

# Executive Summary

## AP-05 Executive Summary - 91.200(c), 91.220(b)

### 1. Introduction

The 2020 Annual Action Plan outlines activities during the fourth year of the 5-year Consolidated Plan that was submitted to the Department of Housing and Urban Development (HUD) in 2017. This document includes plans for the use of HOME funds received by the New River Valley HOME Consortium, as well as the Community Development Block Grant (CDBG) funding received by the Town of Blacksburg.

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

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Program Year 4 Action Plan (2020/2021) includes the following activities to achieve its objectives and outcomes that are outlined below: Homeownership Assistance (CDBG); Public Service Funding (CDBG); Owner Occupied Rehabilitation (CDBG); Rental Construction (HOME); and Homeownership Construction (HOME).

Objectives and Outcomes:

1. Town of Blacksburg CDBG: Community Housing Partners will acquire, rehabilitate, and resell single family homes in the Bennett Hill/Progress neighborhood to create long term affordability utilizing HOME LMI resale requirements. Blacksburg will continue its Housing Resiliency Grants Program that will assist LMI families with home modifications and repairs. Blacksburg will also continue to provide public service funding to eligible community organizations.
2. Montgomery County HOME: 7 new construction homeownership opportunities for LMI families, in partnership with Habitat for Humanity of the NRV; 10 new construction rental units for LMI families as part of Prices Fork Phase 2 apartment project
3. Floyd County HOME: 7 new construction homeownership opportunities for LMI families, in partnership with Habitat for Humanity of the NRV
4. Pulaski County HOME: 11 new apartment opportunities for LMI families
5. The HOME match requirement. This requirement will be met through a combination of sources: private cash donations, sweat equity and volunteer hours received by Habitat for Humanity, and state historic tax credits.

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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Projects during the 2018/19 fiscal year included:

- The Town of Blacksburg used CDBG funds to provide support to two area non-profits for programs aimed at preventing homelessness. In 2018/19 this included funding for a homeless intervention program with 26 beneficiaries and a program for abused and battered women and their children with 15 beneficiaries.
- CDBG funds were also used to provide assistance for LMI families in Blacksburg with affordable childcare, with 20 child beneficiaries.
- The Town's CDBG Minor and Emergency Home Repair Program provided assistance to four homeowners in need of rehabilitation assistance.
- In Floyd County, Habitat for Humanity of the NRV finalized plans to construct a seven-unit homeownership townhome project. HOME Consortium funds of \$480,000 have been allocated to this project, and an additional \$636,341 in State HOME funds have been committed.
- In Montgomery County, Habitat for Humanity of the New River Valley started construction in the fall of 2019 on a seven-unit homeownership townhome project. The project is scheduled to be completed in 2020.
- In the Bennett Hill Neighborhood Revitalization Project, which was developed to acquire, rehabilitate and re-sell homes to low income homeowners in Blacksburg (with Community Housing Partners), one home was funded for substantial reconstruction and sold to an LMI family. Another home was acquired and is currently undergoing renovation.

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

Summary from citizen participation section of plan.

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

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

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

**7. Summary**

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

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

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

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

**Table 1 – Responsible Agencies**

**Narrative**

**Consolidated Plan Public Contact Information**

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mhanratty@blacksburg.gov

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

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

**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.**

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

### **2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

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

**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?

**Table 3 – Other local / regional / federal planning efforts**

**Narrative**

**AP-12 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**

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	534,243	0	385,954	920,197	52,500	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	616,181	0	488,371	1,104,552	61,000	

**Table 2 - 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 12.5% HOME allocation match requirements for each year HOME funding is received during the Consolidated Plan program period. 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 in match.

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

Land will be provided in a civic park in the Town of Blacksburg for the development of a community garden to serve LMI residents of the Bennett Hill/Progress Neighborhood.

**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	Support Affordable Housing	2017	2021	Affordable Housing	Town of Blacksburg CDBG Floyd County HOME Montgomery County HOME Pulaski County HOME	Affordable Housing - Production of New Units Affordable Housing - Rehab Existing Units	CDBG: \$349,974 HOME: \$523,763	Rental units constructed: 21 Household Housing Unit Homeowner Housing Added: 15 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit
2	Prevent and End Homelessness	2017	2021	Homeless	Town of Blacksburg CDBG	Public Services	CDBG: \$17,685	Homelessness Prevention: 41 Persons Assisted
3	Support Non-Homeless Special Needs	2017	2021	Non-Homeless Special Needs	Town of Blacksburg CDBG	Public Services	CDBG: \$59,736	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

**Table 3 – Goals Summary**

#### Goal Descriptions

1	<b>Goal Name</b>	Support Affordable Housing
	<b>Goal Description</b>	<p>Affordable housing projects will include:</p> <ul style="list-style-type: none"> <li>• 7 new townhomes constructed by Habitat for Humanity in Montgomery County</li> <li>• 7 new townhomes constructed by Habitat for Humanity in Floyd County</li> <li>• 10 new apartment units constructed in Montgomery County</li> <li>• 11 new apartment units constructed in Pulaski County</li> <li>• 1 home acquired in the Bennett Hill/Progress Neighborhood for LMI homeownership</li> <li>• 5 homes rehabilitated in Blacksburg via the Housing Resiliency Grant program</li> </ul>
2	<b>Goal Name</b>	Prevent and End Homelessness
	<b>Goal Description</b>	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	<b>Goal Name</b>	Support Non-Homeless Special Needs
	<b>Goal Description</b>	<p>Non-homeless special needs funding will be used to support the following:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• provide community gardening opportunities for 15 families in the Bennett Hill Neighborhood</li> </ul>

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

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 region's affordable housing stock, expand home ownership opportunities and address housing needs of low-to-moderate-income persons.

#	Project Name
1	CDBG Admin - 2020
2	HOME - Admin 2020
3	HOME - CHDO Operating 2020
4	HOME Montgomery County Housing Initiatives
5	HOME - Floyd - Floyd Townhomes
6	HOME - Prices Fork Apartments Phase 2
7	CDBG - Bennett Hill/Progress Neighborhood Stabilization
8	CDBG - Housing Resiliency Grants 2020
9	CDBG - Public Services 2020
10	HOME - Pulaski - Claremont School Redevelopment

**Table 4 – 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 seek 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	<b>Project Name</b>	CDBG Admin - 2020
	<b>Target Area</b>	Town of Blacksburg CDBG
	<b>Goals Supported</b>	Support Affordable Housing Prevent and End Homelessness Support Non-Homeless Special Needs
	<b>Needs Addressed</b>	Affordable Housing - Rehab Existing Units Affordable Housing - Aquisition of Existing Units Public Services
	<b>Funding</b>	CDBG: \$106,848
	<b>Description</b>	CDBG admin for FY July 1 2020 - June 30 2021
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activities will benefit an estimated 57 LMI families.
	<b>Location Description</b>	Town of Blacksburg
	<b>Planned Activities</b>	CDBG funded activities in 2020/2021 will include: <ul style="list-style-type: none"> <li>• Acquisition, rehab and resale of homes in the Bennett Hill/Progress neighborhood to create affordable home ownership opportunities for LMI households.</li> <li>• Housing Resiliency Grants that provide approximately \$5,000 for each of five LMI families living in Blacksburg to receive assistance with home modifications and repairs.</li> <li>• provide funding to two area non-profits for a homeless intervention program and a program for abused and battered women and their children</li> <li>• provide assistance with the cost of affordable childcare for LMI families in Blacksburg</li> <li>• provide community gardening opportunities for families in the Bennett Hill/Progress Neighborhood</li> </ul>
2	<b>Project Name</b>	HOME - Admin 2020
	<b>Target Area</b>	Floyd County HOME Montgomery County HOME Pulaski County HOME

	<b>Goals Supported</b>	Support Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing - Production of New Units
	<b>Funding</b>	HOME: \$61,618
	<b>Description</b>	HOME admin for July 1, 2020 to June 30, 2021
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The planned activities will provide new affordable rental housing for 21 LMI families and new affordable homeownership opportunities for 14 LMI families.
	<b>Location Description</b>	The activities will be located in Montgomery County, Floyd County and Pulaski County.
	<b>Planned Activities</b>	Affordable housing projects under the HOME program will include: <ul style="list-style-type: none"> <li>• 7 new homes constructed by Habitat for Humanity in Montgomery County</li> <li>• 7 new homes constructed by Habitat for Humanity in Floyd County</li> <li>• 10 new apartment units constructed in Montgomery County</li> <li>• 11 new apartment units constructed in Pulaski County</li> </ul>
<b>3</b>	<b>Project Name</b>	HOME - CHDO Operating 2020
	<b>Target Area</b>	Floyd County HOME Montgomery County HOME
	<b>Goals Supported</b>	Support Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing - Production of New Units
	<b>Funding</b>	HOME: \$30,800
	<b>Description</b>	Provide funding to assist CHDOs in the New River Valley with project creation, under the CHDO Operating umbrella.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activities will result in new homeownership benefits for 14 LMI families.
	<b>Location Description</b>	Montgomery County VA and Floyd County VA
	<b>Planned Activities</b>	Construction of 14 new townhouses for homeownership.

4	<b>Project Name</b>	HOME Montgomery County Housing Initiatives
	<b>Target Area</b>	Montgomery County HOME
	<b>Goals Supported</b>	Support Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing - Production of New Units
	<b>Funding</b>	:
	<b>Description</b>	Seven new construction homeownership opportunities for LMI families, in partnership with Habitat for Humanity of the NRV
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activities will result in 7 new homeownership opportunities for LMI families.
	<b>Location Description</b>	Montgomery County VA
	<b>Planned Activities</b>	Construction of 7 new townhomes for LMI homeownership.
5	<b>Project Name</b>	HOME - Floyd - Floyd Townhomes
	<b>Target Area</b>	Floyd County HOME
	<b>Goals Supported</b>	Support Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing - Production of New Units
	<b>Funding</b>	:
	<b>Description</b>	Seven new construction homeownership opportunities for LMI families, in partnership with Habit for Humanity of the New River Valley
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activities will benefit 7 LMI families.
	<b>Location Description</b>	Floyd County, VA
	<b>Planned Activities</b>	New construction of 7 townhomes for LMI homeownership.
6	<b>Project Name</b>	HOME - Prices Fork Apartments Phase 2
	<b>Target Area</b>	Montgomery County HOME
	<b>Goals Supported</b>	Support Affordable Housing

	<b>Needs Addressed</b>	Affordable Housing - Production of New Units
	<b>Funding</b>	:
	<b>Description</b>	New construction of 10 HOME units for LMI families.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activities will benefit 10 LMI families.
	<b>Location Description</b>	Montgomery County
	<b>Planned Activities</b>	New construction of 10 HOME units for LMI families.
<b>7</b>	<b>Project Name</b>	CDBG - Bennett Hill/Progress Neighborhood Stabilization
	<b>Target Area</b>	Town of Blacksburg CDBG
	<b>Goals Supported</b>	Support Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing - Rehab Existing Units Affordable Housing - Aquisition of Existing Units
	<b>Funding</b>	:
	<b>Description</b>	Acquisition, rehab and resale of homes in the Bennett Hill/Progress neighborhood to create affordable home ownership opportunities for LMI households.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activities will benefit one LMI family in the 2020 - 2021 project year.
	<b>Location Description</b>	Blacksburg, VA
	<b>Planned Activities</b>	Acquisition, rehab and resale of homes in the Bennett Hill/Progress neighborhood to create affordable home ownership opportunities for LMI households.
<b>8</b>	<b>Project Name</b>	CDBG - Housing Resiliency Grants 2020
	<b>Target Area</b>	Town of Blacksburg CDBG
	<b>Goals Supported</b>	Support Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing - Rehab Existing Units
	<b>Funding</b>	:

	<b>Description</b>	Housing Resiliency Grants will provide approximately \$5,000 for LMI families living in Blacksburg to receive assistance with home modifications and repairs.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activities will benefit an estimated 5 LMI families.
	<b>Location Description</b>	Blacksburg,VA
	<b>Planned Activities</b>	Housing Resiliency Grants will provide approximately \$5,000 for LMI families living in Blacksburg to receive assistance with home modifications and repairs.
9	<b>Project Name</b>	CDBG - Public Services 2020
	<b>Target Area</b>	Town of Blacksburg CDBG
	<b>Goals Supported</b>	Prevent and End Homelessness Support Non-Homeless Special Needs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	:
	<b>Description</b>	Public Service activities for July 1, 2020 - June 30, 2021: 1) Women's Resource Center of the New River Valley - \$6,417; 2) New River Valley Community Action - \$11,268; Valley Interfaith Child Care Center - \$45,315; Live, Work, Eat, Gather Inc. -\$14,421
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activities will benefit an estimated 51 LMI families.
	<b>Location Description</b>	Blacksburg, VA

	<b>Planned Activities</b>	<p>The planned activities will:</p> <ul style="list-style-type: none"> <li>• provide funding to two area non-profits for a homeless intervention program and a program for abused and battered women and their children</li> <li>• provide assistance with the cost of affordable childcare for LMI families in Blacksburg</li> <li>• provide community gardening opportunities for 15 families in the Bennett Hill/Progress Neighborhood</li> </ul>
<b>10</b>	<b>Project Name</b>	HOME - Pulaski - Claremont School Redevelopment
	<b>Target Area</b>	Pulaski County HOME
	<b>Goals Supported</b>	Support Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing - Rehab Existing Units
	<b>Funding</b>	HOME: \$665,000
	<b>Description</b>	Redevelopment of a vacant middle school into 23 apartment units, 11 of which will be HOME units. A new building will also be constructed onsite with 36 non-HOME apartment units.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activity will benefit 59 families, with a minimum of 11 being LMI. These apartments will serve a mix of multifamily and elderly tenants.
	<b>Location Description</b>	Pulaski VA
	<b>Planned Activities</b>	Redevelopment of a vacant middle school into 23 apartment units, 11 of which will be HOME 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**

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. CDBG funds will be targeted to creating homeownership opportunities for LMI persons in the Bennet Hill/Progress Street neighborhood of Blacksburg. Additionally, Housing Resiliency Grants and public service programs will be available to LMI persons who reside in Blacksburg.

**Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Town of Blacksburg CDBG	100
Floyd County HOME	30
Giles County HOME	
Montgomery County HOME	30
Pulaski County HOME	40
City of Radford HOME	

**Table 5 - Geographic Distribution**

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

See above

**Discussion**

## Affordable Housing

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

#### Introduction

The following activities to support affordable housing will occur during the period of the 2020 Action Plan:

- 7 new homes constructed by Habitat for Humanity in Montgomery County
- 7 new homes constructed by Habitat for Humanity in Floyd County
- 10 new apartment units constructed in Montgomery County
- 11 new apartment units constructed in Pulaski County
- 1 home acquired and rehabilitated in the Bennett Hill/Progress Neighborhood for LMI homeownership
- 5 homes rehabilitated in Blacksburg via the Housing Resiliency Grants program
- 18 households assisted with homeless prevention services
- 18 households assisted with affordable child care
- 15 households provided with community gardening opportunities in the Bennett Hill/Progress Neighborhood

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	18
Non-Homeless	74
Special-Needs	0
Total	92

**Table 6 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	35
Rehab of Existing Units	5
Acquisition of Existing Units	1
Total	41

**Table 7 - 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 Connections 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), has 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 coordinates the region's Continuum of Care plan. The following organizations work within this network to provide ongoing services:

**New River Community Action:** housing counseling, homelessness 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 men and women

**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 their 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**

The Town of Blacksburg and NRV HOME Consortium staff are participating on the Leadership Team of the NRV Housing Study. The study will compile citizen input and housing market data to provide a detailed understanding of regional and local housing issues. This information will be valuable in future efforts to address public policy barriers to affordable housing.

### **Discussion**

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

### Introduction

#### Actions planned to address obstacles to meeting underserved needs

see AP-75

#### Actions planned to foster and maintain affordable housing

Plans to foster and maintain affordable housing include the following:

- 5 homes assisted with critical home repairs in partnership with Community Housing Partners through the Housing Resiliency Grants Program
- One house acquired, rehabilitated and sold to an LMI homebuyer through the Bennet Hill/Progress Neighborhood Stabilization Program
- 14 new construction homeownership opportunities for LMI families, in partnership with Habitat for Humanity of the NRV
- 11 new construction rental apartments for LMI families in partnership with private developers

#### 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. **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.
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.)

### **Actions planned to reduce the number of poverty-level families**

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

#### **VHDA Grant for Community Land Trust**

Virginia Housing and Development Authority (VHDA) has awarded the Town of Blacksburg a \$50,000 grant to support a Community Land Trust feasibility analysis and business plan. A community land trust is a mechanism used in many communities to help ensure long term housing affordability. CLT's either build and/or acquire homes and sell them to lower income buyers. The CLT, however, retains ownership of the land that the house sits on, leasing it to the homeowner for a designated time period, typically 99 years. Dividing the structure from the land has two important benefits: It ensures that the land won't be sold to developers by keeping it in the community's possession, but still allows people to buy a home and earn equity on the structure. We will be forming a steering team, of Town staff and community partners, to work with a technical consultant throughout 2020. Through this work we will be able to determine whether a CLT is viable for the Town and what level of capacity and resource are needed to start and operate successfully over time. If viable, the consultant will also help to design and establish the CLT's operations.

**Housing Trust Fund** The Town of Blacksburg's Housing and Community Development Advisory Board is considering proposing the establishment of a Housing Trust Fund. They are currently examining potential dedicated sources of funding for this initiative.

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

The New River Valley HOME Consortium provides leadership and input to several coordinated regional

initiatives, including:

### **The New River Valley Housing Study**

Consortium and Town staff are participating members of the Leadership Team for this initiative. The study compiles citizen input and housing market data to provide a detailed understanding of the regional and local housing market and housing issues in New River Valley communities, and develops tailored strategies that address both regional and local housing needs. It will provide localities and developers with data and strategies that help to guide their investment in housing production and redevelopment projects.

### **Aging in Place Leadership Team**

The New River Valley HOME Consortium and the Town of Blacksburg are participating members of this multi-disciplinary team that meets monthly to develop and implement "aging in place" strategies for the region. Current activities have included the development of a workbook that is designed to assist aging members of the community to plan effectively for aging in place, with a focus on housing, health and wellness, personal finance, transportation and connection and growth. The team will be undergoing strategic planning in 2020 to determine goals and strategies for future projects.

### **The New River Valley Livability Initiative**

Staff of the Town of Blacksburg and NRV HOME Consortium continue to 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, including the need for affordable housing. The NRV Livability Initiative has moved into the implementation phase of the strategies developed during the process.

### **New River Valley Housing Resource Guide**

In June of 2017, the NRV HOME Consortium initiated a regional multi-agency effort to create a comprehensive resource aimed at assisting those seeking information about affordable housing in the region. Information was gathered by HOME Consortium staff, in partnership with 21 local and regional entities. Meetings are held annually to provide input to improving and updating the content. This resource, which is available in on-line and print versions, includes:

- a list of housing services, including emergency shelters, energy assistance and weatherization, fair housing, home repair financing, home modifications, housing choice vouchers, housing counseling and education, and legal assistance
- a listing of affordable rental housing units, with information including unit size, price range,

estimate of tenant-paid utility cost, proximity to services, age, accessibility features and contact information.

### **New River Valley Housing Partnership**

The New River Valley Housing Partnership, a collaborative effort of several local agencies, is the entity responsible for the local Continuum of Care. The Partnership meets monthly, 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 (New River Community Action and Women's Resource Center of the NRV) through the CDBG Public Services program, and meets annually with project coordinators to discuss homeless needs and related supportive services.

### **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
<b>Total Program Income:</b>	<b>0</b>

#### 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.	100.00%

**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

