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2018 – Annual Action Plan

AP-21 Edit Annual Goal - 91.220(c)(3) & 91.220(e)

11/20/2023 SUBSTANTIAL AMENDMENT TO 2018 GY CDBG PROGRAM

11/20/2023: The original 2018 AAP proposed to spend 90% of its 2018 GY on repayment of the project titled in IDIS as "Section 108 Loan Repayment (Sidewalks)". As of November 20, 2023, there is a total of \$12,081.00 in 2018 Grant Year (GY) unexpended funds. The autumn 2023 substantial amendments to Annual Action Plans 2018, 2019, 2021, 2022, and 2023 removes unexpended funding for selected projects in the 2018, 2019, 2021, and 2022 and increases the amount of funding to the 2023 PY project titled in IDIS as "Winchester Census Tract 1.01-1.02 Revitalization" Below is a breakdown of the monetary changes regarding PY/GY 2018:

PY/GY	Project	GY 2018 Amount
Original 2018	Section 108 Loan Repayment (Sidewalks)	\$207,972.90
Substantially Amended 2018	Section 108 Loan Repayment (Sidewalks)	\$195,000.00

The reduction in 2018 PY funding allocation will total \$12,081.

- 84.77% to repayment of Section 108 Loan \$195,000.00
- 4.84% to 2023 PY Winchester Census Tract 1.01-1.02 Revitalization \$12,081

AP-35 Projects - 91.220(d)

11/20/2023 SUBSTANTIAL AMENDMENT TO 2018 GY CDBG PROGRAM

- 84.77% to repayment of Section 108 Loan \$195,000.00
- 4.84% to 2023 PY Winchester Census Tract 1.01-1.02 Revitalization \$12,081

AP-38 Project Summary (NO CFR REFERENCE)

• 84.77% to repayment of Section 108 Loan - \$195,000.00

AP-21 Edit Annual Goal - 91.220(c)(3) & 91.220(e)

11/20/2023 SUBSTANTIAL AMENDMENT TO 2019 GY CDBG PROGRAM

11/20/2023: The original 2019 AAP proposed to spend 90% of its 2019 GY on repayment of the project titled in IDIS as "Section 108 Loan Repayment (Sidewalks)". As of November 20, 2023, there is a total of \$3,330.00 in 2019 Grant Year (GY) unexpended funds. The autumn 2023 substantial amendments to Annual Action Plans 2018, 2019, 2021, 2022, and 2023 removes unexpended funding for selected projects in the 2018, 2019, 2021, and 2022 and increases the amount of funding to the 2023 PY project titled in IDIS as "Winchester Census Tract 1.01-1.02 Revitalization" Below is a breakdown of the monetary changes regarding PY/GY 2019:

PY/GY	Project	GY 2019 Amount
Original 2019	Section 108 Loan Repayment (Sidewalks)	\$204,579
Substantially Amended 2019	Section 108 Loan Repayment (Sidewalks)	\$200,000

The reduction in 2019 PY funding allocation will total \$3,330.

- 87.98% to repayment of Section 108 Loan \$200,000.00
- 1.46% to 2023 PY Winchester Census Tract 1.01-1.02 Revitalization \$3,330.00

AP-35 Projects - 91.220(d)

11/20/2023 SUBSTANTIAL AMENDMENT TO 2019 GY CDBG PROGRAM

- 87.98% to repayment of Section 108 Loan \$200,000.00
- 1.46% to 2023 PY Winchester Census Tract 1.01-1.02 Revitalization \$3,330.00

AP-38 Project Summary (NO CFR REFERENCE)

• 87.98% to repayment of Section 108 Loan - \$200,000.00

AP-21 Edit Annual Goal - 91.220(c)(3) & 91.220(e)

11/20/2023 SUBSTANTIAL AMENDMENT TO 2021 GY CDBG PROGRAM

11/20/2023: The original 2021 AAP proposed to spend 90% of its 2021 GY on repayment of the project titled in IDIS as "Section 108 Loan Repayment (Sidewalks)" and 10% of its 2021 GY on CDBG program administration titled in IDIS as "CDBG Program Administration (Started 8/19)". As of November 20, 2023, there is a total of \$112,697.88. in 2021 Grant Year (GY) unexpended funds. The autumn 2023 substantial amendments to Annual Action Plans 2018, 2019, 2021, 2022, and 2023 removes unexpended funding for selected projects in the 2018, 2019, 2021, and 2022 and increases the amount of funding to the 2023 PY project titled in IDIS as "Winchester Census Tract 1.01-1.02 Revitalization" Below is a breakdown of the monetary changes regarding PY/GY 2019:

PY/GY	Project	GY 2021 Amount
Original 2021	Section 108 Loan Repayment (Sidewalks)	\$254,729.70
Substantially Amended 2021	Section 108 Loan Repayment (Sidewalks)	\$161,273.22
Original 2021	CDBG Program Administration (Started 8/19)	\$28,303.30
Substantially Amended 2021	CDBG Program Administration (Started 8/19)	\$9,061.90

The reduction in 2021 PY funding allocation will total \$112,697.88.

- 56.98% to repayment of Section 108 Loan \$161,273.22
- 3.20% to administrative activities \$9,061.90
- 40% to 2023 PY Winchester Census Tract 1.01-1.02 Revitalization \$112,697.88

AP-35 Projects - 91.220(d)

11/20/2023 SUBSTANTIAL AMENDMENT TO 2021 GY CDBG PROGRAM

- 56.98% to repayment of Section 108 Loan \$161,273.22
- 3.20% to administrative activities \$9,061.90
- 40% to 2023 PY Winchester Census Tract 1.01-1.02 Revitalization \$112.697.88

AP-38 Project Summary (NO CFR REFERENCE)

- 56.98% to repayment of Section 108 Loan \$161,273.22
- 3.20% to administrative activities \$28,303.30

AP-21 Edit Annual Goal - 91.220(c)(3) & 91.220(e)

11/20/2023 SUBSTANTIAL AMENDMENT TO 2022 GY CDBG PROGRAM

11/20/2023: The City of Winchester established a Low-to-Moderate L/M Income area benefit project titled in IDIS as "N. Kent St. Revitalization" and "N. Kent St. Revitalization Section 108 Loan Repayment" in Program Year (PY) 2022. The project failed as the City was unable to acquire property to begin revitalization efforts. As of November 20, 2023, no 2022 GY funds have been spent. The autumn 2023 substantial amendments to Annual Action Plans 2018, 2019, 2021, 2022, and 2023 removes unexpended funding for selected projects in the 2018, 2019, 2021, and 2022 and increases the amount of funding to the 2023 PY project titled in IDIS as "Winchester Census Tract 1.01-1.02 Revitalization". Below is a breakdown of the monetary changes regarding PY/GY 2022:

PY/GY	Project	GY 2022 Amount
Original 2022	N. Kent St. Revitalization	\$1,000,000.00
Substantially Amended 2022	N. Kent St. Revitalization	\$0.00
Original 2022	N. Kent St. Revitalization	\$247,793.40
	Section 108 Loan Repayment	
Substantially Amended 2022	N. Kent St. Revitalization	\$0.00
	Section 108 Loan Repayment	
Original 2022	CDBG Program Administration (Started 8/19)	\$27,532.60
Substantially Amended 2022	CDBG Program Administration (Started 8/19)	\$0.00

Note that the N. Kent St. Revitalization project was projected to be a Section 108 funded project and the N. Kent St. Revitalization Section 108 Loan Repayment project was projected to use CDBG funds to pay back the Section 108 loan from HUD. The reduction in 2022 PY funding allocation will total \$275,326.00.

• 100% to 2023 PY Winchester Census Tract 1.01-1.02 Revitalization - \$275,326.00

AP-35 Projects - 91.220(d)

11/20/2023 SUBSTANTIAL AMENDMENT TO 2022 GY CDBG PROGRAM

• 100% to 2023 PY Winchester Census Tract 1.01-1.02 Revitalization - \$275,326.00

AP-38 Project Summary (NO CFR REFERENCE)

• Place \$0.00 in all CDBG related activities

AP-21 Edit Annual Goal – 91.220(c)(3) & 91.220(e)

11/20/2023 SUBSTANTIAL AMENDMENT TO 2023 PY CDBG PROGRAM

11/20/2023: The autumn 2023 substantial amendments to Annual Action Plans 2018, 2019, 2021, 2022, and 2023 removes unexpended funding for selected projects in the 2018, 2019, 2021, and 2022 and increases the amount of funding to the 2023 PY project titled in IDIS as "Winchester Census Tract 1.01-1.02 Revitalization". Below is a breakdown of the monetary changes regarding PY/GY 2023:

PY/GY	Project	GY 2023 Amount
Original 2023	Winchester Census Tract 1.01-1.02 Revitalization	\$200,110.40
Substantially Amended 2023	Winchester Census Tract 1.01-1.02 Revitalization	\$603,545.28

The total amount of unspent funds from the Grant Years of 2018, 2019, 2021, and 2022 is \$403,434.88. All unspent funds from Grant Years of 2018, 2019, 2021, and 2022 will be redistributed to the following 2023 project:

• 2023 PY Winchester Census Tract 1.01-1.02 Revitalization - \$603,545.28

AP-35 Projects – 91.220(d)

11/20/2023 SUBSTANTIAL AMENDMENT TO 2023 PY CDBG PROGRAM

• 2023 PY Winchester Census Tract 1.01-1.02 Revitalization - \$603,545.28

AP-38 Project Summary (NO CFR REFERENCE)

• Place \$603,545.28 in 2023 PY Winchester Census Tract 1.01-1.02 Revitalization

Expected Resources

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

Introduction

Anticipated resources identified below were based on 2018 CDBG and HOME entitlement allocations. All anticipated future resources are estimates; leveraged funds will also be necessary to ensure project implementation and meeting Consolidated Plan goals.

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Anticipated Resources

Program	Source	Uses of Funds	Expected Amount Available Year 1			ar 1	Expected	Narrative Description
	of Funds		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Amount Available Remainder of ConPlan \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	231,081	0	0	231,081	924,324	Anticipated resources for CDBG funds will be utilized over the next five (5) years for the re-payment of the Section 108 Loan requested by the City of Winchester in 2018.

Program	Source	Uses of Funds	Expe	cted Amoun	t Available Ye	ar 1	Expected	Narrative Description
	of Funds		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Amount Available Remainder of ConPlan	
HOME	public -	Acquisition						Anticipated resources for HOME funds
	federal	Homebuyer						estimated using 2018 allocation
		assistance						prorated at a equal amount of the five
		Homeowner						(5) year period of the Consolidated Plan.
		rehab						
		Multifamily rental						
		new construction						
		Multifamily rental						
		rehab						
		New construction						
		for ownership						
		TBRA	459,682	0	0	459,682	2,298,410	

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

Federal funds will be leverage to supplement resources to achieve goals outlined in the Consolidated Plan. Additional resources (private, state and local funds) will be necessary to implement projects and programs on a annual basis. Subsidy layer analysis will be conducted for all funded projects to ensure that federal funds represent a small percentage of all project funding. NSVRC is always actively exploring funding for match and assiting our subgrantee's and CHDO's in seeking and securing leveraging funding to extend the reaches of HOME dollars.

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 is no public owned lane or property located within the appropriate jurisdictions that will be used to address the needs identified in the plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort	Goal Name	Start	End	Category	Geographic	Needs Addressed	Funding	Goal Outcome Indicator
Order		Year	Year		Area			
1	Provide Safe,	2013	2017	Affordable	HOME	Create Stable	CDBG: \$0	Homeowner Housing
	Affordable, and			Housing	TARGET	Housing	номе:	Rehabilitated: 14 Household
	Accessible Housing				AREA	Situations	\$418,108	Housing Unit
								Direct Financial Assistance to
								Homebuyers: 18 Households
								Assisted
								Tenant-based rental assistance /
								Rapid Rehousing: 78 Households
								Assisted
								Other: 1 Other
4	Enhance Economic	2013	2017	Non-Housing	CDBG	Improve	CDBG:	Public Facility or Infrastructure
	Growth and			Community	Target Area	Economic vitality	\$219,000	Activities other than
	Infrastructure			Development		and Pedestrian	HOME: \$0	Low/Moderate Income Housing
						Access		Benefit: 3940 Persons Assisted
								Other: 0 Other

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Safe, Affordable, and Accessible Housing				
	Goal Description	The purpose of this goal is to provide safe, affordable and accessible housing for low and moderate-income persons in the Northern Shenandoah Valley Region.				
4	Goal Name	Enhance Economic Growth and Infrastructure				
	Goal Description	Repayment of Section 108 Loan for sidewalk enhancement project. 11/20/2023 SUBSTANTIAL AMENDMENT TO 2018 GY CDBG PROGRAM				
		The original 2018 AAP proposed to spend 90% of its 2018 GY on repayment of the project titled in IDIS as "Section 108 Loan Repayment (Sidewalks)". As of November 20, 2023, there is a total of \$12,081.00 in 2018 Grant Year (GY) unexpended funds. The autumn 2023 substantial amendments to Annual Action Plans 2018, 2019, 2021, 2022, and 2023 removes unexpended funding for selected projects in the 2018, 2019, 2021, and 2022 and increases the amount of funding to the 2023 PY project titled in IDIS as "Winchester Census Tract 1.01-1.02 Revitalization" Below is a breakdown of the monetary changes regarding PY/GY 2018:				
		The reduction in 2018 PY funding allocation will total \$12,081.				
		 84.77% to repayment of Section 108 Loan - \$195,000.00 4.84% to 2023 PY Winchester Census Tract 1.01-1.02 Revitalization - \$12,081 				

Projects

AP-35 Projects - 91.220(d)

Introduction

2018 Annual Action Plan priorities are as follows:

- 90% Section 108 Loan Repayment
- 10% CDBG Program Administration

11/20/2023 SUBSTANTIAL AMENDMENT TO 2018 GY CDBG PROGRAM

- 84.77% to repayment of Section 108 Loan \$195,000.00
- 4.84% to 2023 PY Winchester Census Tract 1.01-1.02 Revitalization \$12,081

HOME PROGRAM

- Up to 25% to Homeownership Activities
- Up to 50% Tenant Based Rental Assistance
- Minimum of 15% to local CHDO's as the eligible set-aside
- Maximum of 10% to Administrative Activities

Projects

#	Project Name
1	TENANT BASED RENTAL ASSISTANCE
2	Homeownership Development
4	CHDO
6	HOME PROGRAM ADMINISTRATION
7	Section 108 Loan Repayment (Sidewalks)
8	CDBG Administration

Table 3 - Project Information

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

The 2018-2022 Consolidated Planning process identified rental assistance, down-payment assistance and home repair and the region's priority project needs. This was confirmed through an extensive public participation process. Projects were identified by local housing and service providers and approved based on the perceived market need, ability to implement the projects in a timely manner/leveraged funds and expected number of beneficiaries.

At this time there are no perceive obstacles (or "barriers") to address underserved needs. It is anticipated that the projects identified for program year 18 (FY 19) will adequately address the market need at this time.

AP-38 Project Summary

Project Summary Information

1	Project Name	TENANT BASED RENTAL ASSISTANCE
	Target Area	HOME TARGET AREA
	Goals Supported	Provide Safe, Affordable, and Accessible Housing
	Needs Addressed	Create Stable Housing Situations
		-
	Funding	HOME: \$91,936
	Description	Tenant Based Rental Assistance program serving: City of Winchester, Clarke, Frederick, Warren, Shenandoah & Page Counties. Program provides short-term rental assistance in the form of security deposits and first-months rent to qualified low-income persons (including homeless and nearly homeless persons). Program also will provide security deposits for utilities and first-months payments.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Program provides short-term rental assistance in the form of security deposits and first-months rent to qualified low-income persons (including homeless and nearly homeless persons). Program also will provide security deposits for utilities and first-months payments.
2	Project Name	Homeownership Development
	Target Area	HOME TARGET AREA
	Goals Supported	Provide Safe, Affordable, and Accessible Housing
	Needs Addressed	Create Stable Housing Situations
	Funding	HOME: \$96,000
	Description	Program to cover City of Winchester, Clarke, Frederick, Page, Shenandoah & Warren Counties. Program provides down-payment and closing cost assistance to first-time low-income home buyer, as well as other homeownership development costs (acquisition, construction, etc)
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Program provides down-payment and closing cost assistance to first-time low-income home buyers.
3	Project Name	CHDO
	Target Area	HOME TARGET AREA
	Goals Supported	Provide Safe, Affordable, and Accessible Housing
	Needs Addressed	Addressing Substandard Housing Create Stable Housing Situations
	Funding	HOME: \$87,873
	Description	Homeownership development funding and pre-development loan to qualified CHDO organization.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Homeownership development funding and pre-development loan to qualified CHDO organization.
4	Project Name	HOME PROGRAM ADMINISTRATION
	Target Area	HOME TARGET AREA
	Goals Supported	Provide Safe, Affordable, and Accessible Housing
	Needs Addressed	Addressing Substandard Housing Create Stable Housing Situations
	Funding	HOME: \$45,968
	Description	Administration of the HOME program for program year 2013.
	Target Date	

	Estimate the number	
	and type of families	
	that will benefit from	
	the proposed activities	
	Location Description	
_	Planned Activities	Administration of the HOME program for program year 2013.
5	Project Name	Section 108 Loan Repayment (Sidewalks)
	Target Area	CDBG Target Area
	Goals Supported	Enhance Economic Growth and Infrastructure
	Needs Addressed	Improve Economic vitality and Pedestrian Access
	Funding	CDBG: \$195,000
	Description	Repayment of Section 108 Loan regarding the sidewalk project
	Target Date	7/3/2028
	Estimate the number and type of families that will benefit from the proposed activities	The vast majority of residents of the region to benefit from the sidewalk project are low to moderate income families. Staff estimates there are approximately ???? in this region.
	Location Description	Battle Avenue, Kinzel Drive, Christopher Drive, South Street, Darrview Street, and West Street.
	Planned Activities	Repayment of Section 108 Loan regarding the sidewalk enhancement project.
6	Project Name	CDBG Administration
	Target Area	CDBG Target Area
	Goals Supported	Enhance Economic Growth and Infrastructure
	Needs Addressed	Improve Economic vitality and Pedestrian Access
	Funding	CDBG: \$24,000
	Description	CDBG Administration
	Target Date	6/28/2019
	Estimate the number and type of families that will benefit from the proposed activities	NA NA
	Location Description	NA

AP-50 Geographic Distribution – 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 streets benefiting from the sidewalk project are located in the City's CDBG target area (North End neighborhood). This area contains the majority of the city's low/mod income residents and is in need of substnatial public infrastructure investment.

Geographic Distribution

Target Area	Percentage of Funds
CDBG Target Area	90
HOME TARGET AREA	100

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Community Development Committee and City staff have long identified the city's North End as an area in need of public and private investment. In addition, the City's Economic Development Authority has recently began acquring various dilapidated properties in the North End for the purpose of revitalizing the region and providing new residential and commercial opportunities in the area.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

2018 Annual Action Plan priorities are as follows:

HOME PROGRAM

- Up to 25% to Homeownership Activities
- Up to 50% Tenant Based Rental Assistance
- Minimum of 15% to local CHDO's as the eligible set-aside
- Maximum of 10% to Administrative Activities

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

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	175
The Production of New Units	3
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	178

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

AP-60 Public Housing – 91.220(h)

Introduction

There is no public housing in the Northern Shenandoah Valley.

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

There is no public housing in the Northern Shenandoah Valley.

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

There is no public housing in the Northern Shenandoah Valley.

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

There is no public housing in the Northern Shenandoah Valley.

AP-65 Homeless and Other Special Needs Activities – 91.220(i) Introduction

Outlined below are the one-year goals and the specific actions steps the Northern Shenandoah Valley region will undertake in the program year to carry out the homeless and other special needs strategy outlined in the Consolidated Plan. Specific goals for the program year include: homeless prevention and rapid-rehousing, expansion of outreach and services to special needs populations and strengthening strategic and organization capacity of the Continuum of Care (CoC) and partner organizations.

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

As outlined in the region's Ten (10) Year Plan to End Homelessness, the Continuum of Care (COC) is committed to forming a broad-based advisory committee comprised of members throughout the community, including elected officials, representatives of local government, the United Way, community and health foundations, and other influential community leaders who are dedicated to ending homelessness. The advisory committee will assist the COC to raise awareness of the problem of and solutions to homelessness in the community as well as to increase and leverage resources to achieve the goals of the ten year plan. The COC will seek out a prominent community leader to serve as a chairperson of the committee and act as a community spokesperson for the cause of solving homelessness in the Northern Shenandoah Valley.

Addressing the emergency shelter and transitional housing needs of homeless persons

The COC is working towards strengthening capacity of existing emergency shelter and transitional housing providers in the region. Recent changes in the US Department of Housing & Urban Development's (HUD) programming for homelessness has lead the COC, through the 10-Year Plan to End Homelessness, to begin actively transitioning shelter and service providers from emergency shelters and transitional housing operations towards permanent supportive housing. Over the next ten (10) years the COC looks to successfully transition existing providers to permanent supportive housing and create new permanent supportive housing facilities throughout the region.

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

recently homeless from becoming homeless again

The region's Ten (10) Year Plan to End Homelessness proposes the following goals to address helping homeless persons and families access affordable housing options:

Permanent Supportive Housing – Permanent supportive housing has been identified as a solution to homelessness for a sub-set of the population – those who experience homelessness for long periods of time (chronic homelessness) with multiple barriers to housing stability, including mental disabilities, chemical dependence, and other chronic health conditions. Permanent supportive housing provides first a home and then continuing supportive services to help individuals maintain a home. These support services either directly provide or connect individuals to services in the community. Support services include direct or coordinated care in the areas of mental health, substance abuse, health care, dental care, education, employment, and access to benefits.

Rapid Re-Housing – Rapid re-housing is a strategy to assist families and individuals experiencing homelessness to access housing as quickly as possible and then deliver uniquely tailored services to help them maintain stable housing. If follows a "housing first" philosophy which says that individuals and families experiencing homelessness need housing first, and then they need services.

Rapid re-housing differs from traditional homeless assistance in that it does not require a family or individual to live in emergency shelter or transitional housing for a certain length of time prior to returning to permanent housing. It can, however, be delivered in an emergency shelter or transitional housing setting and is not mutually exclusive from emergency shelter and transitional housing settings.

Services are consumer-driven in that the person, with the help of a case manager, determines the services that she or he needs to maintain their housing. Services are critical to help a family maintain their housing, access and maintain employment, and increase their self-sufficiency and well-being. It is the housing *and* services that make rapid re-housing an effective permanent solution to homelessness.

Partnering with Landlords – Many agencies and community organizations have developed partnerships with landlords, and these partnerships have resulted in access to affordable housing options for those experiencing and at risk of homelessness. The partnership is an agreement that the landlord will rent to this population and, in some cases, the service agency agrees to maintain contact and provide services to help the household remain stably housed. It is a win-win situation for all parties in that the person accesses affordable housing, the service agency helps to house their clients, and the landlord has a source of support if any problems with the tenant arise.

Partnering with Affordable Housing Developers – Non-profit and for-profit affordable housing developers can be important partners in the financing and development of affordable, subsidized, and permanent supportive housing that can serve as a resource to homeless assistance agencies who wish to increase housing available to people experiencing homelessness.

Partnering with Veterans Administration Medical Centers to access HUD VASH vouchers – Case managers at Veterans Administration (VA) Medical Centers may refer eligible veterans experiencing homelessness to receive vouchers for supportive housing. To end veteran homelessness it is therefore imperative to partner with case management staff at the Martinsburg VA Medical Center to assure veterans experiencing homelessness in Northern Shenandoah Valley receive HUD VASH vouchers to which they are eligible.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The COC, in meeting the goals and strategies outline in the Ten (10) Year Plan to End Homelessness, proposes creating a "Supportive Services" and "Prevention" committee's, which will be tasked with meeting their respective goals. The Supportive Services committee will be responsible for:

- Overseeing the implementation of strategies that increase income through employment;
- Overseeing the creation of a system of centralized intake and assessment;
- Overseeing the implementation of strategies that increase access to disability and other benefits for those who are eligible;
- Overseeing increased access to supportive services.

The Prevention committee will be responsible for:

- Overseeing strategies that prevent the homelessness of people being discharged from hospitals and mental health institutions;
- Overseeing strategies that prevent the homelessness of people exiting from jails;
- Overseeing strategies that prevent the homelessness of youth aging out of foster care;
- Overseeing strategies that prevent the homelessness of unaccompanied youth.

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

Introduction:

Local and regional public policies, as well as national, regional, and local trends and conditions, can affect a region's ability to provide and maintain a viable affordable housing stock. Local policies especially tax policy on property, land use controls, zoning ordinances, building codes, development fees and charges, growth limits, and polices that affect return on residential investment. The Northern Shenandoah Valley Regional Commission, in partnership with the Continuum of Care (COC) and Virginia Fair Housing Office have informed the state-wide Housing Affordability Index (HAI) being assembled by Housing Virginia, which provides a comprehensive guide to policies, regulations and programs to further the development of affordable housing units and programs in the region.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Northern Shenandoah Valley HOME Consortium and the City of Winchester recognize that impediments to fair housing choice do exist and are working to improve fair housing choice. The Northern Shenandoah Valley Regional Commission will hold fair housing workshops to educate local officials, housing providers, service providers and the public at-large are aware of fair housing law. Outlined below are proposed strategies to be undertaken in reducing fair housing impediments:

- 1. Increase transparency surrounding fair housing and complaint process.
- 2. Increase landlords' and property managers' knowledge of fair housing.
- 3. Assist persons with disabilities to obtain access to housing and services.
- 4. Work to reduce NIMBYism by encouraging neighborhood diversity.
- 5. Encourage affordable housing development.

AP-85 Other Actions – 91.220(k)

Introduction:

This section outlines the regions planned actions for 2018 to carry out strategies outlined in the Consolidated Plan for: meeting underserved needs, furthering affordable housing development, reducing lead-based paint hazards, reducing poverty, developing institutional structure and enhancing coordination among agencies.

Actions planned to address obstacles to meeting underserved needs

NSVRC currently serves as the Lead Agency for the Homeless Continuum of Care (CoC) planning process for the Northern Shenandoah Valley. In Program Year 2018, we anticipate access to funding for SHP and S+C renewals administered by the Northwestern Community Services Board as well as funding for HMIS implementation. The Harrisonburg Housing and Redevelopment Authority will administer the HMIS funding.

Actions planned to foster and maintain affordable housing

Actions planned to foster and maintain affordable housing in the Northern Shenandoah Valley region for the upcoming program year include: building organizational capacity for housing providers to carry out affordable housing development (homeownership), and assistance to ask-risk persons of homelessness through tenant based rental assistance (TBRA); further physical development and improvement to owner and rental units and continued financial assistance through down-payment and TBRA programs.

Actions planned to reduce lead-based paint hazards

As part of the monitoring and compliance activities, NSVRC will assure that all subgrantees, subrecipients and CHDOs conform to the lead based paint requirements associated with rehabilitation. There is little data available to suggest that lead based paint hazards are a major concern in the Northern Shenandoah Valley, but we do encourage identification of such potential hazards for consideration in our Home Repair Programs.

Actions planned to reduce the number of poverty-level families

As part of the work program from 2018, NSVRC will be coordinating with the region's economic development directors to identify strategies to promote economic development and redevelopment opportunities throughout the region, including identification of resources available to persons who are

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at risk of poverty. Strategies might include job retraining programs, small business development programs, micro-lending and general self-sufficiency programs.

Actions planned to develop institutional structure

NSVRC continues to coordinate with area stakeholders, namely human service providers. We hope to engage additional agencies not directly related to the provision and development of affordable housing but those who serve primarily low and moderate income individuals and families, or members of the prioritized special needs populations.

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

NSVRC continues to coordinate with area stakeholders, namely human service providers, through the Western VA 513 Continuum of Care.

Program Specific Requirements

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

Introduction:

The purpose of this section is to outline program-specific requirements for the Annual Action Plan and ensure program compliance for the Community Development Block Grant (CDBG) and HOME Investment Partnership Funds. Specifically these program requirements align with the Consolidated Plan Final Ruling.

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 no	t
been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0
Other CDBG Requirements	
Other CDBG Requirements 1. The amount of urgent need activities	0
	0
1. The amount of urgent need activities	0
 The amount of urgent need activities The estimated percentage of CDBG funds that will be used for activities that benefit 	0
 The amount of urgent need activities 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, 	0
 The amount of urgent need activities 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% 	90.00%

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

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as follows:

As outlined in the Northern Shenandoah Valley HOME Manual: because HOME funds are only one source of funding, applicants are required to utilize leverage to complete the project. Leverage is all other sources of funding in a project or activity (excluding HOME funds). Leverage includes match. The application process requires a project to successfully utilize leverage. Leverage is essential for a successful project.

Sources of Leverage

- bank loans or other loans not repayable to the HOME account
- CDBG funds
- Contributions to units that are not HOME-assisted or HOME-eligible
- Federal funds, either grants or loans
- All forms of Owner Equity
- 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:

In order to assure continued affordability of HOME assisted housing units, the Northern Shenandoah Valley (NSV) HOME Consortium imposed a recapture provision by which a portion of the direct subsidy for housing (i.e. the amount that enables the homebuyer to purchase the property) be recaptured from the net proceeds of the sale in the event a sale occurs during the affordability period.

For HOME assisted homebuyer projects/activities, recaptured funds will be based on net proceeds from the sale of the HOME assisted housing (either voluntary or involuntary) and be reduced on a pro rata basis for the time the homeowner has owned and occupied the housing measured against the affordability applicable period. For example, if \$15,000 in HOME assistance is provided and the unit sells in year four of ownership, the Consortium will require that \$3,000 be returned, if net proceeds are equal to or exceed this amount.

All HOME agreements with homebuyers and with CHDO's/subrecipients will include these resale/recapture provisions to ensure compliance with regulation.

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:

In order to assure continued affordability of HOME assisted housing units, the Northern Shenandoah Valley (NSV) HOME Consortium imposed a recapture provision by which a portion of the direct subsidy for housing (i.e. the amount that enables the homebuyer to purchase the property) be recaptured from the net proceeds of the sale in the event a sale occurs during the affordability period.

For HOME assisted projects where funds were used for acquisition, recaptured funds will be based on net proceeds from the sale of the HOME assisted housing (either voluntary or involuntary) and be reduced on a pro rata basis for the time the homeowner has owned and occupied the housing measured against the affordability applicable period. For example, if \$15,000 in HOME assistance is provided and the unit sells in year four of ownership, the Consortium will require that \$3,000 be returned, if net proceeds are equal to or exceed this amount.

All HOME agreements with CHDO's/subrecipients will include these resale/recapture provisions to ensure compliance with regulation.

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:

In order to assure continued compliance with HOME assisted multifamily housing that was rehabilitated with HOME funds, the Northern Shenandoah Valley HOME Consortium proposes the following plans to refinance existing debt as consistent with 24 CFR 92.206(b) and adopted in the NSV HOME Consortium Manual:

As required by the HOME regulations, to be funded under the CHDO set-aside category, a CHDO must assume the role of owner, developer and/or sponsor. In this scenario, the nonprofit is not assuming any of these three roles, as defined by the regulations. As a result, this unit in question would be classified as homeowner rehabilitation, which is not a CHDO-eligible activity

Furthermore, if a nonprofit was funded for homebuyer activity, but under the CHDO set-aside category, the scenario would still be classified as homeowner rehabilitation and would not be eligible.

- 5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
- 6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific

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category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will
narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services
received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

7.	If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR
	92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that
	limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Housing Trust Fund (HTF) Reference 24 CFR 91.220(I)(5)

1.	Distri	bution	of Funds
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- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).
- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.
- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.
- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.
f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.
g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.
h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).
i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.
j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.
2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?
3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?
4. Performance Goals and Benchmarks. The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. **Rehabilitation Standards.** The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

- 6. **Resale or Recapture Guidelines.** Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".
- 7. **HTF Affordable Homeownership Limits.** If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".
- 8. **Limited Beneficiaries or Preferences.** Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction's refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."
<type=[section 9="" end]=""></type=[section>
Discussion:

The federal CARES Act, P.L. 116-136, made available supplemental funding through the Community Development Block Grant (CDBG) Program. In CDBG-CV1 the City is entitled to apply for \$133,624 and in CDBG-CV3 is entitled to \$182,191. \$315,815 total CDBG-CV funds were allocated to the City of Winchester by the US Department of Housing and Urban Development (USHUD). Special USHUD waivers permits CDBG-CV funding to be utilized for public services and other activities that will prevent, prepare for, and respond to coronavirus. The broad flexible waivers will permit the City of Winchester to address the challenges facing the city.11/20/2023Reallocation of unexpended 2019 PY/GY funds totaling \$3,330 to PY 2023.

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The purpose of the 2019 Annual Action Plan is to continue to develop specific objectives and projects to meet goals identified in the 2018-2022 Consolidated Plan. **CDBG and CDBG-CV priorities were identified by the Winchester Community Development Committee.** 2019 HOME funding priorities were identified by the Northern Shenandoah Valley Regional Commission to address: HOME program administration, CHDO eligible activities, Homeownership Development and TBRA.

2. Summarize the objectives and outcomes identified in the Plan

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

CDBG priorities were selected and approved by the Winchester Common Council. For 2019, this includes 90% of its allocation to Section 108 Loan repayment regarding sidewalk improvements with the remaining 10% being spent on administrative activities.

The City of Winchester anticipates an allocation of CDBG-CV funds of \$133, 624 for CV- Round 1 and \$182,191 for CV- Round 3, for a total of \$315,815 through the Coronavirus Aid, Relief and Economic Securities (CARES) Act.

The additional CDBG-CV funds were created in response to the COVID-19 pandemic and are intended to assist communities prevent, prepare for, and respond to the public health and impacts of the coronavirus pandemic. The City anticipates that 90% of its FY 2019 CDBG-CV funds will be expended for projects that benefit low- to moderate-income persons in the City and 10% will be expended for grant administration.

The two (2) main objectives of the City of Winchester CDBG-COVID response would be to:

- · Providing emergency payments for rental, mortgage and utility assistance to low-to-moderate income households.
- · Provide food assistance to low to moderate income households.

HOME priorities were identified by the Northern Shenandoah Valley Regional Commission. For 2019, this includes CHDO Set Aside for eligible projects, CHDO Operating to support new CHDOs, CHDO Predevelopment funding, Tenant Based Rental Assistance, and Homeownership Development through downpayment assistance.

3. Evaluation of past performance

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

The City of Winchester's CDBG program is similar to the previous Annual Action Plan iteration. 90% of this year's allocation will be spent on repaying an anticipated Section 108 Loan for sidewalk improvements and the remaining of the allocation will spent on administrative expenses.

The goals and projects of the HOME program were carefully considered by examining the regional affordable housing needs. The greatest threat to affordable housing in the region currently is the lack of availability, and to help remedy this situation, an intentional focus on development is reflected in the 2019 HOME priorties through CHDO Predevelopment, CHDO Operating, and CHDO Projects.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen Participation is a vital part of the Annual Action Planning Process. Citizen Participation was solicited and welcomed through a number of avenues . An advertisement for public comment was solicited through The Winchester Star on July 16th. The Winchester Community Development Committee meetings are open to the public and advertised with local media outlets. In addition, anyone may request to be added to the distribution list for meeting notices, discussion topics and program updates.

The City of Winchester utilizes a Community Development Committee (CDC) comprised of key staff and other local stakeholders to inform community development activities, primarily those related to public infrastructure, within the City of Winchester.

Public comment opportunities ended at the conclusion of the public comment period on August 13th. In addition, a public hearing at the regular City Council meeting on August 13th, 2019 was offered to provide the public with additional opportunity to speak to the proposed Annual Action Plan.

On December 15, 2020, the Winchester Committee Development Committee discussed their recommendation for the use of the CDBG-CV funds during a meeting held open to the public and allowed for a time of public comment. They forwarded their recommendation to Winchester Common Council to utilize the funds for emergency subsistance payments for low to moderate income level individuals impacted by COVID-19.

Winchester Common Council approved the recommendation from the Winchester Committee Development Committee to use the substantially amend the 2019 Annual Action Plan to include the use of CDBG-CV funding for emergency susbistance payments. They discussed the item at their January 26th, 2021 work session and at thier February 9th regular meeting during a public hearing. Prior to the Public Hearing held February 9th, 2021, a ten-day public comment period was held January 26th, 2021 through February 4th, 2021 to solicit comments on the substantial amendment to the 2019 Annual Action Plan. The public hearing set for February 9th, 2021 was advertised in a news paper of local circulation for a period of 15 days.

5. Summary of public comments

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

No public comments were provided.

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

No public comments were provided.

7. Summary

Please see above.

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

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

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

Agency Role	Agency Role			Department/Agency	
Lead Agency		WINCHESTER			
CDBG Administrator WINC		CHESTER City Manage		er's Office or Designee	
HOPWA Administrator					
HOME Administrator	WINC	HESTER	Northern Sh	enandoah Valley Regional Commission	
HOPWA-C Administrator					

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

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

1. Introduction

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

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

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

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Faithworks
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Faithworks is both a subrecipient of HOME funds and a CHDO, as well as a partner in the Continuum of Care, operating a State Funded Homeless Street Outreach Program. The affordable housing needs of the region are a core part of their mission.
2	Agency/Group/Organization	Shenandoah Alliance for Shelter
	Agency/Group/Organization Type	Services - Housing Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Shenandoah Alliance for Shelter is a TBRA subrecipient agency who plays a key leadership role in the Continuum of Care in addressing the needs of the chronically homeless and veteran homeless population through the Built for Zero initiative.
3	Agency/Group/Organization	AIDS Response Effort
	Agency/Group/Organization Type	Services - Housing Services-Persons with HIV/AIDS Services-homeless Services-Health Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ARE is a TBRA subrecipient agency that is active in the community in coordinating housing and health services, addressing a spectrum of needs including Rapid Rehousing, Homelessness Prevention, Coordination with the local hospital conglomerate on the discharge process of homeless patients, rental assistance, and other related health services.
4	Agency/Group/Organization	Blue Ridge Housing Network
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?				
5	Agency/Group/Organization	HABITAT FOR HUMANITY, WINCHESTER-FREDERICK COUNTY			
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing			
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy			
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?				

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Northern Shenandoah Valley Regional Commission	

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

Citizen Participation is a vital part of the Annual Action Planning Process. Citizen Participation was solicited and welcomed through a number of avenues throughout the Consolidated Planning process. An advertisement for public comment was solicited through The Winchester Star newspaper that advertised the public comment period from July 12th to August 13th, 2019. The Winchester Community Development Committee meetings are open to the public and advertised with local media outlets. In addition, anyone may request to be added to the distribution list for meeting notices, discussion topics and program updates.

Finally, the Citizen Participation Plan calls for specific meetings where public input may be heard by elected officials. To date, the City maintained a 30-day public comment period as well as a public hearing regarding the Plan at their regular meeting.

A draft summary of the proposed 2019 Annual Action Plan was published on July 16th, 2019 in the area's local newspaper. Copies of the proposed plan were also made available at government offices as well as on the City of Winchester and NSVRC Community websites.

CDBG-CV Funds: The following amendment was added to the Citizen's Participation Plan according to waivers applied to the use of CARES Act funding: For projects utilizing CARES Act CDBG-CV funding, the City of Winchester may provide a 5-day notice/comment period for proposed amendments necessary to expedite and facilitate the use of funds to prevent, prepare for, and respond to the coronavirus. In-person hearings are not required. Public hearing requirements may be met with virtual public hearings if: 1) national/local health authorities recommend social distancing and limiting public gatherings for public health reasons; and 2) virtual hearings provide reasonable notification and access for citizens in accordance with the City of Winchester certifications, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses. These revisions are permissible by HUD waiver in accordance with 24 CFR 5.110.

Citizen Participation Outreach

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

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Winchester CDBG program is expected to receive \$227,330.00 from CPD and \$315,815.00 for its CDBG-CV program.

THe Home Consortium HOME program is expected to receive \$552,185.00 from CPD.

Anticipated Resources

Program	Source	Uses of Funds	Exped	Expected Amount Available Year 1			Expected	Narrative Description
	of Funds		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Amount Available Remainder of ConPlan \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	227,330	0	0	227,330	0	Funds will be used for Section 108 Loan repayment and grant admin.

Program	Source	Uses of Funds	Exped	ted Amoun	t Available Ye	ar 1	Expected	Narrative Description	
	of Funds		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Amount Available Remainder of ConPlan \$		
HOME	public -	Acquisition						2019 HOME funds will be used specifically	
	federal	Homebuyer						to fund CHDO projects, predevelopment,	
		assistance						and operating, as well as TBRA,	
		Homeowner						downpayment assistance, and	
		rehab						administration.	
		Multifamily							
		rental new							
		construction							
		Multifamily							
		rental rehab							
		New							
		construction for							
		ownership							
0.1	1 1.	TBRA	552,185	0	0	552,185	2,208,740	0000 0/5 311	
Other	public -	Public Services						CDBG-CV Funds will be used to provide	
	federal							emergency subsistence payments to low	
								to moderate income level individuals	
								impacted by COVID-19. Subsistence	
			315,815	0	0	315,815	0	Payments include rent, mortgage, and utility payments.	

Table 5 - Expected Resources – Priority Table

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

HOME funds in particular in 2019 will provide the leverage needed to positively impact the budget of a pipeline of development projects. Other sources of funding that these local HOME funds impact include State HOME funds, LIHTC funds, Federal Home Loan Bank funds, and funding from VHDA.

Subsidy layer analysis will be conducted for all funded projects to ensure that federal funds represent a small percentage of all project funding. HOME match requirement will be met using excess match from previous year's.

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

N/A

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort	Goal Name	Start	End	Category	Geographic	Needs Addressed	Funding	Goal Outcome Indicator
Order		Year	Year		Area			
1	Provide Safe,	2013	2017	Affordable	HOME	Create Stable	HOME:	Homeowner Housing Added: 10
	Affordable, and			Housing	TARGET	Housing	\$552,185	Household Housing Unit
	Accessible Housing				AREA	Situations		Direct Financial Assistance to
								Homebuyers: 10 Households
								Assisted
								Tenant-based rental assistance /
								Rapid Rehousing: 50 Households
								Assisted
4	Enhance Economic	2018	2022	Non-Housing	CDBG	Improve	CDBG:	Public Facility or Infrastructure
	Growth and			Community	Target Area	Economic vitality	\$231,081	Activities other than
	Infrastructure			Development		and Pedestrian		Low/Moderate Income Housing
						Access		Benefit: 200 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Safe, Affordable, and Accessible Housing
	Goal Description	
4	Goal Name	Enhance Economic Growth and Infrastructure
	Goal Description	Repayment of section 108 loan that was used for sidewalk installation. • 90% Section 108 Loan Repayment
		10% CDBG Program Administration
		11/20/2023 SUBSTANTIAL AMENDMENT TO 2019 GY CDBG PROGRAM
		The original 2019 AAP proposed to spend 90% of its 2019 GY on repayment of the project titled in IDIS as "Section 108 Loan Repayment (Sidewalks)". As of November 20, 2023, there is a total of \$3,330.00 in 2019 Grant Year (GY) unexpended funds. The autumn 2023 substantial amendments to Annual Action Plans 2018, 2019, 2021, 2022, and 2023 removes unexpended funding for selected projects in the 2018, 2019, 2021, and 2022 and increases the amount of funding to the 2023 PY project titled in IDIS as "Winchester Census Tract 1.01-1.02 Revitalization" Below is a breakdown of the monetary changes regarding PY/GY 2019:
		The reduction in 2019 PY funding allocation will total \$3,330.
		• 87.98% to repayment of Section 108 Loan - \$200,000.00
		• 1.46% to 2023 PY Winchester Census Tract 1.01-1.02 Revitalization - \$3,330.00

Projects

AP-35 Projects - 91.220(d)

Introduction

The following is a list of activities the City of Winchester/Winchester Consortium will undertake in 2019. Items 9 & 10 detail expected use of CDBG-CV funding.

11/20/2023 SUBSTANTIAL AMENDMENT TO 2019 GY CDBG PROGRAM

- 87.98% to repayment of Section 108 Loan \$200,000.00
- 1.46% to 2023 PY Winchester Census Tract 1.01-1.02 Revitalization \$3,330.00

Projects

#	Project Name
1	Section 108 Loan Repayment (Sidewalk Project)
2	CDBG Administration
3	2019 HOME Admin
4	2019 CHDO Operating Funds
5	2019 Tenant Based Rental Assistance
6	2019 CHDO PreDevelopment
7	2019 CHDO Set Aside
8	2019 Down Payment Assistance
9	CDBG-CV 1&3
10	CDBG-CV Administration

Table 7 - Project Information

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

AP-38 Project Summary

Project Summary Information

1	Project Name	Section 108 Loan Repayment (Sidewalk Project)
	Target Area	CDBG Target Area
	Goals Supported	Provide Safe, Affordable, and Accessible Housing
	Needs Addressed	Improve Economic vitality and Pedestrian Access
	Funding	CDBG: \$200,000
	Description	Repayment of Section 108 Loan for the sidewalk enhancement project.
	Target Date	7/1/2024
	Estimate the number and type of families that will benefit from the proposed activities	Families living in the City of Winchester' CDBG target area will benefit from this activity.
	Location Description	CDBG target area.
	Planned Activities	
2	Project Name	CDBG Administration
	Target Area	CDBG Target Area
	Goals Supported	Provide Safe, Affordable, and Accessible Housing
	Needs Addressed	Improve Economic vitality and Pedestrian Access
	Funding	CDBG: \$27,330
	Description	CDBG Administration
	Target Date	7/1/2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	Project Name	2019 HOME Admin
	Target Area	HOME TARGET AREA
	Goals Supported	Provide Safe, Affordable, and Accessible Housing
	Needs Addressed	Addressing Substandard Housing Create Stable Housing Situations

	Funding	HOME: \$55,218
	Description	Administration for the HOME program
	Target Date	7/1/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
4	Project Name	2019 CHDO Operating Funds
	Target Area	HOME TARGET AREA
	Goals Supported	Provide Safe, Affordable, and Accessible Housing
	Needs Addressed	Addressing Substandard Housing Create Stable Housing Situations
	Funding	HOME: \$27,609
	Description	CHDO Operating funds to support staff of CHDOs
	Target Date	7/1/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
5	Project Name	2019 Tenant Based Rental Assistance
	Target Area	HOME TARGET AREA
	Goals Supported	Provide Safe, Affordable, and Accessible Housing
	Needs Addressed	Create Stable Housing Situations
	Funding	HOME: \$199,861
	Description	
	Target Date	7/1/2020

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 households in the 30% to 80% AMI range will be served by 4 subrecipeint agencies.
	Location Description	Counties of Frederick, Clarke, Warren, Shenandoah, Page, and the City of Winchester
	Planned Activities	Rental Assistance, Utility and Security Deposits, and HQS inspections.
6	Project Name	2019 CHDO PreDevelopment
	Target Area	HOME TARGET AREA
	Goals Supported	Provide Safe, Affordable, and Accessible Housing
	Needs Addressed	Create Stable Housing Situations
	Funding	HOME: \$18,500
	Description	
	Target Date	7/1/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
7	Project Name	2019 CHDO Set Aside
	Target Area	HOME TARGET AREA
	Goals Supported	Provide Safe, Affordable, and Accessible Housing
	Needs Addressed	Addressing Substandard Housing Create Stable Housing Situations Improve Economic vitality and Pedestrian Access
	Funding	HOME: \$185,000
	Description	
	Target Date	7/1/2020

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
8	Project Name	2019 Down Payment Assistance
	Target Area	HOME TARGET AREA
	Goals Supported	Provide Safe, Affordable, and Accessible Housing
	Needs Addressed	Create Stable Housing Situations
	Funding	HOME: \$65,996
	Description	
	Target Date	7/1/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
9	Project Name	CDBG-CV 1&3
	Target Area	CDBG Target Area
	Goals Supported	Provide Safe, Affordable, and Accessible Housing
	Needs Addressed	Create Stable Housing Situations
	Funding	CDBG-CV: \$284,234
	Description	The CDBG-CV activities will include (1) direct benefits to LMI individuals and families affected by the CV-19 pandemic, specifically up to 3 months emergency financial assistance for households with delinquent or unpaid mortgage / rent / utility expenses.
	Target Date	5/1/2021
	Estimate the number and type of families that will benefit from the proposed activities	Pending benefit information.

	Location Description	City of Winchester corporate limits.
	Planned Activities	The planned use of the CDBG-CV allocation will be for Emergency Subsistance payments of rent, utilties, and mortgage and food assistance programs.
10	Project Name	CDBG-CV Administration
	Target Area	CDBG Target Area
	Goals Supported	Enhance Economic Growth and Infrastructure
	Needs Addressed	Improve Economic vitality and Pedestrian Access
	Funding	CDBG-CV: \$31,581
	Description	Administrative activities for the CDBG-CV funding. Anticipated to be 10% of total allocation from CDBG-CV1 and CDBG-CV2.
	Target Date	4/1/2021
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	n/a
	Planned Activities	program management and grant administration.

AP-50 Geographic Distribution – 91.220(f)

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

CDBG funds will be used to repay outstanding section 108 loan debt that was used to install new sidewalks in our CDBG Target Area. HOME funds will be used to support projects across the entire region's footprint that address affordable housing needs.

Geographic Distribution

Target Area	Percentage of Funds
CDBG Target Area	90
HOME TARGET AREA	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Funds were spent in designated CDBG Target Area.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to	be Supported
Homeless	0
Non-Homeless	65
Special-Needs	0
Total	65

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

One Year Goals for the Number of Households Sup	ported Through
Rental Assistance	50
The Production of New Units	4
Rehab of Existing Units	2
Acquisition of Existing Units	2
Total	58

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

AP-60 Public Housing – 91.220(h)

Introduction

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

There is no public housing in the region.

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

There is no public housing in the region.

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

There is no PHA in the region.

AP-65 Homeless and Other Special Needs Activities – 91.220(i) Introduction

Outlined below are the one-year goals and the specific actions steps the Northern Shenandoah Valley

region will undertake in the program year to carry out the homeless and other special needs strategy outlined in the Consolidated Plan. Specific goals for the program year include: homeless prevention and

rapid-rehousing, rental housing development, expansion of outreach and services to special needs populations and strengthening strategic and organization capacity of the Continuum of Care (CoC) and partner organizations

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

Street outreach has been identified as a new project for the Continuum of Care, where teams go into identified homeless camps and develop relationships and trust and encourage and support unsheltered individuals access to services. For the new Street Outreach program funded through the Virginia Department of Housing and Community Development, Strength in Peers and Faithworks are responsible for street outreach activities.

While the end goal of the CoC's street outreach efforts are to help invdividuals access mainstream services and benefits, the CoC recognizes that many are unable or unwilling to immediately seek housing or services. This is where light case managment and relationship building is helpful. Case workers are able to maintain contact with these individuals, and provide help when they are ready.

Addressing the emergency shelter and transitional housing needs of homeless persons

Recent changes in the US Department of Housing & Urban Development's (HUD) programming for homelessness has lead the COC, through the 10-Year Plan to End Homelessness, to begin actively

transitioning shelter and service providers from emergency shelters and transitional housing operations

towards permanent supportive housing. Over the next ten (10) years the COC looks to successfully transition existing providers to permanent supportive housing and create new permanent supportive housing facilities throughout the region.

TBRA funding is tagreted to reach out to homeless person living in shelters or transitional and put them into permanent housing situations

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

CoC funded programs, such as Shelter plus Care and PSH leverage and coordinate access to other mainstream services which includes SNAP, employment, housing, and medical services. Northwestern Community Services are responsible for linking

individuals to the appropriate services. The CoC receives regular updates at its CoC meeting from its mainstream partners concerning availability of services, eligibility requirements/changes, and capacity issues.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The COC, in meeting the goals and strategies outline in the Ten (10) Year Plan to End Homelessness,

proposes creating a "Supportive Services" and "Prevention" committee's, which will be tasked with meeting their respective goals. The Supportive Services committee will be responsible for:

- Overseeing the implementation of strategies that increase income through employment;
- Overseeing the creation of a system of centralized intake and assessment;
- Overseeing the implementation of strategies that increase access to disability and other benefits for those who are eligible;
- Overseeing increased access to supportive services.

Annual Action Plan

The Prevention committee will be responsible for:

- Overseeing strategies that prevent the homelessness of people being discharged from hospitals and mental health institutions;
- Overseeing strategies that prevent the homelessness of people exiting from jails;
- Overseeing strategies that prevent the homelessness of youth aging out of foster care;
- Overseeing strategies that prevent the homelessness of unaccompanied youth.

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

Introduction:

Local and regional public policies, as well as national, regional, and local trends and conditions, can affect a region's ability to provide and maintain a viable affordable housing stock. Local policies especially tax policy on property, land use controls, zoning ordinances, building codes, development fees and charges, growth limits, and polices that affect return on residential investment. The Northern Shenandoah Valley Regional Commission, in partnership with the Continuum of Care (COC) and Virginia Fair Housing Office have informed the state-wide Housing Affordability Index (HAI) being assembled by Housing Virginia, which provides a comprehensive guide to policies, regulations and programs to further the development of affordable housing units and programs in the region.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Northern Shenandoah Valley HOME Consortium and the City of Winchester recognize that impediments to fair housing choice do exist and are working to improve fair housing choice. The Northern Shenandoah Valley Regional Commission will hold fair housing workshops to educate local. Outlined below are proposed strategies to be undertaken in reducing fair housing impediments:

- 1. Increase transparency surrounding fair housing and complaint process.
- 2. Increase landlords' and property managers' knowledge of fair housing.
- 3. Assist persons with disabilities to obtain access to housing and services.
- 4. Work to reduce NIMBYism by encouraging neighborhood diversity.
- 5. Encourage affordable housing development.

AP-85 Other Actions – 91.220(k)

Introduction:

This section outlines the regions planned actions for 2017 to carry out strategies outlined in the Consolidated Plan for: meeting underserved needs, furthering affordable housing development,

reducing lead-based paint hazards, reducing poverty, developing institutional structure and enhancing coordination among agencies.

Actions planned to address obstacles to meeting underserved needs

The Consortium intends to annually increase integration between the annual action planning process and the continuum of care planning process to achieve a higher level or coordination and efficiency of resource allocation and service delivery.

Actions planned to foster and maintain affordable housing

All activities funded through HOME funds and administered by the Community Development program at the Northern Shenandoah Valley Regional Commission foster and maintain affordable housing. The Consortium aims to provide a well rounded pool of resources for both direct assistance to benficiaries and to subrecipient organizations though funding TBRA, as well as homeownership opportunities and using CHDO funds for rental development activities.

Actions planned to reduce lead-based paint hazards

As part of the monitoring and compliance activities, NSVRC will assure that all subgrantees, subrecipients and CHDOs conform to the lead based paint requirements associated with rehabilitation. There is little data available to suggest that lead based paint hazards are a major concern in the Northern Shenandoah Valley, but we do encourage identification of such potential hazards for consideration in our programs.

Actions planned to reduce the number of poverty-level families

As part of the work program, NSVRC will be coordinating with the region's economic development directors to identify strategies to promote economic development and redevelopment opportunities which benefit low to moderate income families and are conducive to their economic benefit.

Actions planned to develop institutional structure

NSVRC will continue to host and promote training opportunities, particularly those focused on resource development, capacity building, and sustainability. In the most recent past program year, the

Consortium has certified two new CHDOs and will continue to assist them with building a pipeline of projects in the area to utilize the range of assistance available to each organization to help foster affordable housing development in the area.

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

NSVRC continues to coordinate with area stakeholders, namely human service providers, through staff support provided to the Housing and Community Services Policy Board and Continuum of Care. Staff has coordinated in the past with local Departments of Social Services to assess the needs to the region's population regarding affordable housing.

Program Specific Requirements

AP-90 Program Specific Requirements – 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.

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 no	t
been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0
Other CDBG Requirements	
Other CDBG Requirements 1. The amount of urgent need activities	0
	0
	0
1. The amount of urgent need activities	0
 The amount of urgent need activities The estimated percentage of CDBG funds that will be used for activities that benefit 	0
 The amount of urgent need activities 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, 	0

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 HOME assisted homebuyer projects/activities, recaptured funds will be limited to the net proceeds from the sale of the HOME assisted housing (either voluntary or involuntary) and be reduced on a pro rata basis for the time the homeowner has owned and occupied the housing measured against the affordability applicable period. The net proceeds are defined as the sales price minus the loan repayment (other than HOME funds) and closing costs. The direct subsidy is defined as the HOME investment dollars that enabled the homebuyer to purchase the home. This includes downpayment/closing cost assistance, or other assistance provided directly to the homebuyer and/or the difference between the fair market value of the property and a reduced sales price attributable to development assistance.

For example, if \$15,000 in HOME assistance is provided and the unit sells in year four of ownership, the Consortium will require that \$3,000 be returned, if net proceeds are equal to or exceed this amount.

All HOME agreements with homebuyers and with CHDO's/subrecipients will include these resale/recapture provisions to ensure compliance with regulation

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:

In order to assure continued affordability of HOME assisted housing units, the Northern Shenandoah Valley (NSV) HOME Consortium imposed a recapture provision by which all or a portion of the direct subsidy for housing be recaptured from the net proceeds of the sale in the event a sale occurs during the affordability period.

For HOME assisted projects where funds were used for acquisition, recaptured funds will be based on net proceeds from the sale of the HOME assisted housing (either voluntary or involuntary) and be reduced on a pro rata basis for the time the homeowner has owned and occupied the housing measured against the affordability applicable period. For example, if \$15,000 in HOME assistance is provided and the unit sells in year four of ownership, the Consortium will require that \$3,000 be returned, if net proceeds are equal to or exceed this amount.

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

- 5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
- 6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
- 7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Substantial Amendment to include the HOME ARP Allocation Template11/20/2023: Reallocation of unexpended CDBG 2021 PY funds totaling \$112,697.88 to PY 2023,

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The purpose of the 2021 Annual Action Plan is to continue to develop specific objectives and projects to meet goals identified in the 2018-2022 Consolidated Plan. CDBG priorities were identified by the Winchester Community Development Committee. 2021 HOME funding priorities were identified by the Northern Shenandoah Valley Regional Commission to address: HOME program administration, CHDO eligible activities, Homeownership Development and TBRA.

2. Summarize the objectives and outcomes identified in the Plan

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

CDBG priorities were selected by the Winchester Common Council. For 2021, this includes 90% of its allocation to Section 108 Loan repayment regarding sidewalk improvements with the remaining 10% being spent on administrative activities.

HOME priorities were identified by the Northern Shenandoah Valley Regional Commission. For 2021, this includes CHDO Set Aside for eligible projects, CHDO Operating to support new CHDOs, CHDO Predevelopment funding, Tenant Based Rental Assistance, and Homeownership Development through down payment assistance.

3. Evaluation of past performance

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

The City of Winchester's CDBG program is similar to the previous Annual Action Plan iteration. 90% of this year's allocation will be spent on repaying an anticipated Section 108 Loan for sidewalk improvements and the remaining 10% of the allocation will spent on administrative expenses. The

Section 108 Loan repayment has continued on-schedule; past performance is subsequently evaluated as entirely sufficient.

The goals and projects of the HOME program were carefully considered by examining the regional affordable housing needs. The greatest threat to affordable housing in the region currently is the lack of availability, and to help remedy this situation, an intentional focus on development is reflected in the 2021 HOME priorities through CHDO Predevelopment, CHDO Operating, and CHDO Projects.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen Participation is a vital part of the Annual Action Planning Process. Citizen Participation was solicited and welcomed through a number of avenues. An advertisement for public comment was solicited through The Winchester Star on July 10th, 2020. Subsequently, the 2021 Annual Action Plan was presented to the Winchester Community Development Committee (CDC) on July 29th, 2021 and again to the Winchester Common Council on August 10th, 2021. Both meetings were open to the public and advertised with local media outlets, and public comments were welcomed during both meetings. In addition, anyone may request to be added to the distribution list for meeting notices, discussion topics and program updates. Public comment opportunities ended at the conclusion of the public comment period on August 12th, 2021.

5. Summary of public comments

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

No public comments were received throughout the public comment period or during any public meeting or hearing held concerning the Annual Action Plan.

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

No comments were received.

7. Summary

For the 2021 Annual Action Plan, the focus for the HOME program was to quickly be able to help those most in need secure affordable housing as a short term goal, and the long term goal was to increase organizational capacity of CHDOs to develop a pipeline of development projects to help the bigger picture of creating more affordable housing opportunities in the region. The focus for the CDBG program

remained the same as previous years: to continue to repay the Section 108 Loan for the sidewalks improvement project.	

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

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

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

Agency Role		Name		Department/Agency		
Lead Agency		WINCHESTER				
CDBG Administrator WING		CHESTER City Manag		er's Office or Designee		
HOPWA Administrator						
HOME Administrator	WINC	ICHESTER Northern Shenandoah Valle		enandoah Valley Regional Commission		
HOPWA-C Administrator						

Table 1 – Responsible Agencies

Narrative (optional)

The City of Winchester's CDBG program is administered through the City Manager's Office and the Department of Development Services. The City's HOME program is administered by the Northern Shenandoah Valley Regional Commission on behalf of the Winchester Consortium, which includes the Counties of Frederick, Warren, Page, Shenandoah, and Clarke.

Consolidated Plan Public Contact Information

The public can contact the Winchester Department of Development Services or the City Manager's Office for information regarding the Consolidated Plan at (540) 667-1815.

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

1. Introduction

The majority of the communication and collaboration surrounding affordable housing in the region is done through the Western VA 513 Continuum of Care, and the Housing Coalition of the Northern Shenandoah Valley. In order to continue a high level of collaboration during the COVID-19 pandemic, the Consortium relied heavily on virtual consultation via the internet.

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))

Continuum of Care meeting held every other month gather representative from the types of agencies listed above to discuss specific topics related to ending homelessness. Often, there are special program spotlights about new resources or partnerships in the region, such as with the local health system, the regional jails, and mental health providers.

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.

As a Continuum of Care, the goal is to do the most with the resources given. The CoC, together with partners in the community, identify the most vulnerable persons who are homeless and provide case conferencing and prioritized case management through community outreach and coordination of services. With this initiative (Built for Zero), the CoC hope to reduce the numbers of chronically homeless and homeless veterans in our region.

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

There are no agencies in the area who receive ESG funds.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	PEOPLE INCORPORATED HOUSING GROUP
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
2	Agency/Group/Organization	Faithworks
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	p =

3	Agency/Group/Organization	Blue Ridge Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Services-Employment Service-Fair Housing Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
4	Agency/Group/Organization	Blue Ridge Housing Network
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
5	Agency/Group/Organization	AIDS Response Effort
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with HIV/AIDS Services-homeless Services-Health Health Agency Civic Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	what section of the Flan was addressed by consultation:	Homeless Needs - Chronically
		•
		homeless
		Homeless Needs - Families with
		children
		Homelessness Needs - Veterans
		Homelessness Needs -
		Unaccompanied youth
		Homelessness Strategy
		HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated	
	outcomes of the consultation or areas for improved coordination?	
6	Agency/Group/Organization	Shenandoah Alliance for Shelter
	Agency/Group/Organization Type	Housing
		Services - Housing
		Services-homeless
		Civic Leaders

What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Homeless Needs - Chronically
	homeless
	Homeless Needs - Families with
	children
	Homelessness Needs - Veteran
	Homelessness Needs -
	Unaccompanied youth
	Homelessness Strategy
	Market Analysis
	Anti-poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Harrisonburg Housing and Redevelopment Authority	

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

Citizen Participation is a vital part of the Annual Action Planning Process. Citizen Participation was solicited and welcomed through a number of avenues. An advertisement for public comment was solicited through The Winchester Star on July 10th, 2021. Subsequently, the 2021 Annual Action Plan was presented to the Winchester Community Development Committee (CDC) on July 29th, 2021 and again to the Winchester Common Council on August 10th, 2021. Both meetings were open to the public and advertised with local media outlets, and public comments were welcomed during both meetings. In addition, anyone may request to be added to the distribution list for meeting notices, discussion topics and program updates. Public comment opportunities ended at the conclusion of the public comment period on August 12th, 2021.

Citizen participation did not impact goal setting for the 2021 Annual Action Plan as the Section 108 Loan was the only current priority identified and no public comments were received during the citizen participation period.

Citizen Participation Outreach

Sort Or der	Mode of Outr each	Target of Out reach	Summary of response/atten dance	Summary of comments rec eived	Summary of com ments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non- targeted/broa d community	N/A	None	None	
2	Public Hearing	Non- targeted/broa d community	N/A	None	None	https://winchesterva.new.swagit.com/vide os/130249?ts=0

Sort Or der	Mode of Outr each	Target of Out reach	Summary of response/atten dance	Summary of comments rec eived	Summary of com ments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non- targeted/broa d community	N/A	None	None	https://winchesterva.new.swagit.com/vide os/129802?ts=0

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City anticipates \$283,033 in CDBG program funding and \$638,110 in HOME program funding. No additional program income is anticipated.

Anticipated Resources

Program	Source of	Uses of Funds	Expe	cted Amoun	t Available Yea	ar 1	Expected Narrative Description	
	Funds		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Amount Available Remainder of ConPlan \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	283,033	0	0	283,033	0	Funds will be used to repay the Section 108 Loan for the sidewalks improvement project and administrative costs.

Program	Source of	Uses of Funds	Expe	cted Amoun	t Available Yea	ar 1	Expected	ected Narrative Description	
	Funds		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Amount Available Remainder of ConPlan \$		
HOME	public -	Acquisition						Funds will be used to assist low	
	federal	Homebuyer						income households access safe,	
		assistance						decent, and affordable housing.	
		Homeowner rehab							
		Multifamily rental							
		new construction							
		Multifamily rental							
		rehab							
		New construction							
		for ownership							
		TBRA	638,110	0	0	638,110	0		

Table 5 - Expected Resources - Priority Table

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

HOME funds will provide the leverage needed to positively impact the budget of a pipeline of development projects. Other sources of funding that these local HOME funds impact include State HOME funds, LIHTC funds, Federal Home Loan Bank funds, and funding from VHDA.

Subsidy layer analysis will be conducted for all funded projects to ensure that federal funds represent a small percentage of all project funding. HOME match requirement will be met using excess match from previous years.

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

Not applicable.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort	Goal Name	Start	End	Category	Geographic	Needs Addressed	Funding	Goal Outcome Indicator
Order		Year	Year		Area			
1	Provide Safe,	2013	2017	Affordable	HOME	Addressing	HOME:	Rental units constructed: 5
	Affordable, and			Housing	TARGET	Substandard	\$638,110	Household Housing Unit
	Accessible Housing				AREA	Housing		Homeowner Housing Added: 5
						Create Stable		Household Housing Unit
						Housing Situations		Direct Financial Assistance to
								Homebuyers: 5 Households
								Assisted
								Tenant-based rental assistance /
								Rapid Rehousing: 60 Households
								Assisted
4	Enhance Economic	2018	2022	Non-Housing	CDBG	Improve Economic	CDBG:	Public Facility or Infrastructure
	Growth and			Community	Target Area	vitality and	\$170,335	Activities other than
	Infrastructure			Development		Pedestrian Access	HOME: \$0	Low/Moderate Income Housing
								Benefit: 2800 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Safe, Affordable, and Accessible Housing		
	Goal Description			
4	Goal Name	Enhance Economic Growth and Infrastructure		
	Goal	Repayment of Section 108 Loan for sidewalks improvement project and administrative costs.		
	Description	11/20/2023: The City of Winchester completed its repayment of the project titled in IDIS as "Section 108 Loan Repayment (Sidewalks)" in Program Year (PY) 2021. As of November 20, 2023, there is a total of \$93,456.48 in 2021 Grant Year (GY) unexpended funds designated toward Section 108 Loan Repayment (Sidewalks) Project and \$19,241.40 in 2021 GY unexpended funds designated towards CDBG Program Administration. The autumn 2023 substantial amendments to Annual Action Plans 2018, 2019, 2021, 2022, and 2023 removes unexpended funding for selected projects in the 2018, 2019, 2021, and 2022 and increases the amount of funding to the 2023 PY project titled in IDIS as "Winchester Census Tract 1.01-1.02 Revitalization". Below is a breakdown of the monetary changes regarding PY/GY 2021:		
		The reduction in 2021 PY funding allocation will total \$112,697.88. 11/20/2023 CDBG PROGRAM 57% to repayment of Section 108 Loan 3% to administrative activities 40% to 2023 PY Winchester Census Tract 1.01-1.02 Revitalization		

Projects

AP-35 Projects - 91.220(d)

Introduction

For Program Year 2021, the following projects are included in the Annual Action Plan:

CDBG Administration and the Section 108 Loan Repayment (Sidewalk Project) and CDBG Administration; HOME Administration, CHDO Set-aside, CHDO Operating, CHDO Predevelopment, TBRA, and Down payment Assistance.

11/20/2023 SUBSTANTIAL AMENDMENT TO 2021 GY CDBG PROGRAM

- 56.98% to repayment of Section 108 Loan \$161,273.22
- 3.20% to administrative activities \$9,061.90
- 40% to 2023 PY Winchester Census Tract 1.01-1.02 Revitalization \$112,697.88

Projects

#	Project Name
1	Section 108 Loan Repayment (Sidewalk Project)
2	CDBG Program Administration (Started 8/19)
3	2021 TBRA
4	2021 Down Payment
5	2021 CHDO Operating
6	2021 CHDO Pre Development
7	2021 CHDO Set Aside
8	2021 Admin

Table 7 - Project Information

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

The focus was to fund activities that could most effectively utilize HOME and CDBG funds, with particular priority given to projects that have demonstrated success in the past using HOME funds.

AP-38 Project Summary

Project Summary Information

1	Droiget Name	Section 109 Lean Renayment (Sidowalk Project)
	Project Name	Section 108 Loan Repayment (Sidewalk Project)
	Target Area	CDBG Target Area
	Goals Supported	Enhance Economic Growth and Infrastructure
	Needs Addressed	Improve Economic vitality and Pedestrian Access
	Funding	CDBG: \$161,273
	Description	Repayment of Section 108 Loan for the sidewalk enhancement project.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	CDBG Program Administration (Started 8/19)
	Target Area	CDBG Target Area
	Goals Supported	Enhance Economic Growth and Infrastructure
	Needs Addressed	Improve Economic vitality and Pedestrian Access
	Funding	CDBG: \$9,061
	Description	CDBG Admin. Starting 8/19
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	Project Name	2021 TBRA
	Target Area	HOME TARGET AREA
	Goals Supported	Provide Safe, Affordable, and Accessible Housing
	Needs Addressed	Addressing Substandard Housing Create Stable Housing Situations
	Funding	HOME: \$80,000

	Description	
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50-60 low to moderate income households will receive direct financial assisstant through the TBRA program.
	Location Description	HOME target area: City of Winchester and Counties of Frederick, Clarke, Warren, Shenandoah, and Page.
	Planned Activities	Provide assistance to eligible households to provide financial assistance in the form of tenant based rental payments and utility payments in combination with rental payments.
4	Project Name	2021 Down Payment
	Target Area	HOME TARGET AREA
	Goals Supported	Provide Safe, Affordable, and Accessible Housing
	Needs Addressed	Addressing Substandard Housing Create Stable Housing Situations
	Funding	HOME: \$88,394
	Description	
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	10 low to moderate income households
	Location Description	HOME target area: City of Winchester and Counties of Frederick, Clarke, Warren, Shenandoah, and Page.
	Planned Activities	Assistance provided to eligible homebuyers for acquisition only, acquisition/rehabilitation or new construction of homes. All HOME funds used for homeownership assistance must benefit homeowners whose family income does not exceed 80 percent of the area median income.
5	Project Name	2021 CHDO Operating
	Target Area	HOME TARGET AREA
	Goals Supported	Provide Safe, Affordable, and Accessible Housing Enhance Economic Growth and Infrastructure

	Needs Addressed	Addressing Substandard Housing Create Stable Housing Situations
	Funding	HOME: \$31,905
	Description	
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	HOME target area: City of Winchester and Counties of Frederick, Clarke, Warren, Shenandoah, and Page.
	Planned Activities	Operating expenses are reasonable and necessary costs for the operation of the CHDO, including: Salaries, wages, benefits and other employee compensation; Employee education, training and travel; Rent and utilities; Communication costs; Taxes and insurance; and Equipment, materials and supplies.
6	Project Name	2021 CHDO Pre Development
	Target Area	HOME TARGET AREA
	Goals Supported	Provide Safe, Affordable, and Accessible Housing Enhance Economic Growth and Infrastructure
	Needs Addressed	Addressing Substandard Housing Create Stable Housing Situations
	Funding	HOME: \$34,000
	Description	
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	NSV area
	Planned Activities	The two primary types of project pre-development assistance include: Technical assistance and site control loans, and Seed money loans.

7		
'	Project Name	2021 CHDO Set Aside
	Target Area	HOME TARGET AREA
	Goals Supported	Provide Safe, Affordable, and Accessible Housing Enhance Economic Growth and Infrastructure
	Needs Addressed	Addressing Substandard Housing Create Stable Housing Situations
	Funding	HOME: \$340,000
	Description	
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	56 low to mod income housholds
	Location Description	NSV Region
	Planned Activities	Acquisition and/or rehabilitation of rental housing; New construction of rental housing; Acquisition and/or rehabilitation of homebuyer properties; New construction of homebuyer properties; and Direct financial assistance to purchasers of HOMEassisted housing sponsored or developed by a CHDO with HOME funds.
8	Project Name	2021 Admin
	Target Area	HOME TARGET AREA
	Goals Supported	Provide Safe, Affordable, and Accessible Housing
	Needs Addressed	Create Stable Housing Situations
	Funding	HOME: \$63,811
	Description	
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities Location Description	
	- -	

	Planned Activities	Administration
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AP-50 Geographic Distribution – 91.220(f)

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

CDBG funds will be used to repay outstanding Section 108 loan debt that was used to install new sidewalks in our CDBG Target Area. HOME funds will be used to support projects across the entire region's footprint that address affordable housing needs. CDBG funds are concentrated in the City of Winchester, and HOME funds are used region-wide to cover the Counties of Frederick, Clarke, Shenandoah, Warren, and Page and the City of Winchester.

Geographic Distribution

Target Area	Percentage of Funds
CDBG Target Area	90
HOME TARGET AREA	90

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Funds were spent in designated CDBG Target Area and HOME Target area to best serve each community's specific needs regarding affordable housing and community improvement.

Discussion

Affordable Housing

AP-55 Affordable Housing - 91.220(g)

Introduction

Outlined below are the one-year goals for the number of households in the Northern Shenandoah Valley region will undertake in the program year to carry out the homeless and other special needs strategy outlined in the Consolidated Plan. Specific goals for the program year include: homeless prevention and rapid-rehousing, rental housing development, expansion of outreach and services to special needs populations and strengthening strategic and organization capacity of the Continuum of Care (CoC) and partner organizations.

One Year Goals for the Number of Households to	be Supported
Homeless	0
Non-Homeless	100
Special-Needs	0
Total	100

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

One Year Goals for the Number of Households Supported Throug	
Rental Assistance	80
The Production of New Units	10
Rehab of Existing Units	0
Acquisition of Existing Units	10
Total	100

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

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Not applicable; there is no public housing in the region.

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

Not applicable; there is no public housing in the region.

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

Not applicable; there is no public housing in the region.

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

Not applicable; there is no public housing in the region.

Discussion

Not applicable; there is no public housing in the region.

AP-65 Homeless and Other Special Needs Activities – 91.220(i) Introduction

Outlined below are the one-year goals and the specific actions steps the Northern Shenandoah Valley region will undertake in the program year to carry out the homeless and other special needs strategy outlined in the Consolidated Plan. Specific goals for the program year include: homeless prevention and rapid-rehousing, rental housing development, expansion of outreach and services to special needs populations and strengthening strategic and organization capacity of the Continuum of Care (CoC) and partner organizations.

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

Street outreach has been identified as a new project for the Continuum of Care, where teams go into identified homeless camps and develop relationships and trust and encourage and support unsheltered individuals access to

services. For the new Street Outreach program funded through the Virginia Department of Housing and Community Development, Strength in Peers and Faithworks are responsible for street outreach activities. While the end goal of the CoC's street outreach efforts are to help invdividuals access mainstream services and benefits, the CoC recognizes that many are unable or unwilling to immediately seek housing or services. This is where light case managment and relationship building is helpful. Case workers are able to maintain contact with these individuals, and provide help when they are ready.

Addressing the emergency shelter and transitional housing needs of homeless persons

Recent changes in the US Department of Housing & Urban Development's (HUD) programming for homelessness has lead the COC, through the 10-Year Plan to End Homelessness to begin actively transitioning shelter and service providers from emergency shelters and transitional housing operations towards permanent supportive housing. Over the next ten (10) years the COC looks to successfully transition existing providers to permanent supportive housing and create new permanent supportive housing facilities throughout the region.

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

CoC funded programs, such as Shelter plus Care and PSH leverage and coordinate access to other mainstream services which includes SNAP, employment, housing, and medical services. Northwestern Community Services are responsible for linking individuals to the appropriate services. The CoC receives regular updates at its CoC meeting from its mainstream partners concerning availability

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The COC, in meeting the goals and strategies outline in the Ten (10) Year Plan to End Homelessness, proposes creating a "Supportive Services" and "Prevention" committee's, which will be tasked with meeting their respective goals. The Supportive Services committee will be responsible for:

- Overseeing the implementation of strategies that increase income through employment;
- Overseeing the creation of a system of centralized intake and assessment;
- Overseeing the implementation of strategies that increase access to disability and other benefits for those who are eligible;
- Overseeing increased access to supportive services.

The Prevention committee will be responsible for:

- Overseeing strategies that prevent the homelessness of people being discharged from hospitals and mental health institutions;
- Overseeing strategies that prevent the homelessness of people exiting from jails;
- Overseeing strategies that prevent the homelessness of youth aging out of foster care;
- Overseeing strategies that prevent the homelessness of unaccompanied youth.

Discussion

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

Introduction:

Local and regional public policies, as well as national, regional, and local trends and conditions, can affect a region's ability to provide and maintain a viable affordable housing stock. Local policies especially tax policy on property, land use controls, zoning ordinances, building codes, development fees and charges, growth limits, and polices that affect return on residential investment. The Northern Shenandoah Valley Regional Commission, in partnership with the Continuum of Care (COC) and Virginia Fair Housing Office have informed the state-wide Housing Affordability Index (HAI) being assembled by Housing Virginia, which provides a comprehensive guide to policies, regulations and programs to further the development of affordable housing units and programs in the region.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Northern Shenandoah Valley HOME Consortium and the City of Winchester recognize that impediments to fair housing choice do exist and are working to improve fair housing choice. The Northern Shenandoah Valley Regional Commission will hold fair housing workshops to educate local. Outlined below are proposed strategies to be undertaken in reducing fair housing impediments:

- 1. Increase transparency surrounding fair housing and complaint process.
- 2. Increase landlords' and property managers' knowledge of fair housing.
- 3. Assist persons with disabilities to obtain access to housing and services.
- 4. Work to reduce NIMBYism by encouraging neighborhood diversity.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

This section outlines the regions planned actions to carry out strategies for: meeting underserved needs, furthering affordable housing development, reducing lead-based paint hazards, reducing poverty, developing institutional structure and enhancing coordination among agencies.

Actions planned to address obstacles to meeting underserved needs

The Consortium intends to annually increase integration between the annual action planning process and the continuum of care planning process to achieve a higher level or coordination and efficiency of resource allocation and service delivery.

Actions planned to foster and maintain affordable housing

All activities funded through HOME funds and administered by the Community Development program at the Northern Shenandoah Valley Regional Commission foster and maintain affordable housing. The Consortium aims to provide a well rounded pool of resources for both direct assistance to benficiaries and to subrecipient organizations though funding TBRA, as well as homeownership opportunities and using CHDO funds for rental development activities.

Actions planned to reduce lead-based paint hazards

There is little data available to suggest that lead based paint hazards are a major concern in the Northern Shenandoah Valley, but we do encourage identification of such potential hazards for consideration in our programs

Actions planned to reduce the number of poverty-level families

As part of the work program, NSVRC will be coordinating with the region's economic development directors to identify strategies to promote economic development and redevelopment opportunities which benefit low to moderate income families and are conducive to their economic benefit.

Actions planned to develop institutional structure

Consortium has certified two new CHDOs and will continue to assist them with building a pipeline of projects in the area to utilize the range of assistance available to each organization to help foster affordable housing development in the area.

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

NSVRC continues to coordinate with area stakeholders, namely human service providers, through staff support provided to the Housing and Community Services Policy Board and Continuum of Care. Staff has coordinated in the past with local Departments of Social Services to assess the needs to the region's population regarding affordable housing.

Discussion:

Program Specific Requirements

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

Introduction:

CDBG funds for Program Year 2021 will be utilized to repay the Section 108 Loan obtained to provide sidewalk improvements and necessary administrative costs. An additional \$35,787.00 was returned to the City's line of credit resulting from an administrative correction relating to an activity completed prior to 2014. Those funds are intended to be utilized for the Section 108 Loan repayment as well.

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	35,787
5. The amount of income from float-funded activities	0
Total Program Income:	35,787

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.

90.00%

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

Annual Action Plan

as follows:

Not applicable.

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 HOME assisted homebuyer projects/activities, recaptured funds will be limited to the net proceeds from the sale of the HOME assisted housing (either voluntary or involuntary) and be reduced on a pro rata basis for the time the homeowner has owned and occupied the housing measured against the affordability applicable period. The net proceeds are defined as the sales price minus the loan repayment (other than HOME funds) and closing costs. The direct subsidy is defined as the HOME investment dollars that enabled the homebuyer to purchase the home. This includes downpayment/closing cost assistance, or other assistance provided directly to the homebuyer and/or the difference between the fair market value of the property and a reduced sales price attributable to development assistance.

For example, if \$15,000 in HOME assistance is provided and the unit sells in year four of ownership, the Consortium will require that \$3,000 be returned, if net proceeds are equal to or exceed this amount.

All HOME agreements with homebuyers and with CHDO's/subrecipients will include these resale/recapture provisions to ensure compliance with regulations.

- (1) The housing must be single family housing.
- (2) The housing must be modest housing as follows:
- (i) In the case of acquisition of newly constructed housing or standard housing, the housing has a purchase price for the type of single family housing that does not exceed 95 percent of the median purchase price for the area.
- (3) The housing must be acquired by a homebuyer whose family qualifies as a low-income family, and the housing must be the principal residence of the family. In determining the income eligibility of the family, the participating jurisdiction must include the income of all persons living in the housing. The homebuyer must receive housing counseling.
- 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:

Homeownership assistance HOME amount per-unit Minimum period of affordability in years: Under \$15,000 = 5 years \$15,000 to \$40,000 = 10 years

> Annual Action Plan 2021

Over \$40,000= 15 years

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:

Not applicable.

- 5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
- 6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
- 7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

11/20/2023: Reallocation of unexpended 2022 PY funds totaling \$275,326.00 to PY 2023 and accurately reflecting the amount of funds spent on 2022 GY/PY projects.

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The purpose of the 2022 Annual Action Plan is to continue to develop specific objectives and projects to meet goals identified in the 2018-2022 Consolidated Plan. CDBG priorities were identified by the Winchester Community Development Committee. 2021 HOME funding priorities were identified by the Northern Shenandoah Valley Regional Commission to address: HOME program administration, CHDO eligible activities including rental housing development, Homeownership Development and TBRA.

2. Summarize the objectives and outcomes identified in the Plan

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

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan. CDBG priorities were selected by the Winchester Common Council. For 2022, this includes securing a new Section 108 to initiate a neighborhood revitalization project. The City would utilize 90% of its PY22 CDBG allocation for repayment of the new Section 108 Loan and apply the remaining 10% for administrative expenses. HOME priorities were identified by the Northern Shenandoah Valley Regional Commission. For 2022, this includes CHDO Set Aside for eligible projects with a focus on housing development, CHDO Operating to support new CHDOs, CHDO Predevelopment funding, Tenant Based Rental Assistance, and Homeownership Development through down payment assistance

3. Evaluation of past performance

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

The City of Winchester successfully repaid its previous Section 108 loan during PY21, which was secured to fund sidewalk improvements in targeted areas. This project was completed one year earlier than

anticipated, which indicates the City's strong performance in such projects. The City's new neighborhood revitalization project-which was selected to being in PY22-will draw on the past success of utilizing annual CDBG allocations to fund Section 108 loan repayments on multi-year projects.

The goals and projects of the HOME program were carefully considered by examining the regional affordable housing needs. The greatest threat to affordable housing in the region currently is the lack of availability, and to help remedy this situation, an intentional focus on development is reflected in the 2022 HOME priorities through CHDO Predevelopment, CHDO Operating, and CHDO Projects.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen Participation is a vital part of the Annual Action Planning Process. Citizen Participation was solicited and welcomed through a number of avenues. An advertisement for public comment was solicited through The Winchester Star on July 14th, 2022. Subsequently, the 2022 Annual Action Plan was presented to the Winchester Community Development Committee (CDC) on June 30th, 2022 and again to the Winchester Common Council on August 9th, 2022. Both meetings were open to the public and advertised with local media outlets, and public comments were welcomed during both meetings. In addition, anyone may request to be added to the distribution list for meeting notices, discussion topics and program updates. Public comment opportunities ended at the conclusion of the public comment period on August 10th, 2022.

5. Summary of public comments

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

No public comments were received throughout the public comment period or during any public meeting or hearing held concerning the Annual Action Plan.

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

No public comments were received throughout the public comment period or during any public meeting or hearing held concerning the Annual Action Plan.

7. Summary

For the 2022 Annual Action Plan, the focus for the HOME program was to quickly be able to help those most in need secure affordable housing as a short term goal, and the long term goal was to increase organizational capacity of CHDOs to develop a pipeline of development projects to help the bigger picture of creating more affordable housing opportunities in the region. The focus for the CDBG program is to engage in eligible activities that seek to revitalize North Kent Street and the surrounding blocks of the Low to Moderate Census Tract beginning with the rehabilitation of a historic community center, the Elk Lodge.

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

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

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

Agency Role	Name		Department/Agency		
Lead Agency		WINCHESTER			
CDBG Administrator WINC		CHESTER City		City Manager's Office or Designee	
HOPWA Administrator					
HOME Administrator	WINCHESTER		Northern Shenandoah Valley Regional Commission		
HOPWA-C Administrator					

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

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

1. Introduction

The majority of the communication and collaboration surrounding affordable housing in the region is done through the Western VA 513 Continuum of Care, and the Housing Coalition of the Northern Shenandoah Valley. In order to continue a high level of collaboration the Consortium relied heavily on virtual consultation via the internet.

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))

Continuum of Care meeting held every other month gather representative from the types of agencies listed above to discuss specific topics related to ending homelessness. Often, there are special program spotlights about new resources or partnerships in the region, such as with the local health system, the regional jails, and mental health providers.

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.

As a Continuum of Care, the goal is to do the most with the resources given. The CoC, together with partners in the community, identify the most vulnerable persons who are homeless and provide case conferencing and prioritized case management through community outreach and coordination of services. With this initiative (Built for Zero), the CoC hope to reduce the numbers of chronically homeless and homeless veterans in our region.

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

There are no agencies in the area who receive ESG funds.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Winchester
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
2	Agency/Group/Organization	NORTHERN SHENANDOAH VALLEY REGIONAL COMMISSION
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
3	Agency/Group/Organization	Faithworks
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
4	Agency/Group/Organization	AIDS Response Effort
	Agency/Group/Organization Type	Services - Housing Services-Persons with HIV/AIDS Services-homeless Services-Health Service-Fair Housing Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
5	Agency/Group/Organization	Blue Ridge Habitat for Humanity
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
6	Agency/Group/Organization	Blue Ridge Housing Network
	Agency/Group/Organization Type	Services - Housing Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
7	Agency/Group/Organization	Shenandoah Alliance for Shelter
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?			
Continuum of Caro	Harrisonburg Redevelopment and	The goals in the strategic plan compliment the regional 10 year plan to end			
Continuum of Care	Housing Authority	homelessness developed by the Western VA 513 COC			

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

Citizen Participation is a vital part of the Annual Action Planning Process. Citizen Participation was solicited and welcomed through a number of avenues. An advertisement for public comment was solicited through The Winchester Star on July 14th, 2022. Subsequently, the 2022 Annual Action Plan was presented to the Winchester Community Development Committee (CDC) on June 30th, 2022 and again to the Winchester Common Council on August 9th, 2022. Both meetings were open to the public and advertised with local media outlets, and public comments were welcomed during both meetings. In addition, anyone may request to be added to the distribution list for meeting notices, discussion topics and program updates. Public comment opportunities ended at the conclusion of the public comment period on August 10th, 2022.

Despite efforts to solicit citizen participation, none was received. However, projects and goals were identified based on community priorities developed through other avenues of involvement, including City Council guidance and community meetings held throughout the past year.

Citizen Participation Outreach

Sort O rder	Mode of O utreach	Target of O utreach	Summary of response/att endance	Summary o f comments received	Summary of c omments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non- targeted/br oad community	No attendance or response.	No comments received.	No comments received.	https://winchesterva.civicweb.net/Portal/MeetingInformat ion.aspx?Org=Cal&Id=1935

Sort O rder	Mode of O utreach	Target of O utreach	Summary of response/att endance	Summary o f comments received	Summary of c omments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non- targeted/br oad community	No attendance for the Annual Action Plan; no comments received.	No comments received.	No comments received.	
3	Newspaper Ad	Non- targeted/br oad community	No responses received.	No comments received.	No comments received.	https://www.publicnoticevirginia.com/Details.aspx?SID=0x knmxjznukanqb13e54a4qq&ID=257717
4	Internet Outreach	Non- targeted/br oad community	No comments received.	No comments received.	No comments received	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Winchester is expected to receive \$275,326 for GY 2022 and plans to use those funds on revitalizing North Kent Street.

The City's annual HOME fund allocations are administered by the Northern Shenandoah Valley Regional Commission (NSVRC), acting as the Winchester Constortium. The NSVRC determines how HOME funds are utilized on behalf of all of the Consortium's member localities.

Anticipated Resources

Program	Source	Uses of Funds	Exped	ted Amoun	t Available Ye	ar 1	Expected	Narrative Description
	of Funds		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Amount Available Remainder of ConPlan \$	
CDBG	public - federal	Acquisition Admin and Planning Economic						90% toward eligible activities related to north Kent Street revitalization and 10% of the 2022 grant year cap towards program administration.
		Development Housing Public Improvements Public Services	275,326	0	0	275,326	0	

Program Source		Uses of Funds	Exped	ted Amoun	t Available Ye	ar 1	Expected	Narrative Description
	of Funds		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Amount Available Remainder of ConPlan \$	
HOME	public -	Acquisition						HOME funds will be used to support
	federal	Homebuyer						rental housing development, TBRA,
		assistance						DPA, CHDO activities and
		Homeowner						administrative activities.
		rehab						
		Multifamily rental						
		new construction						
		Multifamily rental						
		rehab						
		New construction						
		for ownership						
		TBRA	713,163	0	0	713,163	713,163	

Table 5 - Expected Resources - Priority Table

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

No match funding is required for CDBG programs. However, some local funds may be appropriated to support activities in concert with CDBG funding for the North Kent Street Neighborhood Revitalization project. Additional resources will be appropriated based on specific project need, subject to approval by the Winchester Common Council.

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

Some publicly-owned property, such as sidewalks and other streetscape rights-of-way, may be involved in the North Kent Street Neighborhood Revitalization project (CDBG project). Additionally, some residential property may be publicly-acquired and rehabilitated in accordance with this project's objectives.

Discussion

None at this time.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort	Goal Name	Start	End	Category	Geographic	Needs Addressed	Funding	Goal Outcome Indicator
Order		Year	Year		Area			
1	HOME Program	2022	2023	Affordable Housing	HOME		HOME:	Rental units constructed: 56
	Goals				TARGET		\$713,163	Household Housing Unit
					AREA			Homeowner Housing Added: 15
								Household Housing Unit
								Homeowner Housing Rehabilitated:
								1 Household Housing Unit
								Direct Financial Assistance to
								Homebuyers: 20 Households
								Assisted
								Tenant-based rental assistance /
								Rapid Rehousing: 65 Households
								Assisted
2	N. Kent Street	2022	2027	Non-Housing	CDBG Target	North Kent	CDBG: \$0	Public Facility or Infrastructure
	Revitalization			Community	Area	Street		Activities other than Low/Moderate
	Efforts			Development		Revitalization		Income Housing Benefit: 100
				Neighborhood				Persons Assisted
				revitalization				

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	HOME Program Goals
	Goal Description	
2	Goal Name	N. Kent Street Revitalization Efforts
	Goal Description	CDBG funds will be used on several eligible activities in the North Kent Street Corridor in an effort to spur revitalization. Priority is the rehabilitation of the Elks Lodge in census tract 1.02 so it may be used as a community center for out citizenry. 11/20/2023 SUBSTANTIAL AMENDMENT TO 2022 GY CDBG PROGRAM
		The City of Winchester established a Low-to-Moderate L/M Income area benefit project titled in IDIS as "N. Kent St. Revitalization" and "N. Kent St. Revitalization Section 108 Loan Repayment" in Program Year (PY) 2022. The project failed as the City was unable to acquire property to begin revitalization efforts. As of November 20, 2023, no 2022 GY funds have been spent. The autumn 2023 substantial amendments to Annual Action Plans 2018, 2019, 2021, 2022, and 2023 removes unexpended funding for selected projects in the 2018, 2019, 2021, and 2022 and increases the amount of funding to the 2023 PY project titled in IDIS as "Winchester Census Tract 1.01-1.02 Revitalization". Below is a breakdown of the monetary changes regarding PY/GY 2022:
		Note that the N. Kent St. Revitalization project was projected to be a Section 108 funded project and the N. Kent St. Revitalization Section 108 Loan Repayment project was projected to use CDBG funds to pay back the Section 108 loan from HUD. The reduction in 2022 PY funding allocation will total \$275,326.00.
		• 100% to 2023 PY Winchester Census Tract 1.01-1.02 Revitalization - \$275,326.00

Projects

AP-35 Projects – 91.220(d)

Introduction

CDBG projects for PY22 include the creation of a North Kent Street Revitalization project, Section 108 loan repayments for that project, and CDBG administration expenses. The new North Kent Street Revitalization project aims to apply blight abatement efforts to existing residential properties in the target area, promote affordable homeownership opportunities, and provide quality of life improvements to residents and visitors of this target area. Multiple HOME program projects have been identified by the Northern Shenandoah Valley Regional Commission acting on behalf of the Winchester Consortium.

11/20/2023 SUBSTANTIAL AMENDMENT TO 2022 GY CDBG PROGRAM

100% to 2023 PY Winchester Census Tract 1.01-1.02 Revitalization - \$275,326.00

Projects

#	Project Name
1	N. Kent St. Revitalization
2	N. Kent St. Revitalization Section 108 Loan Repayment
3	CDBG Program Administration (Started 8/19)
4	2022 HOME Admin
5	2022 HOME TBRA
6	2022 HOME CHDO Operating
7	2022 HOME CHDO Pre-Development
8	2022 HOME DPA
9	2022 HOME CHDO Set Aside

Table 7 - Project Information

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

CDBG program allocations were determined to maximize the use of funding for the North Kent Street Revitalization project, as it is the City of Winchester's new primary project for the next five years. The City's CDBG allocations for the next five years will be primarily (50%) dedicated to repayment of a Section 108 loan which will be secured to fund the new project, while the remainder (10%) will be used to offset administrative expenses.

AP-38 Project Summary

Project Summary Information

1	Project Name	N. Kent St. Revitalization						
	Target Area	CDBG Target Area						
	Goals Supported	N. Kent Street Revitalization Efforts						
	Needs Addressed	North Kent Street Revitalization						
	Funding	:						
	Description	Neighborhood revitalization efforts along the North Kent Street corridor area. Efforts include property acquisition/revitalization, renovations/repairs, and streetscape improvements.						
	Target Date	7/1/2027						
	Estimate the number and type of families that will benefit from the proposed activities	Estimated 5-10 low-moderate income (LMI) families will directly benefit from revitalization efforts; 20 or more families are estimated to indirectly benefit from neighborhood revitalization efforts.						
	Location Description	North Kent Street area (in Winchester, VA) between Elk Street and Kern Street; possibly including some parcels on adjacent streets.						
	Planned Activities	Acquisition and revitalization of existing residential properties; to be made available for LMI home ownership opportunities. Other residential improvements and blight abatement efforts, as well as general streetscape improvements in the target area						
2	Project Name	N. Kent St. Revitalization Section 108 Loan Repayment						
	Target Area	CDBG Target Area						
	Goals Supported	N. Kent Street Revitalization Efforts						
	Needs Addressed	North Kent Street Revitalization						
	Funding	:						
	Description	Repayment of Section 108 loan secured for the North Kent Street Revitalization project.						
	Target Date	7/1/2027						
	Estimate the number and type of families that will benefit from the proposed activities	N/A						
	Location Description	N/A						
	Planned Activities	Repayment of Section 108 loan secured to conduct North Kent Street Revitalization project activities.						

3	Project Name	CDBG Program Administration (Started 8/19)					
	Target Area	CDBG Target Area					
	Goals Supported	N. Kent Street Revitalization Efforts					
	Needs Addressed	North Kent Street Revitalization					
	Funding	:					
	Description	CDBG Admin. Starting 8/19					
	Target Date	7/1/2023					
	Estimate the number and type of families that will benefit from the proposed activities	Administrative expenses- no direct beneficiaries.					
	Location Description	Administrative expenses- no specific location impacted.					
	Planned Activities	Provide for expenses related to CDBG program administration.					
4	Project Name	2022 HOME Admin					
	Target Area	HOME TARGET AREA					
	Goals Supported	HOME Program Goals					
	Needs Addressed						
	Funding	HOME: \$71,316					
	Description						
	Target Date	7/27/2023					
	Estimate the number and type of families that will benefit from the proposed activities						
	Location Description						
	Planned Activities	Administrative Activities					
5	Project Name	2022 HOME TBRA					
	Target Area	HOME TARGET AREA					
	Goals Supported	HOME Program Goals					
	Needs Addressed						
	Funding	HOME: \$205,000					
	Description						

	Target Date	7/11/2025					
	Estimate the number and type of families that will benefit from the proposed activities						
	Location Description	HOME target area: City of Winchester and Counties of Frederick, Clarke, Warren, Shenandoah, and Page.					
	Planned Activities	Provide assistance to eligible households to provide financial assistance in the form of tenant based rental payments and utility payments in combination with rental payments.					
6	Project Name	2022 HOME CHDO Operating					
	Target Area	HOME TARGET AREA					
	Goals Supported	HOME Program Goals					
	Needs Addressed						
	Funding	HOME: \$35,658					
	Description						
	Target Date	7/31/2024					
	Estimate the number and type of families that will benefit from the proposed activities						
	Location Description	HOME target area: City of Winchester and Counties of Frederick, Clarke, Warren, Shenandoah, and Page.					
	Planned Activities						
7	Project Name	2022 HOME CHDO Pre-Development					
	Target Area	CDBG Target Area HOME TARGET AREA					
	Goals Supported	HOME Program Goals					
	Needs Addressed						
	Funding	HOME: \$30,000					
	Description						
	Target Date	7/27/2023					

	Estimate the number and type of families that will benefit from the proposed activities						
	Location Description	NSV Region					
	Planned Activities	The two primary types of project pre-development assistance include: Technical assistance and site control loans, and Seed money loans.					
8	Project Name	2022 HOME DPA					
	Target Area	HOME TARGET AREA					
	Goals Supported	HOME Program Goals					
	Needs Addressed						
	Funding	HOME: \$71,189					
	Description						
	Target Date	7/11/2025					
	Estimate the number and type of families that will benefit from the proposed activities	10 low to moderate income households					
	Location Description	HOME target area: City of Winchester and Counties of Frederick, Clarke, Warren, Shenandoah, and Page.					
	Planned Activities	Assistance provided to eligible homebuyers for acquisition only, acquisition/rehabilitation or new construction of homes. All HOME funds used for homeownership assistance must benefit homeowners whose family income does not exceed 80 percent of the area median income.					
9	Project Name	2022 HOME CHDO Set Aside					
	Target Area	CDBG Target Area HOME TARGET AREA					
	Goals Supported	HOME Program Goals					
	Needs Addressed						
	Funding	HOME: \$300,000					
	Description						
	Target Date	7/11/2025					

Estimate the number and type of families that will benefit from the proposed activities	56 low to mod income households
Location Description	NSV Region
Planned Activities	Acquisition and/or rehabilitation of rental housing; New construction of rental housing; Acquisition and/or rehabilitation of homebuyer properties; New construction of homebuyer properties; and Direct financial assistance to purchasers of HOME assisted housing sponsored or developed by a CHDO with HOME funds.

AP-50 Geographic Distribution – 91.220(f)

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

CDBG resources will be directed in the area of North Kent Street (Winchester, VA) between Elk Street and Kern Street. Activities will be concentrated on blighted properties and those owned or rented by low-moderate income (LMI) residents. the development of a public facility by rehabilitating the Elks Lodge for use by nearby citizens. This area is primarily populated by LMI residents and has significant minority demographic concentrations.

Geographic Distribution

Target Area	Percentage of Funds				
CDBG Target Area	80				

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

This area was identified has exhibiting numerous characteristics of blight and low property maintenance. Properties in this area are largely owned or rented by LMI residents with little ability to undertake necessary home improvements without assistance.

Discussion

This target area was identified as needing assistance to abate and prevent blight from occurring. As most of the residences in this area are owned or rented by LMI residents, home improvement efforts are often financially restricted. This has resulted in years of neglect for properties (whether owned or rented) and deteriorated interior and exterior conditions. Improvements in this area would benefit not only the families immediately assisted by revitalization efforts, but also their neighbors as the quality of properties in the area is enhanced. The focus will be on the rehabilitation of the Elks Lodge and (improvement of public right-of-way surrounding the Elks Lodge) into a community center.

Affordable Housing

AP-55 Affordable Housing - 91.220(g)

Introduction

Outlined below are the one-year goals for the number of households in the Northern Shenandoah Valley region will undertake in the program year to carry out the homeless and other special needs strategy outlined in the Consolidated Plan. Specific goals for the program year include: homeless prevention and rapid-rehousing, rental housing development, expansion of outreach and services to special needs populations and strengthening strategic and organization capacity of the Continuum of Care (CoC) and partner organizations.

One Year Goals for the Number of Households to be Supported			
Homeless	0		
Non-Homeless	100		
Special-Needs	0		
Total	100		

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

One Year Goals for the Number of Households Supported Through			
Rental Assistance	65		
The Production of New Units	10		
Rehab of Existing Units	0		
Acquisition of Existing Units	0		
Total	75		

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

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Not applicable; there is no public housing in the region.

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

Not applicable; there is no public housing in the region.

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

Not applicable; there is no public housing in the region.

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

Not applicable; there is no public housing in the region.

Discussion

Not applicable; there is no public housing in the region.

AP-65 Homeless and Other Special Needs Activities – 91.220(i) Introduction

Outlined below are the one-year goals and the specific actions steps the Northern Shenandoah Valley region will undertake in the program year to carry out the homeless and other special needs strategy outlined in the Consolidated Plan. Specific goals for the program year include: homeless prevention and rapid-rehousing, rental housing development, expansion of outreach and services to special needs populations and strengthening strategic and organization capacity of the Continuum of Care (CoC) and partner organizations.

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

Street outreach has been identified as a new project for the Continuum of Care, where teams go into identified homeless camps and develop relationships and trust and encourage and support unsheltered individuals access to

services. For the new Street Outreach program funded through the Virginia Department of Housing and Community Development, Strength in Peers and Faithworks are responsible for street outreach activities. While the end goal of the CoC's street outreach efforts are to help invdividuals access mainstream services and benefits, the CoC recognizes that many are unable or unwilling to immediately seek housing or services. This is where light case managment and relationship building is helpful. Case workers are able to maintain contact with these individuals, and provide help when they are ready.

Addressing the emergency shelter and transitional housing needs of homeless persons

Recent changes in the US Department of Housing & Urban Development's (HUD) programming for homelessness has lead the COC, through the 10-Year Plan to End Homelessness to begin actively transitioning shelter and service providers from emergency shelters and transitional housing operations towards permanent supportive housing. Over the next ten (10) years the COC looks to successfully transition existing providers to permanent supportive housing and create new permanent supportive housing facilities throughout the region.

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

CoC funded programs, such as Shelter plus Care and PSH leverage and coordinate access to other mainstream services which includes SNAP, employment, housing, and medical services. Northwestern Community Services are responsible for linking individuals to the appropriate services. The CoC receives regular updates at its CoC meeting from its mainstream partners concerning availability

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The COC, in meeting the goals and strategies outline in the Ten (10) Year Plan to End Homelessness, proposes creating a "Supportive Services" and "Prevention" committee's, which will be tasked with meeting their respective goals. The Supportive Services committee will be responsible for:

- Overseeing the implementation of strategies that increase income through employment;
- Overseeing the creation of a system of centralized intake and assessment;
- Overseeing the implementation of strategies that increase access to disability and other benefits for those who are eligible;
 - Overseeing increased access to supportive services.

The Prevention committee will be responsible for:

- Overseeing strategies that prevent the homelessness of people being discharged from hospitals and mental health institutions;
 - Overseeing strategies that prevent the homelessness of people exiting from jails;
- Overseeing strategies that prevent the homelessness of youth aging out of foster care;
- Overseeing strategies that prevent the homelessness of unaccompanied youth.

Discussion

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

Introduction:

Local and regional public policies, as well as national, regional, and local trends and conditions, can affect a region's ability to provide and maintain a viable affordable housing stock. Local policies especially tax policy on property, land use controls, zoning ordinances, building codes, development fees and charges, growth limits, and polices that affect return on residential investment. The Northern Shenandoah Valley Regional Commission, in partnership with the Continuum of Care (COC) and Virginia Fair Housing Office have informed the state-wide Housing Affordability Index (HAI) being assembled by Housing Virginia, which provides a comprehensive guide to policies, regulations and programs to further the development of affordable housing units and programs in the region.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Northern Shenandoah Valley HOME Consortium and the City of Winchester recognize that impediments to fair housing choice do exist and are working to improve fair housing choice. The Northern Shenandoah Valley Regional Commission will hold fair housing workshops to educate local. Outlined below are proposed strategies to be undertaken in reducing fair housing impediments:

- 1. Increase transparency surrounding fair housing and complaint process.
- 2. Increase landlords' and property managers' knowledge of fair housing.
- 3. Assist persons with disabilities to obtain access to housing and services.
- 4. Work to reduce NIMBYism by encouraging neighborhood diversity.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

This section outlines the regions planned actions to carry out strategies for: meeting underserved needs, furthering affordable housing development, reducing lead-based paint hazards, reducing poverty, developing institutional structure and enhancing coordination among agencies.

Actions planned to address obstacles to meeting underserved needs

The Consortium intends to annually increase integration between the annual action planning process and the continuum of care planning process to achieve a higher level or coordination and efficiency of resource allocation and service delivery.

Actions planned to foster and maintain affordable housing

All activities funded through HOME funds and administered by the Community Development program at the Northern Shenandoah Valley Regional Commission foster and maintain affordable housing. The Consortium aims to provide a well rounded pool of resources for both direct assistance to benficiaries and to subrecipient organizations though funding TBRA, as well as homeownership opportunities and using CHDO funds for rental development activities.

Actions planned to reduce lead-based paint hazards

There is little data available to suggest that lead based paint hazards are a major concern in the Northern Shenandoah Valley, but we do encourage identification of such potential hazards for consideration in our programs

Actions planned to reduce the number of poverty-level families

As part of the work program, NSVRC will be coordinating with the region's economic development directors to identify strategies to promote economic development and redevelopment opportunities which benefit low to moderate income families and are conducive to their economic benefit.

Actions planned to develop institutional structure

Consortium has certified two CHDOs and will continue to assist them with building a pipeline of projects in the area to utilize the range of assistance available to each organization to help foster affordable housing development in the area

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

NSVRC continues to coordinate with area stakeholders, namely human service providers, through staff support provided to the Housing and Community Services Policy Board and Continuum of Care. Staff has coordinated in the past with local Departments of Social Services to assess the needs to the region's population regarding affordable housing.

Discussion:

Program Specific Requirements

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

Introduction:

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:
- 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 HOME assisted homebuyer projects/activities, recaptured funds will be limited to the net proceeds from the sale of the HOME assisted housing (either voluntary or involuntary) and be reduced on a pro rata basis for the time the homeowner has owned and occupied the housing measured against the affordability applicable period. The net proceeds are defined as the sales price minus the loan repayment (other than HOME funds) and closing costs. The direct subsidy is defined as the HOME investment dollars that enabled the homebuyer to purchase the home. This includes downpayment/closing cost assistance, or other assistance provided directly to the homebuyer and/or the difference between the fair market value of the property and a reduced sales price attributable to development assistance.

For example, if \$15,000 in HOME assistance is provided and the unit sells in year four of ownership, the Consortium will require that \$3,000 be returned, if net proceeds are equal to or exceed this amount.

All HOME agreements with homebuyers and with CHDO's/subrecipients will include these resale/recapture provisions to ensure compliance with regulations.

- (1) The housing must be single family housing.
- (2) The housing must be modest housing as follows:
- (i) In the case of acquisition of newly constructed housing or standard housing, the housing has a purchase price for the type of single family housing that does not exceed 95 percent of the median purchase price for the area.
- (3) The housing must be acquired by a homebuyer whose family qualifies as a low-income family,

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and the housing must be the principal residence of the family. In determining the income eligibility of the family, the participating jurisdiction must include the income of all persons living in the housing. The homebuyer must receive housing counseling.

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:

Homeownership assistance HOME amount per-unit Minimum period of affordability in years:

Under \$15,000 = 5 years \$15,000 to \$40,000 = 10 years Over \$40,000 = 15 years

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:

Not applicable.

- 5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
- 6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
- 7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Expected Resources

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

Introduction

The City of Winchester Consortium will utilize HUD funds to address priority needs and specific objectives identified in other sections of this Plan. Heretofore, the Consortium has not identified any additional federal, state, local, and private resources to assist in its priorities and objectives.

Anticipated Resources

Program	Source	Uses of Funds	Exped	ted Amoun	t Available Ye	ar 1	Expected	Narrative Description
	of Funds		Annual	Program	Prior Year	Total:	Amount	
			Allocation:	Income:	Resources:	\$	Available	
			\$	\$	\$		Remainder	
							of ConPlan	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements						Anticipated resources for CDBG funds estimated using 2023 allocation prorated at an equal amount of the 5-year period of the Consolidated Plan.
		Public Services	250,138	0	403,435	653,573	1,000,552	

Program	Source	Uses of Funds	Expected Amount Available Year 1				Expected	Narrative Description
	of Funds		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Amount Available Remainder of ConPlan \$	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction						Anticipated resources for HOME funds estimated using 2023 allocation prorated at an equal amount of the 5-year period of the Consolidated Plan.
		for ownership TBRA	688,202	0	0	688,202	2,752,808	

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 City of Winchester Consortium is exploring the use the Section 108 Loan Guarantee Program to better accomplish its specified objectives.

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

No currently owned public land within the Consortium is projected to be used to address the needs identified in this plan.

Annual Goals and Objectives

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

Goals Summary Information

Sort	Goal Name	Start	End	Category	Geographic	Needs Addressed	Funding	Goal Outcome Indicator
Order		Year	Year		Area			
1	Economic Growth	2023	2027	Non-Housing	North Kent	CDBG: Public	CDBG:	Public Facility or Infrastructure
	through Public			Community	Corridor	Facilities &	\$603,545	Activities other than
	Infrastructure			Development		Improvements		Low/Moderate Income Housing
						Focus		Benefit: 35 Persons Assisted
2	Provide Safe,	2023	2027	Affordable	HOME	HOME: Safe,	HOME:	Homeowner Housing Added: 15
	Affordable, and			Housing	TARGET	Decent, Affordable	\$688,202	Household Housing Unit
	Accessible Housing			Homeless	AREA	Housing		Direct Financial Assistance to
								Homebuyers: 15 Households
								Assisted
								Tenant-based rental assistance /
								Rapid Rehousing: 65 Households
								Assisted
								Other: 3 Other

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Economic Growth through Public Infrastructure				
	Goal Description	Using CDBG funds on public facilities and improvements to encourage non-public investment in the same geographic area. 12/14/2023 SUBSTANTIAL AMENDMENT TO 2023 PY CDBG PROGRAM				
		12/14/2023: The autumn 2023 substantial amendments to Annual Action Plans 2018, 2019, 2021, 2022, and 2023 removes unexpended funding for selected projects in the 2018, 2019, 2021, and 2022 and increases the amount of funding to the 2023 PY project titled in IDIS as "Winchester Census Tract 1.01-1.02 Revitalization". Below is a breakdown of the monetary changes regarding PY/GY 2023:				
		The total amount of unspent funds from the Grant Years of 2018, 2019, 2021, and 2022 is \$403,434.88. All unspent funds from Grant Years of 2018, 2019, 2021, and 2022 will be redistributed to the following 2023 project:				
		2023 PY Winchester Census Tract 1.01-1.02 Revitalization - \$603,545.28				
2	Goal Name	Provide Safe, Affordable, and Accessible Housing				
	Goal	The City of Winchester Consortium continues to spend HOME Investment Partnership Program funds on:				
	Description	Tenant Based Rental Assistance (TBRA)				
		Downpayment Assistance/homeownership assistance				
		The Consortium will ensure that not less than 90 percent of TBRA will go to families whose annual incomes do not exceed 60 percent of the median family income for the area, as determined and made available by HUD with adjustments for smaller and larger families (except that HUD may establish income ceilings higher or lower than 60 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction cost or fair market rent, or unusually high or low family income) at the time of occupancy or at the time funds are invested, whichever is later; or The dwelling units assisted with such funds are occupied by families having such incomes. The remainder of funds will go to households that qualify as low-income families; or the dwelling units assisted with such funds are occupied by such households. In previous years, TBRA funds assisted over 100 families in the Northern Shenandoah Region; as of right now, future predictions cannot be made with great accuracy.				

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City of Winchester Consortium is expected to receive \$250,138 in CDBG funds and \$688,202 in HOME funds. 2023 Annual Action Plan priorities are as follows:

CDBG Program

- 80% Public Facilities and Improvements
- Maximum of 10% toward Program Administration
- Maximum of 10% toward Planning and Capacity Building

HOME PROGRAM

- Homeownership Activities (including Downpayment Assistance and Acquisition)
- Tenant Based Rental Assistance
- Minimum of 15% to local CHDO's as the eligible set-aside
- Maximum of 10% to Administrative Activities

11/20/2023 SUBSTANTIAL AMENDMENT TO 2023 PY CDBG PROGRAM

2023 PY Winchester Census Tract 1.01-1.02 Revitalization - \$603,545.28

#	Project Name
1	2023 Tenant Based Rental Assistance
2	2023 Downpayment Assistance
3	2023 HOME Program Administration
4	2023 CHDO Set Aside
5	2023 CHDO Operating
6	2023 CHDO PreDevelopment
7	Winchester Census Tract 1.01-1.02 Revitalization
8	Planning and Capacity Building FY 2023
9	CDBG Administration

Table 3 – Project Information

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

The Consolidated Planning process identified the following items as the Shenandoah region's priority project needs for HOME Investment Partnership Program:

- rental assistance,
- down-payment assistance and home repair

The above was confirmed through the Consortium's Citizen Participation Process. Projects were identified by local housing and service providers and approved based on the perceived market need, ability to implement the projects in a timely manner/leveraged funds and expected number of beneficiaries.

The Consolidated Planning process identified the following items as the City of Winchester municipal limits priority project needs for Community Development Block Grant Program:

• Public investment in Census Tract 1.01 and 1.02

Both programs set aside funds for administration. The City of Winchester is setting aside funds in Planning and Capacity Building as it is desired to spend those funds on a rental market study so as to revise the current maximum subsidy under the Section 8 Housing Choice Voucher Program per 24 CFR 92.209(h)(3)(ii) to a maximum subsidy based on local market conditions per 24 CFR 92.209(h)(3)(i). It is possible that consulting costs will exceed the allowed maximum set aside amount of planning and capacity building and that the Consortium will have to find additional non-HUD funds to complete a study of local market conditions.

AP-38 Project Summary

Project Summary Information

1	Project Name	2023 Tenant Based Rental Assistance	
		HOME TARGET AREA	
	Target Area		
	Goals Supported	Provide Safe, Affordable, and Accessible Housing	
	Needs Addressed	HOME: Safe, Decent, Affordable Housing	
	Funding	HOME: \$320,000	
	Description	Tenant Based Rental Assistance program serving: City of Winchester, Clarke, Frederick, Warren, Shenandoah & Page Counties. Program provides short-term rental assistance in the form of security deposits and first-months rent to qualified low-income persons (including homeless and nearly homeless persons). Program also will provide security deposits for utilities and first-months payments.	
	Target Date	12/31/2024	
	Estimate the number	The following is a breakdown of the 2022 program year's TBRA numbers:	
	and type of families that will benefit from the proposed activities	The mean annual percentage increase of families utilizing the TBRA program between the 2013-2022 program years has been 26%. The following is a projection for the 2023 program year utilizing the mean annual percentage increase of 26% from program year 2022 to program year 2023:	
	Location Description	The City of Winchester Consortium geographic boundaries consist of the following local government districts:	
		Independent City of Winchester;	
		Clarke County and all towns within its geographic limits;	
		Frederick County and all towns within its geographic limits;	
		Page County and all towns within its geographic limits;	
		Shenandoah County and all towns within its geographic limits; and	
		Warren County and all towns within its geographic limits.	
		TBRA beneficiaries will be located within the Consortium's geographic boundaries.	
	Planned Activities	TBRA Program provides short-term rental assistance in the form of security deposits and first-months rent to qualified low-income persons (including homeless and nearly homeless persons). Program also will provide security deposits for utilities and first-months payments.	
2	Project Name	2023 Downpayment Assistance	
	Target Area	HOME TARGET AREA	

Goals Supported	Provide Safe, Affordable, and Accessible Housing		
Needs Addressed	HOME: Safe, Decent, Affordable Housing		
Funding	HOME: \$99,972		
Description	This project provides direct financial assistance for first-time homebuyers at or below 80 percent of the area median income (AMI) to purchase homes. The down payment assistance is provided with a mandatory period of affordability for the applicant to continue to occupy the house as their primary residence.		
Target Date	12/31/2024		
Estimate the number and type of families	The following is a breakdown of the 2022 program year's downpayment assistance numbers:		
that will benefit from the proposed activities	The mean annual percentage increase of families utilizing the downpayment program between the 2013-2022 program years has been 23%. The following is a projection for the 2023 program year utilizing the mean annual percentage increase of 23% from program year 2022 to program year 2023:		
Location Description	The City of Winchester Consortium geographic boundaries consist of the following local government districts:		
	Independent City of Winchester;		
	Clarke County and all towns within its geographic limits;		
	 Frederick County and all towns within its geographic limits; 		
	Page County and all towns within its geographic limits;		
	Shenandoah County and all towns within its geographic limits; and		
	 Warren County and all towns within its geographic limits. 		
	Beneficiaries of the 2023 downpayment assistance program will be located within the Consortium's geographic boundaries.		
Planned Activities	Direct financial assistance to first time low to moderate income homebuyers in the form of a deferred payment loan, with satisfaction of the loan contingent upon a period of affordability.		
Project Name	2023 HOME Program Administration		
Target Area	HOME TARGET AREA		
Goals Supported	Provide Safe, Affordable, and Accessible Housing		
Needs Addressed	HOME: Safe, Decent, Affordable Housing		

	Funding	HOME: \$68,820
	Description	Per 24 CFR 92.207 A participating jurisdiction may expend, for payment of reasonable administrative and planning costs of the HOME program and ADDI, an amount of HOME funds that is not more than ten percent of the sum of the Fiscal Year HOME basic formula allocation plus any funds received in accordance with 24 CFR 92.102(b) to meet or exceed participation threshold requirements that Fiscal Year. The Consortium is setting aside ten percent of funds towards payment of reasonable administrative and planning costs.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A- Administrative funds for planning and program development
	Location Description	N/A- Administrative funds for planning and program development
	Planned Activities	Planning and program development of the HOME program.
4	Project Name	2023 CHDO Set Aside
	Target Area	HOME TARGET AREA
	Goals Supported	Provide Safe, Affordable, and Accessible Housing
	Needs Addressed	HOME: Safe, Decent, Affordable Housing
	Funding	HOME: \$150,000
	Description	Per 24 CFR 92.300(a) the City of Winchester Consortium will reserve not less than 15 percent of the HOME allocation for investment only in housing to be owned, developed or sponsored by community housing development organizations.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Based on the 2022 CAPER, five to six low/moderate income families are projected to benefit from CHDOs operating within the Consortium's geographic boundaries during the 2023 program year.

Location Description The City of Winchester Consortium geographic boundaries consist of the following local government districts: Independent City of Winchester; Clarke County and all towns within its geographic limits; Page County and all towns within its geographic limits; Page County and all towns within its geographic limits; Shenandoah County and all towns within its geographic limits; Shenandoah County and all towns within its geographic limits; Marren County and all towns within its geographic limits; These eligible set-aside activities include: the acquisition and/or rehabilitation of rental housing; new construction of rental housing; acquisition and/or rehabilitation of rental housing; acquisition and/or rehabilitation of homebuyer properties; new construction of homebuyer properties; and direct financial assistance to purchasers of HOME-assisted housing that has been developed with HOME funds by the CHDO. Project Name 2023 CHDO Operating Target Area HOME TARGET AREA Goals Supported Provide Safe, Affordable, and Accessible Housing HOME: Safe, Decent, Affordable Housing Funding HOME: Safe, Decent, Affordable Housing Funding HOME: Safe, Decent, Affordable Housing Funding Per 24 CFR 92.208 5 percent of the Consortium's HOME allocation have been set aside for the operating expenses of community housing development organizations (CHDOs), Operating expenses means reasonable and necessary costs for the operation of the community housing development organizations. Such costs include salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; equipment; materials; and supplies. The requirements and limitations on the receipt of these funds by CHDOs are set forth in 24 CFR 92.300(e) and 24 CFR 92.300(f).					
Clarke County and all towns within its geographic limits; Frederick County and all towns within its geographic limits; Page County and all towns within its geographic limits; Shenandoah County and all towns within its geographic limits; Shenandoah County and all towns within its geographic limits. Beneficiaries of the Community Housing Development Organization set aside will be located within the Consortium's geographic boundaries. Planned Activities These eligible set-aside activities include: the acquisition and/or rehabilitation of rental housing; new construction of rental housing; acquisition and/or rehabilitation of homebuyer properties; new construction of homebuyer properties; and direct financial assistance to purchasers of HOME-assisted housing that has been developed with HOME funds by the CHDO. Project Name Target Area HOME TARGET AREA Goals Supported Provide Safe, Affordable, and Accessible Housing Needs Addressed HOME: Safe, Decent, Affordable Housing HOME: \$34,410 Description Per 24 CFR 92.208 5 percent of the Consortium's HOME allocation have been set aside for the operating expenses of community housing development organizations (CHDOs). Operating expenses means reasonable and necessary costs for the operation of the community housing development organizations. Such costs include salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; equipment; materials; and supplies. The requirements and limitations on the receipt of these funds by CHDOs are set forth in 24 CFR 92.300(e) and 24 CFR 92.300(f).		Location Description	,		
Project Name Target Area HOME TARGET AREA Goals Supported Provide Safe, Affordable, and Accessible Housing HOME: \$34,410 Description Per 24 CFR 92.208 5 percent of the Consortium's HOME allocation have been set aside for the operating expenses of community housing development organization sate and travel; rent; utilities; communication costs; taxes; insurance; equipment; materials; and breat for the see forth in 24 CFR 92.300(e) and 24 CFR 92.300(f).			Independent City of Winchester;		
Page County and all towns within its geographic limits; Shenandoah County and all towns within its geographic limits; and Warren County and all towns within its geographic limits. Beneficiaries of the Community Housing Development Organization set aside will be located within the Consortium's geographic boundaries. Planned Activities These eligible set-aside activities include: the acquisition and/or rehabilitation of rental housing; new construction of rental housing; acquisition and/or rehabilitation of homebuyer properties; new construction of homebuyer properties; new construction of homebuyer properties; and direct financial assistance to purchasers of HOME-assisted housing that has been developed with HOME funds by the CHDO. Project Name 2023 CHDO Operating Target Area HOME TARGET AREA Goals Supported Needs Addressed HOME: \$34,410 Per 24 CFR 92.208 5 percent of the Consortium's HOME allocation have been set aside for the operating expenses of community housing development organizations (CHDOs). Operating expenses means reasonable and necessary costs for the operation of the community housing development organization Such costs include salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; equipment; materials; and supplies. The requirements and limitations on the receipt of these funds by CHDOs are set forth in 24 CFR 92.300(e) and 24 CFR 92.300(f).			Clarke County and all towns within its geographic limits;		
Shenandoah County and all towns within its geographic limits; and Warren County and all towns within its geographic limits. Beneficiaries of the Community Housing Development Organization set aside will be located within the Consortium's geographic boundaries. Planned Activities These eligible set-aside activities include: the acquisition and/or rehabilitation of rental housing; new construction of rental housing; acquisition and/or rehabilitation of homebuyer properties; new construction of homebuyer properties; and direct financial assistance to purchasers of HOME-assisted housing that has been developed with HOME funds by the CHDO. Project Name 2023 CHDO Operating Target Area HOME TARGET AREA Goals Supported Provide Safe, Affordable, and Accessible Housing HOME: \$34,410 Description Per 24 CFR 92.208 5 percent of the Consortium's HOME allocation have been set aside for the operating expenses of community housing development organizations (CHDOs). Operating expenses means reasonable and necessary costs for the operation of the community housing development organization. Such costs include salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; equipment; materials; and supplies. The requirements and limitations on the receipt of these funds by CHDOs are set forth in 24 CFR 92.300(e) and 24 CFR 92.300(f).			Frederick County and all towns within its geographic limits;		
Warren County and all towns within its geographic limits. Beneficiaries of the Community Housing Development Organization set aside will be located within the Consortium's geographic boundaries. Planned Activities These eligible set-aside activities include: the acquisition and/or rehabilitation of rental housing; new construction of rental housing; acquisition and/or rehabilitation of homebuyer properties; new construction of homebuyer properties; and direct financial assistance to purchasers of HOME-assisted housing that has been developed with HOME funds by the CHDO. Project Name Target Area HOME TARGET AREA Goals Supported Provide Safe, Affordable, and Accessible Housing Needs Addressed HOME: \$34,410 Description Per 24 CFR 92.208 5 percent of the Consortium's HOME allocation have been set aside for the operating expenses of community housing development organizations (CHDOs). Operating expenses means reasonable and necessary costs for the operation of the community housing development organization. Such costs include salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; equipment; materials; and supplies. The requirements and limitations on the receipt of these funds by CHDOs are set forth in 24 CFR 92.300(e) and 24 CFR 92.300(f).			 Page County and all towns within its geographic limits; 		
Beneficiaries of the Community Housing Development Organization set aside will be located within the Consortium's geographic boundaries. Planned Activities These eligible set-aside activities include: the acquisition and/or rehabilitation of rental housing; new construction of rental housing; acquisition and/or rehabilitation of homebuyer properties; new construction of homebuyer properties; and direct financial assistance to purchasers of HOME-assisted housing that has been developed with HOME funds by the CHDO. Project Name Target Area HOME TARGET AREA Goals Supported Provide Safe, Affordable, and Accessible Housing Needs Addressed HOME: Safe, Decent, Affordable Housing Funding HOME: \$34,410 Description Per 24 CFR 92.208 5 percent of the Consortium's HOME allocation have been set aside for the operating expenses of community housing development organizations (CHDOs). Operating expenses means reasonable and necessary costs for the operation of the community housing development organization. Such costs include salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; equipment; materials; and supplies. The requirements and limitations on the receipt of these funds by CHDOs are set forth in 24 CFR 92.300(e) and 24 CFR 92.300(f).			Shenandoah County and all towns within its geographic limits; and		
aside will be located within the Consortium's geographic boundaries. Planned Activities These eligible set-aside activities include: the acquisition and/or rehabilitation of rental housing; new construction of rental housing; acquisition and/or rehabilitation of homebuyer properties; new construction of homebuyer properties; and direct financial assistance to purchasers of HOME-assisted housing that has been developed with HOME funds by the CHDO. Project Name Target Area HOME TARGET AREA Goals Supported Provide Safe, Affordable, and Accessible Housing HOME: \$34,410 Per 24 CFR 92.208 5 percent of the Consortium's HOME allocation have been set aside for the operating expenses of community housing development organizations (CHDOs). Operating expenses means reasonable and necessary costs for the operation of the community housing development organization. Such costs include salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; equipment; materials; and supplies. The requirements and limitations on the receipt of these funds by CHDOs are set forth in 24 CFR 92.300(e) and 24 CFR 92.300(f).			Warren County and all towns within its geographic limits.		
rehabilitation of rental housing; new construction of rental housing; acquisition and/or rehabilitation of homebuyer properties; new construction of homebuyer properties; and direct financial assistance to purchasers of HOME-assisted housing that has been developed with HOME funds by the CHDO. Project Name Target Area HOME TARGET AREA Goals Supported Provide Safe, Affordable, and Accessible Housing HOME: Safe, Decent, Affordable Housing Funding HOME: \$34,410 Per 24 CFR 92.208 5 percent of the Consortium's HOME allocation have been set aside for the operating expenses of community housing development organizations (CHDOs). Operating expenses means reasonable and necessary costs for the operation of the community housing development organization. Such costs include salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; equipment; materials; and supplies. The requirements and limitations on the receipt of these funds by CHDOs are set forth in 24 CFR 92.300(e) and 24 CFR 92.300(f).			, , , , , , , , , , , , , , , , , , , ,		
Target Area HOME TARGET AREA Provide Safe, Affordable, and Accessible Housing HOME: Safe, Decent, Affordable Housing HOME: \$34,410 Per 24 CFR 92.208 5 percent of the Consortium's HOME allocation have been set aside for the operating expenses of community housing development organizations (CHDOs). Operating expenses means reasonable and necessary costs for the operation of the community housing development organization. Such costs include salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; equipment; materials; and supplies. The requirements and limitations on the receipt of these funds by CHDOs are set forth in 24 CFR 92.300(e) and 24 CFR 92.300(f).		Planned Activities	rehabilitation of rental housing; new construction of rental housing; acquisition and/or rehabilitation of homebuyer properties; new construction of homebuyer properties; and direct financial assistance to purchasers of HOME-assisted housing that has been developed with HOME		
Goals Supported Provide Safe, Affordable, and Accessible Housing HOME: Safe, Decent, Affordable Housing HOME: \$34,410 Per 24 CFR 92.208 5 percent of the Consortium's HOME allocation have been set aside for the operating expenses of community housing development organizations (CHDOs). Operating expenses means reasonable and necessary costs for the operation of the community housing development organization. Such costs include salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; equipment; materials; and supplies. The requirements and limitations on the receipt of these funds by CHDOs are set forth in 24 CFR 92.300(e) and 24 CFR 92.300(f).	5	Project Name	2023 CHDO Operating		
Needs Addressed HOME: Safe, Decent, Affordable Housing HOME: \$34,410 Per 24 CFR 92.208 5 percent of the Consortium's HOME allocation have been set aside for the operating expenses of community housing development organizations (CHDOs). Operating expenses means reasonable and necessary costs for the operation of the community housing development organization. Such costs include salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; equipment; materials; and supplies. The requirements and limitations on the receipt of these funds by CHDOs are set forth in 24 CFR 92.300(e) and 24 CFR 92.300(f).		Target Area	HOME TARGET AREA		
Funding Per 24 CFR 92.208 5 percent of the Consortium's HOME allocation have been set aside for the operating expenses of community housing development organizations (CHDOs). Operating expenses means reasonable and necessary costs for the operation of the community housing development organization. Such costs include salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; equipment; materials; and supplies. The requirements and limitations on the receipt of these funds by CHDOs are set forth in 24 CFR 92.300(e) and 24 CFR 92.300(f).		Goals Supported	Provide Safe, Affordable, and Accessible Housing		
Description Per 24 CFR 92.208 5 percent of the Consortium's HOME allocation have been set aside for the operating expenses of community housing development organizations (CHDOs). Operating expenses means reasonable and necessary costs for the operation of the community housing development organization. Such costs include salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; equipment; materials; and supplies. The requirements and limitations on the receipt of these funds by CHDOs are set forth in 24 CFR 92.300(e) and 24 CFR 92.300(f).		Needs Addressed	HOME: Safe, Decent, Affordable Housing		
been set aside for the operating expenses of community housing development organizations (CHDOs). Operating expenses means reasonable and necessary costs for the operation of the community housing development organization. Such costs include salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; equipment; materials; and supplies. The requirements and limitations on the receipt of these funds by CHDOs are set forth in 24 CFR 92.300(e) and 24 CFR 92.300(f).		Funding	HOME: \$34,410		
Target Date 12/31/2024		Description	been set aside for the operating expenses of community housing development organizations (CHDOs). Operating expenses means reasonable and necessary costs for the operation of the community housing development organization. Such costs include salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; equipment; materials; and supplies. The requirements and limitations on the receipt of these funds by CHDOs are set forth in 24 CFR 92.300(e) and		
, ,		Target Date	12/31/2024		

	Estimate the number	N/A- CHDO operating funds.	
	and type of families that will benefit from		
	the proposed activities		
	Location Description	The City of Winchester Consortium geographic boundaries consist of the following local government districts:	
		Independent City of Winchester;	
		Clarke County and all towns within its geographic limits;	
		Frederick County and all towns within its geographic limits;	
		Page County and all towns within its geographic limits;	
		Shenandoah County and all towns within its geographic limits; and	
		Warren County and all towns within its geographic limits.	
		All CHDOs will operate within the Consortium's geographic boundaries and	
		be certified by the Consortium as a CHDO.	
	Planned Activities	Eligible costs for the operation of the community housing development organization, including salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; equipment; materials and supplies.	
6	Project Name	2023 CHDO PreDevelopment	
	Target Area	HOME TARGET AREA	
	Goals Supported	Provide Safe, Affordable, and Accessible Housing	
	Needs Addressed	HOME: Safe, Decent, Affordable Housing	
	Funding	HOME: \$15,000	
	Description	Funds that are set-aside for certified Community Housing Development Organizations (CHDO) to be utilized for preconstruction project costs that the Consortium determines to be customary and reasonable, including, but not limited to the costs of obtaining firm construction loan commitments, architectural plans and specifications, zoning approvals, engineering studies, and legal fees. Funds may also be used to provide technical assistance and site control loans to CHDOs in the early stages of site development for an eligible project.	
	Target Date	12/31/2024	

	Estimate the number and type of families that will benefit from the proposed activities	Based on the 2022 CAPER, five to six low/moderate income families are projected to benefit from CHDOs operating within the Consortium's geographic boundaries during the 2023 program year.		
	Location Description	The City of Winchester Consortium geographic boundaries consist of the following local government districts:		
		Independent City of Winchester;		
		Clarke County and all towns within its geographic limits;		
		Frederick County and all towns within its geographic limits;		
		Page County and all towns within its geographic limits;		
		Shenandoah County and all towns within its geographic limits; and		
		Warren County and all towns within its geographic limits.		
·		All CHDOs will operate within the Consortium's geographic boundaries and be certified by the Consortium as a CHDO.		
	Planned Activities	The project specific pre-development assistance is intended to assure that CHDOs have access to funds for up-front, eligible project expenditures.		
7	Project Name	Winchester Census Tract 1.01-1.02 Revitalization		
	Target Area	North Kent Corridor		
	Goals Supported	Economic Growth through Public Infrastructure		
	Needs Addressed	CDBG: Public Facilities & Improvements Focus		
	Funding	CDBG: \$603,545		
	Description	Neighborhood revitalization efforts along the North Kent Street corridor area or other areas of Census Tract 1.01 and 1.02 within city of Winchester municipal limits. Efforts include property acquisition/revitalization, renovations/repairs, streetscape improvements, and similar public facilities and improvements work.		
	Target Date	6/30/2023		
that will benefit from the 2022 HUD Qualified Census Tract (i.e., QCT must have households with incomes below 60 percent of the Area N		Low - and moderate - income area benefit may include all persons within the 2022 HUD Qualified Census Tract (i.e., QCT must have 50 percent of households with incomes below 60 percent of the Area Median Gross Income (AMGI) or have a poverty rate of 25 percent or more).		
	Location Description	The City of Winchester Census Tract 1.01 and 1.02.		

8	Planned Activities	The City of Winchester currently owns the Timbrook House. The Timbrook House is currently in a long term lease with the Northern Shenandoah Valley Substance Abuse Council (NSVSAC) for a rent of \$1.00. It is likely that the City of Winchester will expend funds to repair the existing building as it is in a poor state. Any remaining funds will likely be spent on public infrastructure right-of-way improvements in the two Census Tracts.		
0	Project Name	Planning and Capacity Building FY 2023		
	Target Area	HOME TARGET AREA North Kent Corridor		
	Goals Supported	Economic Growth through Public Infrastructure		
	Needs Addressed	CDBG: Public Facilities & Improvements Focus		
	Funding	CDBG: \$25,014		
	Description	Eligible Activity - Planning and Capacity Building described in 24 CFR 570.205 Eligible planning, urban environmental design and policy-planning-management-capacity building activities. Note that the amount funded will not exceed limitations per 24 CFR 570.200(g) and 570.489(a)(3). The entitlement community of Winchester, VA and the participating jurisdiction of the City of Winchester Consortium seeks to spend these funds on the completion of a local market conditions study.		
	Target Date	12/31/2024		
	Estimate the number and type of families that will benefit from the proposed activities	N/A		
	Location Description	The City of Winchester geographic boundaries are limited to Winchester, VA municipal limits. The spending of funds for a study on local market conditions would be in conjunction with the City of Winchester Consortium and includes the following local government districts: • Independent City of Winchester; • Clarke County and all towns within its geographic limits; • Frederick County and all towns within its geographic limits; • Page County and all towns within its geographic limits; • Shenandoah County and all towns within its geographic limits; and • Warren County and all towns within its geographic limits.		

	Planned Activities	Planning activities which consist of all costs of data gathering, studies, analysis, and preparation of plans and the identification of actions that will implement such plans. Such plans, and their related actions, will adhere to 24 CFR 570.205(a).
9	Project Name	CDBG Administration
	Target Area	North Kent Corridor
	Goals Supported	Economic Growth through Public Infrastructure
	Needs Addressed	CDBG: Public Facilities & Improvements Focus
	Funding	CDBG: \$25,013
	Description	Overall program administration, including (but not limited to) salaries, wages, and related costs of grantee staff or others engaged in program management, monitoring, and evaluation.
Target Date 6/30/20		6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description N/A		N/A
	Planned Activities	Per 24 CFR 570.206 Payment of reasonable program administrative costs and carrying charges related to the planning and execution of community development activities assisted in whole or in part with funds provided to the Consortium. The amount spent on administrative costs will be capped per 24 CFR 570.200(g).

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

Geographic area of the entitlement where assistance will be likely be directed is Census Tract 1.01 and Census Tract 1.02 within municipal limits as they have a concentration of low-income, black or African American, and Hispanic individuals.

Geographic Distribution

Target Area	Percentage of Funds	
North Kent Corridor	80	

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Census Tracts are distressed and in need of further public investment.

Affordable Housing

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

Introduction

2023 Annual Action Plan priorities are as follows:

CDBG Program

- 80% Public Facilities and Improvements
- Maximum of 10% toward Program Administration
- Maximum of 10% toward Planning and Capacity Building

HOME PROGRAM

- Homeownership Activities (including Downpayment Assistance and Acquisition)
- Tenant Based Rental Assistance
- Minimum of 15% to local CHDO's as the eligible set-aside
- Maximum of 10% to Administrative Activities

One Year Goals for the Number of Households to be Supported	
Homeless	5
Non-Homeless	50
Special-Needs	0
Total	55

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	45
The Production of New Units	5
Rehab of Existing Units	0
Acquisition of Existing Units	5
Total	55

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

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

Introduction

There is no public housing within the Consortium's jurisdiction. The Consortium defers to Virginia Housing Development Authority regarding public housing.

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

There is no public housing within the Consortium's jurisdiction. The Consortium defers to Virginia Housing Development Authority regarding public housing.

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

There is no public housing within the Consortium's jurisdiction. The Consortium defers to Virginia Housing Development Authority regarding public housing.

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

N/A

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

Outlined below are the one-year goals and the specific actions steps the Northern Shenandoah Valley region will undertake in the program year to carry out the homeless and other special needs strategy outlined in the Consolidated Plan. Specific goals for the program year include: homeless prevention and rapid-rehousing, expansion of outreach and services to special needs populations and strengthening strategic and organization capacity of the Continuum of Care (CoC) and partner organizations.

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

As outlined in the region's Ten (10) Year Plan to End Homelessness, the Continuum of Care (COC) is committed to forming a broad-based advisory committee comprised of members throughout the community, including elected officials, representatives of local government, the United Way, community and health foundations, and other influential community leaders who are dedicated to ending homelessness. The advisory committee will assist the COC to raise awareness of the problem of and solutions to homelessness in the community as well as to increase and leverage resources to achieve the goals of the ten year plan. The COC will seek out a prominent community leader to serve as a chairperson of the committee and act as a community spokesperson for the cause of solving homelessness in the Northern Shenandoah Valley.

Addressing the emergency shelter and transitional housing needs of homeless persons

The COC is working towards strengthening capacity of existing emergency shelter and transitional housing providers in the region. Recent changes in the US Department of Housing & Urban Development's (HUD) programming for homelessness has lead the COC, through the 10-Year Plan to End Homelessness, to begin actively transitioning shelter and service providers from emergency shelters and transitional housing operations towards permanent supportive housing. Over the next ten (10) years the COC looks to successfully transition existing providers to permanent supportive housing and create new permanent supportive housing facilities throughout the region.

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

The region's Ten (10) Year Plan to End Homelessness proposes the following goals to address helping homeless persons and families access affordable housing options:

Permanent Supportive Housing – Permanent supportive housing has been identified as a solution to homelessness for a sub-set of the population – those who experience homelessness for long periods of time (chronic homelessness) with multiple barriers to housing stability, including mental disabilities, chemical dependence, and other chronic health conditions. Permanent supportive housing provides first a home and then continuing supportive services to help individuals maintain a home. These support services either directly provide or connect individuals to services in the community. Support services include direct or coordinated care in the areas of mental health, substance abuse, health care, dental care, education, employment, and access to benefits.

Rapid Re-Housing – Rapid re-housing is a strategy to assist families and individuals experiencing homelessness to access housing as quickly as possible and then deliver uniquely tailored services to help them maintain stable housing. If follows a "housing first" philosophy which says that individuals and families experiencing homelessness need housing first, and then they need services.

Rapid re-housing differs from traditional homeless assistance in that it does not require a family or individual to live in emergency shelter or transitional housing for a certain length of time prior to returning to permanent housing. It can, however, be delivered in an emergency shelter or transitional housing setting and is not mutually exclusive from emergency shelter and transitional housing settings.

Services are consumer-driven in that the person, with the help of a case manager, determines the services that she or he needs to maintain their housing. Services are critical to help a family maintain their housing, access and maintain employment, and increase their self-sufficiency and well-being. It is the housing *and* services that make rapid re-housing an effective permanent solution to homelessness.

Partnering with Landlords – Many agencies and community organizations have developed partnerships with landlords, and these partnerships have resulted in access to affordable housing options for those experiencing and at risk of homelessness. The partnership is an agreement that the landlord will rent to this population and, in some cases, the service agency agrees to maintain contact and provide services to help the household remain stably housed. It is a win-win situation for all parties in that the person accesses affordable housing, the service agency helps to house their clients, and the landlord has a source of support if any problems with the tenant arise.

Partnering with Affordable Housing Developers – Non-profit and for-profit affordable housing developers can be important partners in the financing and development of affordable, subsidized, and permanent supportive housing that can serve as a resource to homeless assistance agencies who wish to increase housing available to people experiencing homelessness.

Partnering with Veterans Administration Medical Centers to access HUD VASH vouchers – Case managers at Veterans Administration (VA) Medical Centers may refer eligible veterans experiencing

Annual Action Plan

homelessness to receive vouchers for supportive housing. To end veteran homelessness it is therefore imperative to partner with case management staff at the Martinsburg VA Medical Center to assure veterans experiencing homelessness in Northern Shenandoah Valley receive HUD VASH vouchers to which they are eligible.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The COC, in meeting the goals and strategies outline in the Ten (10) Year Plan to End Homelessness, proposes creating a "Supportive Services" and "Prevention" committees, which will be tasked with meeting their respective goals. The Supportive Services committee will be responsible for:

- Overseeing the implementation of strategies that increase income through employment;
- Overseeing the creation of a system of centralized intake and assessment;
- Overseeing the implementation of strategies that increase access to disability and other benefits for those who are eligible;
- Overseeing increased access to supportive services.

The Prevention committee will be responsible for:

- Overseeing strategies that prevent the homelessness of people being discharged from hospitals and mental health institutions;
- Overseeing strategies that prevent the homelessness of people exiting from jails;
- Overseeing strategies that prevent the homelessness of youth aging out of foster care;
- Overseeing strategies that prevent the homelessness of unaccompanied youth.

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

Local and regional public policies, as well as national, regional, and local trends and conditions, can affect a region's ability to provide and maintain a viable affordable housing stock. Local policies especially tax policy on property, land use controls, zoning ordinances, building codes, development fees and charges, growth limits, and polices that affect return on residential investment. The Northern Shenandoah Valley Regional Commission, in partnership with the Continuum of Care (COC) and Virginia Fair Housing Office have informed the state-wide Housing Affordability Index (HAI) being assembled by Housing Virginia, which provides a comprehensive guide to policies, regulations and programs to further the development of affordable housing units and programs in the region.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Northern Shenandoah Valley HOME Consortium and the City of Winchester recognize that impediments to fair housing choice do exist and are working to improve fair housing choice. The Northern Shenandoah Valley Regional Commission will hold fair housing workshops to educate local officials, housing providers, service providers and the public at-large are aware of fair housing law. Outlined below are proposed strategies to be undertaken in reducing fair housing impediments:

- 1. Increase transparency surrounding fair housing and complaint process.
- 2. Increase landlords' and property managers' knowledge of fair housing.
- 3. Assist persons with disabilities to obtain access to housing and services.
- 4. Work to reduce NIMBYism by encouraging neighborhood diversity.
- 5. Encourage affordable housing development.

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

Introduction

This section outlines the regions planned actions to carry out strategies outlined in the Consolidated Plan for: meeting underserved needs, furthering affordable housing development, reducing lead-based paint hazards, reducing poverty, developing institutional structure and enhancing coordination among agencies.

Actions planned to address obstacles to meeting underserved needs

The Consortium will continue to work with stakeholders in an effort to increase participation and buy in across our HUD funded projects and activities.

Actions planned to foster and maintain affordable housing

Actions planned to foster and maintain affordable housing in the Northern Shenandoah Valley region for the upcoming program year include: building organizational capacity for housing providers to carry out affordable housing development (homeownership), and assistance to ask-risk persons of homelessness through tenant based rental assistance (TBRA); further physical development and improvement to owner and rental units and continued financial assistance through down-payment and TBRA programs.

Actions planned to reduce lead-based paint hazards

As part of the monitoring and compliance activities, NSVRC will assure that all subgrantees, subrecipients and CHDOs conform to the lead based paint requirements associated with rehabilitation. There is little data available to suggest that lead based paint hazards are a major concern in the Northern Shenandoah Valley, but we do encourage identification of such potential hazards for consideration in our Home Repair Programs.

Actions planned to reduce the number of poverty-level families

NSVRC will be coordinating with the region's economic development directors to identify strategies to promote economic development and redevelopment opportunities throughout the region, including identification of resources available to persons who are at risk of poverty. Strategies might include job retraining programs, small business development programs, micro-lending and general self-sufficiency programs.

Actions planned to develop institutional structure

NSVRC continues to coordinate with area stakeholders, namely human service providers. We hope to engage additional agencies not directly related to the provision and development of affordable housing

but those who serve primarily low and moderate income individuals and families, or members of the prioritized special needs populations.

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

NSVRC continues to coordinate with area stakeholders, namely human service providers, through the Western VA 513 Continuum of Care.

Program Specific Requirements

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

Introduction

This section addresses the program-specific requirements for the Annual Action Plan. The Consolidated Plan Final Rule contains requirements regarding program-specific narratives in the Action Plan for CDBG and HOME. This section also includes program-specific narrative for HOPWA, ESG, and HTF.

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.

 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 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. The amount of surplus funds from urban renewal settlements The amount of any grant funds returned to the line of credit for which the planned use has not 	0 0
been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0
Other CDBG Requirements	
1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the	
years covered that include this Annual Action Plan.	0.00%

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

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

As outlined in the Northern Shenandoah Valley HOME Manual: because HOME funds are only one source of funding, applicants are required to utilize leverage to complete the project. Leverage is all other sources of funding in a project or activity (excluding HOME funds). Leverage includes match. The application process requires a project to successfully utilize leverage. Leverage is essential for a successful project.

Sources of Leverage

- bank loans or other loans not repayable to the HOME account
- CDBG funds
- Contributions to units that are not HOME-assisted or HOME-eligible
- Federal funds, either grants or loans
- All forms of Owner Equity

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:

In order to assure continued affordability of HOME assisted housing units, the Northern Shenandoah Valley (NSV) HOME Consortium imposed a recapture provision by which a portion of the direct subsidy for housing (i.e. the amount that enables the homebuyer to purchase the property) be recaptured from the net proceeds of the sale in the event a sale occurs during the affordability period.

For HOME assisted homebuyer projects/activities, recaptured funds will be based on net proceeds from the sale of the HOME assisted housing (either voluntary or involuntary) and be reduced on a pro rata basis for the time the homeowner has owned and occupied the housing measured against the affordability applicable period. For example, if \$15,000 in HOME assistance is provided and the unit sells in year four of ownership, the Consortium will require that \$3,000 be returned, if net proceeds are equal to or exceed this amount.

All HOME agreements with homebuyers and with CHDO's/subrecipients will include these resale/recapture provisions to ensure compliance with regulation.

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:

In order to assure continued affordability of HOME assisted housing units, the Northern Shenandoah Valley (NSV) HOME Consortium imposed a recapture provision by which a portion of the direct subsidy for housing (i.e. the amount that enables the homebuyer to purchase the property) be recaptured from the net proceeds of the sale in the event a sale occurs during the affordability period.

For HOME assisted homebuyer projects/activities, recaptured funds will be based on net proceeds from the sale of the HOME assisted housing (either voluntary or involuntary) and be reduced on a pro rata basis for the time the homeowner has owned and occupied the housing measured against the affordability applicable period. For example, if \$15,000 in HOME assistance is provided and the unit sells in year four of ownership, the Consortium will require that \$3,000 be returned, if net proceeds are equal to or exceed this amount.

All HOME agreements with homebuyers and with CHDO's/subrecipients will include these resale/recapture provisions to ensure compliance with regulation.

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:

In order to assure continued compliance with HOME assisted multifamily housing that was rehabilitated with HOME funds, the Northern Shenandoah Valley HOME Consortium proposes the following plans to refinance existing debt as consistent with 24 CFR 92.206(b) and adopted in the NSV HOME Consortium Manual:

As required by the HOME regulations, to be funded under the CHDO set-aside category, a CHDO must assume the role of owner, developer and/or sponsor. In this scenario, the nonprofit is not assuming any of these three roles, as defined by the regulations. As a result, this unit in question would be classified as homeowner rehabilitation, which is not a CHDO-eligible activity

Furthermore, if a nonprofit was funded for homebuyer activity, but under the CHDO set-aside category, the scenario would still be classified as homeowner rehabilitation and would not be eligible.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

The Consortium has not developed TBRA preferences for persons with special needs or disabilities.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

The Consortium has not developed TBRA preferences for persons with special needs or disabilities.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

The Consortium has not developed limitatations or preferences for rental housing projects.