

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Town of Blacksburg used CDBG funds to provide support to two area non-profits, including funding for a homeless intervention program 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's plans to build one single detached family home were replaced with 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 has been committed.

In Montgomery County, site work is underway by Habitat for Humanity on a seven-unit homeownership townhome project. Construction will begin in the fall of 2019.

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.

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Prevent and End Homelessness	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	50	78	156.00%	10	41	410.00%
Support Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	16	0	0.00%			
Support Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	11	0	0.00%			
Support Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	13	5	38.46%	9	1	11.11%
Support Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	25	10	40.00%	5	4	80.00%
Support Non-Homeless Special Needs	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50	42	84.00%	10	20	200.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

Funds were used to address the objectives of **providing decent and affordable housing** and **creating economic opportunities**, as identified in

the 2018 Annual Action Plan.

The Town of Blacksburg has exceeded the expected number of beneficiaries for all of the Public Services programs funded through CDBG, demonstrating a strong commitment to supporting partner agencies in their efforts to prevent homelessness and assist low-income working families in need of child care.

Additionally, the Town used CDBG funds to contribute to the maintenance of affordable housing stock by assisting 4 LMI homeowners with critical home renovations and repairs, and to add 1 affordable home through the Bennet Hill Neighborhood Revitalization Project.

There are currently 2 townhome projects in development or early construction phases through Habitat for Humanity of the NRV, which will result in 14 new homeowner opportunities. As well, the acquisition of 2 affordable rental units and construction of 10 new affordable multi-family rental units with Taylor Hollow Management will be completed in 2019.

**CR-10 - Racial and Ethnic composition of families assisted**

**Describe the families assisted (including the racial and ethnic status of families assisted).**

**91.520(a)**

	<b>CDBG</b>	<b>HOME</b>
White	53	0
Black or African American	16	0
Asian	0	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
<b>Total</b>	<b>69</b>	<b>0</b>
Hispanic	4	0
Not Hispanic	65	0

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

**Narrative**

**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	482,932	355,937
HOME	public - federal	672,718	106,847

**Table 3 - Resources Made Available**

**Narrative**

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Radford HOME			
Floyd County HOME	25		
Giles County HOME			
Montgomery County HOME	75		
Pulaski County HOME			
Town of Blacksburg CDBG	100		

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

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.

The Consortium leverages non federal funds to meet the 25% HOME allocation match requirements for each year HOME funding is received during the Consolidated Plan program period.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	2,202,419
2. Match contributed during current Federal fiscal year	258,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	2,460,419
4. Match liability for current Federal fiscal year	14,011
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	2,446,408

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
207	04/19/2019	92,000	0	166,000	0	0	0	258,000

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	275,346	0	275,346			
Number	1	0	1			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

**Relocation and Real Property Acquisition** – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	10	18
Number of Non-Homeless households to be provided affordable housing units	10	18
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>20</b>	<b>36</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	8	0
Number of households supported through Rehab of Existing Units	5	4
Number of households supported through Acquisition of Existing Units	1	1
<b>Total</b>	<b>14</b>	<b>5</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The actual numbers served in all homeless and non-homeless public services programs far exceeded the one-year goals.

The number of housing units receiving rehabilitation assistance was close to the expected number. The goal to acquire one affordable housing unit through the Bennett Hill Neighborhood Revitalization Program was met.

Although no new units were constructed in 2018, a seven-unit townhome project has started in Blacksburg, in partnership with Habitat for Humanity, and will be completed in 2020.

**Discuss how these outcomes will impact future annual action plans.**

We anticipate only slight delays in the production of units, with little or no impact on future annual action plans.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	26	0
Low-income	25	0
Moderate-income	15	0
<b>Total</b>	<b>66</b>	<b>0</b>

**Table 13 – Number of Households Served**

**Narrative Information**

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The Housing Partnership of the New River Valley coordinates the region's Continuum of Care plan. Annual participation in the Point in Time Count Survey of homeless individuals provides them with information about the current state of homelessness in the service area.

Members of the partnership have developed a Landlord Recruitment and Retention Committee that is aimed at increasing the number of landlords who are open to participating in affordable housing programs.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The following organizations have continued to work within the network of the New River Valley Housing Partnership to provide ongoing services:

**New River Community Action:** housing counseling, renter education workshops, 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

### **Helping low-income individuals and families avoid becoming homeless, especially extremely**

**low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The Town has continued to use CDBG funds to provide assistance at the same level as previous years for homeless intervention programs for the citizens of Blacksburg. The organizations that receive funding are: Women's Resource Center of the New River Valley, New River Community Action, and Valley Interfaith Child Care Center. Cumulatively, these organizations 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 and counseling is provided to all recipients of the homeless intervention funding to provide a solid base for each family.

**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 Women's Resource Center offers transitional housing with a wide variety of support services that are aimed at preparing homeless families for successful integration into permanent housing and independent living.

**CR-30 - Public Housing 91.220(h); 91.320(j)**

**Actions taken to address the needs of public housing**

There are no public housing units in the New River Valley

**Actions taken 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

**Actions taken to provide assistance to troubled PHAs**

There are no public housing units in the New River Valley

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

The Town of Blacksburg is currently working on two special initiatives that address barriers to affordable houses:

### **Building Better in Blacksburg**

#### *Incentives for increasing affordability and sustainable building practices*

Housing affordability is increasingly a concern for renters and homeowners alike as Blacksburg and the university continue to grow. Blacksburg strives to be an affordable place to live for all of its residents: students, service and retail workers, young professionals, families, and retirees.

At the same time, Blacksburg has set ambitious goals to reduce community-wide greenhouse gas emissions; and energy associated with the residential sector is the single largest contributor to the community's emissions profile. To advance the parallel goals of improving housing affordability while making Blacksburg's housing stock greener and more energy-efficient, the town is exploring options to offer a set of economically persuasive and voluntary development incentives.

The town is partnering with the Virginia Center for Housing Research to explore policy options and conduct an economic analysis to determine the scale and type of incentives that will promote green-building and the creating of affordable housing. A stakeholder team made up of developers, community members, advocates for affordable housing and green building, and individuals with policy expertise in land use, affordable housing, and residential energy provides ongoing guidance and feedback.

### **Community Land Trust**

The Town is in the early stages of working to create a Community Land Trust (CLT) to permanently preserve affordable housing. A CLT is a nonprofit corporation that develops and stewards affordable housing on behalf of a community in perpetuity. A CLT can leverage and protect scarce public-private resources; prevent displacement of lower-income households from their homes and neighborhoods; and enables communities to preserve the character and culture of neighborhoods in the face of shifting populations and market conditions

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Consortium and Town staff are participating members of the Leadership Team for the New River Valley Housing Study, which is being undertaken from July 2018 - December 2019. 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.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The Consortium continues 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 taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The Town of Blacksburg has continued 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 was used to assist with affordable day care and homeless intervention, with 61 beneficiaries over the past year.

The Bennet Hill/Progress Neighborhood Stabilization Project provided a homeownership opportunity to one LMI family in 2018.

CDBG funds were also used by the Town to provide support for four LMI homeowners through the Housing Resiliency Grant Program. Successful candidates were provided with assistance with critical home repairs and modifications through a partnership with Community Housing Partners.

The Consortium is working with Habitat for Humanity of the NRV to support the construction of seven new townhomes for first-time homebuyers in Blacksburg, and has committed to a similar project in the Town of Floyd. Additionally, the HOME Consortium continues 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 taken to develop institutional structure. 91.220(k); 91.320(j)**

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 it to carry out its 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 Regional Commission (NRVRC), assuming adequate funding is available. The staff is responsible for carrying out projects, ensuring compliance, and developing policy and planning documents for Board review.

#### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The New River Valley Housing Partnership (COC) has continued 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.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The following actions were taken to address impediments identified:

- The Consortium worked with all project partners to develop and maintain Affirmative Fair Housing Marketing Plans that are effective in identifying and reaching out to groups that are least likely to apply for affordable housing.
- The Town of Blacksburg worked to encourage mixed income neighborhoods through the Bennet Hill/Progress Neighborhood Stabilization Project.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used 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.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The Town of Blacksburg and NRV HOME Consortium invited citizens to review and comment on the Consolidated Annual Performance Evaluation Report (CAPER) over a 30-day comment period. Notification was printed in the local daily newspaper (the Roanoke Times), and the CAPER was posted to the Town website for public viewing. The public was invited to attend a public hearing during the monthly meeting of the Town of Blacksburg Housing Committee if they wanted to make comments publicly, and were also invited to submit their comments by phone, mail or email.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

There are no planned changes to the jurisdiction's program objectives.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

All projects that were due for inspection were visited. These included:

**Smokey Ridge - CHDO Rental Project (Linden Grove Apartment Community):** All files and properties inspected were found to be in compliance with HOME standards.

**Old Farm Village Rental Rehab (Linden Green Apartment Community):** Several issues were discovered, including: window screen in need of repair in bedroom; peeling floor tiles in the kitchen; water-damaged flooring in hallway. All repairs were reported completed, and pictures supplied of the work.

**Laurel Woods (Pulaski )** All files and properties inspected were found to be in compliance with HOME standards.

**Grissom Place:** All files and properties inspected were found to be in compliance with HOME standards.

**Hunting Hills:** the following issues were discovered: cracked window in the kitchen; living room window screen in need of repair. Repairs were reported to be done, and work orders sent as evidence.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

The Consortium works with all project partners to develop and maintain Affirmative Fair Housing Marketing Plans that are effective in identifying and reaching out to groups that are least likely to apply for affordable housing.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

There is no program income to report.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

Consortium and Town staff are participating members of the Leadership Team for the New River Valley Housing Study, which is being undertaken from July 2018 - December 2019. 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.