planning process. Identify and pursue projects based on the findings of the 2014-15 regional plan developed by the NRVRC.

The Consortium-subsidized Prices Fork Initiative, which will create new housing and small business opportunities through the redevelopment of an old elementary school in Montgomery County, will directly support both of these projects.

Discussion

See above.

MA-50 Needs and Market Analysis Discussion

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

HUD defines a disproportionately greater housing need to be when a racial or ethnic group experiences housing problems at a rate of 10 percentage points or greater than for the income level as a whole. No ethnic or cultural minorities have a high enough population under any of the income categories to fall under the 'disproportionately greater need' designation for housing problems or severe housing problems.

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

HUD defines areas of racial or ethnic concentration as geographical areas where the percentage of a specific minority or ethnic group is 10 percentage points higher than in the County overall.

The only concentration that meets this definition is in Montgomery County, where the Asian population for the county is 5%, but rises to 15% for census tract 203 and 17% for census tract 202.01.

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

These census tracts are largely populated by students from Virginia Tech, which has a significant number of Asian students.

Are there any community assets in these areas/neighborhoods?

These census tracts have significant community assets including rental housing, shopping, banking, medical services, day care centers, public schools, places of worship and recreation facilities.

Are there other strategic opportunities in any of these areas?

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The following represent some of the points that are highlighted in the Strategic Plan:

- According to the Virginia Housing Research Center, over the next 20 years approximately 14,000 existing homes in the New River Valley will need either replacement or substantial rehabilitation due to age.
- The New River Valley has a number of properties with project based vouchers that provide the most affordable housing in the region. These units must be preserved if at all possible in order to serve the lowest income members of our community.
- The cost of developing a single unit of truly affordable housing, built using high quality construction materials/methods as well as being highly energy efficient to reduce maintenance and operating costs, is very high. In Blacksburg, the demand for student housing has driven land costs very high. The HOME Consortium works to leverage its funds by combining them with other sources of funds which tends to drive project selection. Using volunteer labor, by working with Habitat, is an option to help reduce costs.
- Acquisition, especially for projects that have some type of project based rental assistance, is a high priority, particularly in areas where student housing demand is high. The region has already lost many affordable units to conversion to student housing.
- Over the past decade CDBG and HOME resources have seen significant cuts (nearly 50%). The Town of Blacksburg and NRV HOME Consortium continue to use the resources available to provide affordable housing and respond to other community needs of citizens in the NRV. The NRV HOME Consortium continues to leverage HOME funds with other public and private dollars (#1 in the state) to complete projects that are important to its member jurisdictions.

Affordable housing projects supported by the Consortium or the Town of Blacksburg will include:

- the Prices Fork project in Montgomery County which will result in the construction of 16 rental units (with Taylor Hollow Construction)
- the Sun Valley Landings project in Pulaski County which will result in the rehabilitation of 11 rental units (with Community Housing Partners)
- the construction of 5 new homeowner units in Floyd and Pulaski County (with Habitat for Humanity)
- The Bennett Hill Neighborhood Revitalization project - acquisition, rehabilitation and resale to low income homeowners in Blacksburg (with Community Housing Partners)

The Town of Blacksburg plans to continue its prior year funding of homeless intervention programs for the citizens of Blacksburg. The organizations to be funded are: Women’s Resource Center of the New River Valley, New River Community Action, and Valley Interfaith Child Care Center. Cumulatively, these organizations will provide families with food, shelter, homeless prevention and low-cost child care to enable them to get back on their feet and avoid homelessness. In addition, education will be provided to all recipients of the homeless intervention funding to provide a solid base for each family.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 48 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The NRV HOME Consortium uses a rotational allocation system whereby each locality in the Consortium (Montgomery County, Giles County, Floyd County, Pulaski County, Radford City) receives a cumulative amount once every five years. This allows larger projects to be undertaken while allowing the locality to properly plan for the use of such funding.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	Affordable Housing - Rehab Existing Units
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	
	Associated Goals	Support Affordable Housing
	Description	According to the Virginia Housing Research Center, over the next 20 years approximately 14,000 existing homes in the New River Valley will need either replacement or substantial rehabilitation due to age. Across the NRV, the median year built for all housing is 1974, making half of the stock at least 40 years old. Many of this post-WWII housing will likely have an increased need for significant improvements in the coming years. Older mobile homes could be at very high risk of deterioration and obsolescence.
	Basis for Relative Priority	Significant need based on research, public input and observations.
2	Priority Need Name	Affordable Housing - Aquisition of Existing Units
	Priority Level	High

	Population	Extremely Low Low Large Families Families with Children Elderly Elderly Persons with Physical Disabilities
	Geographic Areas Affected	
	Associated Goals	Support Affordable Housing Prevent and End Homelessness
	Description	The New River Valley has a number of properties with project based vouchers that provide the most affordable housing in the region. These units must be preserved if at all possible in order to serve the lowest income members of our community.
	Basis for Relative Priority	Critical need based on research, public input and observations.
3	Priority Need Name	Affordable Housing - Production of New Units
	Priority Level	High
	Population	Low Moderate Large Families Families with Children Elderly Elderly Persons with Physical Disabilities
	Geographic Areas Affected	
	Associated Goals	Support Affordable Housing

	Description	As indicated in other sections, the Virginia Center for Housing Research estimates that in the next 15 to 20 years, the New River Valley will need approximately 12,000 new housing units to meet projected demand (exclusive of college students) and another 3,000 to 5,000 units due to changes in housing preferences and replacement of older, obsolete units.
	Basis for Relative Priority	Need based on research, public input and observations.
4	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Rural Individuals Families with Children Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Prevent and End Homelessness Support Non-Homeless Special Needs
	Description	Homelessness, at any level, is a complex issue requiring great coordination and collaboration. This is particularly true in rural and transitional areas, where the nature of homelessness is often less visible than in urban areas with many public spaces and a variety of service provider
	Basis for Relative Priority	

Narrative (Optional)

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	N/A
TBRA for Non-Homeless Special Needs	N/A
New Unit Production	The cost of developing a single unit of truly affordable housing, built using high quality construction materials/methods as well as being highly energy efficient to reduce maintenance and operating costs, is very high. In Blacksburg, the demand for student housing has driven land costs very high. The HOME Consortium works to leverage its funds by combining them with other sources of funds which tends to drive project selection. Using volunteer labor, by working with Habitat, is an option to help reduce costs.
Rehabilitation	The region’s aging housing stock indicates this as a high need although the same market conditions exist as for new unit production. The HOME Consortium works to leverage its funds by combining them with other sources of funds which tends to drive project selection.
Acquisition, including preservation	Acquisition, especially for projects that have some type of project based rental assistance, is a high priority, particularly in areas where student housing demand is high. The region has already lost many affordable units to conversion to student housing.

Table 50 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Over the past decade CDBG and HOME resources have seen significant cuts (nearly 50%). The Town of Blacksburg and NRV HOME Consortium continue to use the resources available to provide affordable housing and respond to other community needs of citizens in the NRV. The NRV HOME Consortium continues to leverage HOME funds with other public and private dollars (#1 in the state) to complete projects that are important to its member jurisdictions.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	425,000	0	0	425,000	1,700,000	Amount based on a flat budget. As this is being written at the start of a new federal administration it's very difficult to project.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	500,000	0	0	500,000	2,500,000	Amount based on a flat budget. As this is being written at the start of a new federal administration it's very difficult to project.

Table 51 - Anticipated Resources

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

The Consortium will leverage non federal funds to meet the 25% HOME allocation match requirements each year HOME funding is received during the Consolidated Plan program period. During the first year of the Con Plan the Consortium anticipates using funds through a Habitat project and an historic tax credit project to meet match requirements. Additionally, the HOME Consortium has accumulated excess of more than \$1 million.

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

There are no current plans to use any publicly owned land or publicly owned property to address needs identified in this Plan.

Discussion

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
TOWN OF BLACKSBURG	Government	Ownership public services	Jurisdiction
New River Valley Regional Commission	Regional organization	Economic Development Planning	Region
MONTGOMERY COUNTY	Government	Ownership Planning Rental	Other
Giles County	Government	Ownership Planning Rental	Other
Floyd County	Government	Ownership Planning Rental	Other
PULASKI COUNTY	Government	Ownership Planning Rental	Other
City of Radford	Government	Ownership Planning Rental	Other
Community Housing Partners	CHDO	Ownership Planning Rental	Other
Habitat for Humanity of the New River Valley	CHDO	Ownership Planning	Region
Taylor Hollow Construction	Developer	Rental	Region
New River Valley Housing Partnership	Continuum of care	Homelessness	Region
New River Community Action	Non-profit organizations	Homelessness	Region
Community Foundation of the New River Valley	Philanthropic organization	Planning	Region
Pembroke Management	Other		Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
HOME Consortium Board	Regional organization	Homelessness Ownership Planning Rental	Region
Housing & Community Development Advisory Board	Government	Homelessness Non-homeless special needs Ownership Planning Rental	Region
Center for Gerontology at Virginia Tech	Public institution	Planning	Region
NRV Homebuilders Assoc.	Non-profit organizations	Planning	Region
Virginia Center for Housing Research	Public institution	Planning	State
VA Department of Housing & Community Development	Government	Homelessness Non-homeless special needs Ownership Planning Rental	State
Virginia Community Capital	Private Industry	Non-homeless special needs Ownership Planning Rental	State

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Due to past and ongoing efforts, the NRV HOME Consortium and Town of Blacksburg, have strong working relationships with other jurisdictions, agencies and organizations in the delivery system. As the lead entity for the Consortium, the Town of Blacksburg is responsible for preparation of this five-year Consolidated Plan. The NRV HOME Consortium receives policy and planning support from the participating jurisdictions. The policy and project development is guided by the NRV HOME Consortium Board. The Board has the authority to develop and evaluate projects, review and approve budget expenditures, and set project goals. This board consists of two representatives from each participating

county and city. The Board members have been appointed by their locality's Board of Supervisors and City Council. Currently, there are ten members appointed to the Board who meet on a quarterly basis.

The strengths in the institutional structure that supports the NRV HOME Consortium include defined staff support, Board capacity and commitment, and equally allocated Board representation. These strengths position the Board in a manner that allows them to carry out their responsibilities. In addition, the Board is supported by staff from the Town of Blacksburg Office of Housing and Neighborhood Services and the New River Valley Planning District Commission (NRVPDC) assuming adequate funding is available. The staff will be responsible for carrying out projects, ensuring compliance, and developing policy and plan documents for Board review.

Gaps primarily stem from the high number of ongoing HOME program requirements and the 10% limit on administrative costs.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 53 - Homeless Prevention Services Summary

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

Residents of the New River Valley who are experiencing homelessness have access to a wide variety of support services, including:

New River Community Action: housing counseling, homeless prevention, rapid re-housing

Women's Resource Center of the New River Valley: emergency shelter, transitional housing, rapid re-housing, crisis intervention and case management for women and children experiencing domestic abuse

To Our House: seasonal emergency shelter for single men

Grace Episcopal Church: short-term emergency housing for single women

Hope House: emergency shelter for families and individuals

New River Family Shelter: emergency shelter for families with children

The Warming Station: seasonal emergency shelter for single men and women

To Our House: seasonal emergency shelter for single men

Virginia Veteran and Family Support: financial assistance and case management for veterans and their families

New River Valley Community Services: Adult Mental Health Case Management Services, Developmental Disabilities Waiver Support Coordination and Case Management program, New Life Recovery Center (Addictions)

Community Health Center of the NRV: affordable health care services

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

As outlined above, the New River Valley has a strong network of services designed to meet a wide and diverse spectrum of needs. Several community groups and organizations work to ensure that strong partnerships among these agencies contribute to effective outreach and service coordination across a large and predominately rural catchment area (eg. NRV Housing Partnership, Partners for Access to Healthcare).

According to the NRV Housing Partnership's *10-Year Plan for Ending Homelessness*, one critical component that is missing from homeless service provision is permanent supportive housing (PSH). PSH provides for long-term supportive services to address chronic underlying barriers, in addition to subsidized or otherwise affordable housing. Those who are chronically homeless or otherwise face disability in conjunction with housing insecurity are good candidates for PSH. They also identified a need for improved coordination across the spectrum of COC agencies to ensure proper use of resources, as well as enhanced data-sharing that will help with assisting with continuity of school attendance for homeless children and smoother transitions for those being discharged from mental health facilities and correctional institutions.

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

The New River Valley Housing Partnership (COC) recently developed the following Strategic Objectives as part of their *10-year Plan for Ending Homelessness*:

Objective 1: Secure funding for, develop, and fully staff, preferably from among an existing service provider, a Permanent Supportive Housing project.

Objective 2: Fully implement and train all employees on a “no wrong door” policy, and develop specific policies within the next year addressing which participants should be referred to which programs.

Objective 3: Explore alternatives to facilitate greater data-sharing, creating within the next two years an agreement upon what information each agency is able to share and a means by which to share it as close to real-time as possible.

Objective 4: Explore all governmental, private, and philanthropic means of funding, and expand the total resource base for service providers in the NRV.

Objective 5: Advocate for the inclusion of transitional housing funding, especially in the case of domestic violence, at the state and federal levels.

Objective 6: Measure and increase outreach to targeted and general audiences, through mass media, social media, events, or other means.

Objective 7: Join with other service providers in the area and around the state to advocate for expanded access to resources such as public transportation, employment programs, and affordable healthcare, in all of its many forms, to make sustainable affordable housing more realistic.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support Affordable Housing	2017	2021	Affordable Housing		Affordable Housing - Production of New Units Affordable Housing - Rehab Existing Units Affordable Housing - Aquisition of Existing Units	CDBG: \$1,000,000 HOME: \$700,000	Rental units constructed: 16 Household Housing Unit Rental units rehabilitated: 11 Household Housing Unit Homeowner Housing Added: 13 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Prevent and End Homelessness	2017	2021	Homeless		Affordable Housing - Aquisition of Existing Units Public Services	CDBG: \$88,425	Homelessness Prevention: 50 Persons Assisted
3	Support Non-Homeless Special Needs	2017	2021	Non-Homeless Special Needs		Public Services	CDBG: \$225,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Support Affordable Housing
	Goal Description	<p>Affordable housing projects supported by the Consortium will include:</p> <ul style="list-style-type: none"> • the Prices Fork project in Montgomery County which will result in the construction of 16 rental units (with Taylor Hollow Construction) • the Sun Valley Landings project in Pulaski County which will result in the rehabilitation of 11 rental units (with Community Housing Partners) • the construction of 5 new homeowner units in Floyd and Pulaski County (with Habitat for Humanity) • The Bennett Hill Neighborhood Revitalization project - acquisition, rehabilitation and resale to low income homeowners in Blacksburg (with Community Housing Partners) • The Lifestyle Friendly Homes and Emergency and Minor Home Repair programs which will result in the rehabilitation of 25 homeowner units in Blacksburg (with Community Housing Partners and Habitat for Humanity)
2	Goal Name	Prevent and End Homelessness
	Goal Description	Provide supportive services to two area non-profits to provide funding for a homeless intervention program and a program for abused and battered women and their children.
3	Goal Name	Support Non-Homeless Special Needs
	Goal Description	Provide assistance for LMI families in Blacksburg for affordable childcare. This allows their parent(s) to work and provide for their families while their children receive quality childcare which is often too expensive for them to otherwise afford.

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

The jurisdiction will provide affordable housing to an estimated 65 extremely low-income, low-income and moderate-income families during this period.

**SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)
Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary
Compliance Agreement)**

There are no public housing units in the New River Valley.

Activities to Increase Resident Involvements

There are no public housing units in the New River Valley.

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

N/A

Plan to remove the 'troubled' designation

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

Per Con Plan regs, this section looks at whether the cost of housing is affected by public policies, particularly those of local jurisdictions (see attachment). Since cost reduction is also found in areas other than public policy, this section also includes other barriers to affordable housing. The NRV completed a housing plan in 2014 with assistance from the Virginia Center for Housing Research and determined that:

In the next twenty years, nearly every locality in the region will experience a major expansion in the number of residents aged 65 and older. Decisions by people to age in their homes, to move within (or to) the NRV, or to leave the NRV, will have important implications for how localities support this population. In 2010, less than 4% of the 65+ population in the NRV lived in institutional/group care facilities. If this trend continues, the largest impact of the increase in the regional older population will be on services required to maintain the quality of life of people living independently and who are spread throughout the region. In the NRV, 1 in 3 households is considered cost-burdened, as 30% or more of the household income is spent on housing costs (estimates exclude student housing for Montgomery County and Radford). Even after adjusting for the college-dominated block groups, the number of cost-burdened renters still amounts to nearly half of all renters in the NRV. Low-income owners and renters are the most affected by the region's decline in housing affordability. Many communities in the NRV provide lower wage jobs but not the housing that is affordable to these workers. Consequently, many lower wage job holders have to live in more remote locations to find housing they can afford, increasing commuting costs. The NRV's woodlands, hillsides, ridges and farms contribute to the region's rural character, which is something its residents want to protect. At the same time, the NRV has to plan for new housing to meet the needs of the growing community. The VCHR estimated that in the next 15-20 years, the NRV will need approx. 12,000 new housing units to meet projected demand (exclusive of college students) and another 3,000 to 5,000 units due to changes in housing preferences and replacement of older, obsolete units. Although population and housing demand are expected to increase mainly in Montgomery and Floyd Counties, economic development and redevelopment efforts could prompt housing development in Giles and Pulaski Counties and the City of Radford above projected levels. Even without projected growth, new residents moving to the NRV could desire newer housing. Where and how these units are created will have major impact on the area's rural character.

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Strategy to Remove or Ameliorate the Barriers to Affordable Housing

As part of the development of the *Home in the New River Valley*, the region's housing Plan, the strategies below were developed to address the barriers to affordable housing. For each of the strategies there is additional information in *Home in the New River Valley* about the strategy, what NRV communities can do, examples, and key implementers.

Strategies

Support home modifications to assist aging in place; expand and coordinate support services to assist aging in place; encourage builders and developers to include universal design features; develop new housing and neighborhood options designed for aging in place starting at any time; create or amend zoning requirements to support the aging population; develop shared housing opportunities for people living in existing homes; support the development of affordable assisted living and long-term care options close to community services and amenities; support housing affordability for the aging population (such as tax relief and increased funding); provide incentives for developing affordable housing; utilize covenants to ensure affordability; Identify high priority sites and promote development of affordable housing that is located close to existing town and job centers; localities with shortages of affordable housing should consider the adoption of an affordable dwelling unit ordinance; establish a housing trust fund to support the financing of affordable housing; promote the development of a model manufactured home community; provide a "one-stop" resource for the purchase, finance, and installation of new, affordable, energy efficient, attractive manufactured and modular homes; provide counseling and education programs for homeowners and renters on financing, budgeting, maintenance, and energy efficiency; ensure that regional capital improvement plans offer options that protect the new river valley's rural character; consider development styles such as mixed-use or planned unit development; review the cumulative impact of new residential development patterns on the New River Valley's rural character; identify potential residential development sites with close proximity to jobs and services; target land conservation programs to the locations with the highest priority for preserving the NRV's rural character; adopt and use the maintenance code to protect the value and longevity of homes by promoting maintenance and improvements to older housing; adopt and use the Virginia rehab code as an alternative to the construction code for renovation of residential properties; promote opportunities with home renovation projects to support life-span friendly housing; promote the maintenance and renovation of existing manufactured housing subdivisions; encourage the use of historic tax credits to finance rehabilitation and reconstruction of multi-unit housing; increase affordable housing within closer commuting distances of job centers; promote mixed-use development types that create closer proximity and overlap of housing and jobs; encourage the public and private sectors to work together to increase the amount of housing near job centers; identify potential development sites for affordable workforce housing that are close to jobs and service; educate elected officials and the public on the value of workforce housing located close to jobs; expand existing programs for residential energy retrofit; explore new partnerships and financing arrangements for residential building energy retrofits; promote advanced energy efficiency in new building design and construction; encourage conservation and energy efficiency practices throughout the New River Valley

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

Homelessness, at any level, is a complex issue requiring great coordination and collaboration. This is particularly true in rural and transitional areas, where the nature of homelessness is often less visible than in urban areas with many public spaces and a variety of service providers. In light of this, and in accordance with the direction of the 2010 federal strategic plan to end homelessness, the service providers and other stakeholders of the New River Valley (NRV) have put forth an effort to more intentionally coordinate their activities over the next ten years, that together they might end homelessness in our area through means that would not be possible with each working separately. There are a variety of collaborators involved in this process. Prominently involved are the various programs of New River Community Action (NRCA), which provides homeless prevention, rapid re-housing, and a seasonal emergency shelter for men, as well as the Women's Resource Center of the New River Valley, which provides emergency and transitional shelter for women fleeing domestic violence. Several private shelters, including the Warming Station, an emergency shelter in Pulaski County, Hope House in Giles County, Grace Episcopal Church in Radford, and the New River Family Shelter provide essential support in their communities. In addition to these direct service providers, local government representatives, affordable housing providers such as Community Housing Partners and the Housing Choice Voucher program, and specific population service providers, like Virginia Veteran and Family Support for veteran services, provide a crucial element to ensuring housing security.

Addressing the emergency and transitional housing needs of homeless persons

The New River Valley Housing Partnership, which coordinates the regional Continuum of Care (COC), recently established the following objectives as published in the document 'Ending Homelessness, a 10 Year Plan for the New River Valley':

Objective 1: Secure funding for, develop, and fully staff, preferably from among an existing service provider, a Permanent Supportive Housing project.

Objective 2: Fully implement and train all employees on a "no wrong door" policy, and develop specific policies within the next year addressing which participants should be referred to which programs.

Objective 3: Explore alternatives to facilitate greater data-sharing, creating within the next two years an agreement upon what information each agency is able to share and a means by which to share it as close to real-time as possible.

Objective 4: Explore all governmental, private, and philanthropic means of funding, and expand the total resource base for service providers in the NRV.

Objective 5: Advocate for the inclusion of transitional housing funding, especially in the case of domestic violence, at the state and federal levels.

Objective 6: Measure and increase outreach to targeted and general audiences, through mass media, social media, events, or other means.

Objective 7: Join with other service providers in the area and around the state to advocate for expanded access to resources such as public transportation, employment programs, and affordable healthcare, in all of its many forms, to make sustainable affordable housing more realistic

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 Housing Partnership of the New River Valley coordinate's the region's Continuum of Care plan. Several organizations providing homeless services include emergency shelters, seasonal shelters, transitional housing, homeless prevention, and rapid re-housing:

New River Community Action: housing counseling, homeless prevention, rapid re-housing

Women's Resource Center of the New River Valley: emergency shelter, transitional housing, rapid re-housing, crisis intervention and case management for women and children experiencing domestic abuse

Grace Episcopal Church: short-term emergency housing for single women

Hope House: emergencyshelter for families and individuals

New River Family Shelter: emergency shelter for families with children

The Warming Station: seasonal emergency shelter for single men and women

To Our House: seasonal emergency shelter for single men

Virginia Veteran and Family Support: financial assistance and case management for veterans and their families

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

New River Community Action provides case management and financial assistance to individuals and families who are at risk of becoming homeless. Their services include housing counseling, rent and utility assistance, and rapid re-housing.

The Women's Resource Center of the New River Valley provides emergency shelter, transitional housing, rapid re-housing, crisis intervention and case management for women and children experiencing domestic abuse.

Both of these programs receive support through the Town of Blacksburg CDBG Public Services program.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

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

Lead based paint requirements are addressed in the Housing Rehabilitation Program Design. Action will be taken during the rehabilitation process to comply with the federal lead-based paint regulation found in 24 CFR Part 35. All homes to be rehabilitated will be tested for lead if they are constructed prior to 1980. At the end of the rehabilitation all homes must pass a lead-based clearance test for all rooms in the house before an owner is permitted to move back in. The cost of the rehabilitation will determine the level of control to be used as defined in 24 CFR Part 35.930. All contractors that work on CDBG and HOME funded rehabilitations are required to have lead safety training certifications. The Housing Rehabilitation Specialist will assist the Town and NRV HOME Consortium with all lead-based paint requirements and will perform all the testing to be analyzed. The Rehabilitation Specialist will have all lead certifications as required by law.

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

According to annual reports by the Virginia Department of Health's 'Lead-Safe Virginia' program, reported cases of lead poisoning in the New River Valley are relatively low. From 2011 - 2015 there were 0 - 3 reported cases per year in children under the age of 6 (0% - 0.03%), which is aligned with the 2015 State average of 0.03% (see attached table, *Reported Confirmed Elevated Blood Levels, New River Valley, 2015*).

Potential for lead-based hazards exist in houses built before 1978, and one in five children living in these homes is at risk. In the New River Valley 21,900 (52%) of the owner-occupied units and 14,323 (56%) of the renter-occupied units were built prior to 1980. Of these, 4,146 (10%) of the owner-occupied units and 2,763 (11%) of the renter-occupied units have children present. These figures emphasize the importance of ongoing diligence in the monitoring and remediation of lead hazards in older housing stock.

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

The following is from the ***NRV HOME Consortium Policies and Procedures 2015***:

There are five standard approaches to compliance with the new HUD Lead Safe Housing Regulations.

The lead-based paint requirements established by the regulation fall into the five major categories listed below:

Notification. Recipients of NRV HOME Funds must meet four notification requirements in administering homeowner rehabilitation programs, or developing homebuyer and rental projects: **Lead Hazard Information Pamphlet.** Occupants, owners, and purchasers must receive the EPA/HUD/Consumer Product Safety Commission (CPSC) lead hazard information pamphlet, or an EPA approved equivalent;

Disclosure. Recipients must check that property owners have provided purchasers and lessees with available information or knowledge regarding the presence of lead-based paint and lead-based paint hazards prior to selling or leasing a residence; **Notice of Lead Hazard Evaluation or Presumption.** Occupants, owners, and purchasers must be notified of the results of any lead hazard evaluation work or the presumption of lead-based paint or lead hazards; **Notice of Lead Hazard Reduction Activity.** Occupants, owners, and purchasers must be notified of the results of any lead hazard reduction work.

Lead Hazard Evaluation. The evaluation activity required depends on the nature of the activity funded and the amount of Federal funding. Evaluation methods include visual assessments, paint testing, and risk assessments.

Lead Hazard Reduction. The reduction activity required depends on the nature of the activity funded and the amount of Federal funding. Reduction methods described include paint stabilization, interim controls, standard treatments, and abatement.

Ongoing Maintenance. Ongoing maintenance is required (e.g. Rental or TBRA activities). Ongoing maintenance includes periodic visual assessments to determine if lead-based paint hazards have reappeared.

Response to Children with Environmental Intervention Blood Lead Levels (EIBLL). When a poisoned child with an environmental intervention blood lead level is identified in some types of properties, the new regulation prescribes certain activities. (For HOME purposes, these requirements apply only to TBRA.)

Reported Confirmed Elevated Blood Lead Levels, under 36 month of age, 2015, New River Valley

	Population < 36 months	Number Confirmed Elevated	Percent Confirmed Elevated	Confirmed Blood Lead level Category				
				10-14 µg/dL	15-19 µg/dL	20-44 µg/dL	45-69 µg/dL	70. µg/dL
Montgomery	2,625	0	0	0	0	0	0	0
Giles	529	0	0	0	0	0	0	0
Floyd	495	1	0.2%	1	0	0	0	0
Pulaski	1,041	0	0	0	0	0	0	0
Radford	360	0	0	0	0	0	0	0
Virginia	303,439	164	.05%	90	35	38	1	0

Source: Virginia Department of Health, Lead-Safe Virginia Program

Reported Confirmed Elevated Blood Lead Levels, under 72 month of age, 2015, New River Valley

	Population < 72 months	Number Confirmed Elevated	Percent Confirmed Elevated	Confirmed Blood Lead level Category				
				10-14 µg/dL	15-19 µg/dL	20-44 µg/dL	45-69 µg/dL	70. µg/dL
Montgomery	5,247	0	0	0	0	0	0	0
Giles	1,114	0	0	0	0	0	0	0
Floyd	1,033	3	0.29%	2	1	0	0	0
Pulaski	2,086	0	0	0	0	0	0	0
Radford	715	0	0	0	0	0	0	0
Virginia	611,895	211	0.03%	118	47	44	2	0

Source: Virginia Department of Health, Lead-Safe Virginia Program

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

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

The Town of Blacksburg will continue to provide public service funding through its CDBG program to several non-profits working to reduce the numbers of families in poverty in the area. Funding will assist with affordable day care and homeless intervention, and is expected to assist approximately 100 families over the next five years. The Town will work with Community Housing Partners to support the purchase and rehabilitation of housing in the Bennett Hill/Progress Neighborhood, creating new opportunities for LMI homebuyers in the downtown area. The Consortium will continue to work with Habitat for Humanity of the NRV to support the construction of new homes for first-time homebuyers. Additionally, the HOME Consortium will continue to require housing counseling services for all families assisted through the homeownership programs to ensure that those families can remain stable after participation in the Consortium's program.

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

see above

SP-80 Monitoring - 91.230

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

Staff continually monitors both CDBG and HOME activities for compliance with HUD regulations and national objectives. By utilizing the HUD Monitoring checklists, staff updates the files for each project, both ongoing and in maintenance phases on a regular basis. Each project is monitored at least annually for compliance with primary residence guidelines, income eligibility for rental projects and compliance with other HUD rules and regulations.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Over the past decade CDBG and HOME resources have seen significant cuts (nearly 50%). The Town of Blacksburg and NRV HOME Consortium continue to use the resources available to provide affordable housing and respond to other community needs of citizens in the NRV. The NRV HOME Consortium continues to leverage HOME funds with other public and private dollars (#1 in the state) to complete projects that are important to its member jurisdictions.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	425,000	0	0	425,000	1,700,000	Amount based on a flat budget. As this is being written at the start of a new federal administration it's very difficult to project.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	500,000	0	0	500,000	2,500,000	Amount based on a flat budget. As this is being written at the start of a new federal administration it's very difficult to project.

Table 55 - Expected Resources – Priority Table

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

The Consortium will leverage non federal funds to meet the 25% HOME allocation match requirements each year HOME funding is received during the Consolidated Plan program period. During the first year of the Con Plan the Consortium anticipates using funds through a Habitat project and an historic tax credit project to meet match requirements. Additionally, the HOME Consortium has accumulated excess of more than \$1 million.

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

There are no current plans to use any publicly owned land or publicly owned property to address needs identified in this Plan.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Prevent and End Homelessness	2017	2021	Homeless		Public Services	CDBG: \$15,000	Homelessness Prevention: 10 Persons Assisted
2	Support Non-Homeless Special Needs	2017	2021	Non-Homeless Special Needs		Public Services	CDBG: \$45,000	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
3	Support Affordable Housing	2017	2021	Affordable Housing		Affordable Housing - Production of New Units Affordable Housing - Rehab Existing Units Affordable Housing - Aquisition of Existing Units	CDBG: \$230,000 HOME: \$425,000	Rental units constructed: 11 Household Housing Unit Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 2 Household Housing Unit

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Prevent and End Homelessness
	Goal Description	Provide supportive services to two area non-profits to provide funding for a homeless intervention program and a program for abused and battered women and their children.
2	Goal Name	Support Non-Homeless Special Needs
	Goal Description	Provide assistance for LMI families in Blacksburg for affordable childcare. This allows their parent(s) to work and provide for their families while their children receive quality childcare which is often too expensive for them to otherwise afford.
3	Goal Name	Support Affordable Housing
	Goal Description	<p>Affordable housing projects will include:</p> <ul style="list-style-type: none"> • the Sun Valley Landings project in Pulaski County which will result in the rehabilitation of 11 rental units (with Community Housing Partners) • the construction of 5 new homeowner units in Floyd and Pulaski County (with Habitat for Humanity) • The Bennett Hill Neighborhood Revitalization project - acquisition, rehabilitation and resale to low income homeowners in Blacksburg (with Community Housing Partners) • The Emergency and Minor Home Repair programs which will result in the rehabilitation of 5 homeowner units in Blacksburg (with Community Housing Partners)

AP-35 Projects - 91.420, 91.220(d)

Introduction

The Strategic Plan outlined four priorities identified during the community resources and needs assessment planning process and the strategies for addressing these priorities. The following is a summary of the priorities identified in the Strategic Plan:

- Business and Job Development
- Affordable Housing Development and Redevelopment
- Housing Services
- Community Improvement

CDBG will assist:

Affordable Housing Acquisition and Rehabilitation

Public Services

CDBG Administration

HOME:

Affordable Housing Construction

Administration

#	Project Name
1	CDBG - Admin 2017
2	HOME - Admin 2017
3	CDBG - Public Services 2017
4	CDBG - Minor & emergency Home Repair 2017
5	HOME - CHDO Operating 2017
6	CDBG - Bennett Hill/Progress Neighborhood Stabilization - 2017
7	HOME - Floyd - Habitat Homes - 2017

Table 57 – Project Information

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

Allocation priorities are based upon the jurisdiction's priorities and past demand for projects and services. The primary obstacle to addressing underserved needs is the limited resources available to reduce the housing cost burden. The NRV HOME Consortium and the Town of Blacksburg seeks additional resources from other public and private entities in an effort to leverage the limited amount of HOME and CDBG funds available.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG - Admin 2017
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$86,000
	Description	CDBG admin for FY July 1, 2017 to June 30, 2018
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	HOME - Admin 2017
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$52,000
	Description	HOME Admin for July 1, 2017 to June 30, 2018
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	Project Name	CDBG - Public Services 2017
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Public Services
	Funding	CDBG: \$63,000
	Description	Public Service activities for 2017. July 1, 2017 - June 30, 2018. ~ 1) Women's Resource center - \$6,417 2) New River Community Action - \$11,268 3) VICCC - \$45,315.

	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 families will benefit from homeless prevention and affordable child care services.
	Location Description	Various locations throughout the community that provide these services.
	Planned Activities	Child care for LMI families Homeless prevention services for Blacksburg households
4	Project Name	CDBG - Minor & emergency Home Repair 2017
	Target Area	
	Goals Supported	Support Affordable Housing
	Needs Addressed	Affordable Housing - Rehab Existing Units
	Funding	CDBG: \$50,000
	Description	Minor & Emergency Home Repair Program administered by Community Housing Partners July 1, 2017 - June 30, 2018. 5 households will be assisted.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5 households will be assisted.
	Location Description	This program is available townwide but most of the activities occur in mobile home parks.
	Planned Activities	Minor and emergency housing rehabilitations.
5	Project Name	HOME - CHDO Operating 2017
	Target Area	
	Goals Supported	Support Affordable Housing
	Needs Addressed	
	Funding	HOME: \$25,000
	Description	Provide funding for CHDO's in the NRV under the CHDO Operating umbrella. They will provide assistance with project creation.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
6	Project Name	CDBG - Bennett Hill/Progress Neighborhood Stabilization - 2017
	Target Area	
	Goals Supported	Support Affordable Housing
	Needs Addressed	Affordable Housing - Rehab Existing Units Affordable Housing - Aquisition of Existing Units
	Funding	CDBG: \$250,000
	Description	Acquisition, rehab and resale or homes in the Bennett Hill neighborhood to create affordable home ownership opportunities for LMI households.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately two families will benefit.
	Location Description	The houses acquired and rehabilitated will be located in the Bennett Hill/Progress Neighborhood.
	Planned Activities	Aquisition and rehabilitation of housing units for sale to LMI households.
7	Project Name	HOME - Floyd - Habitat Homes - 2017
	Target Area	
	Goals Supported	Support Affordable Housing
	Needs Addressed	Affordable Housing - Production of New Units
	Funding	HOME: \$125,000
	Description	Provide developer subsidy and down payment/closing cost assistance for 2 homes to be built in Floyd by non-profit Habitat for Humanity.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	Approximately two families will benefit.
	Location Description	The homes built will be located in Floyd County.
	Planned Activities	Construction of two affordable housing units.

AP-50 Geographic Distribution - 91.420, 91.220(f)

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

N/A

Geographic Distribution

Target Area	Percentage of Funds

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

N/A

Discussion

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The following activities will occur during the first year action plan.

- 2 new homes constructed by Habitat for Humanity in Floyd County
- 11 apartment units rehabilitated by Community Housing Partners at Sun Valley Landings in Pulaski County
- 2 homes aquired in the Bennett Hill/Progress Neighborhood for LMI homeownership
- 5 homes rehabilitated in Blacksburg via the minor and emergency home repair program
- 10 households assisted with homeless prevention services
- 10 households assisted with affordable child care services

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	10
Special-Needs	0
Total	20

Table 59 - 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	2
Rehab of Existing Units	16
Acquisition of Existing Units	2
Total	20

Table 60 - One Year Goals for Affordable Housing by Support Type
Discussion

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

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

There are no public housing units in the New River Valley.

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

There are no public housing units in the New River Valley.

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

There are no public housing units in the New River Valley.

Discussion

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

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

Homelessness, at any level, is a complex issue requiring great coordination and collaboration. This is particularly true in rural and transitional areas, where the nature of homelessness is often less visible than in urban areas with many public spaces and a variety of service providers. In light of this, and in accordance with the direction of the 2010 federal strategic plan to end homelessness, the service providers and other stakeholders of the New River Valley (NRV) have put forth an effort to more intentionally coordinate their activities, that together they might end homelessness in our area through means that would not be possible with each working separately. There are a variety of collaborators involved in this process. Prominently involved are the various programs of New River Community Action (NRCA), which provides homeless prevention, rapid re-housing, and a seasonal emergency shelter for men, as well as the Women's Resource Center of the New River Valley, which provides emergency and transitional shelter for women fleeing domestic violence. Several private shelters, including the Warming Station, an emergency shelter in Pulaski County, Hope House in Giles County, Grace Episcopal Church in Radford, and the New River Family Shelter provide essential support in their communities. In addition to these direct service providers, local government representatives, affordable housing providers such as Community Housing Partners and the Housing Choice Voucher program, and specific population service providers, like Virginia Veteran and Family Support for veteran services, provide a crucial element to ensuring housing security.

Addressing the emergency shelter and transitional housing needs of homeless persons

The New River Valley Housing Partnership, which coordinates the regional Continuum of Care (COC), recently established the following objectives as published in the document 'Ending Homelessness, a 10 Year Plan for the New River Valley':

Objective 1: Secure funding for, develop, and fully staff, preferably from among an existing service provider, a Permanent Supportive Housing project.

Objective 2: Fully implement and train all employees on a "no wrong door" policy, and develop specific policies within the next year addressing which participants should be referred to which programs.

Objective 3: Explore alternatives to facilitate greater data-sharing, creating within the next two years an

agreement upon what information each agency is able to share and a means by which to share it as close to real-time as possible.

Objective 4: Explore all governmental, private, and philanthropic means of funding, and expand the total resource base for service providers in the NRV.

Objective 5: Advocate for the inclusion of transitional housing funding, especially in the case of domestic violence, at the state and federal levels.

Objective 6: Measure and increase outreach to targeted and general audiences, through mass media, social media, events, or other means.

Objective 7: Join with other service providers in the area and around the state to advocate for expanded access to resources such as public transportation, employment programs, and affordable healthcare, in all of its many forms, to make sustainable affordable housing more realistic

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 Housing Partnership of the New River Valley coordinate's the region's Continuum of Care plan. The following organizations will continue to work within this network to provide ongoing services:

New River Community Action: housing counseling, homeless prevention, rapid re-housing

Women's Resource Center of the New River Valley: emergency shelter, transitional housing, rapid re-housing, crisis intervention and case management for women and children experiencing domestic abuse

Grace Episcopal Church: short-term emergency housing for single women

Hope House: emergencyshelter for families and individuals

New River Family Shelter: emergency shelter for families with children

The Warming Station: seasonal emergency shelter for single men and women

To Our House: seasonal emergency shelter for single men

Virginia Veteran and Family Support: financial assistance and case management for veterans and their families

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.

In this action plan, the Town of Blacksburg plans to continue its prior year funding of homeless intervention programs for the citizens of Blacksburg. The organizations to be funded are: Women's Resource Center of the New River Valley, New River Community Action, and Valley Interfaith Child Care Center. Cumulatively, these organizations will provide families with food, shelter, homeless prevention and low-cost child care to enable them to get back on their feet and avoid homelessness. In addition, education will be provided to all recipients of the homeless intervention funding to provide a solid base for each family.

Discussion

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

The NRV HOME Consortium and Town of Blacksburg will continue to work with its non-profit and for-profit partners to develop new affordable housing, rehabilitate existing housing, acquire housing with project based subsidies, and respond to emergency and minor home repair needs.

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

Each of the HOME Consortium members as well as the Lead Entity completed the HUD questionnaire regarding removal of regulatory barriers (see MA-40). The localities will be discussing options for removal of barriers over the next year with a particular emphasis on manufactured housing, zoning ordinance limitations, and use of the rehabilitation code.

Discussion

see above

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

Actions planned to foster and maintain affordable housing

Plans to foster and maintain affordable housing include the following:

- 11 apartment units rehabilitated by Community Housing Partners at Sun Valley Landings in Pulaski County
- 5 homes modified to support aging in place through the Lifespan Friendly Homes program with Habitat for Humanity of the NRV
- ___ homes assisted by Community Housing Partners through the Emergency Home Repair Program
- Bennet Hill/Progress Neighborhood Stabilization Program

Actions planned to reduce lead-based paint hazards

The Consortium will continue to practice diligence in the monitoring and remediation of lead hazards in older housing stock, following the procedures outlined in NRV HOME Consortium Polices and Procedures 2015, which are as follows:

1. **Notification.** Recipients of NRV HOME Funds must meet four notification requirements in administering homeowner rehabilitation programs, or developing homebuyer and rental projects.
2. **Lead Hazard Evaluation.** The evaluation activity required depends on the nature of the activity funded and the amount of Federal funding. Evaluation methods include visual assessments, paint testing, and risk assessments.
3. **Lead Hazard Reduction.** The reduction activity required depends on the nature of the activity funded and the amount of Federal funding. Reduction methods described include paint stabilization, interim controls, standard treatments, and abatement.
4. **Ongoing Maintenance.** Ongoing maintenance is required (e.g. Rental or TBRA activities). Ongoing maintenance includes periodic visual assessments to determine if lead-based paint hazards have reappeared.
5. **Response to Children with Environmental Intervention Blood Lead Levels (EIBLL).** When a poisoned child with an environmental intervention blood lead level is identified in some types of properties, the new regulation prescribes certain activities. (For HOME purposes, these requirements apply only to TBRA.)

- **Lead Hazard Information Pamphlet.** Occupants, owners, and purchasers must receive the EPA/HUD/Consumer Product Safety Commission (CPSC) lead hazard information pamphlet, or an EPA approved equivalent.
- **Disclosure.** Recipients must check that property owners have provided purchasers and lessees with available information or knowledge regarding the presence of lead-based paint and lead-based paint hazards prior to selling or leasing a residence.
- **Notice of Lead Hazard Evaluation or Presumption.** Occupants, owners, and purchasers must be notified of the results of any lead hazard evaluation work or the presumption of lead-based paint or lead hazards.
- **Notice of Lead Hazard Reduction Activity.** Occupants, owners, and purchasers must be notified of the results of any lead hazard reduction work.

Actions planned to reduce the number of poverty-level families

The Town of Blacksburg will continue to provide public service funding through its CDBG program to several non-profits working to reduce the numbers of families in poverty in the area. Funding will assist with affordable day care and homeless intervention, and is expected to assist approximately 20 families over the next year. The Town will work with Community Housing Partners to support the purchase and rehabilitation of housing in the Bennett Hill/Progress Neighborhood, creating new opportunities for LMI homebuyers in the downtown area. The Consortium will continue to work with Habitat for Humanity of the NRV to support the construction of new homes for first-time homebuyers. Additionally, the HOME Consortium will continue to require housing counseling services for all families assisted through the homeownership programs to ensure that those families can remain stable after participation in the Consortium's program.

Actions planned to develop institutional structure

The strengths in the institutional structure that supports the NRV HOME Consortium include defined staff support, Board capacity and commitment, and equally allocated Board representation. These strengths position the Board in a manner that allows them to carry out their responsibilities. In addition, the Board is supported by staff from the Town of Blacksburg Office of Housing and Neighborhood Services and the New River Valley Planning District Commission (NRVPDC) assuming adequate funding is available. The staff will be responsible for carrying out projects, ensuring compliance, and developing policy and plan documents for Board review.

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

The New River Valley Housing Partnership (COC) will continue to address the following objectives, as outlined in their *10-year Plan for Ending Homelessness*:

Objective 1: Secure funding for, develop, and fully staff, preferably from among an existing service provider, a Permanent Supportive Housing project.

Objective 2: Fully implement and train all employees on a “no wrong door” policy, and develop specific policies within the next year addressing which participants should be referred to which programs.

Objective 3: Explore alternatives to facilitate greater data sharing, creating within the next two years an agreement upon what information each agency is able to share and a means by which to share it as close to real time as possible.

Objective 4: Explore all governmental, private, and philanthropic means of funding, and expand the total resource base for service providers in the NRV.

Objective 5: Advocate for the inclusion of transitional housing funding, especially in the case of domestic violence, at the state and federal levels.

Objective 6: Measure and increase outreach to targeted and general audiences, through mass media, social media, events, or other means.

Objective 7: Join with other service providers in the area and around the state to advocate for expanded access to resources such as public transportation, employment programs, and affordable healthcare, in all of its many forms, to make sustainable affordable housing more realistic

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

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

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

N/A

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

For all projects except when HOME funds are used in conjunction with VDHCD-funded Comprehensive Community Development projects (see B below)

The NRV HOME Consortium has used the resale method for home sales after March 1, 2012 including funds used for both down payment assistance and developer subsidy. Under the Consortium's resale program the home must be the household's primary residence (they must live in the home within 30 days of purchasing the home and at least 9 months out of each calendar year) and the household's income must be at or below 80% of the area median income (AMI). The legal agreements executed with the homebuyer restrict subsequent sales of the property during the HOME affordability period to households with incomes at or below 80% of the AMI with no exceptions. Both the Developer and the Town have a first right of refusal to re-purchase the home and sell it to an income qualified buyer during the HOME affordability period in order to maintain affordability for subsequent buyers. The range of low- to moderate-income buyers assisted through the resale program ranges from 47%-80% of AMI, unless approved by program staff which may impose requirements such as a maintenance escrow or other assurances to maintain the home.

The Resale Agreement limits the sale price of the home if sold within the HOME affordability period. The maximum restricted resale price is the lower of the calculated "Indexed Price" or the Fair Market Value. The Indexed Price is calculated as: the original sales price of the home, increased by the percentage increase of the area median income for the County in which the home rests for a household size of four (4) persons from the date of original purchase to the date of receipt by the Town of the owner's intent to transfer; plus the increase in the appraised value of the home (not cost) for any eligible capital improvements, which conformed with applicable building codes, whose initial costs exceeded 2% of the original sales price, and were approved in writing before they were installed; plus the costs of services of a real estate professional to sell the home; minus deferred maintenance and costs needed to put the home into a "sellable condition." The Fair Market Value can be determined in one of two ways, either it can be established by an appraisal conducted by a real estate appraiser or the owner and the Town may set the Fair Market Value by mutual agreement instead of relying on an appraiser. By calculating the maximum restricted resale price, the owner is given an objectively calculated fair return while maintaining the affordability of the

home for the subsequent buyer.

All resale restrictions under this section will be secured by four legal instruments: a Buyer's Disclosure Statement (HOME Written Agreement), a Covenant running with the land, a Deed of Trust, and a Promissory Note.

B. For projects when HOME funds are used in conjunction with VDHCD-funded Comprehensive Community Development projects

If new infill units are part of the CCD project, the resale provisions in section "a" above will apply.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

see question 2.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

N/A

Discussion

Appendix - Alternate/Local Data Sources

1	Data Source Name Homeless Outcomes Community Report
	List the name of the organization or individual who originated the data set. The New river Valley Housing Partnership (Continuum of Care)
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected. July 1, 2015 - June 30, 2016
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
2	Data Source Name American Community Survey
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.

	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.