

**NRV HOME Consortium  
and  
Town of Blacksburg  
Consolidated Plan**

for HUD entitlements under the  
HOME and CDBG Programs

2022 – 2026

(including the 2022 Annual Action Plan

# 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 best 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 the 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 2022 - 2026 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 2022 – 2026 Consolidated Plan contains specific goals for the use of CDBG funds in the Town of Blacksburg and HOME funds in the New River Valley.

**Goals: 1) Affordable housing** - Projects supported by the NRV HOME Consortium will include:

- Merrimac Project in Montgomery County
- Historic Leggett Building Revitalization project in the City of Radford
- Claremont School Redevelopment in Pulaski County
- Floyd Townhomes Project in Floyd County:
- Habitat townhome development in Giles County

Affordable housing projects supported through Town of Blacksburg CDBG include:

- The Legacy on Main Project
- The Merrimac Project, creating new homeownership opportunities with long-term affordability through the development of a new Community Land Trust.
- Scattered site homeownership opportunities through the new Community Land Trust
- Housing Resiliency Grants of up to \$5,000 to assist homeowners with critical home repairs

**2) Prevent and End Homelessness:** The Town of Blacksburg will invest CDBG Public Service funds to support homelessness services provided by two local non-profits, New River Community Action and the Women's Resource Center of the New River Valley.

**3) Support Non-Homeless Special Needs:** Assistance will support the provision of quality child care at Valley Interfaith Child Care Center for LMI working families in Blacksburg. Community Gardening opportunities for LMI families will be supported through three local gardens operated by the non-profit Live, Work, Eat Grow.

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

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

Objectives set out in the 2017-2021 Consolidated Plan successfully resulted in the completion of the following HOME-supported housing projects:

- The acquisition and renovation of a former elementary school in Montgomery County to create the Price Fork I project, with 16 apartments for 55+, including 10 HOME units
- The construction of 2 new Habitat homeownership opportunities in Pulaski County
- The acquisition and renovation of 2 HOME-assisted apartment units in Giles County
- The construction of 7 Habitat townhomes in the Town of Blacksburg, which were sold to LMI families
- The new construction of the Prices Fork II apartments, with 16 units, 10 of which are HOME units for LMI families.

The Town of Blacksburg invested CDBG funds during this period with the following results:

- 4 homes acquired, renovated and sold to LMI families as part of the Bennett Hill Neighborhood Revitalization Project
- 12 LMI homeowners received critical home repairs as part of the Housing Resiliency Grant program
- 85 persons received homeless intervention assistance
- 85 persons who were experiencing domestic abuse received emergency shelter
- 64 LMI families received child care scholarships

- 75 families participated in community gardens

#### **4. Summary of citizen participation process and consultation process**

The Town of Blacksburg and NRV HOME Consortium invited citizens to review and comment on the Consolidated Plan and Action Plan over a 30-day comment period. Notification was printed in the local daily newspaper on March 13, 2022 (the Roanoke Times), and the Plan was posted to the Town website for public viewing. The public was invited to attend a public hearing during the monthly meeting of the Housing and Community Development Advisory Board if they wanted to make comments publicly, and were also invited to submit their comments by phone, mail or email.

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

There were no public comments received.

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

There were no public comments not accepted.

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

The Consolidated Plan for FY 2022 - 2026 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 (2022).

## 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

303 Wilson Ave, Blacksburg VA 24060

website: [www.blacksburg.gov](http://www.blacksburg.gov)

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

### **1. Introduction**

Staff of the NRV HOME Consortium and Town of Blacksburg are committed to providing leadership and support to several local and regional efforts which work to identify needs and strategize solutions

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

The New River Valley, incorporating both rural counties and more populated centers, is served by several local, multi-disciplinary efforts that are mandated to provide coordination and improved services to quality of life initiatives across the region. Current and recent activities include:

- The NRV Regional and Local Housing Study: a comprehensive assessment of current housing challenges that resulted in both local and regional strategies
- The NRV Aging in Community Team: supporting lifespan-friendly communities
- The NRV Housing Partnership: coordination of regional homelessness initiatives
- Livability in Action: supporting regional strategies for businesses, community organizations, local governments, and individuals that were developed through a 3-yr planning process.
- NRV Thrive: food access and security
- First Steps: supporting access to quality child care
- Healthy Roots: supporting health and wellbeing

**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 is the Balance of State Local Planning Group (Planning District 4), the entity responsible for the local Continuum of Care. It is a collaborative and inclusive community-based effort for planning and managing homeless assistance resources and services effectively and efficiently to end homelessness in the NRV. 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 regularly 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**

HOME Consortium staff have increased coordination with homeless service providers since the onset of the Covid-19 pandemic, in an effort to provide assistance with optimizing available federal, State and local resources.

**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	<b>Agency/Group/Organization</b>	New River Community Action
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless Services-Health Services-Education Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Town of Blacksburg staff meet regularly with staff of New River Community Action to discuss their activities to address homelessness in Blacksburg using CDBG Public Services funds. NRCA staff contributed input to the development of the Consolidated Plan.
4	<b>Agency/Group/Organization</b>	WOMEN'S RESOURCE CENTER OF THE NEW RIVER VALLEY
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 contributed input to the development of the Consolidated Plan.

6	<b>Agency/Group/Organization</b>	Habitat for Humanity of the New River Valley
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing community organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	New River Valley Agency on Aging
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	VALLEY INTERFAITH CHILD CARE CENTER (VICCC)
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.

10	<b>Agency/Group/Organization</b>	New River Valley Regional Commission
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 NRV Local and Regional Housing Study.
13	<b>Agency/Group/Organization</b>	New River Valley Homebuilders Association
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated on the NRV Local & Regional Housing Study Leadership Team.
14	<b>Agency/Group/Organization</b>	New River Valley Association of Realtors
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated on the NRV Local & Regional Housing Study Leadership Team.
15	<b>Agency/Group/Organization</b>	Community Foundation of the New River Valley
	<b>Agency/Group/Organization Type</b>	Civic Leaders Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
17	<b>Agency/Group/Organization</b>	Community Housing Partners
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	NRV HOME Consortium staff work closely with Community Housing Partners (a certified CHDO) to develop new affordable housing projects in areas of need across the NRV. Participated on the NRV Local & Regional Housing Study Leadership Team.
18	<b>Agency/Group/Organization</b>	Onward NRV
	<b>Agency/Group/Organization Type</b>	Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated on the NRV Local & Regional Housing Study Leadership Team.
19	<b>Agency/Group/Organization</b>	Housing Connections
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Home Consortium staff provide leadership to the Housing Connections board of directors. Housing Connections staff contributed input to the development of the Consolidated Plan and participated on the NRV Local & Regional Housing Study Leadership Team.

20	<b>Agency/Group/Organization</b>	Virginia Tech Foundation
	<b>Agency/Group/Organization Type</b>	Services-Education Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated on the NRV Local & Regional Housing Study Leadership Team.
21	<b>Agency/Group/Organization</b>	Floyd Initiative for Safe Housing
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated on the NRV Local & Regional Housing Study Leadership Team.
22	<b>Agency/Group/Organization</b>	Giles County
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated on the NRV Local & Regional Housing Study Leadership Team.
23	<b>Agency/Group/Organization</b>	Virginia Community Capital
	<b>Agency/Group/Organization Type</b>	Business Leaders Community Development Financial Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated on the NRV Local & Regional Housing Study Leadership Team.

24	<b>Agency/Group/Organization</b>	National Bank of Blacksburg
	<b>Agency/Group/Organization Type</b>	Business Leaders Private Sector Banking / Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated on the NRV Local & Regional Housing Study Leadership Team.
25	<b>Agency/Group/Organization</b>	Radford University
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated on the NRV Local & Regional Housing Study Leadership Team.
26	<b>Agency/Group/Organization</b>	USDA Rural Development
	<b>Agency/Group/Organization Type</b>	Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated on the NRV Local & Regional Housing Study Leadership Team.
27	<b>Agency/Group/Organization</b>	Gay and Neel
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated on the NRV Local & Regional Housing Study Leadership Team.
28	<b>Agency/Group/Organization</b>	Balzer and Associates
	<b>Agency/Group/Organization Type</b>	Services - Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated on the NRV Local & Regional Housing Study Leadership Team.
29	<b>Agency/Group/Organization</b>	MONTGOMERY COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated on the NRV Local & Regional Housing Study Leadership Team.
30	<b>Agency/Group/Organization</b>	Town of Christiansburg
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated on the NRV Local & Regional Housing Study Leadership Team.
31	<b>Agency/Group/Organization</b>	Floyd County
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated on the NRV Local & Regional Housing Study Leadership Team.
32	<b>Agency/Group/Organization</b>	TOWN OF FLOYD
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated on the NRV Local & Regional Housing Study Leadership Team.
33	<b>Agency/Group/Organization</b>	PULASKI COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated on the NRV Local & Regional Housing Study Leadership Team.
34	<b>Agency/Group/Organization</b>	City of Radford
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated on the NRV Local & Regional Housing Study Leadership Team.
35	<b>Agency/Group/Organization</b>	Town of Pulaski
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated on the NRV Local & Regional Housing Study Leadership Team.
36	<b>Agency/Group/Organization</b>	Virginia Center for Housing Research
	<b>Agency/Group/Organization Type</b>	Services-Education Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated on the NRV Local & Regional Housing Study Leadership Team.
37	<b>Agency/Group/Organization</b>	Carilion Clinic
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated on the NRV Local & Regional Housing Study Leadership Team.
38	<b>Agency/Group/Organization</b>	HCA Healthcare
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated on the NRV Local & Regional Housing Study Leadership Team.
39	<b>Agency/Group/Organization</b>	AARP Blacksburg Chapter
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated on the NRV Local & Regional Housing Study Leadership Team and the NRV Aging in Community Leadership Team.
40	<b>Agency/Group/Organization</b>	Project Hope
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Services-Education Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children

<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided homelessness data for children and families reached through their program.
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**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.
NRV Local and Regional Housing Study	NRV Regional Commission	The study contributes a valuable assessment of local housing needs and challenges, and includes many strategies that overlap with those in the Consolidated Plan.

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

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

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 - 91.105, 91.115, 91.200(c) and 91.300(c)**

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

The Town of Blacksburg and NRV HOME Consortium invited citizens to participate in a virtual public meeting to provide suggestions on the needs, programs or activities that they might address through the HOME and CDBG programs. They also invited citizens to review and comment on the Consolidated Plan and Action Plan over a 30-day comment period. Notification was printed in the local daily newspaper (the Roanoke Times), and the Plan was posted to the Town website for public viewing. Citizens were invited to attend a public hearing if they wanted to make comments publicly, and were also invited to submit their comments by phone, mail or email.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	There were no citizen comments made at the public hearing.	No comments received.	No comments were rejected.	

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)
2	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	There were no citizen comments made in response to the newspaper ad in the Roanoke Times.	No comments received.	No comments were rejected.	
3	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	There were no responses received, or attendees at the virtual meeting.	There were no comments received.	No comments were rejected.	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment of the Consolidated Plan is used to gather information and provide a clear picture of the jurisdiction's needs related to affordable housing, community development and homelessness. The chapters in this section indicate the following high priority needs in those areas:

**Cost Burdened Households:** HUD defines cost-burdened households as “families who pay more than 30% of their income for housing...and may have difficulty affording necessities such as food, clothing, transportation, and medical care.” The needs assessment showed this as the most predominate housing issue effecting households across multiple sectors. The NRV Regional and Local Housing Study (2021) found that 21% of non-student households are cost-burdened, with nearly half of those paying more than 50% of their income on housing (severely cost-burdened). Almost 100% of cost-burdened households have incomes below 80% AMI, with the largest concentration in the 0-30% LMI category. Available data suggests between 27 and 47% of Black-African American households are cost-burdened. Persons at risk of homelessness who participate in rapid rehousing programs are also frequently severely cost-burdened.

**Disproportionately Greater Need / Racial Disparities:** Current data shows that an increasing percentage of households with one or more severe housing problems (units lack kitchen facilities or complete plumbing facilities, are overcrowded, or cost burdened) are Asian or Black/African American. Data from the Public Housing Information Center shows that 54% of persons with Housing Choice Vouchers are Black/African American, even though they make up less than 5% of the population. Homeless Management System (HMIS) data showed that Black/African Americans represent 13% of those entering the homelessness system.

**Insufficient Affordable Housing Opportunities:** local service agencies report that the lack of safe, accessible and affordable housing units creates a significant barrier for vulnerable populations, including individuals with physical and mental disabilities, those at risk of homelessness, aging adults, those in recovery from drug abuse, and persons exiting correctional institutions.

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

## Summary of Housing Needs

This section of the Consolidated Plan (NA-10 – NA-30) offers a concise summary of the New River Valley’s estimated housing needs projected for the plan’s duration. It includes pre-populated data tables that describe levels of housing need in the following areas:

- Demographics
- Number of Households
- Substandard housing
- Overcrowding
- Cost burdened households

Two maps have been added to NA-10, using the CPD Maps Planning Tool. These maps were generated using 2-11-15 ACS data to indicate geographical areas with a higher concentration of a) Black/African American population and b) Asian population, as discussed in NA-30.

Area Median Income levels used in the tables are based on categories defined by The Department of Housing and Urban Development (HUD), which sets annual income limits that determine eligibility for assisted housing programs. HUD develops income limits based on Median Family Income estimates and Fair Market Rent area definitions for each metropolitan area, parts of some metropolitan areas, and each non-metropolitan county.

HUD defines cost-burdened households as “families who pay more than 30 percent of their income for housing... and may have difficulty affording necessities such as food, clothing, transportation, and medical care.” Severely cost-burdened households pay 50 percent or more of their income for housing and are likely to be making tough choices between housing and other necessities.

Sections NA- 15 – 30 look at the data through the lens of the disproportionate effects of housing problems on racial minorities.

<b>Demographics</b>	<b>Base Year: 2009</b>	<b>Most Recent Year: 2017</b>	<b>% Change</b>
Population	170,688	180,630	6%
Households	65,538	68,660	5%
Median Income	\$0.00	\$0.00	

**Table 1- Housing Needs Assessment Demographics**

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

## Number of Households Table

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	10,633	7,429	10,554	6,984	33,060
Small Family Households	1,939	1,949	3,584	2,823	16,329
Large Family Households	290	203	567	383	1,918
Household contains at least one person 62-74 years of age	1,260	1,567	2,098	1,745	8,538
Household contains at least one person age 75 or older	849	1,305	1,772	870	2,438
Households with one or more children 6 years old or younger	939	581	1,631	821	3,244

**Table 2 - Total Households Table**

Data 2013-2017 CHAS  
Source:



## 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
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	170	90	35	0	295	25	4	0	19	48
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	149	92	30	50	321	0	0	15	4	19
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	15	35	10	4	64	80	49	74	35	238
Housing cost burden greater than 50% of income (and none of the above problems)	4,745	1,494	209	15	6,463	1,149	739	206	79	2,173
Housing cost burden greater than 30% of income (and none of the above problems)	678	1,253	1,608	254	3,793	518	806	1,360	667	3,351
Zero/negative Income (and none of the above problems)	1,502	0	0	0	1,502	281	0	0	0	281

**Table 3 – Housing Problems Table**

Data 2013-2017 CHAS  
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	5,075	1,709	284	69	7,137	1,259	783	292	137	2,471
Having none of four housing problems	1,274	2,409	4,274	2,473	10,430	1,269	2,511	5,709	4,323	13,812
Household has negative income, but none of the other housing problems	1,502	0	0	0	1,502	281	0	0	0	281

**Table 4 – Housing Problems 2**

Data 2013-2017 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,076	738	645	2,459	372	416	526	1,314
Large Related	44	85	20	149	155	88	133	376
Elderly	373	251	147	771	789	880	568	2,237
Other	4,149	1,852	1,026	7,027	438	156	298	892
Total need by income	5,642	2,926	1,838	10,406	1,754	1,540	1,525	4,819

**Table 5 – Cost Burden > 30%**

Data 2013-2017 CHAS  
Source:

#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	847	302	0	1,149	290	263	58	611
Large Related	14	55	0	69	75	49	0	124
Elderly	238	87	20	345	487	319	87	893
Other	3,849	1,133	189	5,171	289	114	50	453
Total need by income	4,948	1,577	209	6,734	1,141	745	195	2,081

**Table 6 – Cost Burden > 50%**

Data 2013-2017 CHAS  
Source:

#### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	50	97	40	54	241	80	45	85	4	214
Multiple, unrelated family households	0	0	0	0	0	0	4	4	35	43
Other, non-family households	159	30	0	0	189	0	0	0	0	0
Total need by income	209	127	40	54	430	80	49	89	39	257

**Table 7 – Crowding Information – 1/2**

Data 2013-2017 CHAS  
Source:

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

**Table 8 – Crowding Information – 2/2**

Data Source Comments:

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

According to 2019 ACS 5-year estimates, approximately 28% of the households in the NRV are single person households. The largest age group of renter-occupied single-person-households is 35- 64 years. For owner-occupied households, the largest group is 65+. Data is not currently available to show what percentage of single person households are in need of housing assistance.

### **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 2020-2021, the Women's Resource Center of the New River Valley served 774 victims of domestic violence (including 540 adults and 214 children) and 242 sexual assault victims (including 147 adults and 95 children). The Center provided 9,606 nights of shelter, emergency and transitional housing, a 36% increase over the past five years.

According to the 2019 American Community Survey, rates of disability in the rural counties of the New River Valley are higher than both the State (12.2%) and the nation (12.7%), with Floyd County at 14.5%. Giles County at 14.3% and Pulaski County at 19.9%. Within these rural populations, there is a disproportionate number of employed persons with disabilities who are living below the poverty line. In Floyd County 9% of employed persons whose income is above the poverty line have a disability, but this number climbs to 16% of employed persons living below the poverty line. Likewise, in Giles County, the average jumps from 8% to 16%, and in Pulaski County from 12% to 26%. These numbers are indicative of the challenges faced by persons with disabilities in these counties to earn significant wages to afford adequate housing for themselves and their families.

### **What are the most common housing problems?**

The 2021 NRV Regional and Local Housing Study (see attachment, AD-25) found that 21% of non-undergraduate households in the NRV pay more than 30% of their income for housing. These cost-burdened households may have to make choices between housing and other needs, such as medical care, child care, transportation, home maintenance, food, and clothing. Nearly half of these households spend more than 50% of their income on housing, making them severely cost-burdened, and at increased risk of homelessness. Approximately 41% of cost-burdened households are homeowners and 59% are renters.

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

Almost 100% of severely cost-burdened households have household incomes below 80% AMI, with the largest concentration in the 0-30% AMI category.

Available data suggests that between 27 and 47% of Black/African American households are cost-burdened.

**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**

Casey Edmonds, a housing specialist with New River Community Action (NRCA), reports that rapid rehousing participants are requiring longer terms of assistance due to the limited availability of low-income housing. Factors such as the lack of an affordable wage, rising rent costs and the number of clients who are severely cost-burdened, are major challenges to this population. Other current needs that have been observed by NRCA staff include:

- The number of baby boomers who are reaching retirement age, and are locked into fixed incomes.
- An increase in the number of persons who are on disability due to substance abuse and mental health disorders.
- Approximately 3 out of 5 families served lack reliable transportation, making it difficult for them to access more affordable housing options in rural communities that are geographically distanced from employment opportunities. A more robust public transportation system, with increased hours of operation to meet the needs of shift works, could help to alleviate this for some workers.
- An increase in program participants exiting incarceration, who face the challenges of finding landlords who are willing to accept them as well as a need for on-site support services.
- An ongoing shortage of emergency housing vouchers to assist households/individuals with higher barriers who are experiencing homelessness.

**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:**

The term *Homeless* is used according to the definition at 24 CFR 91.5:

(1) An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning: (i) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground; (ii) An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or (iii) an individual who is exiting an institution where he or she resided for 90 days or less

and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;

(2) An individual or family who will imminently lose their primary nighttime residence, provided that: (i) The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance; (ii) No subsequent residence has been identified; and (iii) The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks needed to obtain other permanent housing;

(3) Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who: (i) Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637 of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)), or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a); (ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance; (iii) Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and (iv) Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention or criminal activity, and a history of unstable employment; or

(4) Any individual or family who: (i) is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence; (ii) has no other residence; and (iii) lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, to obtain other permanent housing.

### **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%

### 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	7,527	1,332	1,783
White	6,352	1,282	1,368
Black / African American	324	18	74
Asian	290	0	305
American Indian, Alaska Native	10	0	0
Pacific Islander	30	0	0
Hispanic	184	30	19

**Table 9 - Disproportionately Greater Need 0 - 30% AMI**

Data 2013-2017 CHAS

Source:

\*The four housing problems are:

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

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,547	2,886	0
White	3,701	2,631	0
Black / African American	291	94	0
Asian	364	15	0
American Indian, Alaska Native	0	55	0
Pacific Islander	0	0	0
Hispanic	67	73	0

**Table 10 - Disproportionally Greater Need 30 - 50% AMI**

Data 2013-2017 CHAS  
Source:

\*The four housing problems are:

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

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,522	7,036	0
White	3,112	6,476	0
Black / African American	173	264	0
Asian	125	115	0
American Indian, Alaska Native	30	0	0
Pacific Islander	0	0	0
Hispanic	55	108	0

**Table 11 - Disproportionally Greater Need 50 - 80% AMI**

Data 2013-2017 CHAS  
Source:

\*The four housing problems are:

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

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,119	5,896	0
White	999	5,441	0
Black / African American	69	178	0
Asian	0	179	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	0	83	0

**Table 12 - Disproportionally Greater Need 80 - 100% AMI**

Data 2013-2017 CHAS  
Source:

\*The four housing problems are:

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

**Discussion**

**0% - 30% AMI**

84% of the households with one or more housing problems are white. The survey indicates: a decrease in Black/African American households with one or more housing problems over the 2008-2012 CHAS survey (down from 7.7% to 4.3% of total); a decrease in Asian households (from 4.2% to 3.8%) and an increase in Hispanic households (from 1.8% to 2.4%)

**30% - 50%**

81% of the households with one or more housing problems are white. The survey indicates: an increase in Black/African American households with one or more housing problems over the 2008-2012 CHAS survey (up from 4.2% to 6.3% of total); an increase in Asian households (from 4.6% to 8%) and a decrease in Hispanic households (from 2.4% to 1.4%)

**50% - 80%**

88% of the households with one or more housing problems are white. The survey indicates: an increase in Black/African American households with one or more housing problems over the 2008-2012 CHAS survey (up from 2.2% to 4.9% of total); an increase in Asian households (from 3.1% to 3.5%); and a decrease in Hispanic households (from 3.4% to 0%).

## **80 - 100%**

89% of the households with one or more housing problems are white. The survey indicates: a decrease in Black/African American households with one or more housing problems over the 2008-2012 CHAS survey (down from 9.4% to 6.1 % of total) and a decrease in Asian households (from 2.2% to 0%).

The data does not indicate a racial minority population with a disproportionately greater need. However, there was a notable increase in the percentage of Black/African American and Asian households within the 30% - 50% and 50% - 80% categories as well as decreases for the same populations within the 0% - 30% and 80% to 100% categories.

## 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 2013-2017 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
- Lacks complete kitchen facilities
- Lacks complete plumbing facilities

The following data from the 2013-2017 CHAS survey demonstrates a disproportionately greater need for the Black/African American and Asian populations.

### 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	6,334	2,543	1,783
White	5,194	2,448	1,368
Black / African American	319	24	74
Asian	290	0	305
American Indian, Alaska Native	10	0	0
Pacific Islander	30	0	0
Hispanic	149	64	19

**Table 13 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2013-2017 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	2,492	4,920	0
White	1,977	4,346	0
Black / African American	134	246	0
Asian	295	84	0
American Indian, Alaska Native	0	55	0
Pacific Islander	0	0	0
Hispanic	41	97	0

**Table 14 – Severe Housing Problems 30 - 50% AMI**

Data 2013-2017 CHAS  
Source:

\*The four severe housing problems are:

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

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	576	9,983	0
White	466	9,133	0
Black / African American	64	369	0
Asian	35	205	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	20	143	0

**Table 15 – Severe Housing Problems 50 - 80% AMI**

Data 2013-2017 CHAS  
Source:

\*The four severe housing problems are:

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

**80%-100% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	206	6,796	0
White	152	6,276	0
Black / African American	54	193	0
Asian	0	179	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	0	83	0

**Table 16 – Severe Housing Problems 80 - 100% AMI**

Data 2013-2017 CHAS  
Source:

\*The four severe housing problems are:

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

**Discussion**

**0% - 30% AMI**

82% of the households with one or more severe housing problems are white. The survey indicates: a decrease in Black/African American households with one or more severe housing problems over the 2008-2012 CHAS survey (down from 8.5% to 5.03% of total).

**30% - 50% AMI**

79% of the households with one or more severe housing problems are white. The survey indicates: a significant increase in Asian households in this category over the 2008-2012 CHAS survey (up from 6.5% to 11.8% of total), putting this population into the disproportionately greater need category.

**50% - 80% AMI**

81% of the households with one or more severe housing problems are white. The survey indicates: a significant increase in Black/African American households with one or more severe housing problems

over the 2008-2012 CHAS survey (up from 4.43% to 11.11% of total), putting this population into the disproportionately greater need category.

**80 - 100% AMI**

73% of the households with one or more severe housing problems are white. The survey indicates a very significant increase in Black/African American households with one or more severe housing problems over the 2008-2012 CHAS survey (from 6.8%% to 26 % of total), putting this population into the disproportionately greater need category.



## 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.

The following data from the 2013-2017 CHAS survey demonstrates that minority populations as a congregate make up over 10% of the population in all income categories.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	49,115	8,786	9,027	1,832
White	45,514	7,833	7,365	1,378
Black / African American	1,502	346	459	104
Asian	929	224	595	305
American Indian, Alaska Native	87	30	10	0
Pacific Islander	20	0	10	0
Hispanic	765	131	204	19

**Table 17 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2013-2017 CHAS

## Discussion

Households whose housing costs are below 30% of their income are 92.6% white, showing no disproportionate need in minority populations. Those that fall into the 30-50% category are 89.15 percent white. Although no other racial group makes up 10% or more of these households, minority groups as a congregate equal greater than 10% of the whole. This number grows for those that spend 50% or more than their income on housing, where 81.5% are white, and the remaining 19% is made up of minority populations (including 5% Black/African American, 6.59% Asian and 2.25% Hispanic). In the no/negative income category, 75.2% are white, 5.67% are Black/African American and 16.6% are Asian (meeting the definition for disproportionately greater need).

## **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?**

### **Housing Problems**

- The data does not indicate a racial minority population with a disproportionately greater need. However, there was a notable increase in the percentage of Black/African American and Asian households within the 30% - 50% and 50% and 80% categories as well as decreases for the same populations within the 0% - 30% and 80% to 100% categories.

### **Severe Housing Problems**

The following disproportionately greater needs were observed:

- in the 30 – 50% AMI category Asian households make up 11.8%
- in the 50% - 80% AMI category Black/African American households make up 11.11%
- in the 80 - 100% AMI category Black/African Americans make up 26%

### **Housing Cost Burden**

The following disproportionately greater needs were observed:

- In the no/negative income category, 16.6% are Asian

**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?**

Two maps have been added to NA-10 using the CPD Maps Planning Tool. These maps were generated using 2-11-15 ACS data to indicate geographical areas with a higher concentration of a) Black/African American population and b) Asian population. The maps show the following:

- Radford City is the only area showing a population of Black/African American residents between 13.33% and 27.82% of the total population.
- Areas with a Black/African American population between 4.89% and 13.33% include western Giles County, western Montgomery County, Pulaski county, eastern Floyd County and the towns of Blacksburg and Christiansburg.

- The only area with a significant Asian population is the Town of Blacksburg, with 6.93% - 17.10% in the eastern portion of the town, and 17.10% - 31.82% in the western portion.

## 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 Housing Connections, 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. Housing Connections 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 18 - 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 19 – 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 20 – 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 21 – 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:**

Brett Rader, the Executive Director of Housing Connections Inc., reports that there are not enough accessible units to meet the needs of voucher holders, and that this need has increased over time. Additional needs by applicants with disabilities include transportation to medical appointments, grocery stores, etc. Rural communities in particular have limited to no access to public transportation.

**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 236 applicants on the Housing Connections 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 is 4.48% (2011-15 ACS) and on the waiting list is 46.19%. The remainder of the list is comprised of 50.42% white applicants and 2.54% of other races. Ratios of Hispanic applicants (7.63%) are also higher than representation in the general population (2.63%) A disparity in gender exists among applicants, with 20% male and 80% female. This likely points to a large number of female head-of-household families.

Housing Connections reports the following as the most immediate needs for Housing Choice Voucher holders in the NRV:

- More affordable rental units
- Education of local government, renters and landlords on related laws, such as Fair Housing
- Assistance for persons with disabilities in navigating the Housing Choice Voucher program, as well as other life activities

The information in the above tables from the Public Housing Information Center shows that 54% of voucher holders at the time of the survey were Black/African American. The number of Black/African American alone (not Hispanic) living in the New River Valley according to 2011-15 ACS data is 4.48%.

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

Persons who are recipients of vouchers are more likely to face multiple challenges that affect their ability to secure housing that adequately meets their needs. The average annual income for this group is \$11,574, which means that even though they are receiving rent subsidies, many families still struggle to afford other necessities of life, including transportation, food, clothing and medical expenses. The number of persons with one or more disability among this population is more than double the rate in the general population of the region. Facing a shortage of affordability options, disabled voucher holders are often forced to accept housing that does not meet their accessibility needs.

The disproportionate number of Black/African Americans who are either voucher holders or on a waiting list for a voucher demonstrates the increased housing needs of this population.

**Discussion**

See above.

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

### Introduction:

This section of the plan describes the nature and extent of unsheltered and sheltered homelessness within the jurisdiction. Data is sourced from HUD’s Homeless Management Information System (HMIS) and from the 2021 New River Valley Point-in-Time (PIT) count, which is used to count sheltered and unsheltered people experiencing homelessness on a single night in January. HUD requires that Continuums of Care conduct an annual count of people experiencing homelessness who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night. Continuums of Care also must conduct a count of unsheltered people experiencing homelessness every other year (odd numbered years). Each count is planned, coordinated, and carried out locally.

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	0	62	54	39	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	59	40	32	0
Chronically Homeless Individuals	67	2	7	5	2	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				
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	5	4	3	0
Unaccompanied Youth	0	0	32	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 22 - Homeless Needs Assessment**

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

**Point-in-Time Count - New  
River Valley**

Date of PIT Count: 1/27/2021

Population: Sheltered and Unsheltered Count

**Total Households and Persons**

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	27	16	0	1	44
Total Number of Persons	44	23	0	2	69
Number of Children (under age 18)	10	7	0	0	17
Number of Persons (18 to 24)	5	0	0	0	5
Number of Persons (over age 24)	29	16	0	2	47

**Gender**

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Female	21	12	0	1	34
Male	23	11	0	1	35
Transgender	0	0	0	0	0

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**Point-in-Time count 2021 (1)**

Gender Non-Conforming (i.e. not exclusively male or female)	0	0	0	0	0
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**Ethnicity**

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Non-Hispanic/Non-Latino	37	22	0	2	61
Hispanic/Latino	7	1	0	0	8

**Race**

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
White	32	15	0	2	49
Black or African-American	8	3	0	0	11
Asian	1	4	0	0	5
American Indian or Alaska Native	0	0	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0	0
Multiple Races	3	1	0	0	4

**Chronically Homeless**

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total number of persons	1		0	0	1

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1

**Point-in-Time Count 2021 (2)**

**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 only 2 unsheltered individuals on the day of the 2021 count.

**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):**

New River Community Action reports the following estimates for the number of days that persons experienced homelessness annually over the past few years:

Persons in households with adults and children: 30 - 90

Persons in households with only adults: 30 - 180

Chronically homeless individuals: 180

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	47	2
Black or African American	11	0
Asian	5	0
American Indian or Alaska Native	2	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

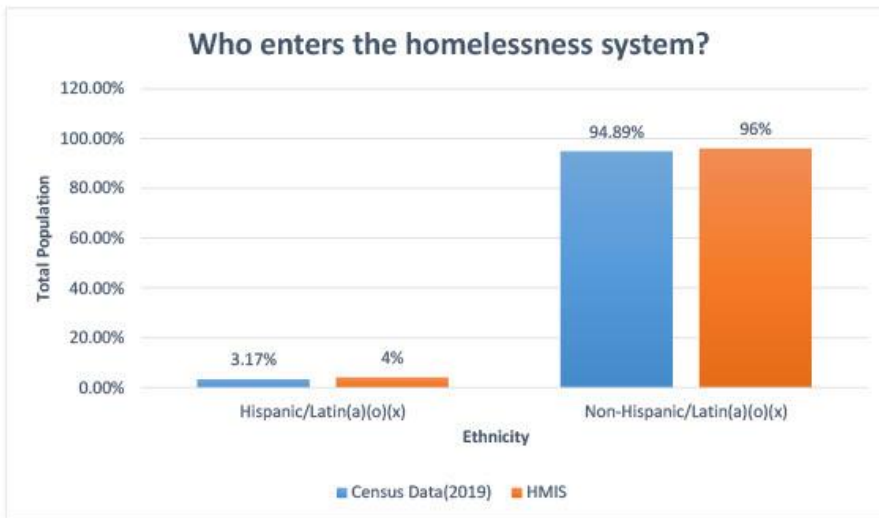
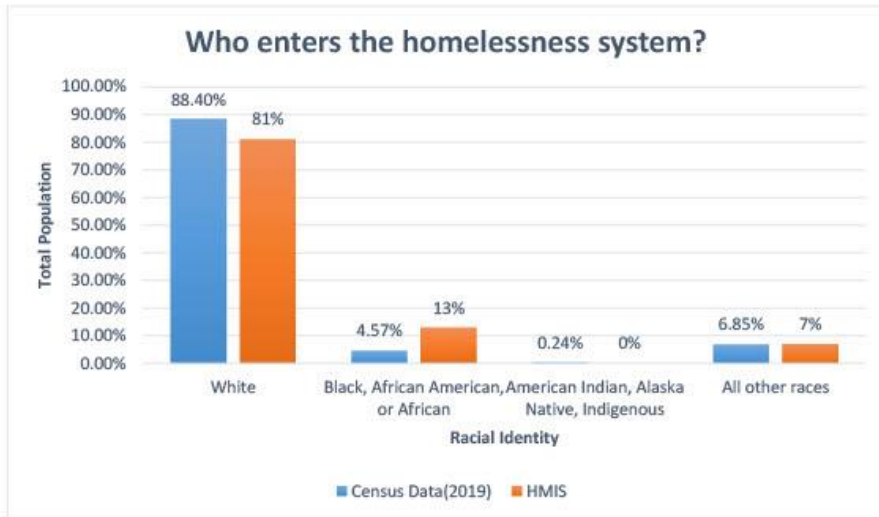
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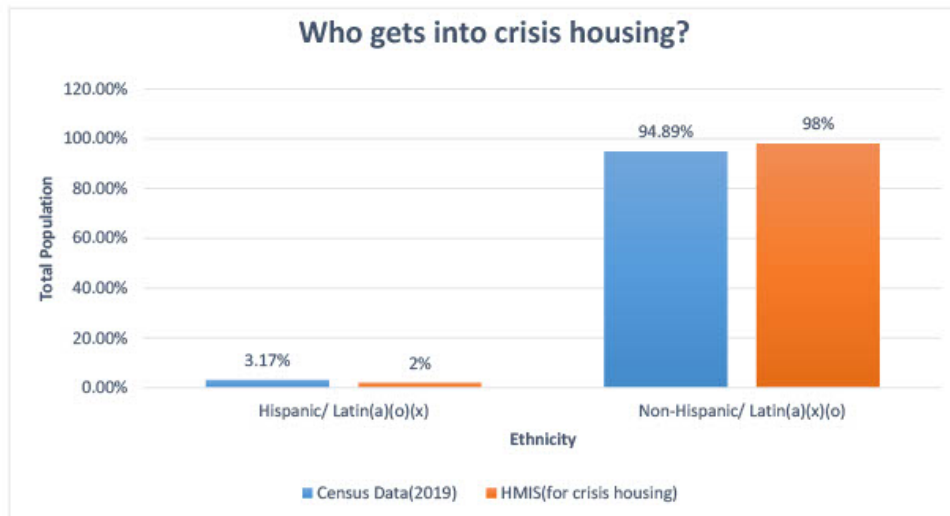
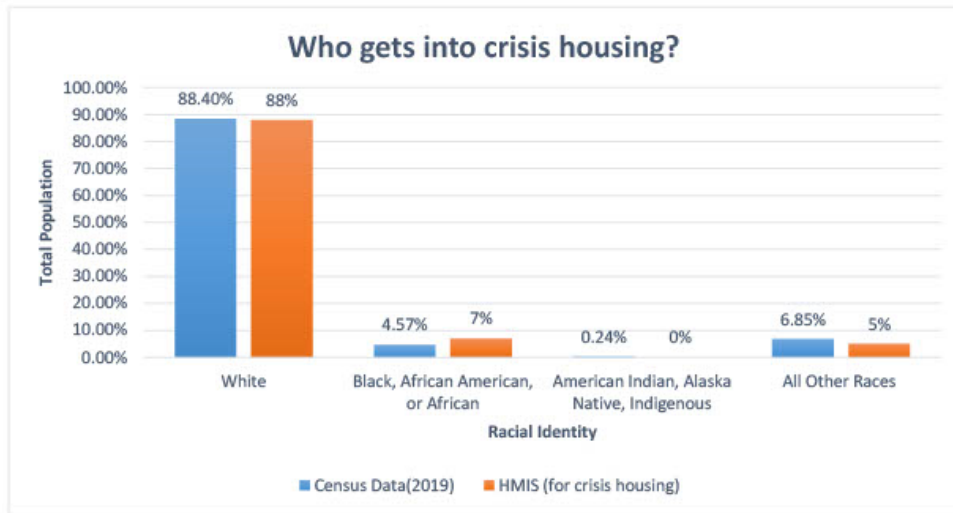
PIT Count 2021



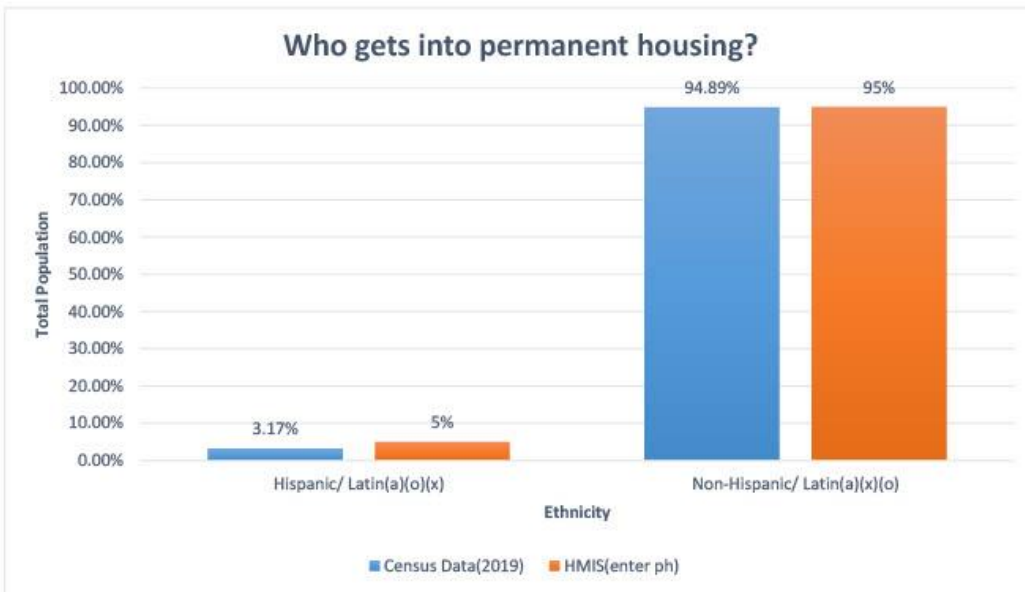
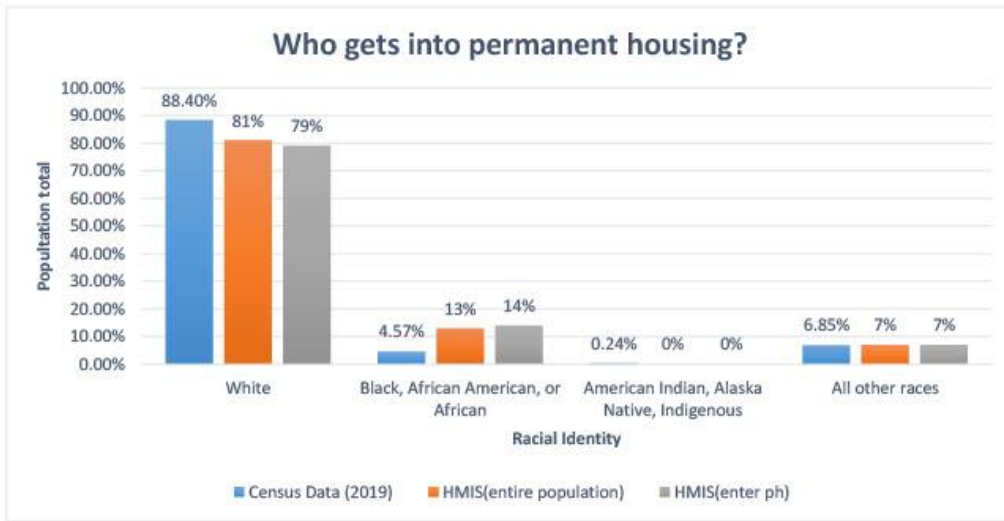
## New River Valley Racial Disparities 2020-2021



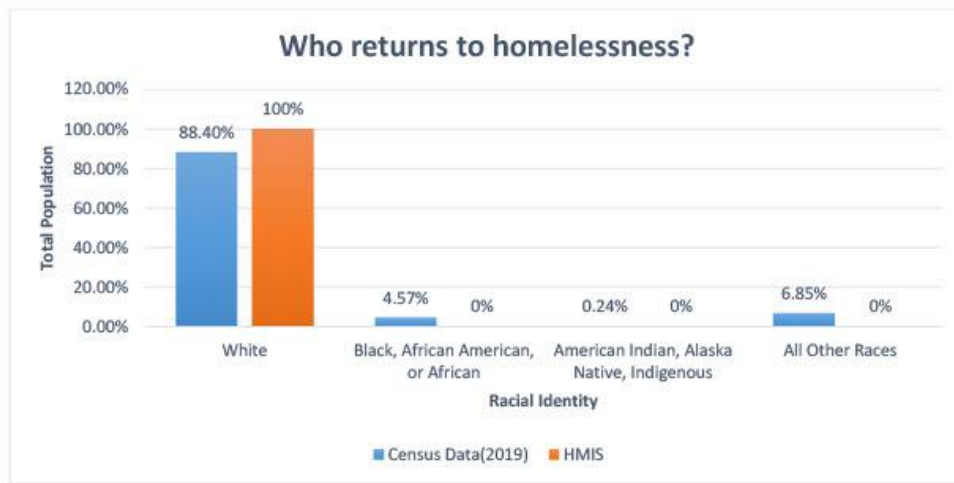
### Homeless disparities pg 1



**Homeless disparities pg 2**



**Homeless disparities pg 3**



**Homeless disparities pg 4**

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

Project Hope provides assistance for children experiencing homelessness in the New River Valley, and children living in local shelters, with funding from the Virginia Department of Education as authorized under the **McKinney-Vento Homeless Education Assistance Act**, Title IX, Part A of the Every Student Succeeds Act (P.L. 114-95).

In 2020/2021 they reported 16 unsheltered children/youth; 27 in shelters; 130 who were “doubled up” (sharing space with another family) and 43 with temporary shelter in a hotel/motel.

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

An analysis conducted by the Virginia Department of Housing and Community Development of New River Valley Racial Disparities 2020-2021 (see attachments) indicated significant disparities in the representation of the Black, African American or African group within the homelessness system as compared to percentage of total population. This group makes up approximately 4.48% of the population of the New River Valley (2011-15 ACS). The Homeless Management System (HMIS) data showed they represented 13% of those entering the homelessness system; 7% of those entering crisis housing; and 13% of those entering permanent housing. Further analysis of this data will be coordinated in the coming year through DHCD in partnership with Collective InCite, to assist the Housing Partnership with strategic planning to address disparities.

**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 2019 ACS, there are an estimated 23,205 persons in the New River Valley who have a disability (12.86% of the total population). Incidence of disability varies greatly across the region, with an estimated 10% effected in Montgomery County (where the median age is 29), compared to 19.9% in the older, more rural population of Pulaski County (median age of 47).

Percentage of elderly persons varies significantly by geographic location across the New River Valley. In Montgomery County and Radford City, where a significant portion of the population is comprised of college students, the percentage of population over the age of 60 is 17.8% and 11.3% respectively. In the more rural counties of Pulaski, Floyd and Giles the number of 60+ residents averages about 29%.

The Virginia Department of Health website reports that the rate of drug overdose deaths in Virginia in 2020 was 20.4 per 100,000, an increase of 17% over 2019. Two of the counties in the NRV had fewer than the state average (Montgomery County 11.2 per 100,000 and Floyd County 6.3 per 100,000) and two counties were significantly higher than the state average (Giles County 30 per 100,000 and Pulaski County 35.4 per 100,000).

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 2020-21 fiscal year:

- hotline crisis calls: 2,324
- emergency advocacy program persons served: 350
- domestic violence victims served: 774
- nights of shelter, emergency & transitional housing shelters: 9,606
- sexual assault victims served: 242

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

The following excerpts from the NRV Regional + Local Housing Study (2021) speak to the housing needs of special needs populations:

Seniors Aging in Place: The Weldon Cooper Center projects that about one in six citizens in the region will be 65 or older by 2030. By 2040, projections suggest the region will be home to nearly 35,000 residents 65 or older. Many aging adults want to stay in their current home if possible, and most want to remain in their community. Such sentiment reflects a desire to age in place, which the Center for Disease Control (2013) defines as the “ability to live in one’s own home and community safely, independently, and comfortably, regardless of age, income, or ability level.” According to the 2011 American Housing Survey (AHS), most U.S. homes are not fully accessible. Although approximately one third of units have essential accessibility features and may be modifiable, fewer than five percent have the features needed to accommodate a person with moderate mobility difficulties. Moreover, less than one percent of all units are equipped with features that would allow a wheelchair user to live independently. More than 3,600 NRV households headed by seniors spend more than 30 percent of their income on housing and may struggle to pay for other necessities or make home modifications. Such households are often on fixed budgets. Owing to increasing costs, ongoing housing maintenance and repairs may be deferred, creating an unsafe environment over time.

Marginalized Populations: Other households exist that may be marginalized because of their disabilities, health, socioeconomic status, criminal background, poverty, and/or housing background. Focus group participants emphasized that appropriate housing is an important part of stabilizing marginalized households and explained that few landlords accept tenants with housing vouchers or other kinds of housing support, making it difficult for individuals with disabilities or other hardships to find housing even when they do have the supportive services they need. Voucher holders and people who need supportive services can be “hard-to-house” because they are more likely to have substance abuse, criminal records, family problems, mental and physical health problems, as well as poor education and work records which allow landlords to exclude them. Furthermore, appropriate housing that supports accessibility and safety within their home and needed proximity to care providers or other support services may be scarce.

Safe, stable housing for individuals in recovery from drug abuse is also critical. Service providers in the focus group explained that although individuals receiving supportive services are not likely to be a threat to landlords, their recovery may be slowed or threatened if they are unable to obtain housing in a safe and stable environment. Housing assistance can promote sustained sobriety, self-sufficiency, and a sense of security for adults coping with recovery from substance addiction. Graduates participating in substance-abuse interventions and residing in supportive housing programs remained abstinent from substances at a rate of 90% while 55% of graduates residing in other types of housing remained abstinent.

Likewise, discrimination based on criminal background can leave residents homeless or forced to accept substandard housing. They are also discriminated against on the basis of criminal records in private housing markets. 67% of property managers check criminal records in the application process. People

with a criminal record are likely to be discriminated against during the application process, which depends on the degree of crime. 43% of people with criminal records were denied applications.

**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:**

The Town of Blacksburg does not plan to use any of the CDBG allocation during this funding period for public facilities.

### **How were these needs determined?**

N/A

### **Describe the jurisdiction's need for Public Improvements:**

The Town of Blacksburg does not plan to use any of the CDBG allocation during this funding period for public improvements.

### **How were these needs determined?**

N/A

### **Describe the jurisdiction's need for Public Services:**

Up to 15% of the Town of Blacksburg's annual allocation of Community Development Block Grant funds can be used for Public Service Activities. The wide range of eligible activities includes employment services, crime prevention and public safety, child care, health services, substance abuse services, fair housing counseling, education programs, energy conservation, services for senior citizens, services for homeless persons, welfare services, down payment assistance and recreational services.

The Town plans to continue to invest these funds into local non-profits that provide supportive services to LMI community members including homelessness prevention, affordable child care and community gardens.

### **How were these needs determined?**

Town of Blacksburg staff regularly participate in a variety of community initiatives and forums which assist them in identifying needs and strategizing for the best use of Public Services resources. These include the Housing Partnership (COC), Livability Initiative (regional planning), and the NRV Regional and

Local Housing Study. Recent grant-making programs made possible through CARES Act and ARPA allocations provided additional opportunities to assess current community needs.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The Market Analysis of the Consolidated Plan includes an examination of significant characteristics of the jurisdiction's housing market, the availability of housing stock to special needs populations, an inventory of facilities and services that meet the needs of homeless persons, and significant characteristics of the jurisdiction's economy. Some key points are as follows:

**Shortage of Adequate and Affordable Housing:** The NRV Regional + Local Housing Study (2021) found that households at all income levels are experiencing a housing shortage. Decreasing days on market and increasing sale prices indicate that demand for owned housing is outpacing supply. Increasing rents and low vacancy rates suggest that the supply of rental housing may also be inadequate to meet demand. Competition for rental units marginalize low- and moderate-income households. Most 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 Study estimated that at least 5,500 affordable units are needed to relieve financially over-burdened households.

**Maintaining a Strong Economy through Workforce Development:** The ability of the region to train, attract and retain skilled workers will be central to the continued economic success and growth of the New River Valley. This requires the region to maintain a strong education and training system to train existing and future workers, and also to remain competitive with other regions in terms of wages, cost of living and quality of life. The region must address important issues that affect the supporting amenities that workers and their families need to live in the New River Valley, including appropriate, affordable housing options and childcare.

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

## Introduction

This section includes information on the number of housing units in the New River Valley and discusses how adequately current housing stock meets the needs of the population.

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

The 2013-2017 ACS data shows a total of 79,156 housing units in the New River Valley, an increase of 1.76% over 5 years. Of these units, 62% are single detached units, 6% are 1-unit attached, 12% are mobile homes, and 22% are in multiple unit structures. Homes that are owner-occupied total 42,824, and of these 80% have 3 or more bedrooms. There are 25,865 rental units, with 83% having 2 or more bedrooms. (2013-2017 ACS)

### Town of Blacksburg

The Town of Blacksburg has 13,403 occupied housing units, 32.9% of which are owner-occupied and 32.9% renter-occupied. (2019 ACS 5-year estimates).

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	48,695	62%
1-unit, attached structure	4,792	6%
2-4 units	4,542	6%
5-19 units	9,981	13%
20 or more units	2,007	3%
Mobile Home, boat, RV, van, etc	9,139	12%
<b>Total</b>	<b>79,156</b>	<b>100%</b>

**Table 1 – Residential Properties by Unit Number**

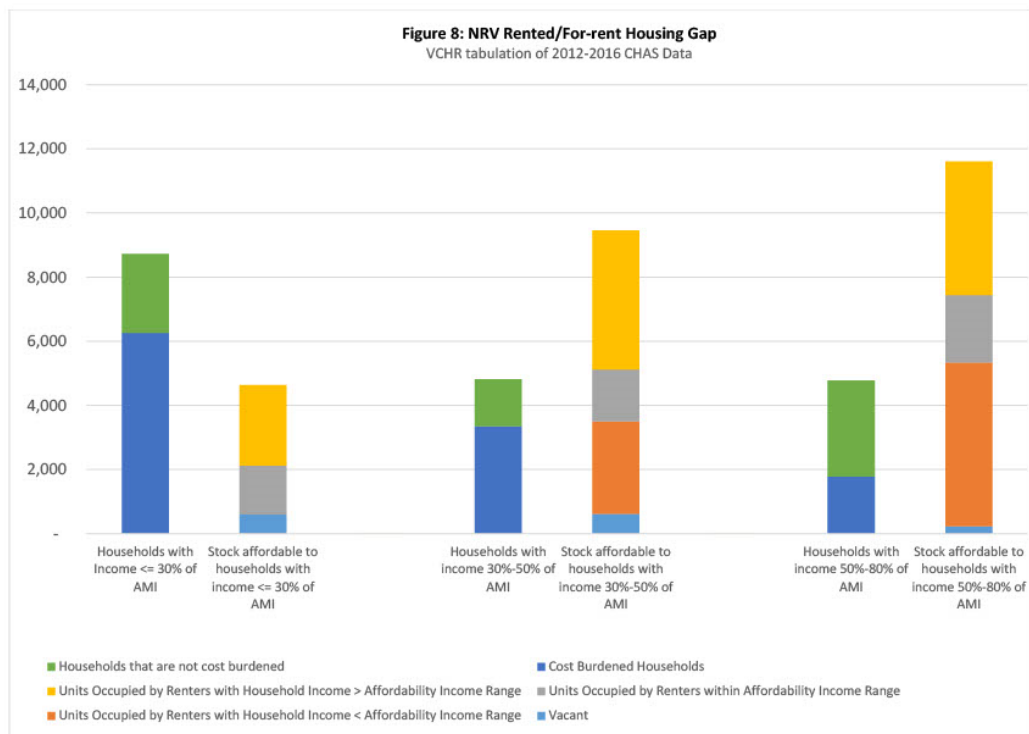
Data Source: 2013-2017 ACS

## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	83	0%	1,025	4%
1 bedroom	673	2%	3,497	14%
2 bedrooms	7,807	18%	10,789	42%
3 or more bedrooms	34,261	80%	10,554	41%
<b>Total</b>	<b>42,824</b>	<b>100%</b>	<b>25,865</b>	<b>101%</b>

**Table 2 – Unit Size by Tenure**

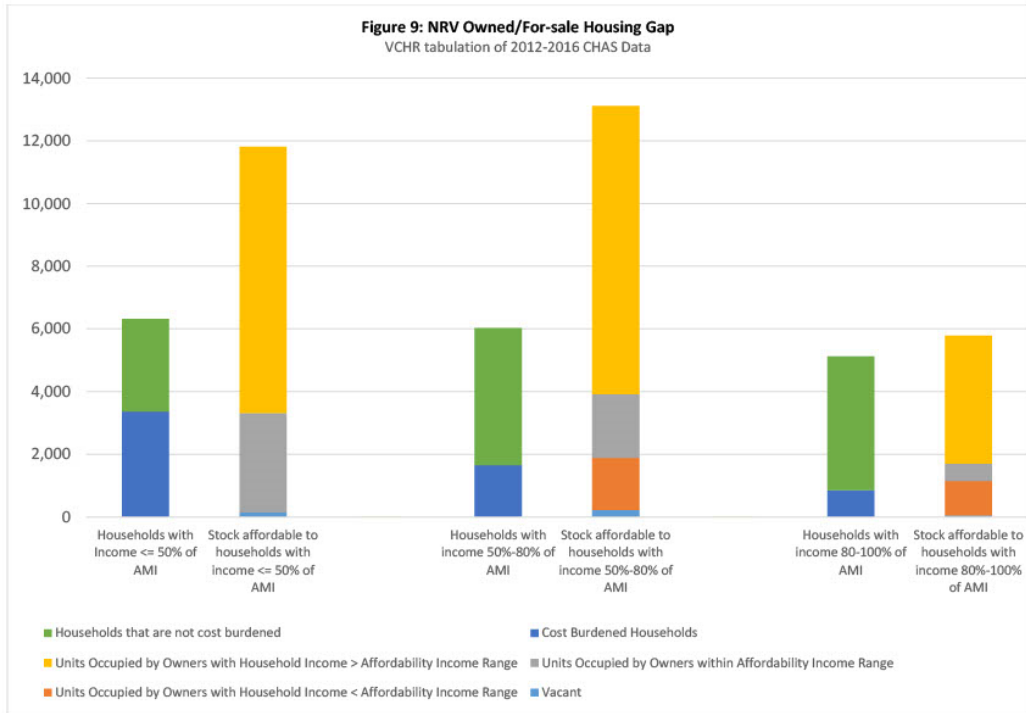
Data Source: 2013-2017 ACS



NRV Regional + Local Housing Study, February 2021

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**Figure 8**



**Figure 9**

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

According to the National Housing Preservation Database, the following number of government-subsidized rental units, targeted at low and moderate income families, are currently active in the New River Valley:

Pulaski County	601
Floyd County	80
Giles County	118
City of Radford	521
Montgomery County	629

(excluding Blacksburg)

Town of Blacksburg	465
TOTAL	2,414

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

The National Housing Preservation Database lists the following New River Valley properties as having an inactive subsidy status:

East Mountain Lake, 100 Pine Crest Lane, Glen Lynn VA (14 units)

Showalter House, 1060 Showalter Drive, Blacksburg VA (73 units)

Shawnee II, 1210 University Blvd, Blacksburg VA (120 units)

Brick Row Apartments, 28 State Street, Pulaski VA (5 units)

Colonial Manor Apartments, 2126 Dominion, Christiansburg VA (20 units)

Cambria Housing, 599 Depot St NE, Christiansburg VA (4 units)

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

The NRV Regional + Local Housing Study (2021) found that households at all income levels are experiencing a housing shortage. Decreasing days on market and increasing sale prices indicate that demand for owned housing is outpacing supply. With a scant nine median days on the market and bidding wars often pushing offers above the appraised value of properties, the majority of homebuyers who are in need of financing find it difficult to compete. Increasing rents and low vacancy rates suggest that the supply of rental housing may also be inadequate to meet demand. Much of the region’s rental stock is in Montgomery County and the City of Radford, and intended to serve the student population. The study found that units throughout most of the region are rented nearly continuously, with a rental vacancy rate of approximately 1.5 – 2.4 percent. This has contributed to rents trending upwards, with median rent increasing 38.5% between 2007 and 2017. Like the homebuying market, competition for rental units marginalize low- and moderate-income households, especially those who are new to the market. Although some income-restricted units exist in the NRV, they represent only 9 percent of the

rental housing stock. Therefore, some households must accept rents that are higher than they can afford to obtain housing.

There is a significant need for affordable housing that extends well beyond what the NRV HOME Consortium and Town of Blacksburg currently have or can be expected to produce within the next five years. Most 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:**

#### **Describe the need for specific types of housing:**

The following needs for specific types of housing units were identified by the NRV Regional and Local Housing Study:

Floyd County - With a rental vacancy rate of less than 2%, and as many as 28% of renters being cost-burdened, additional rental units that are appropriate and affordable are needed

Giles County - Demand is high for workforce housing, with an increased number of residents commuting to Blacksburg and Christiansburg. 21% of households are cost-burdened. Young people may struggle to find an affordable and well-maintained home.

Pulaski County - With a growing population of older adults, as well as the second-highest job count in the region, there is a need for both rental and for-sale stock.

Montgomery County – limited housing stock as evidenced by rising sales prices and decreasing median days on market demonstrates a need for additional housing for all income levels, including seniors and the workforce.

City of Radford – need for more homeownership units, especially for the workforce; high percentage of older homes in need of maintenance and repair

### **Discussion**

See above.



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

### Introduction:

This section includes information on the cost of housing in the New River Valley and discusses the availability/affordability of housing for persons at all income levels.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

**Table 3 – Cost of Housing**

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

Rent Paid	Number	%
Less than \$500	8,646	33.4%
\$500-999	11,712	45.3%
\$1,000-1,499	3,681	14.2%
\$1,500-1,999	1,115	4.3%
\$2,000 or more	489	1.9%
<b>Total</b>	<b>25,643</b>	<b>99.1%</b>

**Table 4 - Rent Paid**

Data Source: 2013-2017 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,629	No Data
50% HAMFI	6,033	2,969
80% HAMFI	15,175	8,793
100% HAMFI	No Data	13,648
<b>Total</b>	<b>22,837</b>	<b>25,410</b>

**Table 5 – Housing Affordability**

Data Source: 2013-2017 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	692	759	869	1,256	1,526
High HOME Rent	692	759	869	1,256	1,389
Low HOME Rent	671	719	863	997	1,112

**Table 6 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

The NRV Regional + Local Housing Study reported that sales prices increased by 56% in the NRV from 2002 to 2019. Gross rent, including rent and utilities increased nearly 40% between 2007 and 2017. With rising rents in a very competitive rental market, and income-restricted units representing only 9 percent of the rental housing stock, some households are forced to pay more than they can afford to find housing. Additional pressure on rental availability also exists because of the pressure placed on the market by the demands for student housing. This competition for units further marginalizes low- and moderate-income households. 23% of non-student households are cost-burdened, spending more than 30% of their income on housing, and nearly half of those spend more than 50% of their income on housing (severely cost-burdened). These households are more likely to sacrifice other needs like medical care, home maintenance, food, and clothing. The Study estimated that at least 5,500 affordable units are needed to relieve these financially over-burdened households. A gap analysis for low- and moderate-income households showed that more households exist with incomes less than or equal to 30% AMI than rental units within that affordable range, and that households with incomes greater than 30% AMI occupy more than half of the units that are affordable to extremely low-income renters. Additionally, households with higher incomes than they need to afford their unit occupy nearly 46% of units that are affordable to those in the 30 – 50%AMI category. Therefore, although there is sufficient stock to accommodate very-low and low income renters, many of these are occupied by households with higher incomes. (see attachments, figure 8 and 9).

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

see response to question above

**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 2019 5-yr estimates) / High HOME Rents (80% LMI, 2019) for a 2-bedroom apartment:

Montgomery County \$857 / \$869

Town of Blacksburg \$995/\$869

Giles County \$637 / \$700

Floyd County \$457 / \$700

Pulaski County \$501 / \$700

City of Radford \$620 / \$869

The median rents in the entire New River Valley are less than HOME rents except in the Town of Blacksburg. 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. The Consortium will continue to evaluate projects throughout the NRV to determine need and potential rent disparities.

**Discussion:**

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

### Introduction

This section includes information on the condition of housing in the New River Valley and discusses the need for rehabilitation of housing with substandard conditions.

### 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	7,264	17%	10,744	42%
With two selected Conditions	124	0%	432	2%
With three selected Conditions	0	0%	70	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	35,445	83%	14,602	56%
<b>Total</b>	<b>42,833</b>	<b>100%</b>	<b>25,848</b>	<b>100%</b>

Table 7 - Condition of Units

Data Source: 2013-2017 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	8,790	21%	3,866	15%
1980-1999	13,155	31%	8,609	33%
1950-1979	14,825	35%	9,996	39%
Before 1950	6,079	14%	3,406	13%
<b>Total</b>	<b>42,849</b>	<b>101%</b>	<b>25,877</b>	<b>100%</b>

**Table 8 – Year Unit Built**

Data Source: 2013-2017 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	20,904	49%	13,402	52%
Housing Units build before 1980 with children present	4,537	11%	2,793	11%

**Table 9 – Risk of Lead-Based Paint**

Data Source: 2013-2017 ACS (Total Units) 2013-2017 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 10 - 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 four 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%).

A significant percentage of housing stock in the region was built prior to 1980, including 51% of owner-occupied units and 52% of rental units. In rural areas the percentage of pre-1980's housing stock is even higher (Giles County 61.7%; Pulaski County 65.5%, Radford 65.6%)

**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 52%) 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 11 – 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 12 - 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 persons experiencing homelessness 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)	48	0	7	0	0
Households with Only Adults	12	0	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 13 - 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 coordinate's the region's Continuum of Care plan. The following organizations work within this network to provide homeless services, including 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 men and women

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

**Project Hope:** assistance for children experiencing homelessness in the New River Valley

**New River Valley Community Services:** housing and supportive services for persons who are jointly experiencing mental health issues and homelessness.

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

### **Introduction**

The following is an overview of services for persons who, while not homeless, have special needs that may have a direct correlation to their housing needs.

**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**

The following excerpts from the NRV Regional + Local Housing Study (2021) speak to the housing needs of special needs populations:

Seniors Aging in Place: The Weldon Cooper Center projects that about one in six citizens in the region will be 65 or older by 2030. By 2040, projections suggest the region will be home to nearly 35,000 residents 65 or older. Many aging adults want to stay in their current home if possible, and most want to remain in their community. Such sentiment reflects a desire to age in place, which the Center for Disease Control (2013) defines as the “ability to live in one’s own home and community safely, independently, and comfortably, regardless of age, income, or ability level.” According to the 2011 American Housing Survey (AHS), most U.S. homes are not fully accessible. Although approximately one third of units have essential accessibility features and may be modifiable, fewer than five percent have the features needed to accommodate a person with moderate mobility difficulties. Moreover, less than one percent of all units are equipped with features that would allow a wheelchair user to live independently. More than 3,600 NRV households headed by seniors spend more than 30 percent of their income on housing and may struggle to pay for other necessities or make home modifications. Such households are often on fixed budgets. Owing to increasing costs, ongoing housing maintenance and repairs may be deferred, creating an unsafe environment over time.

Marginalized Populations: Other households exist that may be marginalized because of their disabilities, health, socioeconomic status, criminal background, poverty, and/or housing background. Focus group participants emphasized that appropriate housing is an important part of stabilizing marginalized households and explained that few landlords accept tenants with housing vouchers or other kinds of housing support, making it difficult for individuals with disabilities or other hardships to find housing even when they do have the supportive services they need. Voucher holders and people who need supportive services can be “hard-to-house” because they are more likely to have substance abuse, criminal records, family problems, mental and physical health problems, as well as poor education and work records which allow landlords to exclude them. Furthermore, appropriate housing that supports accessibility and safety within their home and needed proximity to care providers or other support services may be scarce.

Safe, stable housing for individuals in recovery from drug abuse is also critical. Service providers in the focus group explained that although individuals receiving supportive services are not likely to be a threat to landlords, their recovery may be slowed or threatened if they are unable to obtain housing in a safe and stable environment. Housing assistance can promote sustained sobriety, self-sufficiency, and a sense of security for adults coping with recovery from substance addiction. Graduates participating in substance-abuse interventions and residing in supportive housing programs remained abstinent from substances at a rate of 90% while 55% of graduates residing in other types of housing remained abstinent.

Likewise, discrimination based on criminal background can leave residents homeless or forced to accept substandard housing. They are also discriminated against on the basis of criminal records in private housing markets. 67% of property managers check criminal records in the application process. People with a criminal record are likely to be discriminated against during the application process, which depends on the degree of crime. 43% of people with criminal records were denied applications.

### **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 its *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 the 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 has recently received a Virginia Housing Trust Fund Homeless Reduction Grant to provide housing and supportive services for 45 persons who are jointly experiencing mental health issues and homelessness.

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 Valley Community Services reported serving 11,794 area residents during 2021, a 2.15% increase over the previous year. The following populations were served: Mental health disorders – 7817; substance abuse disorders – 994; developmental disabilities – 683.

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.

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)**

N/A

**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.**

All localities in the region recently participated in the NRV Regional and Local Housing Study, a comprehensive housing market analysis and needs assessment. As part of this process, local stakeholders worked with the New River Valley Regional Commission, the Virginia Center for Housing Research and Housing Forward Virginia to better understand the housing needs of their communities and to develop strategies to best meet these needs. Several of the strategies that came out of the study involve amending and developing public policies to ensure that barriers to the development of adequate and affordable housing are addressed. The education and increased awareness of how policies can work to support local housing needs was an important step toward an informed approach to effective change.

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

### Introduction

This section describes the economic development needs of the jurisdiction, providing data on local economic conditions and assessing the ability of the local work force to satisfy the needs of local businesses.

### 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	36	16	1	0	-1
Arts, Entertainment, Accommodations	1,173	2,431	19	19	0
Construction	241	203	4	2	-2
Education and Health Care Services	1,078	2,135	18	17	-1
Finance, Insurance, and Real Estate	303	755	5	6	1
Information	176	473	3	4	1
Manufacturing	676	2,534	11	20	9
Other Services	289	471	5	4	-1
Professional, Scientific, Management Services	763	1,992	12	16	4
Public Administration	0	0	0	0	0
Retail Trade	1,045	1,518	17	12	-5
Transportation and Warehousing	163	41	3	0	-3
Wholesale Trade	199	50	3	0	-3
Total	6,142	12,619	--	--	--

**Table 14 - Business Activity**

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



## Labor Force

Total Population in the Civilian Labor Force	20,952
Civilian Employed Population 16 years and over	19,940
Unemployment Rate	4.89
Unemployment Rate for Ages 16-24	6.36
Unemployment Rate for Ages 25-65	2.88

**Table 15 - Labor Force**

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	6,875
Farming, fisheries and forestry occupations	650
Service	2,560
Sales and office	3,690
Construction, extraction, maintenance and repair	195
Production, transportation and material moving	450

**Table 16 – Occupations by Sector**

Data Source: 2013-2017 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	16,045	90%
30-59 Minutes	1,460	8%
60 or More Minutes	375	2%
<b>Total</b>	<b>17,880</b>	<b>100%</b>

**Table 17 - Travel Time**

Data Source: 2013-2017 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	230	25	380

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	640	55	265
Some college or Associate's degree	1,110	109	420
Bachelor's degree or higher	8,235	190	1,805

**Table 18 - Educational Attainment by Employment Status**

Data Source: 2013-2017 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	0	4	179	44
9th to 12th grade, no diploma	127	103	139	197	20
High school graduate, GED, or alternative	1,720	250	268	440	580
Some college, no degree	17,795	480	255	350	289
Associate's degree	740	170	115	270	90
Bachelor's degree	3,245	2,485	775	1,115	560
Graduate or professional degree	190	2,230	1,460	2,175	815

**Table 19 - Educational Attainment by Age**

Data Source: 2013-2017 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	88,035
High school graduate (includes equivalency)	115,725
Some college or Associate's degree	67,035
Bachelor's degree	143,430
Graduate or professional degree	217,355

**Table 20 – Median Earnings in the Past 12 Months**

Data Source: 2013-2017 ACS

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

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 following summary of workforce needs is extracted from the 2019-2020 NRV Comprehensive Economic Development Strategy:

The activities of the two universities are a central component of the region’s economy and recent economic growth, with over 10,000 employees, 40,000 students, and thousands of visitors each year. The universities have also been central to promising growth in new sectors of the regional economy, including healthcare, internet and software, and “unmanned systems” and advanced manufacturing, as businesses work to commercialize university research and tap into the pipeline of skilled graduates for their workforce.

Manufacturing remains a major employer in the region, with a skilled workforce and excellent transportation access (Interstates 81 and 77, US Route 460, freight rail) attracting new investment and expansion in a variety of manufacturing sectors, especially transportation equipment, electrical equipment, and chemical processing. Other major employment sectors in the region include retail trade and hospitality, healthcare, and professional and technical services businesses. Agriculture and tourism are also important contributors to the region’s economy.

Although many of the region’s jobs are concentrated at a few large employers, the New River Valley continues to develop a more diversified and resilient economic base. Over the past decade, the region has cultivated a more diverse range of manufacturing and logistics firms, and has seen promising growth in tech and healthcare sectors. In addition to large employers, the region has advanced support for small business development in a variety of sectors, from high-growth tech businesses to “Main Street” local retailers.

As in many Appalachian regions, some communities in the New River Valley have struggled with the recent loss of traditional manufacturing and extraction industries and associated issues of poverty, and share similar demographic trends of an aging population and slow population growth. Unemployment levels are low across the region, however, as workers find opportunities across the region. The region as a whole has managed to recover the jobs lost since the recession, although the shifting locations of employment opportunities mean that many workers across the region commute to their jobs in employment centers in the urban areas and industrial parks.

The ability of the region to attract and retain skilled workers, and train regional residents for careers in these fields, will be central to the continued success and growth of the New River Valley. This requires the region to maintain a strong education and training system to train existing and future workers, and

also to remain competitive with other regions in terms of wages, cost of living and quality of life. The region must address important issues that affect the supporting amenities that workers and their families need to live in the New River Valley, including appropriate, affordable housing options, childcare and early education services, and access to recreation and cultural amenities.

**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.**

The following summary of planned industry and business initiatives is extracted from the 2019-2020 NRV Comprehensive Economic Development Strategy:

#### **Target industries**

The GO Virginia Region 2 Council, which includes the New River Valley as well as the Roanoke and Lynchburg regions, has identified several target industry clusters for the region to develop, based on existing strengths and the potential to create high-paying jobs in the region. These industry clusters include advanced manufacturing, life sciences, IT/advanced technology, and food and beverage processing. In addition to the targets for this broader region, Onward NRV has added a focus on “unmanned systems” based on promising private-sector and university research in this sector. The targets seek to build on existing regional strengths to support expanded manufacturing, agri-business, and technology companies, but the region will need to recruit and retain skilled workers to be able to expand businesses in these sectors. Sectors such as health care and IT are already facing skills shortages, and struggle to compete for talent with regions that offer much higher wages.

#### **Small business development and entrepreneurship**

In addition to economic development marketing initiatives to attract new firms and jobs, the region has had increased success with efforts to grow businesses locally through small business development assistance and cultivating resources for entrepreneurs. Although the region lags behind larger cities in the resources and success of “start-ups,” promising developments in industry-university partnerships and local stakeholder support for small business development have helped to improve these shortcomings. Programs focus on both firms poised for quick growth as well as “mom-and-pop” business owners who are looking to stay small but successful.

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

The 2019-2020 NRV Comprehensive Economic Development Strategy reported the following challenges and opportunities related to workforce skills and education

Challenges:

- Uneven quality of educational opportunities throughout the region (real or perceived), and poor reputation of some jurisdictions for diversity, inclusiveness, and real or perceived limits on access to a variety of educational program/opportunities
- Shortage of skilled corporate and executive talent to help companies grow successfully
- Wages are too low for high-tech sectors/occupations, even after adjusting for cost of living, causing many skilled workers and graduates from universities to leave for bigger metro areas

Opportunities:

- Virginia Tech and Radford University's potential to support business growth and provide a pool of skilled workers that help employers retain young professionals
- Diversity of high school career education options
- Strong community college technical training programs and custom training capabilities
- Improving coordination of small business support resources and incubators (Roanoke Small Business Development Center, Roanoke Blacksburg Technology Council, etc.)
- Growth of region as "health care destination" through Virginia Tech/Carilion research specialization (esp. neuroscience) and various health care profession training institutions (Virginia College of Osteopathic Medicine, Jefferson College)

**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")**

A comparative look at localities within the jurisdiction using Comprehensive Housing Affordability Strategy (CHAS) data for 2006-2017 shows that some localities experience housing problems at a significantly higher concentration (defined as a higher percentage as compared to other localities within the jurisdiction):

- The lowest concentration is seen within the more rural counties of Floyd, Giles and Pulaski, where approximately 20% of households have one of four housing problem; approximately 9% of households have one of four severe housing problems; and approximately 19% of households are cost-burdened. In these counties the majority of households experiencing housing problems own their homes.
- The highest concentration is seen within the more populated Town of Blacksburg and City of Radford. In Blacksburg 44% of households have one of four housing problems; 30% have one of four severe housing problems; and 42% are cost-burdened. In Radford City 39% of households have one of four housing problems; 18% have one of four severe housing problems; and 37% are cost-burdened. The majority of households experiencing housing problems in these localities are renters.

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

According to 2020 Census Data, Black/African American persons live in a higher concentration within the more populated localities, making up 4.5% of the population of the Town of Blacksburg, 13.6% of the City of Radford and 4.8% of Montgomery County. Among the more rural counties, Black/African Americans make up a significant percent of the population of Pulaski County (4.9%), but a much lower percent in Floyd (1.6%) and Giles (1.5%).

Asian American persons are also more concentrated in the more populated communities, making up 16.3% of the population of Blacksburg, 8.4% Montgomery County and 1.4% of Radford City.

The percentage of low income households in the more populated areas of Blacksburg and Radford are harder to gauge, as they are effected by the number of fulltime college students residing in the communities. Among the rural counties, there are slight variations, with Floyd (39%) slightly higher than



Pulaski and Giles (34% each), based on those with incomes of 80% or below HUD Area Median Family Income.

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

In the areas with the highest concentration of Black/African American and Asian families the cost of housing is significantly higher than the rural areas for both renters and homebuyers. Shortage of supply of affordable housing contributes to this problem, creating a competitive market that pushes out those with lower incomes.

**Are there any community assets in these areas/neighborhoods?**

These areas are rich in community assets such as public transportation, health care facilities, schools and retail outlets, but low income families often are forced to live in more rural settings with decreased access to assets.

**Are there other strategic opportunities in any of these areas?**

N/A

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

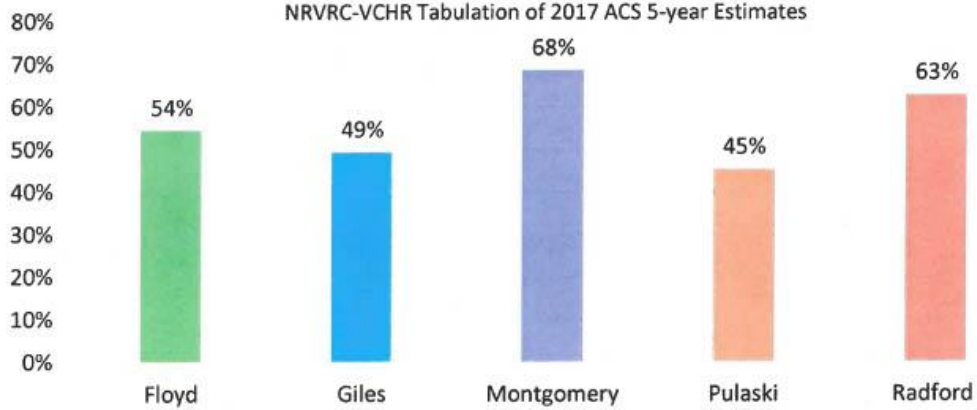
**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Since the onset of the global pandemic in 2020, the region's dependence on quality, high-speed internet has grown, as work-from-home and study-from-home options have increased in importance. Many school-age children struggled through school shut-downs because of little or no internet connectivity to their teachers. Nearly 3,000 people in our local communities work from home, some of whom live hundreds of miles away from their employers. The NRV Regional and Local Housing Study (2021) reported that "To meet growing demand for and better access to the internet, our communities must continue to expand infrastructure to more than 12,600 households that do not have internet access and to another 12,500 that do not have high-speed broadband access" (see attached table *Households with Broadband*).

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

There are several Internet service providers serving this jurisdiction.

**Figure 14: Percent of Households with Broadband Access\***  
(cable, fiber optic, or DSL)  
NRVRC-VCHR Tabulation of 2017 ACS 5-year Estimates



\* ACS includes DSL in its definition of Broadband, which does not always meet the speed thresholds of 25Mbps/down 3Mbps/up. Also note, data does not reflect broadband expansion project in Floyd which began in 2017.

## Households with Broadband



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

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

The Town of Blacksburg *Climate Vulnerability Assessment* (2020) examined the effects of three primary climate hazards (hotter summers, warmer winters and increased precipitation & changing precipitation patterns) on four critical community systems (People & Community, Natural Systems, Economy & Unemployment and Infrastructure & Basic Services). Although primarily focused on Blacksburg, the report's findings are easily applicable to the jurisdiction as a whole.

The study projected that hotter summers would have significant impacts on all four critical community systems (see table - Prioritized Areas of Risk: Hotter Summers). These include: extreme discomfort or heat illness for outdoor workers and people who lack air conditioning; stress to plants, animals, and infrastructure such as electric lines, roads and rails; and stress on energy infrastructure to cool homes and businesses.

The examination on the effect of warmer winters showed the greatest impacts to be on agriculture, food systems and the natural environment (see table – Prioritized Areas of Risk: Warmer Winters). Reduced agricultural output will result in rising food prices and warmer winters bring an increased potential for the introduction of novel diseases.

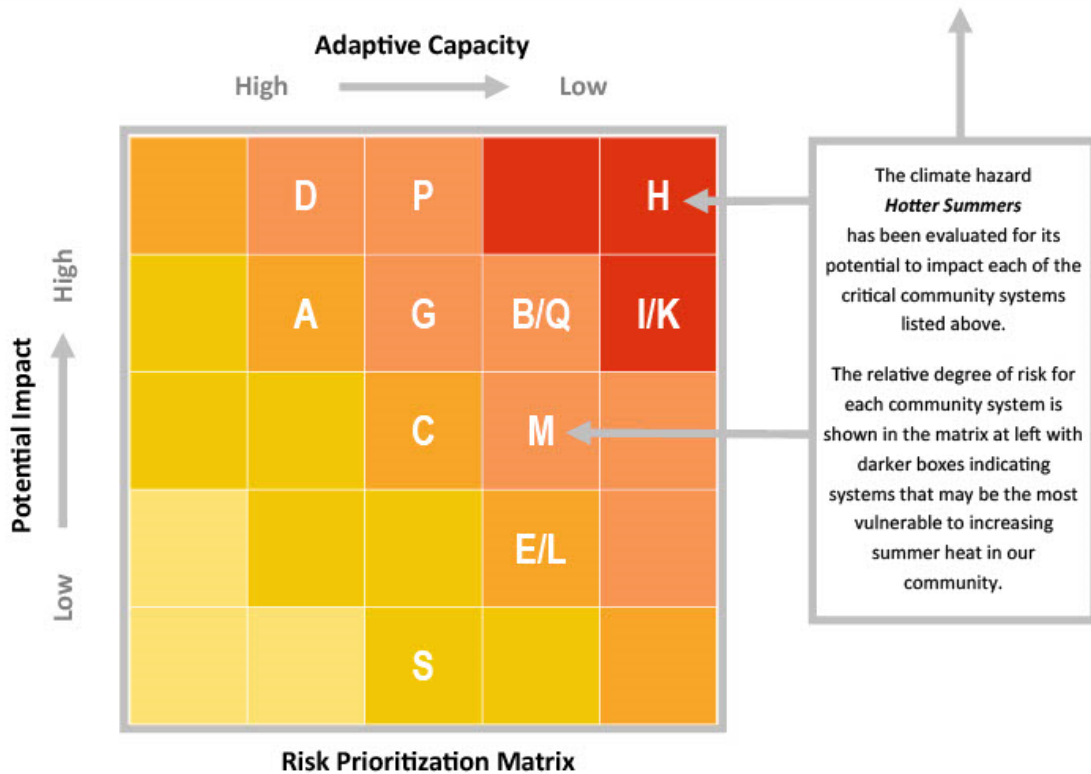
An increase in precipitation, coupled with longer dry periods between rains, has the potential for impacts in several areas (see table – Prioritized Areas of Risk: Changing Precipitation Patterns). Areas of concern include: flash flooding and resultant damage; reduced agricultural output and rising food prices; loss of property value; and stress on stormwater facilities.

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

see above

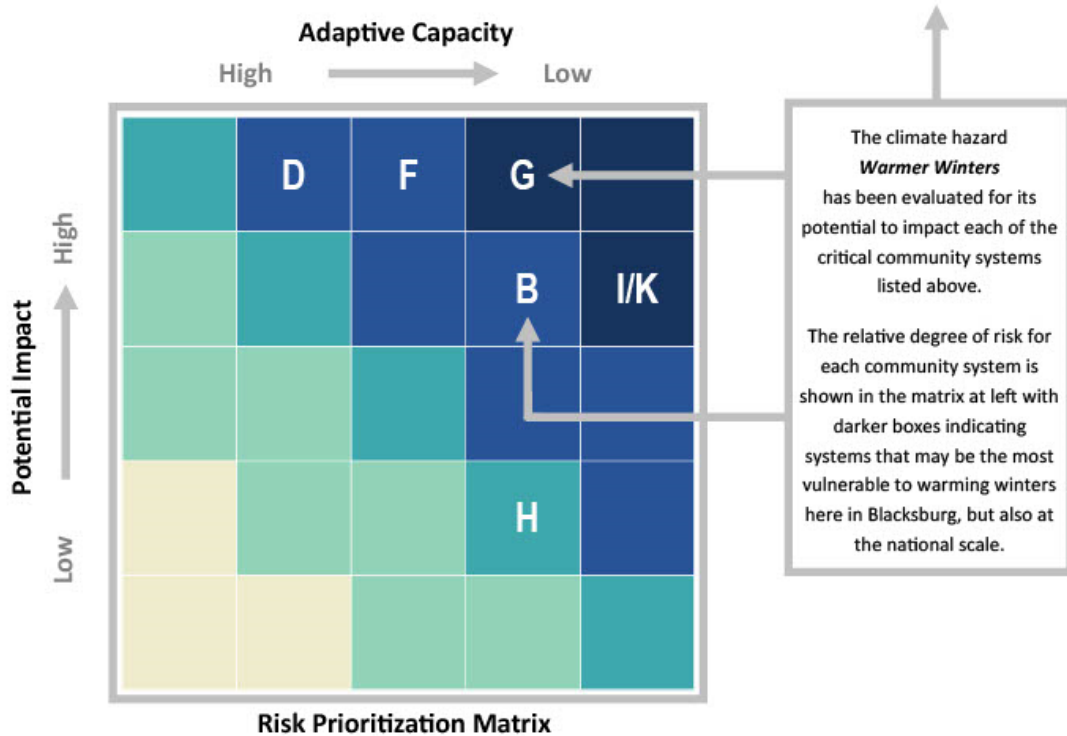
## Prioritized Areas of Risk: Hotter Summers

Hotter Summers and Critical Community Systems: Potential Areas of Vulnerability			
People & Community	Natural Systems	Economy & Employment	Infrastructure & Basic Services
A. Financial Wellbeing (HH)	G. Agriculture/Farming	L. Business Continuity	P. Emergency Services/Management
B. Food Security	H. Ecosystem Services	M. Employment Continuity	Q. Energy Access & Delivery
C. Homes & Buildings	I. Forests/Tree Cover	N. Industrial Operations	R. Internet & Communications
D. Human Health & Wellbeing	J. Hydrology/Watershed	O. Tourism	S. Law & Order
E. Population Displacement	K. Invasives/Species Shift		T. Stormwater Infrastructure
F. Public Safety			U. Transportation System
			V. Water Supply
			W. Water/Wastewater Infrastructure



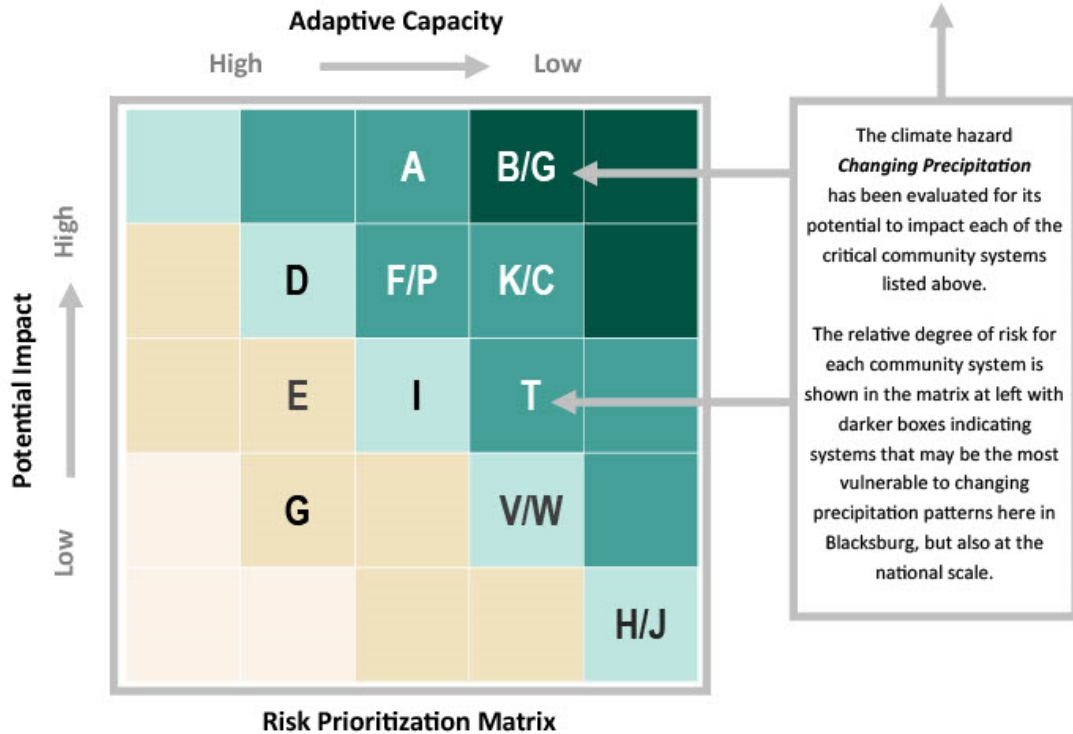
## Prioritized Areas of Risk: Warmer Winters

Warmer Winters and Critical Community Systems: Potential Areas of Vulnerability			
People & Community	Natural Systems	Economy & Employment	Infrastructure & Basic Services
A. Financial Wellbeing (HH)	G. Agriculture/Farming	L. Business Continuity	P. Emergency Services/Management
B. Food Security	H. Ecosystem Services	M. Employment Continuity	Q. Energy Access & Delivery
C. Homes & Buildings	I. Forests/Tree Cover	N. Industrial Operations	R. Internet & Communications
D. Human Health & Wellbeing	J. Hydrology/Watershed	O. Tourism	S. Law & Order
E. Population Displacement	K. Invasives/Species Shift		T. Stormwater Infrastructure
F. Public Safety			U. Transportation System
			V. Water Supply
			W. Water/Wastewater Infrastructure



## Prioritized Areas of Risk: Changing Precipitation Patterns

Changing Precipitation and Critical Community Systems: Potential Areas of Vulnerability			
People & Community	Natural Systems	Economy & Employment	Infrastructure & Basic Services
A. Financial Wellbeing (HH)	G. Agriculture/Farming	L. Business Continuity	P. Emergency Services/Management
B. Food Security	H. Ecosystem Services	M. Employment Continuity	Q. Energy Access & Delivery
C. Homes & Buildings	I. Forests/Tree Cover	N. Industrial Operations	R. Internet & Communications
D. Human Health & Wellbeing	J. Hydrology/Watershed	O. Tourism	S. Law & Order
E. Population Displacement	K. Invasives/Species Shift		T. Stormwater Infrastructure
F. Public Safety			U. Transportation System
			V. Water Supply
			W. Water/Wastewater Infrastructure







# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

**The following is a summary of the sections included in the Strategic Plan:**

**Geographic Priorities:** The NRV HOME Consortium uses a rotational allocation system whereby each locality in the Consortium receives a cumulative amount once every five years.

**Priority Needs:** This plan identifies 3 high priority needs: affordable housing, homelessness, and non-housing community development.

**Influence of Market Conditions:** Households at all income levels are experiencing a housing shortage, in both the rental and homebuyer markets; aging housing stock, including mobile homes, creates an ongoing need for critical home repairs; localities have developed strategies that link the need for an increase in affordable housing units to the creative reuse of empty and derelict buildings.

**Anticipated Resources:** based on the current year's allocation, we anticipate \$2,981,730 for HOME and \$2,811,985 over the next five years.

**Institutional Delivery Structure:** the NRV HOME Consortium and Town of Blacksburg have strong working relationships with other jurisdictions, agencies and organizations in the delivery system

**Goals: 1) Affordable housing** - Projects supported by the NRV HOME Consortium will include:

- Merrimac Project in Montgomery County
- Historic Leggett Building Revitalization project in the City of Radford
- Claremont School Redevelopment in Pulaski County
- Floyd Townhomes Project in Floyd County:
- Habitat Townhome development in Giles County

Affordable housing projects supported through Town of Blacksburg CDBG include:

- The Legacy on Main Project
- The Merrimac Project, creating new homeownership opportunities with long-term affordability through the development of a new Community Land Trust.
- Scattered site homeownership opportunities through the new Community Land Trust
- Housing Resiliency Grants of up to \$5,000 to assist homeowners with critical home repairs

**2) Prevent and End Homelessness:** The Town of Blacksburg will invest CDBG Public Service funds to support homelessness services provided by two local non-profits, New River Community Action and the Women's Resource Center of the New River Valley.

**3) Support Non-Homeless Special Needs:** Assistance will support the provision of quality child care at Valley Interfaith Child Care Center for LMI working families in Blacksburg. Community Gardening opportunities for LMI families will be supported through three local gardens operated by the non-profit Live, Work, Eat Grow.

**Barriers to Affordable Housing:** All participating localities in the NRV Regional and Local Housing Study (2021) developed strategies, as part of the process, to address local affordable housing challenges (detailed in this section).

**Homelessness Strategy:** As a member of the Housing Partnership, the Consortium takes an active role in providing technical assistance and resources to respond to emerging needs of the homeless population and the network of agencies that serve them.

**Lead Based Paint Hazards:** Action will be taken during the rehabilitation process of all pre-1978 structures to comply with the federal lead-based paint regulation found in 24 CFR Part 35.

**Anti-Poverty Strategies:** Affordable housing projects in all localities, as well as public service programs and housing initiatives in Blacksburg

**Monitoring:** Staff continually monitors both CDBG and HOME activities for compliance with HUD regulations and national objectives, and in accordance with the NRV HOME Consortium and Town of Blacksburg CDBG Program Policies and Procedures.

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

### Geographic Area

Table 1 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	City of Radford HOME
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>2</b>	<b>Area Name:</b>	Floyd County HOME
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
<b>Identify the needs in this target area.</b>		

	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>3</b>	<b>Area Name:</b>	Giles County HOME
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>4</b>	<b>Area Name:</b>	Montgomery County HOME
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	

	<b>Are there barriers to improvement in this target area?</b>	
5	<b>Area Name:</b>	Pulaski County HOME
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
6	<b>Area Name:</b>	Town of Blacksburg CDBG
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

## **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 2 – Priority Needs Summary

1	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly
	<b>Geographic Areas Affected</b>	Town of Blacksburg CDBG Floyd County HOME Giles County HOME Montgomery County HOME Pulaski County HOME City of Radford HOME
	<b>Associated Goals</b>	Support Affordable Housing
	<b>Description</b>	An analysis of need and current market conditions points to an extreme lack of affordable housing stock for low and moderate income families across all localities in the New River Valley.
	<b>Basis for Relative Priority</b>	see above
	2	<b>Priority Need Name</b>
<b>Priority Level</b>		High



	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Town of Blacksburg CDBG
	<b>Associated Goals</b>	Prevent and End Homelessness
	<b>Description</b>	An analysis of need and current market conditions leads us to a continued commitment to support strategies and programming that are aimed at addressing and preventing homelessness.
	<b>Basis for Relative Priority</b>	see above
<b>3</b>	<b>Priority Need Name</b>	Non-Housing Community Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	Town of Blacksburg CDBG
	<b>Associated Goals</b>	Support Non-Homeless Special Needs
	<b>Description</b>	An analysis of need and current market conditions leads us to a continued commitment to support anti-poverty strategies that support the economic and physical well-being of families.

	<b>Basis for Relative Priority</b>	see above
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**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	Households at all income levels are experiencing a housing shortage. Decreasing days on market and increasing sales prices indicate that demand for owned housing is outpacing supply, and increasing rents and low vacancy rates suggest that the supply of rental housing may also be inadequate. Affordable workforce housing within a reasonable commute distance from employment is particularly needed in more populated areas.
Rehabilitation	<p>A significant percentage of housing stock in the region was built prior to 1980, including 51% of owner-occupied units and 52% of rental units.</p> <p>The region’s housing stock includes nearly 2,000 pre-1976 mobile homes, about 75% of which are occupied. Mobile homes built prior to 1976 were not subject to HUD’s Manufactured Home Construction and Safety Standards, and suffer from many maintenance and safety issues, including leaking roofs, dangerous or inefficient heating sources, lack of insulation, and deteriorating foundations.</p>
Acquisition, including preservation	Localities who participated in the NRV Regional + Local Housing Study (2021) developed strategies that link the need for an increase in affordable housing units to the creative reuse of empty and derelict buildings.

**Table 3 – Influence of Market Conditions**

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

**Introduction**

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.

**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	534,673	0	0	534,673	2,138,692	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	651,299	0	0	651,299	2,605,196	

**Table 4 - 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 for each year HOME funding is received during the Consolidated Plan program period. Additionally, the HOME Consortium has accumulated excess of \$2,579,554 in surplus 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**

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

**Discussion**

See above

## 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
MONTGOMERY COUNTY	Government	Ownership Planning Rental	Other
Giles County	Government	Ownership Planning Rental	Other
City of Radford	Government	Ownership Planning Rental	Other
Floyd County	Government	Ownership Planning Rental	Other
PULASKI COUNTY	Government	Ownership Planning Rental	
New River Valley Regional Commission	Regional organization	Economic Development Planning	Region
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
Pembroke Management	Other		Region

**Table 5 - 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 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 Planning District Commission (NRVPCD) 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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			

<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
<b>Other</b>			

**Table 6 - 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 and women

**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 organizational coordination designed to meet a wide and diverse spectrum of needs. Strong partnerships among these agencies contribute to effective outreach and service delivery across a large and predominately rural catchment area (eg. NRV Housing Partnership, Partners for Access to Healthcare, Healthy Roots NRV).

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.

**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 HOME Consortium has been allocated \$2,161,332 under the American Rescue Plan Act of 2021 to provide housing, services and shelter to individuals experiencing homelessness, as well as other vulnerable populations. The Consortium will work with the Continuum of Care (NRV Housing Partnership) and other community partners to determine the best use of these funds to meet current and emerging needs.

## 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	2022	2026	Affordable Housing	Town of Blacksburg CDBG Floyd County HOME Giles County HOME Montgomery County HOME Pulaski County HOME City of Radford HOME	Affordable Housing	CDBG: \$2,286,260 HOME: \$3,256,495	Rental units constructed: 56 Household Housing Unit  Rental units rehabilitated: 16 Household Housing Unit  Homeowner Housing Added: 72 Household Housing Unit  Homeowner Housing Rehabilitated: 50 Household Housing Unit
2	Prevent and End Homelessness	2022	2026	Homeless	Town of Blacksburg CDBG	Homelessness	CDBG: \$88,425	Homelessness Prevention: 280 Persons Assisted
3	Support Non-Homeless Special Needs	2022	2026	Non-Homeless Special Needs	Town of Blacksburg CDBG	Non-Housing Community Development	CDBG: \$298,680	Public service activities other than Low/Moderate Income Housing Benefit: 550 Persons Assisted

Table 7 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Support Affordable Housing
	<b>Goal Description</b>	<p>Affordable housing projects supported by the NRV HOME Consortium will include:</p> <ul style="list-style-type: none"> <li>• Merrimac Project in Montgomery County: New construction by Community Housing Partners of 49 units, with 41 single family homes and 4 duplex buildings. The development includes 30 HOME assisted units. The HOME units will be restricted to persons earning less than or equal to 80% of the Area Median Income</li> <li>• Historic Leggett Building Revitalization project in the City of Radford: Revitalization of an historic mixed-use downtown building to include 12 apartments, 5 of which will be HOME units.</li> <li>• Claremont School Redevelopment in Pulaski County: 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.</li> <li>• Floyd Townhomes Project in Floyd County: Seven new construction homeownership opportunities for LMI families, in partnership with Habitat for Humanity of the New River Valley.</li> <li>• a duplex or townhome development in Giles County, creating 4 new units for Habitat homebuyers</li> </ul> <p>Affordable housing projects supported through Town of Blacksburg CDBG include:</p> <ul style="list-style-type: none"> <li>• The Legacy on Main Project, which will use both CDBG and LITHC investments to create 56 rental units for LMI households</li> <li>• CDBG investment in the Merrimac Project, creating new homeownership opportunities with long-term affordability through the development of a new Community Land Trust.</li> <li>• Scattered site homeownership opportunities through the new Community Land Trust</li> <li>• Housing Resiliency Grants of up to \$5,000 to assist homeowners with critical home repairs</li> </ul>

2	<b>Goal Name</b>	Prevent and End Homelessness
	<b>Goal Description</b>	The Town of Blacksburg will invest CDBG Public Service funds to support homelessness services provided by two local non-profits, New River Community Action and the Women's Resource Center of the New River Valley
3	<b>Goal Name</b>	Support Non-Homeless Special Needs
	<b>Goal Description</b>	Assistance will support the provision of quality child care at Valley Interfaith Child Care Center for LMI working families in Blacksburg.  Community Gardening opportunities for LMI families will be supported through three local gardens operated by the non-profit Live, Work, Eat Grow.

**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 144 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**

All localities in the region recently participated in the NRV Regional and Local Housing Study, a comprehensive housing market analysis and needs assessment. As part of this process, local stakeholders worked with the New River Valley Regional Commission, the Virginia Center for Housing Research and Housing Forward Virginia to better understand the housing needs of their communities and to develop strategies to best meet these needs. Several of the strategies that came out of the study involve amending and developing public policies to ensure that barriers to the development of adequate and affordable housing are addressed. The education and increased awareness of how policies can work to support local housing needs was an important step toward an informed approach to effective change.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

All participating localities in the NRV Regional and Local Housing Study (2021) developed strategies, as part of the process, to address local affordable housing challenges. The following strategies will include removal or amelioration of public policies that create barriers to implementation of affordable housing, and create new ones that support development options.

#### Floyd County:

- Tackle vacancy by studying new tax abatement program to incentivize owners to invest in, sell or donate dilapidated properties
- Draft changes to zoning ordinances to support infill development

#### Giles County:

- Create a land development guide to promote opportunities for developers to apply planned use development (PUD) guidelines of an existing Planned Development District zoning ordinance.

#### Montgomery County:

- Streamline and enhance the PUD process by increasing public engagement, proactively engaging residential developers, and facilitating the inclusion of more diverse and cost-efficient housing types
- Evaluate how existing zoning promotes, or limits, manufactured home community revitalization
- Partner with neighboring jurisdictions to coordinate land use and set density and infrastructure standards

#### Pulaski County:

- Adopt a real estate tax abatement program to encourage the rehabilitation of deteriorated properties
- Enact a vacant building registration requirement, which can provide a single database for vacant properties that may be of interest to developers
- Develop a database of county-owned parcels that are vacant or underused and evaluate potential for rezoning for residential development
- Use the comprehensive plan update as an opportunity to explore density options

City of Radford:

- Encourage zoning that allows for creative density options
- Enhance rental inspection program and develop property maintenance code to support well-maintained and healthy housing

Town of Blacksburg:

- Draft an affordable dwelling unit ordinance to incentivize developers to include below-market rate units in housing developments

## **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 Housing Partnership (COC) have worked to develop and implement a multi-agency Coordinated Entry Service for those in need. As a member of the Housing Partnership, the Consortium takes an active role in providing technical assistance and resources to respond to emerging needs of the homeless population and the network of agencies that serve them.

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

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

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

**New River Valley Community Services:** provide housing support services for children and adults who are living with mental illness, developmental disabilities, and/or substance abuse disorders, many of whom are dealing with homelessness

**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 and women



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

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

see below

**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?**

Most of the lead found in homes comes from lead-based paint, which was used in homes built before 1978. Lead is a highly toxic metal that may cause a range of health problems, especially in young children. When lead is absorbed into the body, it can cause damage to the brain and other vital organs. 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*).

In the New River Valley 20,904 (49%) of the owner-occupied units and 13,402 (52%) of the renter-occupied units were built prior to 1980. Children living in these homes are particularly vulnerable. With 16.5% of the population of the NRV under the age of 18, the importance of ongoing diligence in the monitoring and remediation of lead hazards is evident.

### **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 NRV HOME Consortium will continue to optimize funding allocations by taking a coordinated approach that responds to the needs of individual localities within the greater context of the region. We will pursue all opportunities to leverage additional funding from local, state and federal sources to optimize the success of projects.

The Town of Blacksburg will continue to provide public service funding through its CDBG program to several non-profits working to reduce the number of families in poverty in the area. Funding will support low and moderate income families with affordable day care, community gardens and homelessness intervention. The Town will also support the maintenance of existing housing through the Housing Resiliency Grant program and work to increase affordable housing stock by investing in the acquisition and new construction of housing units. New institutional policies and structures will be encouraged to support creative land use and long-term affordability (eg. Community Land Trust).

### **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, and in accordance with the NRV HOME Consortium and Town of Blacksburg CDBG Program Policies and Procedures. By utilizing the HUD Monitoring checklists, staff maintains comprehensive records for all projects, in both active and maintenance phases. 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

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.

#### 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	534,673	0	0	534,673	2,138,692	

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	651,299	0	0	651,299	2,605,196	

Table 1 - 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 for each year HOME funding is received during the Consolidated Plan program period. Additionally, the HOME Consortium has accumulated excess of \$2,579,554 in surplus 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**

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

**Discussion**

See above

## 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

Table 2 – Goals Summary

#### Goal Descriptions

1	<b>Goal Name</b>	Support Affordable Housing
	<b>Goal Description</b>	<p>Affordable housing projects supported by the NRV HOME Consortium in the first year will include:</p> <ul style="list-style-type: none"> <li>• Merrimac Project in Montgomery County: New construction by Community Housing Partners of 49 units, with 41 single family homes and 4 duplex buildings. The development includes 30 HOME assisted units. The HOME units will be restricted to persons earning less than or equal to 80% of the Area Median Income</li> <li>• Historic Leggett Building Revitalization project in the City of Radford: Revitalization of an historic mixed-use downtown building to include 12 apartments, 5 of which will be HOME units.</li> <li>• Claremont School Redevelopment in Pulaski County: 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.</li> <li>• Floyd Townhomes Project in Floyd County: Seven new construction homeownership opportunities for LMI families, in partnership with Habitat for Humanity of the New River Valley.</li> </ul> <p>Affordable housing projects supported through Town of Blacksburg CDBG include:</p> <ul style="list-style-type: none"> <li>• The Legacy on Main Project, which will use both CDBG and LITHC investments to create 56 rental units for LMI households</li> <li>• CDBG investment in the Merrimac Project, creating new homeownership opportunities with long-term affordability through the development of a new Community Land Trust.</li> <li>• Scattered site homeownership opportunities through the new Community Land Trust</li> <li>• Housing Resiliency Grants of up to \$5,000 to assist homeowners with critical home repairs</li> </ul>
2	<b>Goal Name</b>	Prevent and End Homelessness
	<b>Goal Description</b>	The Town of Blacksburg will invest CDBG Public Service funds to support homelessness services provided by two local non-profits, New River Community Action and the Women's Resource Center of the New River Valley.

3	<b>Goal Name</b>	Support Non-Homeless Special Needs
	<b>Goal Description</b>	<p>Assistance will support the provision of quality child care at Valley Interfaith Child Care Center for LMI working families in Blacksburg.</p> <p>Community Gardening opportunities for LMI families will be supported through three local gardens operated by the non-profit Live, Work, Eat Grow.</p>

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

### Introduction

2023 HOME and CDBG projects focus on the strategic planning goals of supporting affordable housing, preventing and ending homelessness, and supporting non-housing special needs.

#	Project Name
1	HOME Admin 2022
2	HOME - CHDO Operating 2022
3	HOME - Montgomery - Merrimac Project
4	HOME - Radford - Historic Leggett Building Revitalization
5	HOME - Pulaski - Claremont School Redevelopment
6	HOME - Floyd - Floyd Townhomes
7	CDBG Admin - 2022
8	CDBG - Housing Resiliency Grants 2022
9	CDBG - Public Services 2022
10	CDBG - Affordable Housing Initiatives

**Table 3 – 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**

<b>1</b>	<b>Project Name</b>	HOME Admin 2022
	<b>Target Area</b>	Floyd County HOME Giles County HOME Montgomery County HOME Pulaski County HOME City of Radford HOME
	<b>Goals Supported</b>	Support Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$65,129
	<b>Description</b>	HOME admin for July 1, 2022 to June 30, 2023
	<b>Target Date</b>	6/30/2023

<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	
<p><b>Location Description</b></p>	
<p><b>Planned Activities</b></p>	



<b>2</b>	<b>Project Name</b>	HOME - CHDO Operating 2022
	<b>Target Area</b>	Floyd County HOME Montgomery County HOME
	<b>Goals Supported</b>	Support Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$32,564
	<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>	6/30/2023

<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	
<p><b>Location Description</b></p>	
<p><b>Planned Activities</b></p>	

<b>3</b>	<b>Project Name</b>	HOME - Montgomery - Merrimac Project
	<b>Target Area</b>	Montgomery County HOME
	<b>Goals Supported</b>	Support Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	:
	<b>Description</b>	<p>New construction by Community Housing Partners of 49 units, with 41 single family homes and 4 duplex buildings. The development includes 30 HOME assisted units. The HOME units will be restricted to persons earning less than or equal to 80% of the Area Median Income. This is a CHDO project and funds allocated count toward the 2021 CHDO Set-aside. Amended 2/01/22 to include: As evidenced in the NRV Regional Housing Study, the cost to construct and purchase a single-family home in the Town of Blacksburg is higher than any other location in the New River Valley region.</p> <p>HUD's published MSA 95% maximum sales price limits do not accurately reflect the costs to produce a single family home within the Town. To address the barrier of providing new affordable housing within the Town of Blacksburg, the Consortium has chosen to set different 95% maximum sales price limits for the Town of Blacksburg utilizing the methods outlined in 24 CFR 92.254(a)(2)(iii). Based on 163 home sales during the year of 2021, the median sales price was \$406,000. Therefore, the PJ has established new 95% maximum sales price limits of \$385,700 for affordable housing projects within the Town of Blacksburg corporate limits.</p>

<b>Tar get Dat e</b>	6/30/2023
<b>Esti mat e the nu mb er and typ e of fam ilies that will ben efit fro m the pro pos ed acti viti es</b>	
<b>Loc atio n Des crip tion</b>	

	<b>Planned Activities</b>	
<b>4</b>	<b>Project Name</b>	HOME - Radford - Historic Leggett Building Revitalization
	<b>Target Area</b>	City of Radford HOME
	<b>Goals Supported</b>	Support Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	:
	<b>Description</b>	Revitalization of an historic mixed-use downtown building to include 12 apartments, 5 of which will be HOME units.
	<b>Target Date</b>	6/30/2023

<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	
<p><b>Location Description</b></p>	
<p><b>Planned Activities</b></p>	

5	<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
	<b>Funding</b>	:
	<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>	6/30/2023

<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	
<p><b>Location Description</b></p>	
<p><b>Planned Activities</b></p>	



<b>6</b>	<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
	<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. This is a CHDO project and funds allocated count toward the 2021 CHDO Set-aside.
	<b>Target Date</b>	6/30/2023

<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	
<p><b>Location Description</b></p>	
<p><b>Planned Activities</b></p>	

<b>7</b>	<b>Project Name</b>	CDBG Admin - 2022
	<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 Homelessness Non-Housing Community Development
	<b>Funding</b>	CDBG: \$106,934
	<b>Description</b>	CDBG admin for FY July 1 2022 - June 30 2023
	<b>Target Date</b>	6/30/2023

<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	
<p><b>Location Description</b></p>	
<p><b>Planned Activities</b></p>	

<b>8</b>	<b>Project Name</b>	CDBG - Housing Resiliency Grants 2022
	<b>Target Area</b>	Town of Blacksburg CDBG
	<b>Goals Supported</b>	Support Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$50,000
	<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>	6/30/2023

<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	
<p><b>Location Description</b></p>	
<p><b>Planned Activities</b></p>	

<b>9</b>	<b>Project Name</b>	CDBG - Public Services 2022
	<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>	Homelessness Non-Housing Community Development
	<b>Funding</b>	CDBG: \$77,421
	<b>Description</b>	Public Service activities for July 1, 2021 - June 30, 2022: 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>	6/30/2023

<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	
<p><b>Location Description</b></p>	
<p><b>Planned Activities</b></p>	



<b>1 0</b>	<b>Project Name</b>	CDBG - Affordable Housing Initiatives
	<b>Target Area</b>	Town of Blacksburg CDBG
	<b>Goals Supported</b>	Support Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$300,318
	<b>Description</b>	<p>CDBG funds will be invested in the development of new affordable housing opportunities in the Town of Blacksburg, including:</p> <ul style="list-style-type: none"> <li>The Legacy on Main project, which will create 56 new rental units for LMI families, and include both LITHC and CDBG funding</li> <li>The launching of a Community Land Trust (CLT) that will be make it possible for LMI households to own homes on land that is leased from the CLT through long-term (typically 99-year), inheritable, renewable ground lease agreements and to receive financial assistance to enable them to purchase the home. CDBG funds will be used to support affordable housing projects that will use the CLT model of homeownership through both the Montgomery-Merrimac Project (renamed as Strouble's Ridge) and other scattered-site homeownership opportunities.</li> </ul>
	<b>Target Date</b>	6/30/2022

<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>The proposed housing activities will assist approximately 31 LMI families in acquiring affordable housing.</p>
<p><b>Location Description</b></p>	<p>All new housing opportunities will be within the Town of Blacksburg.</p>
<p><b>Planned Activities</b></p>	<p>see project description.</p>

## **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 used for Housing Resiliency Grants and public service programs that 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	25
Giles County HOME	
Montgomery County HOME	25
Pulaski County HOME	25
City of Radford HOME	25

**Table 4 - Geographic Distribution**

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

see question above

### **Discussion**

## Affordable Housing

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

#### Introduction

Affordable housing projects supported by the NRV HOME Consortium in the first year will include:

- Merrimac Project in Montgomery County: New construction by Community Housing Partners of 49 units, with 41 single family homes and 4 duplex buildings. The development includes 30 HOME assisted units. The HOME units will be restricted to persons earning less than or equal to 80% of the Area Median Income
- Historic Leggett Building Revitalization project in the City of Radford: Revitalization of an historic mixed-use downtown building to include 12 apartments, 5 of which will be HOME units.
- Claremont School Redevelopment in Pulaski County: 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.
- Floyd Townhomes Project in Floyd County: Seven new construction homeownership opportunities for LMI families, in partnership with Habitat for Humanity of the New River Valley.

Affordable housing projects supported through Town of Blacksburg CDBG include:

- The Legacy on Main Project, which will use both CDBG and LITHC investments to create 56 rental units for LMI households
- CDBG investment in the Merrimac Project, creating new homeownership opportunities with long-term affordability through the development of a new Community Land Trust.
- Scattered site homeownership opportunities through the new Community Land Trust
- Housing Resiliency Grants of up to \$5,000 to assist homeowners with critical home repairs

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	56
Non-Homeless	110
Special-Needs	0
Total	166

**Table 5 - 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	74
Rehab of Existing Units	10
Acquisition of Existing Units	1

One Year Goals for the Number of Households Supported Through	
Total	85

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

### **Discussion**

All of the households assisted meet the requirement of being extremely low income, low income or moderately low income.

## **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 Housing Partnership (COC) have worked to develop and implement a multi-agency Coordinated Entry Service for those in need. As a member of the Housing Partnership, the Consortium takes an active role in providing technical assistance and resources to respond to emerging needs of the homeless population and the network of agencies that serve them.

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

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

**New River Valley Community Services:** provide housing support services for children and adults who are living with mental illness, developmental disabilities, and/or substance abuse disorders, many of whom are dealing with homelessness

**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 and women

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

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

see below

**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.**

**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.

## **Discussion**

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

### **Introduction**

All localities in the region recently participated in the NRV Regional and Local Housing Study, a comprehensive housing market analysis and needs assessment. As part of this process, local stakeholders worked with the New River Valley Regional Commission, the Virginia Center for Housing Research and Housing Forward Virginia to better understand the housing needs of their communities and to develop strategies to best meet these needs. Several of the strategies that came out of the study involve amending and developing public policies to ensure that barriers to the development of adequate and affordable housing are addressed. The education and increased awareness of how policies can work to support local housing needs was an important step toward an informed approach to effecting change.

### **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**

All participating localities in the NRV Regional and Local Housing Study (2021) developed strategies, as part of the process, to address local affordable housing challenges. The following strategies will include removal or amelioration of public policies that create barriers to implementation of affordable housing, and create new ones that support development options.

#### Floyd County:

- Tackle vacancy by studying new tax abatement program to incentivize owners to invest in, sell or donate dilapidated properties
- Draft changes to zoning ordinances to support infill development

#### Giles County:

- Create a land development guide to promote opportunities for developers to apply planned use development (PUD) guidelines of an existing Planned Development District zoning ordinance

#### Montgomery County:

- Streamline and enhance the PUD process by increasing public engagement, proactively engaging residential developers, and facilitating the inclusion of more diverse and cost-efficient housing

types

- Evaluate how existing zoning promotes, or limits, manufactured home community revitalization
- Partner with neighboring jurisdictions to coordinate land use and set density and infrastructure standards

Pulaski County:

- Adopt a real estate tax abatement program to encourage the rehabilitation of deteriorated properties
- Enact a vacant building registration requirement, which can provide a single database for vacant properties that may be of interest to developers
- Develop a database of county-owned parcels that are vacant or underused and evaluate potential for rezoning for residential development
- Use the comprehensive plan update as an opportunity to explore density options

City of Radford:

- Encourage zoning that allows for creative density options
- Enhance rental inspection program and develop property maintenance code to support well-maintained and healthy housing

Town of Blacksburg:

- Draft an affordable dwelling unit ordinance to incentivize developers to include below-market rate units in housing developments

**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:

- **Historic Leggett Building Revitalization project in the City of Radford:** Revitalization of an historic mixed-use downtown building to include 12 apartments, 5 of which will be HOME units.**Claremont School Redevelopment in Pulaski County:** 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.**Floyd Townhomes Project in Floyd County:** Seven new construction homeownership opportunities for LMI families, in partnership with Habitat for Humanity of the New River Valley.**ongoing monitoring support of funded projects throughout the affordability period****Affordable housing projects supported through Town of Blacksburg CDBG include:****The Legacy on Main Project, which will use both CDBG and LITHC investments to create 56 rental units for LMI households****CDBG investment in the Merrimac Project, creating new homeownership opportunities with long-term affordability through the development of a new Community Land Trust.****Scattered site homeownership opportunities through the new Community Land Trust****Housing Resiliency Grants of up to \$5,000 to assist homeowners with critical home repairs**

#### 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 Policies 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 NRV HOME Consortium will continue to optimize funding allocations by taking a coordinated approach that responds to the needs of individual localities within the greater context of the region. We will pursue all opportunities to leverage additional funding from local, state and federal sources to optimize the success of projects.

The Town of Blacksburg will continue to provide public service funding through its CDBG program to several non-profits working to reduce the number of families in poverty in the area. Funding will support low and moderate income families with affordable day care, community gardens and homelessness intervention. The Town will also support the maintenance of existing housing through the Housing Resiliency Grant program and work to increase affordable housing stock by investing in the acquisition and new construction of housing units. New institutional policies and structures will be encouraged to support creative land use and long-term affordability (eg. Community Land Trust).

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

The New River Valley HOME Consortium has been allocated \$2,161,332 under the American Rescue Plan

Act of 2021 to provide housing, services and shelter to individuals experiencing homelessness, as well as other vulnerable populations. The Consortium will work with the Continuum of Care (NRV Housing Partnership) and other community partners to determine the best use of these funds to meet current and emerging needs.

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

The New River Valley has a strong network of organizational coordination designed to meet a wide and diverse spectrum of needs. Strong partnerships among these agencies contribute to effective outreach and service delivery across a large and predominately rural catchment area (eg. NRV Housing Partnership, Partners for Access to Healthcare, Healthy Roots NRV, THRIVE, First Steps). The Consortium and Town of Blacksburg will continue to work closely with these initiatives to provide input, technical support and resources.

### **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(I)(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