



Executive Summary

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

1. Introduction

The five (5) year Consolidated Plan is a document crafted by the City of Winchester using the Housing and Urban Development's (HUD) framework and policy requirements. The goal is to assess the City's affordable housing and community development needs and market conditions, and to make data-

driven, place-based investment decisions. The Consolidated Planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from HUD's formula block grant programs

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Consolidated Plan has three parts: a Needs Assessment, Market Analysis, and Strategic Plan. On an annual basis, an Action Plan is submitted to HUD which details specific goals, objectives, and measurable outcomes for the program year. The objects of the Consolidated Plan is to provide enough data to make clear the community needs for the Consortium; unfortunately, much of the HUD generated data is either old or insufficient. Consortium staff spent a considerable amount of time searching for and using newer data sets with some success. Based on available information and objectives, the following outcomes are proposed:

- Spending funds on Administration, and Planning & Capacity Building
- Spending funds on CHDOs
- Spending funds on TBRA
- Spending funds on Public Facilities and Improvements

3. Evaluation of past performance

The focus of Community Development Block Grant (CDBG) funds in previous Consolidated Plans by the City of Winchester Consortium was on eligible activities such as public facilities and improvement. The City of Winchester Consortium would utilize the Section 108 Loan Program through Housing and Urban Development to repair and/or build new sidewalks in low- and moderate- income (L/MI) census tracts; thereby satisfying one of the national objectives of the CDBG program by spending a minimum of seventy percent (70%) of CDBG funds on eligible activities that benefit Low- and Moderate-Income (L/MI) areas.

In the approved 2022 Annual Action Plan, the City of Winchester Consortium decided to evolve from sidewalks to the rehabilitation of the Historic Elks Lodge in a L/MI census track from a dilapidated and unsafe building to a community center for the neighborhood. The City of Winchester Consortium will continue to use its expertise on the eligible activity of public facilities and improvements and to apply for the Section 108 Loan Program in its efforts to rehabilitate historic properties and/or construct additional public facilities or make public improvements.

4. Summary of citizen participation process and consultation process

The Citizen Participation process follows the adopted City of Winchester Consortium Citizen Participation Plan. The Citizen Participation Plan specifies explicit steps that will be followed contingent upon the type of plan that is to be developed and submitted to the Department of Housing and Urban

Development (HUD) and reviewed by HUD's Community Planning and Development (CPD) Division. Please refer to the Citizen Participation Plan for further information.

5. Summary of public comments

The City of Winchester Consortium held four public hearings on the following dates, times, and locations:

Additionally, the City of Winchester posted the 2023/2027 Consolidated Plan and 2023 Annual Action Plan on the City of Winchester's official website, the City of Winchester Open Town Hall, and sent emails to all citizens that input their email on the City's website to receive updates on HUD related projects within the Consortium's jurisdiction.

The following comments were received:

- Shenandoah Fellowship Foundation Participants – Requested that CDBG funds be dedicated to Shenandoah Fellowship Foundation in their efforts to construction a second Winchester House (Section 8 subsidized development). The Foundation is not a certified Community Based Development Organization (CBDO) or Community Housing Development Organization (CHDO)
- Citizen #1 – Had questions about the Elks Lodge Community Center amenities, staffing, security, and other facility management concerns.
- Citizen #2 – Concerns about lack of affordable housing within City of Winchester municipal limits.
- Citizen #3 - Wanted to see CDBG funds go towards Park and Recreation programs and infrastructure.
- United Way of Northern Shenandoah Valley – Concerns about the Fair Market Rent (FMR) used for the Tenant Based Rental Assistance (TBRA) Program. Strongly recommended the Consortium engage with HUD in hopes of raising the FMR as the TBRA program is failing to keep up with regional rents.

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

All comments and reviews have been accepted.

7. Summary

To summarize, the City of Winchester Consortium has developed the 2023/2027 Consolidated Plan and 2023 Annual Action Plan by utilizing its 2023 Citizen Participation Plan and Code of Federal Regulations. The Consortium has determined that CDBG funds are best used on Public Facilities and Improvements while HOME funds are to be spent on Community Housing Development Organizations and the Tenant Based Rental Assistance Program.

The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	WINCHESTER	
CDBG Administrator	WINCHESTER	City Manager's Office or Designee
HOPWA Administrator		
HOME Administrator	WINCHESTER	City Manager's Office or Designee
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The City of Winchester Consortium serves as the grantee for Community Development Block Grants (CDBG) and HOME Investment Partnership (HOME) entitlement funds. The City of Winchester political subdivision administers the CDBG program and has delegated administration of the HOME program through a written agreement to the Northern Shenandoah Valley Regional Commission (NSVRC).

Consolidated Plan Public Contact Information

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

1. Introduction

Consultation with a variety of stakeholders is vital to the successful development and implementation of a Consolidated Plan. The City of Winchester Consortium sought the input of federal, state, and local governments, local planners, housing providers, service providers, human health providers, homeless service providers, and other stakeholders per the Citizen Participation Plan in the development of the 2023/2027 Consolidated Plan.

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

The Northern Shenandoah Valley Regional Commission (NSVRC) in its role as a local body for regional collaboration has actively solicited input from public and private entities to enhance its consolidated planning activities. The NSVRC has a regional Housing & Community Services Policy Board (HCSPB) that is composed of local leaders representing the health care, education, social services, real estate, workforce investment, economic development, special interest, government, and planning sectors. This body serves as the principle group for the evaluation for the Consortium’s efforts to undertake housing and development activities with federal (primarily HOME) funds.

The City of Winchester seeks the input of all local stakeholders by hosting remote and in-person public hearings. The City’s official website allows stakeholders to sign up for newsletters related to HUD administration and seeks the approval of City of Winchester Common Council by way of resolution for many of its HUD documents.

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

The City of Winchester Consortium is becoming more involved with the CoC on the upcoming Point-in-Time (PIT) Count.

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

The City of Winchester Consortium does not participate in the Emergency Solutions Grants Program (ESG) and does not utilize Homeless Management Information Systems (HMIS).

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Winchester
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Education Services - Victims Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Winchester administers the Community Development Block Grant (CDBG) program and has delegated HOME Investment Partnerships Program (HOME) to the Northern Shenandoah Valley Regional Commission. Both City of Winchester staff and NSVRC staff meet on a regular basis so as to discuss HUD related items. The anticipated outcome of the consultation is regional awareness of housing concerns and the strengthening of a collaborative partnership to tackle salient issues.
2	Agency/Group/Organization	NORTHERN SHENANDOAH VALLEY REGIONAL COMMISSION
	Agency/Group/Organization Type	Housing Services - Housing Services-Employment Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Regional organization Planning organization

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Lead-based Paint Strategy Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy</p>
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Northern Shenandoah Valley Regional Commission is contracted by the City of Winchester to administer the HOME Improvement Partnership Program. Their input is invaluable.</p>
3	<p>Agency/Group/Organization</p>	<p>Harrisonburg / Winchester CoC</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment Service-Fair Housing Services - Victims Regional organization Planning organization Business and Civic Leaders</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth</p>
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>City of Winchester staff attended a few CoC meetings to get the word out to all participants about the 2023/2027 Consolidated Plan and ways in which they could participate. Only one entity within the CoC responded, further details will be provided by the addition of another organization to this section.</p>

4	Agency/Group/Organization	United Way of Northern Shenandoah Valley
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services - Victims Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs Child-care
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	United Way of Northern Shenandoah Valley participated in the third public hearing held by the City of Winchester Consortium. They provided feedback on the Tenant Based Rental Assistance program; details of the feedback provided have been uploaded into IDIS.

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

The Consortium has sought the input of as many agencies as possible and utilized both remote and in-person meetings to little participation from any agency or citizen.

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		

Table 3 – Other local / regional / federal planning efforts

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

The City of Winchester Consortium works closely with the U.S. Department of Housing & Urban Development (HUD), the Virginia Department of Housing & Community Development (DHCD), the Virginia Housing Development Authority (VDHA); and other departments of the State of Virginia and the local governments of the region on the implementation of the Consolidated Plan.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

The Citizen Participation process can be found in the City of Winchester Consortium's most recently amended Citizen Participation Plan. Comments from those few participants helped to reiterate that the Consortium was on the correct tract of boosting public infrastructure and affordability within its jurisdiction.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response /attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted /broad community	05/19/2023 Webex Meeting. Three attendees, two of whom are a part Shenandoah Fellowship Foundation with one unidentified person.	Focus on using CDBG funds towards affordable housing development.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response /attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted /broad community	05/20/2023 Webex and City Hall Meeting. One attendee was present.	Liked the idea of spending CDBG funds to rehabilitate the Elks Lodge into a Community Center. Had questions about the type of program (s) the City would offer, hours of operation, security, and ongoing mainten	All comments were accepted.	WINCHESTER

Sort Order	Mode of Outreach	Target of Outreach	Summary of response /attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-targeted /broad community	07/20/2023 City Hall Meeting. Two attendees with one from the United Way and the other from the NAACP.	Fair Market Rents (FMR) for the Tenant Based Rental Assistance program are not keeping up with rent costs and subsidies need to be increased and affordable housing inventories need to increase according	All comments were accepted.	WINCHESTER

Consolidated Plan

WINCHESTER

Sort Order	Mode of Outreach	Target of Outreach	Summary of response /attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Non-targeted /broad community	07/21/2023 Webex Meeting. One attendee was present.	Agreed with spending of CDBG and HOME funds presented in the 2023/2027 Consolidated Plan.	All comments were accepted.	
5	Newspaper Ad	Non-targeted /broad community	N/A	N/A	N/A	https://www.publicnoticevirginia.com/(S(schyodxzj02jmaf3vhhe0dic))/Details.aspx?SID=schyodxzj02jmaf3vhhe0dic&ID=322462
6	Newspaper Ad	Non-targeted /broad community	N/A	N/A	N/A	https://www.publicnoticevirginia.com/(S(schyodxzj02jmaf3vhhe0dic))/PDFDocument.aspx?SID=schyodxzj02jmaf3vhhe0dic3426498&FileName=C79079+L121987+City+2

Sort Order	Mode of Outreach	Target of Outreach	Summary of response /attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Internet Outreach	Non-targeted /broad community	Webpage designed to present the 2023/2027 Consolidated Plan and solicit feedback during the public comment .	Anonymous person #1 would like to see HUD funds go directly towards the creation of new Parks and Recreation infrastructure and programs.	All comments were accepted.	https://communityfeedback.opengov.com/portals/winchesterva/Issue_13016

Sort Order	Mode of Outreach	Target of Outreach	Summary of response /attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Meeting	Non-targeted /broad community	N/A	N/A	N/A	https://winchesterva.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=3833

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This Needs Assessment is a tool for organizing and analyzing information specific to the Northern Shenandoah Valley region housing, homelessness, non-homeless and other community development needs. The purpose of this assessment is to identify any outstanding gaps or needs and how, when, and where to address these gaps. Subsequent sections of this Consolidated Plan outline specific goals, strategies and funding mechanisms for addressing the greatest needs.

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

Summary of Housing Needs

The information provided from HUD’s Comprehensive Housing Affordability Strategy (CHAS) data shows that the Consortium’s region needs an infusion of new and affordable housing to reduce the number of citizens that are suffering from one or more of the housing problems CHAS data collects (i.e., lack of complete kitchen facilities, lack of complete plumbing facilities, more than 1.5 persons per room, and a cost burden over 50%). Additionally, the data has shown that those non-majority races and individuals of Hispanic origin tend to have a higher percentage of their population experiencing one or more housing problems; it may be appropriate to remember such disparities when considering housing policy. Public outreach informed Consortium staff of the potential future need for affordable elderly housing in the Winchester area.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	212,894	222,152	4%
Households	82,726	97,963	18%
Median Income	\$0.00	\$0.00	

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:
2015-2019 CHAS data for NSV Region
Data Source Comments:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	7,545	8,970	14,249	8,935	47,715
Small Family Households	1,773	2,685	5,425	3,828	24,525
Large Family Households	377	523	1,225	686	4,078
Household contains at least one person 62-74 years of age	1,796	2,471	3,238	2,510	11,339
Household contains at least one person age 75 or older	1,555	2,173	2,206	1,074	4,088
Households with one or more children 6 years old or younger	1,161	1,231	2,714	1,379	5,315

Table 6 - Total Households Table

Data Source: 2013-2017 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	294	278	80	30	682	110	63	55	30	258
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	115	0	168	30	313	0	10	25	0	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	74	203	291	120	688	44	4	111	149	308
Housing cost burden greater than 50% of income (and none of the above problems)	2,392	1,552	227	45	4,216	1,650	1,182	946	343	4,121
Housing cost burden greater than 30% of income (and none of the above problems)	364	1,717	2,423	526	5,030	639	942	2,009	1,281	4,871

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	216	0	0	0	216	382	0	0	0	382

Table 7 – Housing Problems Table

Data 2013-2017 CHAS
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,887	2,043	772	225	5,927	1,800	1,266	1,135	508	4,709
Having none of four housing problems	1,069	2,453	5,048	2,918	11,488	1,177	3,212	7,295	5,315	16,999
Household has negative income, but none of the other housing problems	216	0	0	0	216	382	0	0	0	382

Table 8 – Housing Problems 2

Data 2013-2017 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,047	1,382	1,281	3,710	468	631	1,206	2,305
Large Related	147	322	189	658	217	118	164	499
Elderly	815	1,012	345	2,172	1,219	1,120	1,113	3,452

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	1,090	931	912	2,933	460	316	487	1,263
Total need by income	3,099	3,647	2,727	9,473	2,364	2,185	2,970	7,519

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	912	596	133	1,641	365	377	333	1,075
Large Related	147	85	0	232	127	60	35	222
Elderly	723	546	69	1,338	841	631	460	1,932
Other	913	493	49	1,455	336	167	131	634
Total need by income	2,695	1,720	251	4,666	1,669	1,235	959	3,863

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	159	188	405	130	882	44	14	132	120	310
Multiple, unrelated family households	30	15	0	20	65	0	0	4	29	33
Other, non-family households	0	0	54	15	69	0	0	0	0	0
Total need by income	189	203	459	165	1,016	44	14	136	149	343

Table 11 – Crowding Information - 1/2

Data 2013-2017 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	4,980	4,769	5,834	15,583	4,176	5,498	9,081	18,755

Table 12 – Crowding Information – 2/2

Alternate Data Source Name:
 CHAS 2015-2019 Census Tract Data
Data Source
Comments:

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

Single Person households in need of housing assistance throughout the Consortium are generally extremely low income, elderly, or both. The demand for one bedroom or efficiency apartments far exceeds the stock in the region, and waiting lists for these types of units are common. The lack of availability issue is compounded by the lack of affordable one bedroom or efficiency units. There is an effort among TBRA providers to encourage compatible clients to consider becoming roommates.

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

Insufficient data.

What are the most common housing problems?

Like communities across Virginia and the United States, the Northern Shenandoah Valley is not immune to the housing crisis and the declining quality of the housing stock. According to the 2010 Census, the most common housing problem facing the communities of the Northern Shenandoah Valley are 1) cost burden, 2) lack of indoor plumbing (kitchen/baths) or substandard plumbing and 3) overcrowding. Cost burden, for those paying 50% or more of their monthly income, is the number one (1) housing problem; this is especially burdensome on those who own their own unit. This cost burden is especially high among individuals and families making less than 30% of area median income (AMI). Addressing the cost of housing by providing incentives for affordability is a prioritization for regional planning efforts.

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

The housing problems facing the population of the Northern Shenandoah Valley include cost burden, lack of indoor plumbing and overcrowding. These housing problems are particularly severe in households that have a large number of individuals in them or are elderly or have other special needs (disabled, veterans, etc.). The Northern Shenandoah Valley Regional Commission, in partnership with

the regional Continuum of Care (CoC), has identified several special needs populations that are susceptible to high housing costs, substandard housing, or lack safe, decent affordable housing all together; in 2023 the CoC has identified veterans, substance/alcohol abusers, victims of domestic violence, those with mental/physical disabilities and chronically homeless as those that are the most affected by the housing crisis.

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

The most recent data provided from the Western Virginia VA-513 Continuum of Care, shows the Point-in-Time (PIT) count identified **385 individuals currently living in shelters (emergency, transitional, permanent supportive) and 18 unsheltered individuals (living on the street, cars, motels, or doubled-up) as "homeless"** (based on the US Department of Housing and Urban Development definition). These persons and families are typically extremely or low-income, making less than 30% AMI. These families typically face a significant cost burden in finding permanent housing and must settle for substandard housing (homes with limited plumbing, hazardous lead, lack of efficient heating and cooling). Shelter and service providers participating in the CoC have identified current relationships with landlords, slum landlords and cost burden as the primary reason for clients needing rapid-rehousing and other rental assistance. To improve the effectiveness of providers in addressing the need for safe, decent, affordable housing the Northern Shenandoah Valley Regional Commission in partnership with the state Fair Housing Office, the National Alliance to End Homelessness (NAEH) and the Virginia Housing Development Authority (VHDA) have launched a Landlord Outreach Program to identify and work directly with local landlords to identify units that could be set aside for nearly homeless, homeless, and chronically-homeless individuals and families for stable housing. This will include preferred placement, reduced rents, and other supportive services.

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

The Northern Shenandoah Valley Regional Commission, in partnership with the regional Continuum of Care (CoC), has identified several "special needs populations" that are susceptible to substandard housing, or lack safe, decent affordable housing all together; in 2023 the CoC has identified veterans, substance/alcohol abusers, victims of domestic violence, those with mental/physical disabilities and chronically homeless as those that are the most affected by the housing crisis.

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

Housing characteristics that have been linked with instability and increased risk of homelessness included: cost burden (especially for extremely-low income persons) and substandard housing (and housing degradation). The cost of housing in conjunction with other costs (food, gas, utilities, transportation) proves to be the catalyst for becoming homeless.

Discussion

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

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

Introduction

A disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole. For example, assume that 60 percent of all low-income households within a jurisdiction have a housing problem and 70 percent of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

The following is an excerpt from the Federal Register Vo. 62, No. 210, Thursday, October 30, 1997, regarding the OFFICE OF MANAGEMENT AND BUDGET Revisions to the Standards for the Classification of Federal Data on Race and Ethnicity:

By this Notice, OMB is announcing its decision concerning the revision of Statistical Policy Directive No. 15, Race and Ethnic Standards for Federal Statistics and Administrative Reporting. OMB is accepting the recommendations of the Interagency Committee for the Review of the Racial and Ethnic Standards with the following two modifications: (1) the Asian or Pacific Islander category will be separated into two categories—"Asian" and "Native Hawaiian or Other Pacific Islander," and (2) the term "Hispanic" will be changed to "Hispanic or Latino." The revised standards will have five minimum categories for data on race: American Indian or Alaska Native, Asian, Black or African American, Native Hawaiian or Other Pacific Islander, and White. There will be two categories for data on ethnicity: "Hispanic or Latino" and "Not Hispanic or Latino."

The following are definitions of race found on a webpage (About the Topic of Race (census.gov)) from the Census Bureau:

White – A person having origins in any of the original peoples of Europe, the Middle East, or North Africa.

Black or African American – A person having origins in any of the Black racial groups of Africa.

American Indian or Alaska Native – A person having origins in any of the original peoples of North and South America (including Central America) and who maintains tribal affiliation or community attachment.

Asian – A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam.

Native Hawaiian or Other Pacific Islander – A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,708	1,261	598
White	4,827	1,096	543
Black / African American	279	70	30
Asian	70	25	10
American Indian, Alaska Native	14	0	15
Pacific Islander	0	0	0
Hispanic	369	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,936	3,059	0
White	4,749	2,840	0
Black / African American	352	89	0
Asian	73	14	0
American Indian, Alaska Native	10	15	0
Pacific Islander	0	0	0
Hispanic	678	95	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,362	7,888	0
White	5,067	6,877	0
Black / African American	445	388	0
Asian	67	49	0
American Indian, Alaska Native	14	40	0
Pacific Islander	0	0	0
Hispanic	714	476	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,544	6,413	0
White	2,048	5,858	0
Black / African American	150	268	0
Asian	90	39	0
American Indian, Alaska Native	15	4	0
Pacific Islander	0	0	0
Hispanic	148	182	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

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

Discussion

Per the Housing and Urban Development (HUD) Community Planning & Development (CPD) manual titled "Using IDIS to Prepare the Consolidated Plan, Annual Action Plan, and CAPER/PER" page 105 the following descriptions for phrases are provided:

Has One or More of the Four Housing Problems – The number of households at the given income range that has at least one of the four housing problems.

Has None of the Four Housing Problems – The number of households at the given income range that does not have any of the four housing problems.

Household Has No/Negative Income, but None of the Other Housing Problems – The number of households whose income is zero or negative due to self-employment, dividends, and net rental income. These households are not included in the other two categories. Households with zero or negative income cannot actually have a cost burden, but still require housing assistance and therefore are counted separately.

The Comprehensive Housing Affordability Strategy (CHAS) data generated by HUD for 2013-2017 years indicates that the following race or ethnicity has a disproportionately greater need in comparison to the needs those races/ethnicities in the Consortium's jurisdiction as a whole in the category of having one or more of the four housing problems:

- Hispanics for the 0% to 30% of Area Median Income
- Black/African American, Asian, and Hispanic for the 30% to 50% of Area Median Income
- Asian and Hispanic for the 50% to 80% of Area Median Income
- Alaska Native, American Indian, Asian, and Hispanic for the 80% to 100% of Area Median Income

The following race or ethnicity has a disproportionately greater need in comparison to the needs those races/ethnicities in the Consortium's jurisdiction as a whole in the category of having no income to negative income but suffering from none of the other housing problems:

- Alaska Native and American Indian for the 0% to 30% of Area Median Income

The data clearly shows that that non-white, non-Hispanic races/ethnicities experience poor housing quality even at higher income levels.

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

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

Introduction

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60 percent of all low-income households within a jurisdiction have a housing problem and 70 percent of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

Severe housing problems include:

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

Please see NA-15 for a federal definition of the races and ethnicity referenced in the NA-20 data tables.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,687	2,246	598
White	4,022	1,897	543
Black / African American	261	88	30
Asian	30	65	10
American Indian, Alaska Native	10	4	15
Pacific Islander	0	0	0
Hispanic	304	65	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,309	5,665	0
White	2,697	4,854	0
Black / African American	173	273	0
Asian	35	52	0
American Indian, Alaska Native	10	15	0
Pacific Islander	0	0	0
Hispanic	322	450	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,907	12,343	0
White	1,424	10,558	0
Black / African American	140	703	0
Asian	33	89	0
American Indian, Alaska Native	14	40	0
Pacific Islander	0	0	0
Hispanic	306	885	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	733	8,233	0
White	513	7,393	0
Black / African American	70	348	0
Asian	0	129	0
American Indian, Alaska Native	0	19	0
Pacific Islander	0	0	0
Hispanic	140	190	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

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

Discussion

Per the Housing and Urban Development (HUD) Community Planning & Development (CPD) manual titled "Using IDIS to Prepare the Consolidated Plan, Annual Action Plan, and CAPER/PER" page 107 the following descriptions for phrases are provided:

Has One or More Severe Housing Problems – The numbers of households at the given income range that have a severe cost burden, are severely overcrowded, or both.

Has No Severe Housing Problem – The number of households at the given income range that do not have a severe cost burden and are not severely overcrowded.

Household Has No/Negative Income, but No Severe Housing Problem – The number of households whose income is zero or negative due to self-employment, dividends, and net rental income. These households are not included in the other two categories. Households with zero or negative income cannot actually have a cost burden, but still require housing assistance and therefore are counted separately.

The Comprehensive Housing Affordability Strategy (CHAS) data generated by HUD for 2013-2017 years indicates that the following race or ethnicity has a disproportionately greater need in comparison to the needs those races/ethnicities in the Consortium's jurisdiction as a whole in the category of having one or more of the four housing problems:

- Hispanics for the 0% to 30% of Area Median Income.
- Alaska Native, American Indian, Asian, and Hispanic for the 50% to 80% of Area Median Income.
- Black or African American and Hispanic for the 80% to 100% of Area Median Income.

The following race or ethnicity has a disproportionately greater need in comparison to the needs those races/ethnicities in the Consortium's jurisdiction as a whole in the category of having no income to negative income but suffering from none of the other housing problems:

- Alaska Native and American Indian for the 0% to 30% of Area Median Income.

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

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

Introduction

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60 percent of all low-income households within a jurisdiction have a housing problem and 70 percent of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need. Please see NA-15 for a federal definition of the races and ethnicity referenced in the NA-25 data tables.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	64,021	13,457	9,277	709
White	58,289	11,107	7,925	658
Black / African American	2,170	723	485	30
Asian	405	256	94	10
American Indian, Alaska Native	162	34	34	15
Pacific Islander	20	0	0	0
Hispanic	2,388	1,045	522	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

Discussion

Per the Housing and Urban Development (HUD) Community Planning & Development (CPD) manual titled "Using IDIS to Prepare the Consolidated Plan, Annual Action Plan, and CAPER/PER" page 109 the following descriptions for phrases are provided:

Has Cost to Income Ratio Less than 30% (No Cost Burden) – The numbers of households **without a cost burden**.

Housing Cost to Income Ratio Between 30% and 50% (Cost Burdened) – The number **cost-burdened households** that pay between 30 percent and 50 percent of their income on housing-related costs.

Housing Cost to Income Ratio Greater Than 50% (Severely Cost Burdened) – The number of **severely cost-burdened households** that pay more than 50 percent of their income on housing-related costs.

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

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

Those making less than 50% area median income (AMI) and specifically those in the extremely low-income bracket (less than 30% AMI) face a disproportionately greater need for housing than those above 50% AMI. Typically these residents are located within the City of Winchester or the towns within the counties, and they are disproportionately minority (African American or Hispanic) and are renters.

The following is a summary of those with a disproportionally greater need related to housing problem (NA-15):

The Comprehensive Housing Affordability Strategy (CHAS) data generated by HUD for 2013-2017 years indicates that the following race or ethnicity has a disproportionally greater need in comparison to the needs those races/ethnicities in the Consortium's jurisdiction as a whole in the category of having one or more of the four housing problems:

- Hispanics for the 0% to 30% of Area Median Income
- Black/African American, Asian, and Hispanic for the 30% to 50% of Area Median Income
- Asian and Hispanic for the 50% to 80% of Area Median Income
- Alaska Native, American Indian, Asian, and Hispanic for the 80% to 100% of Area Median Income

The following race or ethnicity has a disproportionally greater need in comparison to the needs those races/ethnicities in the Consortium's jurisdiction as a whole in the category of having no income to negative income but suffering from none of the other housing problems:

- Alaska Native and American Indian for the 0% to 30% of Area Median Income

The following is a summary of those with a disproportionally greater need related to severe housing problem (NA-20):

The Comprehensive Housing Affordability Strategy (CHAS) data generated by HUD for 2013-2017 years indicates that the following race or ethnicity has a disproportionally greater need in comparison to the needs those races/ethnicities in the Consortium's jurisdiction as a whole in the category of having one or more of the four housing problems:

- Hispanics for the 0% to 30% of Area Median Income.
- Alaska Native, American Indian, Asian, and Hispanic for the 50% to 80% of Area Median Income.
- Black or African American and Hispanic for the 80% to 100% of Area Median Income.

The following race or ethnicity has a disproportionately greater need in comparison to the needs those races/ethnicities in the Consortium's jurisdiction as a whole in the category of having no income to negative income but suffering from none of the other housing problems:

- Alaska Native and American Indian for the 0% to 30% of Area Median Income.

The following is a summary of those with a disproportionately greater need related to housing cost burdens (NA-25):

The Comprehensive Housing Affordability Strategy (CHAS) data generated by HUD for 2013-2017 years indicates that the following race or ethnicity has a disproportionately greater need in comparison to the needs those races/ethnicities in the Consortium's jurisdiction as a whole in the category of housing cost burdens:

- Asian and Hispanics for the housing cost to income ratio between 30% and 50% of the Area Median Income.

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

The greatest need faced by these groups is typically cost burden (greater than 50% of income for housing) and substandard housing units (lacking complete plumbing, older stock, lead-based paint hazards). These needs have been thoroughly documented and discussed in the Housing Needs Assessment in preceding sections.

The data provided by Housing and Urban Development's (HUD) Comprehensive Housing Affordability Strategy (CHAS) 2013-2017 years has sufficiently highlighted a few housing needs for the consortium:

- Increasing the inventory of Decent, safe, sanitary housing and in good repair (DSS/GR); and
- Ensuring DSS/GR housing does not exceed 30 percent of the Area Median Income.

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

The North End Neighborhood in Winchester is one target neighborhood for CDBG funds; and has a disproportionately greater need for public investment. The population of this specific area tends to be a higher than average number of minority residents and higher than average number of those making less than 50% AMI (low-income). Per the Community Planning and Development (CPD) Map, the distribution of non-white (not hispanic) races and ethnicity typically concentrates around denser census tracts with a few exceptions within the Consortium's boundaries.

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

Introduction

There are no public housing units in the Northern Shenandoah Valley region. The following local governments administer the Housing Choice Voucher Program within areas of the Northern Shenandoah Valley region:

- City of Winchester Community Development Department - Service area includes Winchester City and Frederick County.
- Shenandoah County Social Services - Service area includes Page County, Shenandoah County, and Warren County.

Totals in Use

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

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

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

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

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

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

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

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

There are no public housing units in the Northern Shenandoah Valley region.

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

There are no public housing units in the Northern Shenandoah Valley region. The City of Winchester's Housing Choice Voucher Program (HCVP) and the Shenandoah Social Services HCVP receive their funding from the state-wide Virginia Housing Public Authority (VH). The following is the "Waiting List Statistical Summary" for the City of Winchester's HCVP generated using VH's software:

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

The needs of the Housing Choice Voucher Program holders and applicants on the waiting list for accessible units echoes the data presented in NA-15 and NA-20. One noticeable deviation is that the number of Black or African Americans on the waiting list represents a significant percentage of those on the waiting list overall and that data is not reflected in NA-25 (those with a disproportionately greater need related housing cost burdens); however, the data pulled from HUD's Public and Indian Housing (PIH) Information Center shows that Black or African Americans do represent the majority of those currently receiving vouchers by a slim majority of 54%.

Discussion

Information presented in NA-35 Public Housing shows that:

- Close to a third of participants using the Housing Choice Voucher Program are disabled families;
- Roughly 14% of participants using the Housing Choice Voucher Program are 62 or older; and
- The two major users of the Housing Choice Voucher Program identify as Black or African Americans and White.

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

Introduction:

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	77	60	47	28	318
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	14	125	248	109	152	381
Chronically Homeless Individuals	2	93	74	9	42	381
Chronically Homeless Families	2	89	69	8	39	381
Veterans	0	0	21	18	6	381
Unaccompanied Child	0	1	27	14	10	88
Persons with HIV	0	0	11	3	7	381

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:

Western Virginia VA-513 Continuum of Care

Data Source Comments:

Indicate if the homeless population is: Partially Rural Homeless

Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	44	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	22	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Youth	0	4	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 27 - Homeless Needs Assessment

Alternate Data Source Name:

Western Virginia VA-513 Continuum of Care

Data Source Comments:

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

The CoC continues to outreach through local service providers, churches, non-profits and food pantries to identify homeless or those at risk of homelessness at least annually through the point-in-time count.

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

Numbers provided above are "best estimates" and should be evaluated at least annually for accuracy and potential revisions to the projections. Keeping the data up-to-date and working directly with the CoC should ensure decisions regarding homelessness are sound and based on the most current statistical information.

Nature and Extent of Homelessness: (Optional)

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

Data Source
Comments:

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

Identifying the number and types of families in need of housing assistance for families with children and veterans families are two (2) subpopulations that Northern Shenandoah Valley regions struggles to accurately identify through the Point-in-Time Count and the Homeless Management Information System (HMIS). Anecdotal evidence from shelter and supportive service providers and the public at-large estimate this number to be significantly higher for the region. The region’s Continuum of Care (CoC) has identified families with children and veterans as priority need populations in the Ten (10) Year Plan to End Homelessness. However, getting these individuals and families to come forward to be counted and receive services, especially housing assistance, remains a challenge.

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

Identifying the nature and extent of homelessness by racial and ethnic group are subpopulations the Northern Shenandoah Valley regions struggle to accurately quantify through the Point-in-Time Count and the Homeless Management Information System (HMIS). However, there may be other factors which leads non-whites and non-Hispanic Latinos to not participate in the counting of homeless including outreach methods, language barriers, and the stigma of being counted as homeless (per the definition as outlined by the US Department of Housing & Urban Development).

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The numbers provided above are best estimates and should be evaluated at least annually for accuracy and potential revisions to the projections. Quantifying rural homeless is even more difficult as clients

frequently will not report where they had lived/stayed prior to entering a shelter or program. Future efforts are underway to accurately count the regions rural homeless population. Keeping the data up-to-date and working directly with the CoC should ensure decisions regarding homelessness are sound and based on the most current statistical information.

Discussion:

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

Introduction

Per the Housing and Urban Development (HUD) Community Planning & Development (CPD) manual titled "Using IDIS to Prepare the Consolidated Plan, Annual Action Plan, and CAPER/PER" page 122 the Consolidated Plan should describe, to the extent practicable, the housing needs of persons who are not homeless but require supportive housing. This includes but is not limited to:

- Elderly (defined as 62 and older)
- Frail elderly (defined as an elderly person who requires assistance with three or more activities of daily living such as bathing, walking, and performing light housework)
- Persons with mental, physical, and/or developmental disabilities
- Persons with alcohol or other drug addiction
- Persons with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

To summarize the situation of the non-homeless special needs' population in the North Shenandoah Valley Region:

- There are government and non-government agencies that provide services to this in need population
- Further dialogue between service providers and the City of Winchester Consortium may be necessary to get a full picture

Describe the characteristics of special needs populations in your community:

Non homeless special needs are also increasing in the region. The population in many parts of the region is aging, and therefore people are requiring a different level of service than before. There are several areas of growing concern for planners and service providers in the region:

- Mentally ill or disabled
- Elderly and frail elderly
- Re-entry from institutional facilities
- Physically disabled

These priority areas have been identified and are currently under study through various avenues throughout the region.

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

One of the most critical needs in the region is to coordinate efforts for needs assessment and strategic planning among all of the resource pools available to maximize efforts in meeting special needs. Currently there is duplication of effort and large gaps in the service delivery system- leaving many people without any resources.

Currently the only supportive services provided to persons who are not homeless but are in need of supportive housing are administered by Northwestern Community Services via the Shelter + Care Program and the Virginia PATH Program. There is very little in the way of supportive services compared to the need in the region.

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

The City of Winchester Consortium is not entitled to Housing Opportunity for Persons With Aids (HOPWA) funds. Per the Housing and Urban Development (HUD) Community Planning & Development (CPD) manual titled "Using IDIS to Prepare the Consolidated Plan, Annual Action Plan, and CAPER/PER" page 125 this data entry field is "for HOPWA grantees only".

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

N/A

Discussion:

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

Describe the jurisdiction's need for Public Facilities:

The Northern Shenandoah Valley region (including the City of Winchester) have many large, unmet needs for public facilities and other community infrastructure. This includes but is not limited to: broadband and wireless infrastructure, community facilities (recreational, cultural, social) and overall pedestrian traffic improvements (sidewalks).

The City of Winchester is the only community that receives CDBG funds and therefore much of the Community Development goals are focused in the City. Current Community Development focus is along the North Kent Street Corridor, improved neighborhood facilities (including parks, senior centers and youth centers) and economic development. Prior years' allocations of CDBG funds have developed new sidewalks in low to moderate income census tracts. The City of Winchester would like to use future CDBG funds in the rehabilitation of the historic Elks Lodge property into a community center (neighborhood facility). In the instance the owner chooses not to sell the property to the City of Winchester, CDBG funds will be spent in the distressed census tracts of Winchester municipal limits.

How were these needs determined?

Consulting firm RKG Associates was commissioned on behalf of the City of Winchester Economic Development Authority to develop the following items:

- Citywide Housing Strategy (published May 2022)
- Neighborhood Revitalization Strategy Analysis (published May 2022)

The Neighborhood Revitalization Strategy Analysis focused on the renewal of distressed census blocks located in northeastern portion of the City. The Analysis identified a number of opportunity sites and ways to develop or redevelop said sites. In the summer of 2022, the City of Winchester Common Council selected the opportunity site along the Kent Street corridor. The City of Winchester is spending a significant amount on a Capital Improvement Project on Kent Street to address stormwater runoff of for the area and wishes to leverage CDBG fund to rehabilitate the Historic Elks Lodge into a community center in hopes of triggering renewed growth of the corridor and adjacent parcels.

Other non-housing community development needs have been identified by individual jurisdictions beyond the City of Winchester through requests for assistance to the Northern Shenandoah Valley Regional Commission, and those that are annually prioritized and provided to the Virginia (VA) Department of Housing and Community Development (DHCD).

Describe the jurisdiction's need for Public Improvements:

As community infrastructure ages and expansion of communities to accommodate growth, the need for funding (public and private) to address these deficiencies increases. The Northern Shenandoah Valley region (including the City of Winchester) have many large, unmet needs for public improvements . This includes but is not limited to: street improvements, pedestrian facilities, water/sewer improvements, flood drainage improvements, parking facilities, etc.

Water/sewer improvements is especially needed in the most rural communities where infrastructure is confined to the Town's and many rural low and moderate-income families lack access to plumbing/wastewater facilities.

Public and private partnerships will be critical to addressing these infrastructure needs.

How were these needs determined?

The CDBG Target Area has been identified by the City of Winchester to become a neighborhood of choice in the City that offers a unique housing stock and accessibility to the downtown, local business and employment opportunities.

Other non-housing community development needs have been identified by individual jurisdictions beyond the City of Winchester through requests for assistance to the Northern Shenandoah Valley Regional Commission, and those that are annually prioritized and provided to the Virginia (VA) Department of Housing and Community Development (DHCD).

Describe the jurisdiction's need for Public Services:

Improvements and expansion of public services are also necessary for sustained growth in the Northern Shenandoah Valley region; this includes addressing service gaps in homelessness/HIV/AIDS programs, services for special needs populations (elderly, disabled, veterans, abused), affordable transportation options, employment training and other supportive services. The region's high low and moderate income population in conjunction with a increasing elderly population will only see a more dramatic need for supportive public services over the next five years. Public and private partnerships will be critical to addressing these service needs.

How were these needs determined?

The Neighborhood Revitalization Strategy Analysis developed by RKG and completed in May 2022 has provided the data necessary to pursue revitalization of the North Kent Street corridor.

Other non-housing community development needs have been identified by individual jurisdictions beyond the City of Winchester through requests for assistance to the Northern Shenandoah Valley

Regional Commission, and those that are annually prioritized and provided to the Virginia (VA) Department of Housing and Community Development (DHCD).

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Current market conditions have resulted in significant pressure to the Shenandoah Valley as it was cited by both the Dragas Center for Economic Analysis and Policy at Old Dominion University and AirBnB as the fastest growing market in Virginia. There is a strong need for decent, safe and sanitary housing that is affordable. Additionally, corrections to date in the housing market have not opened many doors to first time homebuyers and rental units now available may not be appropriate for the households which demand it.

While income levels within the Northern Shenandoah Valley region have risen consistently over the past several decades (albeit at a rate lower than necessary to gain appreciably on the statewide average), income has not kept pace with increases in the region's housing supply costs. As such, a substantial housing cost burden has appeared as described below, even for those individual and families above the defined poverty level.

The purpose of the Market Analysis section is to provide a snapshot of the environment in which the region will administer its programs over the course of the Consolidated Plan. In conjunction with the Needs Assessment section, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered.

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

Introduction

Current market conditions have resulted in a change in the supply of housing stock in the area. The downturn in the homebuyer market has resulted in a more relaxed rental market. Especially in the case of units converted from owner to rental, prices are falling. However, the reality still remains that there is a need for affordable housing in the area. Corrections to date in the housing market have not opened many doors to first time homebuyers and rental units now available may not be appropriate for the households which demand it.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	76,215	76%
1-unit, attached structure	7,546	8%
2-4 units	4,342	4%
5-19 units	5,363	5%
20 or more units	2,083	2%
Mobile Home, boat, RV, van, etc	4,625	5%
Total	100,174	100%

Table 28 – Residential Properties by Unit Number

Alternate Data Source Name:

2015-2019 CHAS data for NSV Region

Data Source Comments:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	76	0%	1,002	4%
1 bedroom	587	1%	3,789	15%
2 bedrooms	10,234	17%	10,000	39%
3 or more bedrooms	51,084	82%	10,612	42%
Total	61,981	100%	25,403	100%

Table 29 – Unit Size by Tenure

Alternate Data Source Name:

2015-2019 CHAS data for NSV Region

Data Source Comments:

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

The largest minority populations within the Northern Shenandoah Valley Region are Black or African American and Hispanic. Most of the region's minority population is concentrated around the City of Winchester and several of the region's towns. By percentage, the region's largest percentage of Hispanic population is located outside of Front Royal and in portions of Winchester, where approximately 10-15% of the population is reported as Hispanic origin. Similarly, the region's largest concentration of Black population is in the northeast section of Winchester and portions of Front Royal, where approximately 15-21% of the total population is reported as Black or African American. Special need's populations that are targeted for local programs include those with extremely low (less than 30%AMI) and low-income (30-50%AMI); female headed households, elderly, disabled, veterans, and HIV/AIDs.

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

When government funds are used to construct or rehabilitate rental units, there is typically a predetermined period of affordability in which all or some of the units are reserved for income-qualified households. The terms of affordability for these subsidy programs vary from 5 to 30 years. At the end of the affordability period, these units can convert to market rate if the owner is interested in obtaining higher rents that are not regulated by laws that came with the subsidies. This is more likely to occur in markets with low rental vacancy rates and there are households that could afford the unsubsidized, higher rents. The following is a list of properties found on the National Housing Preservation Database (NHPD) mapping tool that could lose federal subsidies by the end of 2023:

1. Johnson-Williams School (40 units Low-Income Housing Tax Credit Project)

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

House Bill 854 was approved in the 2020 regular session of the General Assembly. HB 854 directed the state to begin a statewide study on affordable housing; based on the results, all regions in Virginia are lacking in housing stock and in affordable housing stock.

Describe the need for specific types of housing:

Discussion

All political subdivisions that make up the City of Winchester Consortium/Northern Shenandoah Valley Region are experiencing external pressure from the D.C. area as costs are markedly cheaper for telecommuters earning paychecks comparable to the cost-of-living in the D.C. area. Some political subdivisions have decided to react on local levels by prioritizing limits to development while others have been more welcoming of new construction.

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

Introduction

While income levels within the Northern Shenandoah Valley region have risen consistently over the past several decades (albeit at a rate lower than necessary to gain appreciably on the statewide average), income has not kept pace with increases in the region’s housing supply costs. As such, a substantial housing cost burden has appeared as described below, even for those individual and families above the defined poverty level. One particularly useful measure of housing affordability is housing cost burden, defined as the ratio of gross housing cost to income. When households are required to pay a large portion of their income to housing, they usually have to sacrifice somewhere else through a reduction in or elimination of non-housing related household expenditures. Severe cost burdens are often associated with stress, family instability, and carry the risk of eviction, housing instability, and homelessness. For purposes of this analysis, housing cost burden will be established when households allocate greater than 30% of their income for housing related costs.

Cost of Housing

	Base Year: 2010	Most Recent Year: 2021	% Change
Median Home Value	253,633	268,866	6%
Median Contract Rent	677	853	26%

Table 30 – Cost of Housing

Alternate Data Source Name:

ACS 2021-2010: B25058 Median Contract Rent

Data Source Comments:

Rent Paid	Number	%
Less than \$500	3,552	23.7%
\$500-999	9,581	55.2%
\$1,000-1,499	8,853	15.1%
\$1,500-1,999	3,159	2.6%
\$2,000 or more	1,447	2.7%
Total	26,592	99.4%

Table 31 - Rent Paid

Alternate Data Source Name:

ACS 2021: Gross Rent

Data Source Comments:

TABLE ID: B25063 (Gross Rent) SURVEY/PROGRAM: American Community Survey VINTAGE: 2021
 DATASET: ACSDT5Y2021 PRODUCT: ACS 5-Year Estimates Detailed Tables UNIVERSE:
 Renter-occupied housing units

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,215	No Data
50% HAMFI	4,172	2,685
80% HAMFI	13,203	9,734
100% HAMFI	No Data	15,958
Total	18,590	28,377

Table 32 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	650	747	972	1,368	1,373
High HOME Rent	529	623	824	1,113	1,223
Low HOME Rent	529	611	733	848	946

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Findings from the City of Winchester Citywide Housing Strategy notes a lack of housing for those in the following Area Median Income categories:

- 30% and less Area Median Income
- 120% and more Area Median Income

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

The affordability of housing is likely to decrease in the Northern Shenandoah Valley. Those with the greatest burden of cost of housing (typically 50% or less AMI) will have to spend more to find decent, safe, and sanitary housing. Also, the need for affordable units will continue to increase.

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

The median contract rent for 2021 holds at \$853. The number for median contract rent does not specify the bedroom size; however, when you compare it to the data generated by HUD for Fair Market Rent

and the high/low HOME rent numbers, the median contract rent exceeds the price for efficiencies, one-bedroom units, and both HOME rent measurements for 2-bedroom apartments. Based on HUD and American Community Survey (ACS) data, the Consortium may continue to use its funds to support non-profits that construct affordable housing.

Discussion

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

Introduction

Households at or below 50% MFI have highest percentage of households with housing problems and cost burden. This is, in large part due to a lack of housing affordable at the lowest income levels for renters and owners. Generally, less expensive housing is more difficult to find in the Northern Shenandoah Valley, and households sometimes settle for poorer housing conditions over price. There are some distinctions among household types that help in identifying some of the housing needs in the Northern Shenandoah Valley.

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

Per 24 CFR 91.205(b)(1)(ii) federal law leaves it to the participating jurisdiction to define “substandard condition” and “substandard condition but suitable for rehabilitation” in relation to housing. The City of Winchester Consortium defines the following:

- **Substandard Condition**– A structure being used as living quarters by a person or household is determined to be substandard if it fails to satisfy either of the following conditions:Housing Quality Standards (HQS) established by the 24 CFR 982.401; orThe most recently adopted and promulgated Uniform Statewide Building Code for Virginia.
- **Substandard Condition but Suitable for Rehabilitation** – A structure being used as living quarters by a person or household that fails to meet the definition of “substandard condition” but the cost of acquisition and rehabilitation of said structure does not exceed its final appraised value.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	12,925	21%	10,539	41%
With two selected Conditions	249	0%	771	3%
With three selected Conditions	29	0%	99	0%
With four selected Conditions	0	0%	15	0%
No selected Conditions	48,815	79%	14,010	55%
Total	62,018	100%	25,434	99%

Table 34 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	19,294	30%	4,202	16%
1980-1999	20,113	31%	8,594	32%
1950-1979	17,169	27%	8,176	31%
Before 1950	8,189	13%	5,620	21%
Total	64,765	101%	26,592	100%

Table 35 – Year Unit Built

Alternate Data Source Name:

ACS 2021: B25036 Tenure by Year Structure Built

Data Source Comments: TABLE ID: B25036 (Tenure by Year Structure Built) SURVEY/PROGRAM: American Community Survey
 VINTAGE: 2021 DATASET: ACSDT5Y2021 PRODUCT: ACS 5-Year Estimates Detailed
 Tables UNIVERSE: Occupied housing units

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	25,358	39%	13,796	52%
Housing Units build before 1980 with children present	7,528	12%	5,161	19%

Table 36 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

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

Table 37 - Vacant Units

Data Source: 2005-2009 CHAS

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

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

Cause for concern with regards to housing conditions is the prevalence of housing units throughout the Northern Shenandoah Valley region containing lead based paint. The lead based paint that was commonly used in the finishing materials of housing in the past is now known to present environmental health hazards. If the materials containing lead are exposed (e.g. through chipped or peeling paint) become airborne and easily inhaled (e.g. through renovation or demolition activities), or if they are soluble and can leach into other materials where they can be inadvertently ingested, they pose a health risk to humans. Lead poisoning is a cumulative and not easily reversible condition which can have serious health consequences. Small children are particularly vulnerable to lead poisoning because the stage of life from fetus to six years of age is the period of rapid developmental growth.

According to the Virginia Department of Health, housing units built on or before the year 1950 may be a potential lead based paint hazard. Areas within the Northern Shenandoah Valley region demonstrating the highest percentage of likely hazards include the northern sections of the City of Winchester and areas within the Town of Front Royal. Housing units built before 1950 constitute approximately 40-50% of the total housing units within certain sections of these jurisdictions. Other areas of higher than average concern (based upon higher than average levels of housing stock built prior to 1950) include the Town of Edinburg in Shenandoah County, and the Town of Boyce in Clarke County, each having 30-40% of households being built on or before 1950.

Discussion

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

Introduction

There are no public housing units in the Northern Shenandoah Valley Region. There are, however a number of privately owned and operated assisted units through various federal resources in the region. Many of the developments are older and in need of some renovations and repair. Currently, there are at least three developments undergoing renovations now. Neither the City of Winchester, nor the NSV Region or HOME Consortium have been approached by a private owner to assist in renovation or repair of one of these multi-family developments.

Totals Number of Units

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

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

There are no public housing units within the Northern Shenandoah Valley Region. There are, however a number of privately owned and operated assisted units through various federal resources throughout the Region.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 39 - Public Housing Condition

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

There are no public housing units within the Northern Shenandoah Valley Region. There are, however a number of privately owned and operated assisted units through various federal resources throughout the Region.

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

The Virginia Housing Development Authority acts as the state-wide Public Housing Authority (VH) for units of general local government that do not have their own Public Housing Authority (PHA) within the state of Virginia. Currently, there are no Public Housing Authorities, except for VH operating within the Northern Shenandoah Valley Region. VH’s Strategic Plan – Opportunity 2025 (Strategic Direction and Annual Reports - Virginia Housing) establishes the following strategic goals for the Region:

Strategic Goal 1. Address State Housing Needs by Partnering with the Housing Delivery network.

Strategic Goal 2. Address Unmet Rental Needs of Low-income and Critical Needs Populations.

Strategic Goal 3. Strengthen Homeownership For First-Time Homebuyers in Virginia.

Strategic Goal 4. Deliver Superior, Long-Term Financial and Operational Performance to Strengthen Achievement of Mission.

Discussion:

The information above undermines the fact that, even as the City of Winchester Consortium fails to have a single local PHAs operating within its Region, it has worked with Virginia Housing to assist its citizens in securing housing through several federally funded voucher programs.

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

Introduction

The Northern Shenandoah Valley Region is a part of the Western Virginia Continuum Of Care (CoC) VA-513. The Western Virginia Continuum of Care VA-513 is a network of nonprofits, service providers, regional planners, and state and federal funders working together to build systems to end homelessness. The Western Virginia CoC is designed to:

1. Promote communitywide commitment to the goal of ending homelessness;
2. Provide funding for efforts by nonprofit providers, States, and local governments to quickly rehouse homeless individuals (including unaccompanied youth) and families, while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness;
3. Promote access to and effective utilization of mainstream programs by homeless individuals and families; and
4. Optimize self-sufficiency among individuals and families experiencing homelessness.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	284	130	392	127	0
Households with Only Adults	167	130	392	108	0
Chronically Homeless Households	0	0	0	32	0
Veterans	0	0	0	23	0
Unaccompanied Youth	0	0	0	0	0

Table 40 - Facilities Targeted to Homeless Persons

Data Source Comments: Data collected on the HUD Exchange website using 2022 CoC Housing Inventory Count Report from VA-513 (https://files.hudexchange.info/reports/published/CoC_HIC_CoC_VA-513-2022_VA_2022.pdf)

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

The following entities are identified as members on the Western Virginia Continuum of Care 513 website and operate within the City of Winchester Consortium geographic area:

- Shenandoah Alliance for Shelter
- Choices Of Page County
- Department of Social Services Shenandoah County
- People Incorporated of Virginia
- ARE (AIDS Response Effort)
- WATTS
- Blue Ridge Legal Services, Inc.
- CCAP
- Winchester Rescue Mission
- Faithworks
- Laurel Center
- NWCSB (Northwestern Community Services Board) (Winchester)
- Salvation Army, Winchester
- Access Independence, Inc.
- Department of Social Services Warren County
- House of Hope
- Phoenix Project
- United Way
- Capital Caring Health
- Veteran Affairs

Several of the entities are involved in providing services that complement housing such as free legal services, case management, and other types of monetary and non-monetary assistance for those that are eligible to receive services. Please note that entities within the CoC may operate under the Housing First model.

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

The following is a description of housing services quoted from page 149 of HUD manual "Using IDIS to Prepare the Consolidated Plan, Annual Action Plan, and CAPER/PER" dated April 2021:

- **Emergency Shelter:** Any facility, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless, which does not require occupants to sign leases or occupancy agreements.
- **Transitional Housing:** Housing, where all program participants have signed a lease or occupancy agreement, the purpose of which is to facilitate the movement of homeless individuals and families into permanent housing within 24 months or such longer period as HUD determines necessary. The program participant must have a lease or occupancy agreement for a term of at least one month that ends in 24 months and cannot be extended.
- **Permanent Housing:** Community-based housing without a designated length of stay that includes both permanent supportive housing and rapid rehousing. To be permanent housing, the program participant must be the tenant on a lease for a term of at least one year, which is renewable for terms that are a minimum of one month long and is terminable only for cause.
- **Permanent Supportive Housing:** Permanent housing in which supportive services are provided to assist homeless persons with a disability to live independently.

Based on the above definitions per HUD document, the following provide some form of housing assistance within the Consortium's area.

- Choices Of Page County (Emergency Shelter)
- Laurel Center (Emergency Shelter)
- Salvation Army, Winchester (Emergency Shelter)
- Response Women's Shelter (Emergency Shelter)
- Thermal Shelter of Front Royal (Emergency Shelter)
- Winchester Area Temporary Transitional Shelter (Emergency Shelter)
- Winchester Rescue Mission (Emergency Shelter)
- House of Hope (Transitional Housing)
- New Eve Maternity Home (Transitional Housing)
- ARE (AIDS Response Effort) (Permanent Housing)
- Faithworks (Permanent Housing, Permanent Supportive Housing)
- People Incorporated of Virginia (Permanent Supportive Housing)

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

Introduction

The Northern Shenandoah Valley region's homeless facilities and services are coordinated through the Continuum of Care (CoC), comprised of local housing, homelessness and other public service providers. This group in 2012, merged with the Harrisonburg/Rockingham County CoC to form a broader regional coalition for addressing housing and homeless needs. The facilities in the region are limited and scattered.

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

For persons that may be elderly, frail elderly, disabled (mentally, physically, developmentally), drug/alcohol abusers, persons with HIV/AIDS, public housing residents or other special needs categories they have a variety supportive services and housing needs. According to information from the Lord Fairfax Health District (2013, sharing the same service are as the Northern Shenandoah Valley Regional Commission), community health service needs include: clinical services (medical, dental care), child health services, family planning, Medicaid screening, sexually transmitted infection screening, educational services, food/nutrition assistance/education (through SNAP or WIC) and environmental complaints (drinking water, sewer/wastewater). These needs are typically provided through the Health District and other local service organizations (many which participate in the Continuum of Care planning process). The City of Winchester Consortium intends to continue with tenant based rental assistance (TBRA), other forms of assistance including utility assistance and down-payment/closing cost assistance.

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

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

The City of Winchester Consortium will continue to spend funds on:

- Housing Choice Voucher Program (HCVP)
- Tenant Based Rental Assistance (TBRA)

- HOME Downpayment Assistance Fund
- Community Housing Development Organization (CHDO) funding

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

The City of Winchester Consortium will continue to spend funds on:

- Housing Choice Voucher Program (HCVP)
- Tenant Based Rental Assistance (TBRA)
- HOME Downpayment Assistance Fund
- Community Housing Development Organization (CHDO) funding

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

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

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 policies that affect return on residential investment.

In examining barriers to affordable housing opportunities within the Northern Shenandoah Valley Region, this analysis focuses on local and regional factors. Chief among these factors are local real estate tax rates, local land use controls, and local and regional employment opportunities. The City of Winchester and the region's towns demonstrate higher than average levels of poverty. In addition, as evidenced by the region's demographic data, these areas include higher than average minority, elderly, and disabled populations. As such, in general, the residential tax burden to most the region's at-risk population is elevated as compared to the regional average, particularly given that a significant portion of new development activities are occurring in the unincorporated parts of the region's counties. It should be noted, however, that many of the region's at-risk populations benefit from proximity to employment opportunities, services, and family support structures by residing in the City and the region's towns.

Another potential barrier to affordable housing within the region is the increasing costs of commuting. As previously noted, a significant amount of the region's population and housing growth can be attributed to its proximity to the Northern Virginia / Washington D.C. metropolitan area and its growing employment sector. For many, housing costs represent the household's single largest expenditure. Unfortunately, transportation costs consume a larger percentage of the household budget, thereby exacerbating the affordability gap. As such, jurisdictions within the Northern Shenandoah Valley Region should periodically review land use controls on both a local and regional level to identify housing related patterns and needs. Finally, housing market conditions have become and will continue to be a cause for concern relative to housing affordability.

As national and regional trends continue to weight on accessibility, public policymakers should continue to monitor housing availability and affordability in the determination of housing resource allocation. The Northern Shenandoah Valley Region continues to partner with organizations including Housing Virginia and the VA Fair Housing Office to educate stakeholders and the public regarding affordable housing and Fair Housing Law. Workshops, seminars, and trainings are held throughout the year to educate the public.

The City of Winchester May 2022 Citywide Housing Strategy provided several policy prescriptions to assist in the City in addressing its housing challenges. The City of Winchester Common Council adopted Resolution #2022-19 following the Citywide Housing Strategy. Since the adoption of Resolution #2022-

19, the City of Winchester Common Council has acted on four of the six recommendations in the resolution. In early 2023, City of Winchester begun working with the Housing Coalition of the Northern Shenandoah Valley to draft additional policy measures for the City’s housing dilemma.

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

Introduction

The economic climate of the Northern Shenandoah Valley region plays a pivotal role in the overall community health (especially housing and other community development needs). Described below are the market conditions (employment, industries, education) of the economy for the region.

Economic Development Market Analysis

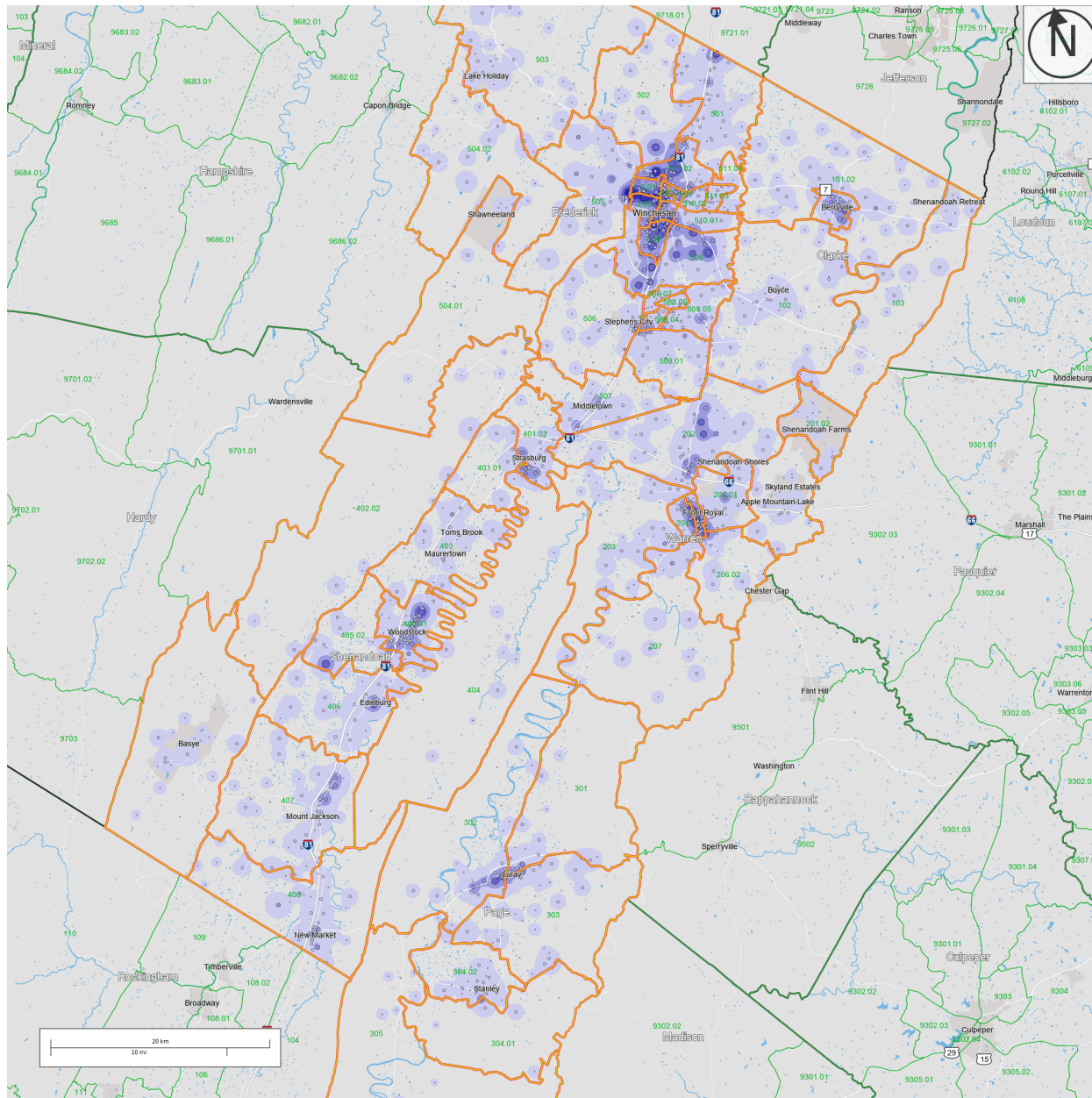
Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	92	84	1	0	-1
Arts, Entertainment, Accommodations	1,422	2,872	14	13	-1
Construction	616	334	6	1	-5
Education and Health Care Services	2,172	8,802	21	39	18
Finance, Insurance, and Real Estate	524	929	5	4	-1
Information	164	127	2	1	-1
Manufacturing	1,328	1,955	13	9	-4
Other Services	403	718	4	3	-1
Professional, Scientific, Management Services	1,097	2,006	11	9	-2
Public Administration	0	0	0	0	0
Retail Trade	1,525	3,775	15	17	2
Transportation and Warehousing	535	317	5	1	-4
Wholesale Trade	340	397	3	2	-1
Total	10,218	22,316	--	--	--

Table 41 - Business Activity

Alternate Data Source Name:
Census Bureau: OnTheMap

Data Source Comments: Please see the "Jobs by NAICS Industry Sector" text for 2020 data as to the (a) count and (b) share of jobs using the North American Industry Classification System (NAICS).



City of Winchester Consortium Census Tracts

Labor Force

Total Population in the Civilian Labor Force	123,016
Civilian Employed Population 16 years and over	122,491
Unemployment Rate	4.27
Unemployment Rate for Ages 16-24	7.86
Unemployment Rate for Ages 25-65	3.91

Table 42 - Labor Force

Alternate Data Source Name:

ACS 2021: DP03 and S2301

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	3,050
Farming, fisheries and forestry occupations	575
Service	1,755
Sales and office	3,065
Construction, extraction, maintenance and repair	1,060
Production, transportation and material moving	580

Table 43 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	59,055	56%
30-59 Minutes	27,004	25%
60 or More Minutes	20,111	19%
Total	106,170	100%

Table 44 - Travel Time

Data Source Comments: Table ID: S0801 (Commuting Characteristics by Sex)Data source: American Community SurveyVintage:

2021Product: ACS 5-Year Estimates Subject Tables

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,400	65	610
High school graduate (includes equivalency)	2,620	175	805

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Some college or Associate's degree	2,840	35	715
Bachelor's degree or higher	3,750	170	855

Table 45 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	0	0	0	0
9th to 12th grade, no diploma	2,370	0	0	0	0
High school graduate, GED, or alternative	8,207	26,877	25,221	59,532	0
Some college, no degree	0	0	0	0	0
Associate's degree	0	0	0	0	0
Bachelor's degree	0	0	0	0	0
Graduate or professional degree	0	0	0	0	0

Table 46 - Educational Attainment by Age

Alternate Data Source Name:

ACS 2021: S1501 Educational Attainment

Data Source Comments: TABLE ID: S1501 (Educational Attainment)SURVEY/PROGRAM: American Community Survey VINTAGE: 2021 DATASET: ACSST5Y2021 PRODUCT: ACS 5-Year Estimates Subject Tables

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	26,082
High school graduate (includes equivalency)	37,602
Some college or Associate's degree	43,394
Bachelor's degree	52,781
Graduate or professional degree	71,757

Table 47 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

ACS 2021 - B20004 MEDIAN EARNINGS IN THE PAST 12 M

Data Source Comments: TABLE ID: B20004(MEDIAN EARNINGS IN THE PAST 12 MONTHS (IN 2021 INFLATION-ADJUSTED DOLLARS) BY SEX BY EDUCATIONAL ATTAINMENT FOR THE POPULATION 25 YEARS AND OVER)SURVEY/PROGRAM: American Community Survey VINTAGE: 2021 DATASET: ACSDT5Y2021 PRODUCT: ACS 5-Year Estimates Detailed Tables

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

The following jobs by NAICS industry sector (2020) have a share value more than 10%:

Describe the workforce and infrastructure needs of the business community:

Given the geographic size (1,631 square miles) of the City of Winchester Consortium, there are several different economies with varying workforce and infrastructure needs. Note that both educational services and health care sectors are insular sectors and not subject to outsourcing. All top sectors in the Consortium area are susceptible to some degree of automation.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Consortium continues to recover from the impacts that the global pandemic has had on the region.

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

The current outlook for the Consortium geographic area cannot be properly assessed as data from the Census Bureau OnTheMap "Jobs by Worker Educational Attainment" category is lacking:

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

Administering Entity

Frederick County Economic Development Authority (EDA)

Project Description

In this enhanced capacity building project, the Frederick County EDA will develop a Talent Solutions Strategy to address: 1) high school and college graduate retention 2) development of a workforce to meet the needs of regional businesses, and 3) attraction of new workforce participation from outside of the Region and State. GO Virginia funds will be used develop the strategy through focus groups, interviews, surveys, and data analysis.

Participating Localities

Counties of Clarke, Frederick, Page, Shenandoah, and Warren; and the City of Winchester

Strategy

Enhanced Capacity Building

Targeted Clusters

- Financial and Business Services
- Healthcare
- Information Technology/Communications
- Light Manufacturing
- Transportation and Logistics
- Value-Added Food Manufacturing
- Biomedical/Biotechnical

Projected Outcomes

Talent Solutions Strategy

Administering Entity

Winchester Public Schools

Project Description

Winchester Public Schools (WPS) will renovate the former John Kerr Elementary School into an advanced facility for career and technical education (CTE) programs, in partnership with Lord Fairfax Community College (LFCC). Curriculum at the new facility will be offered through a Professional Skills Academy, a Health Sciences Academy, and an Information Technology Academy. These academies will be supported by an expanded Work-Based Learning (WBL) program to connect students to regional

businesses filling high-wage jobs in the targeted clusters. GO Virginia funds will be used for equipment and installation.

Participating Localities

County of Clarke and the City of Winchester

Partners

Lord Fairfax Community College and the Schaufeld Family Foundation

Impacted Localities

8% of the region's population impacted

Strategy

Workforce Development

Targeted Clusters

Welding, Robotics, 3D Printing, and Cybersecurity

Projected Outcomes

- Build out of welding lab and installation of welding booths
- Purchase and installation of the FANUC robot, print farm equipment, laser and plasma cutters, and networking racks and cyber instructional tools
- Opening of Professional Skills and Advanced Technologies Academies
- 90 internships with 15 regional businesses in targeted industries
- 60 jobs created within three years of construction
- 147 credentials earned

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

No

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

<TYPE=[text] REPORT_GUID=[F8DC4D3147433947165558A235C46686]
PLAN_SECTION_ID=[1370705000]>

Discussion

MA-50 Needs and Market Analysis Discussion

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

Concentration shall be defined as:

- A dense amount within a small or narrow space or area; a numerical valuation of 50 percent or more shall be a concentration. An example of a concentration of households with a housing problem would be a census tract where over half the households have one or more of the four housing problems.

HUD's Comprehensive Housing Affordability Strategy gives the following definition of Housing Problems:

Housing Problems – There are four housing problems in the CHAS data: (1) housing unit lacks complete kitchen facilities; (2) housing unit lacks complete plumbing facilities; (3) household is overcrowded; and (4) household is cost burdened. A household is said to have a housing problem if they have any 1 or more of these 4 problems):

No Census Tracts within the City of Winchester Consortium were determined to have a concentration of households with multiple housing problems.

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

Concentration shall be defined as:

- A dense amount within a small or narrow space or area; a numerical valuation of 50 percent or more shall be a concentration. An example of a concentration of low-income families would be a census tract where over half the families are determined to be low-income using HUD data.

The following Census Tracts within the City of Winchester Consortium were determined to have a concentration of racial and ethnic minorities:

- Winchester City Census Tract 1.02 (51840000102)

No Census Tracts within the City of Winchester Consortium were determined to have a concentration of low-income family using American Community Survey Table ID # S1701 Poverty Status in the Past 12 Months for 2021.

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

A portion of Winchester City Census Tract 1.02 was analyzed under the City of Winchester Neighborhood Revitalization Strategic Plan and was found to lack sufficient multifamily inventory, has aged housing stock, is predominantly renter occupied, and its current residents are experiencing displacement pressure as landlords are selling to other investors or new homeowners with more wealth.

Are there any community assets in these areas/neighborhoods?

The City of Winchester Census Tract 1.02 includes the following municipal buildings, community amenities, and historic properties:

- City of Winchester City Hall
- Additional City of Winchester Municipal Buildings
- City of Winchester/County of Frederick Courthouse
- Frederick County Administrative Buildings
- Additional Frederick County Buildings
- Timbrook House (Northern Shenandoah Valley Substance Abuse Coalition HQ)
- Frederick Douglass Park
- The George Washington Hotel
- Winchester National Cemetery
- Mt. Hebron Cemetery
- C. L. Robinson Ice and Cold Storage Corporation
- Frederick County Courthouse (and Civil War Museum)

Properties along the historically black North Kent Street were surveyed by Virginia Department of Historic Resources and are eligible for landmark designation. The City of Winchester does not currently have plans to extend its own historic district boundaries.

Are there other strategic opportunities in any of these areas?

The City of Winchester is investing millions to address stormwater issues within the area, Blue Ridge Habitat for Humanity is continuing with its mission of creating affordable single family homes for families within the community, and the City is seeking to use CDBG grant funds to acquire and renovate the historic Elks Lodge into a community center for the City of Winchester Census Tract 1.02 and Census Tract 1.01. If acquisition of the Elks Lodge is not feasible, the City will use CDBG funds for public facilities and infrastructure in the identified Census Tracts.

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

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

The Federal Communications Commission (FCC) National Broadband Map provides information about the internet services available to individual locations across the country, along with new maps of mobile coverage, as reported by Internet Service Providers (ISPs) in the FCC's ongoing Broadband Data Collection. The availability data shown on the map are submitted by ISPs through the FCC's Broadband Data Collection (BDC). As part of the BDC, all ISPs must file data with the FCC twice a year on where they offer mass-market Internet access service using their own broadband network facilities.

ISPs offering broadband Internet to fixed locations (such as homes and small businesses) must report where they offer service on a location-by-location basis - the same location points you see on the map - which come from the Fabric.

Mobile providers generate the 3G, 4G LTE, and 5G-NR coverage areas shown on the map using propagation modeling, where the models include certain common settings for consistency. The coverage areas are meant to represent the areas where a user should be able to establish a mobile connection, either outdoors or moving in a vehicle, and achieve certain upload and download speeds. Please note that the map does not include information on the availability of mobile wireless broadband service while indoors. Moreover, because the coverage map is based on propagation modeling, a user's actual, on-the-ground experience may vary due to factors such as the end-user device used to connect to the network, cell site capacity, and terrain. The coverage maps on mobile wireless service providers' websites may be based on different parameters and assumptions, such as service availability provided through roaming agreements, and therefore may differ from the information shown here.

All providers must report data as of June 30 (due September 1) and December 31 (due March 1) each year.

Based on the FCC's National Broadband Map the majority of the Consortium's region is covered by both mobile and fixed broadband with some areas being serviced only by mobile or fixed broadband. The Map does not indicate any area within the Consortium region that is without broadband.

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

The organization BroadbandNow is a consumer resource that finds and compares local internet service providers based on their dataset of internet service plans, coverage, and pricing. BroadbandNow is the creator of the National Broadband Map that shows the availability and speeds of broadband and

provides a national view of pricing down to the census block. It collects data from numerous sources including the FCC and other publicly available resources.

Based on the National Broadband Map, the denser areas of the Consortium have multiple providers while the more rural may have only one. Given that staff working on this Consolidated Plan are not economists and may not be capable of creating a Herfindahl-Hirschman Index (HHI) calculation for the Consortiums region on broadband, it is hard to assess the need for increased competition between broadband ISPs.

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

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

The primary source used to access the Consortium's natural hazard risks that are anticipated to increase due to climate change is the Neighborhoods at Risk Map created by Headwaters Economics. Neighborhoods at Risk is an easy-to-use website with interactive maps, charts, and resources to help communities identify neighborhoods that may be more impacted by climate change. It shows where people may experience unequal impacts from flooding and extreme heat.

The following is a table projecting changes in climate within the next 25 years for all political subdivision within the Consortium:

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

Data from the Neighborhoods at Risk Map highlights the following census tracts where vulnerability to climate change exceeds the U.S. average:

- Page County Tract 301
- Page County Tract 302
- Page County Tract 304.01
- Shenandoah County Tract 407
- Warren County Tract 201.02
- Warren County Tract 204
- Warren County Tract 205
- Winchester City Tract 3.01
- Winchester City Tract 3.02

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The following is a short summary of the Strategic Plan:

- Geographic Priorities: L/MI Areas & the Consortium as a whole
- Priority Needs: Housing and Public Infrastructure
- Influence of Market Conditions: Market
- Anticipated Resources: CDBG and HOME funds
- Institutional Delivery Structure: All government and non-profits within the Consortium's jurisdiction
- Goals: Numerous
- Public Housing: None within the Consortium
- Barriers to Affordable Housing: Numerous
- Homelessness Strategy: Defer to CoC 10-year plan
- Lead-Based Paint Hazards: Defer to Virginia Department of Health
- Anti-Poverty Strategy: Defer to Economic Development Authorities
- Monitoring: Follow internal and HUD monitoring policies

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

Geographic Area

Table 48 - Geographic Priority Areas

1	Area Name:	North Kent Corridor
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The City of Winchester Census Tract 1.01 and 1.02 has been identified as L/MI area and will serve as the neighborhood boundaries for this target area.
	Include specific housing and commercial characteristics of this target area.	The north end area of Winchester municipal limits is composed of older housing stock, predominantly single-family attached and detached. Commercial composition is largely composed of small business with large retail strip development on Berryville Avenue and legacy industrial interspersed throughout established neighborhoods.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Winchester informally held a meeting on April 22, 2023, in Census Tract 1 with many City of Winchester Departments present to highlight the level of investment that will be going into the North Kent Street Corridor. Feedback was generally favorable. The City of Winchester Consortium held a formal public hearing (simultaneously remote and at City Hall) May 19 and May 20th. Only one attendee inquired about the North Kent Street Corridor investments; said attendee had questions about the types of programs the Community Center would host and was in favor, overall.	

	Identify the needs in this target area.	Needs include: <ul style="list-style-type: none"> • New public facilities • Historic Rehabilitation • Housing stock rehabilitation • New housing stock
	What are the opportunities for improvement in this target area?	Opportunities include: <ul style="list-style-type: none"> • Relatively low cost for property acquisition
	Are there barriers to improvement in this target area?	Barriers to improvement may include a lack appropriately guided investment by the private sector.
2	Area Name:	HOME TARGET AREA
	Area Type:	Regional Target Area
	Other Target Area Description:	Regional Target Area
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The geographic priorities for the HOME program include the entirety of the City of Winchester, and Counties of Clarke, Frederick, Warren, Page and Shenandoah.
	Include specific housing and commercial characteristics of this target area.	The Northern Shenandoah Valley Region as a whole is generally rural but includes a small City. The housing characteristics vary among each locality, but affordable housing stock tends to be older and less accessible (both in terms of affordability and universal design). There is a demonstrated need for workforce type housing due to the commercial characteristics of the region as well, as the area has robust health, education, public safety, and industrial sectors.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The need to use HOME funds for the entire region provides flexibility for the program to operate in the best interests of the beneficiaries.
	Identify the needs in this target area.	Generally, there is a strong need for increased affordable housing development. Demands for units has outpaced inventory.

<p>What are the opportunities for improvement in this target area?</p>	<p>Working with local organizations with the ability to become a certified CHDO can increase the likelihood that affordable housing development can successfully take place.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>Since the geography is so large, there are several governing bodies throughout the region with varying support for undertaking larger projects. In this case, focusing TBRA and downpayment assistance in those areas can help relieve the burden on the residents of those areas.</p>

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The City of Winchester Consortium is leveraging its Community Development Block Grant (CDBG) funds, municipal funds, and state/federal funds to revitalize the North Kent Street Corridor within the City of Winchester municipal limits. The City of Winchester Public Services department is spending millions in local, state, and federal funds for the construction of stormwater device(s) on the west side of North Kent Street between Elk Street and Liberty Avenue.

As stormwater runoff flows over various surfaces such as streets, parking lots, rooftops and construction sites, it picks up debris, chemicals, sediment and other pollutants and carries them into local streams and rivers by way of the storm sewer system. Many citizens do not realize that stormwater drains are not connected to the City’s wastewater treatment system. Therefore, instead of being treated at a wastewater facility prior to discharge, the stormwater that enters these drains (along with all of the pollutants that they carry) flows directly to our nearby streams and ponds (such as Town Run or Abrams Creek). These pollutants adversely affect the water quality of our streams. Increased peak stormwater flows due to development can cause erosion and further degrade the health of the stream.

The City of Winchester will concentrate its CDBG funds in the acquisition and rehabilitation of the Elks Lodge addressed 414 North Kent Street in the historically black neighborhood. The end goal is to rehabilitate the Elks Lodge into a Community Center to be used by the disadvantaged (as determined by the Climate and Economic Justice Screening Tool) Census Tract. If acquisition of the Elks Lodge fails, the City will use CDBG funds for public infrastructure in L/M income areas (Winchester Census Tract 1.01 and 1.02)

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

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	CDBG: Public Facilities & Improvements Focus
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Non-housing Community Development
	Geographic Areas Affected	North Kent Corridor
	Associated Goals	Economic Growth through Public Infrastructure
	Description	The City of Winchester Consortium has spent the majority of its CDBG in Census Tracts 1.01 and 1.02 on public improvements (e.g., sidewalks). The Consortium will continue to make investments in the mentioned Census Tracts and hopes to progress from public improvements to public facilities projects (e.g., community center, stormwater devices).
	Basis for Relative Priority	The needs assessment and market analysis portions of the Consolidated Plan indicate that Census Tracts 1.01 and 1.02 lack new housing necessary to properly shelter the demographic needs of said tracts. Both CDBG funds and other non-HUD funds will be spent in the area to improve public infrastructure to encourage non-public fund investments on residential and non-residential development.
2	Priority Need Name	HOME: Safe, Decent, Affordable Housing
	Priority Level	Low

Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Elderly Frail Elderly
Geographic Areas Affected	Regional Target Area
Associated Goals	Provide Safe, Affordable, and Accessible Housing
Description	Prioritized needs for the HOME program include assistance to low to moderate income households to access safe, decent, accessible, and affordable housing in the Northern Shenandoah Valley geographic region.
Basis for Relative Priority	

Narrative (Optional)

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
<p>Tenant Based Rental Assistance (TBRA)</p>	<p>In June 2018, Virginia Commonwealth University (VCU) Wilder School’s Center for Urban and Regional Analysis and Housing Virginia collaborated with local and regional government entities within the Consortium’s geographic area (i.e., City of Winchester, Clark County, Frederick County, Page County, Shenandoah County, Warren County) to produce a housing document titled “Housing the Northern Shenandoah Valley: Analysis of Trends and Projections”.</p> <p>The Study prepared by VCU and Housing Virginia makes the following statement in its Housing Trends and Gaps section:</p> <p>“Regionally, the market is dominated by owner-occupied or for-sale houses affordable to a variety of house-holds. However, a gap between households earning more than 120 percent of the Area Median Income (AMI) of 1,867 and units affordable at or above that income indicates higher income households occupy units affordable to lower income households. Downward pressure from higher income households on lower cost units constrains the supply of affordable housing...The current housing market is likely to push the lowest income homebuyers into housing that may not be affordable or back towards the rental market. Low to moderate income renters may also have difficulty finding affordable units as higher income renters place downward pressure on the rental inventory.”</p> <p>The City of Winchester Citywide Housing Strategy completed in 2022 echoes many of the same findings as the one made by VCU and Housing Virginia with the added note that those with a 120 percent AMI has grown as telecommuting has allowed those households in the D.C. metro to live in the Northern Shenandoah. Given the current market conditions in the Consortium’s region, it is imperative that HUD funds are used for both the construction of affordable housing and Tenant Based Rental Assistance as those not in the 120 percent AMI may become persons at risk of homelessness.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
TBRA for Non-Homeless Special Needs	<p>The VCU and Housing Virginia 2018 study makes the following statement regarding non-homeless special needs:</p> <p>“Projections indicate the region’s largest householder age cohorts, 45 to 54 and 55- to 64-year-olds, will experience almost no growth through 2040 (Figure B). Although the 45- to 54-year-old cohort is projected to remain the largest, the 55 to 64 age cohort is projected to fall to the fourth largest behind 35 to 44 and 65 to 74 year olds. The most significant changes are projected in older households—those in the 65 to 74, 75 to 84, and 85 and over age cohorts. Households 75 and over are projected to grow in number by more than 100 percent.”</p> <p>The following is from the section titled "Strategies to Provide Quality Housing for All Ages and Abilities":</p> <ul style="list-style-type: none"> • Conduct home assessments • Create senior living communities • Consider senior “village” networks • Promote in-home services • Expand housing accessibility and repair programs <p>Please note that the above does not specify ownership status and that TBRA could be used to pay for senior citizens that reside in rental senior villages.</p>
New Unit Production	<p>New unit production is stated as one of the key City of Winchester Citywide Housing Strategy and HB 854 have illustrated a need for additional and affordable housing stock within the Consortium’s geography. Given the meager amount of HUD grant funds received by the Consortium, it will be up to non-federal entities within the Consortium to devise and execute policies that may assist or add to new unit production.</p>
Rehabilitation	<p>Please refer to the above section "TBRA for Non-Homeless Special Needs" where one of the cornerstones for assisting elderly persons is expanding repair programs. Rehabilitation of the aged housing stock across the Consortium’s geography will be determined on a case-by-case basis using the definition of “standard condition” and “substandard condition but suitable for rehabilitation” housing in previous section of this Plan.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	Acquisition, including preservation, of the aged housing stock across the Consortium’s geography will be determined on a case-by-case basis using the definition of “standard condition” and “substandard condition but suitable for rehabilitation” housing in previous section of this Plan. The City of Winchester is formulating policies that would include cooperating with the Virginia State Community Land Trust on the acquisition and maintenance of existing and new affordable housing units. The City of Winchester is not aware of any other local governments in the Consortium that are drafting similar policies.

Table 50 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 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 of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	250,138	0	403,435	653,573	1,000,552	Anticipated resources for CDBG funds estimated using 2023 allocation prorated at an equal amount of the 5-year period of the Consolidated Plan.

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

Table 51 - Anticipated Resources

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

The 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.

Discussion

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Winchester	Government	Planning Rental neighborhood improvements public facilities public services	Jurisdiction
NORTHERN SHENANDOAH VALLEY REGIONAL COMMISSION	Regional organization	Ownership Planning Rental	Region

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The newly created Community Development Department within the City of Winchester municipal jurisdiction has been tasked with managing CDBG funds. The Department will continue to rely on the Consortium's proven track record of spending CDBG funds on public facilities/infrastructure. Given that CDBG funds received by the Consortium average \$240,412.43, the City of Winchester is lacking in funding to undertake major housing projects and must instead turn to local policies and incentives to stimulate other stakeholders in the community to fulfill local housing needs. Last, the City of Winchester is in the early stages of strengthening or creating bonds with other service providers in the area.

The Northern Shenandoah Valley Regional Consortium (NSVRC) partners with local organizations such as CoC, CHDOs, housing providers, advocacy groups, special interest groups, and supportive service providers to implement the Consolidated Plan. This regional partnership is a tremendous asset to the institutional delivery system. Potential gaps in the delivery system include a lack of consistent participation among non-profit groups and challenges in having meaningful impact and participation in the process. NSVRC through its local partners will continue to expand and enhance the institutional delivery system to ensure the goals and strategies of the Consolidated Plan are realized.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X

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

Table 53 - Homeless Prevention Services Summary

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

The Northern Shenandoah Valley region has been able to successfully implement mainstream services such as health, mental health and employment services for homeless and person with HIV within the region. The Continuum of Care (CoC) is the primary organization responsible for evaluating these services and planning for new services. The CoC adopted its Ten (10) Year Plan to End Homelessness in the fall of 2012 which outlines existing services offered (documented in the preceding table) and those services which "lacking." The CoC through its partnerships with local governments, NSVRC, CHDOs, housing providers, advocacy groups, special interest groups and supportive service providers will continue to plan and implement new services to address service "gaps."

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

The Consolidated Plan is developed and implemented through a regional organization in the Northern Shenandoah Valley Regional Organization. NSVRC has partnered with local organizations such as the CoC, CHDOs, housing providers, advocacy groups, special interest groups and supportive service providers to implement the Consolidated Plan and specifically address service delivery for special needs populations and persons experiencing homelessness. This regional partnership is a tremendous asset to the institutional delivery system. Potential gaps in the delivery system include a lack of consistent participation among non-profit groups and challenges in having meaningful input and participation in the process. NSVRC through its local partners will continue to expand and enhance the institutional delivery system to ensure implementation of Consolidated Plan goals and strategies.

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

The Consolidated Plan is developed and implemented through a regional organization in the Northern Shenandoah Valley Regional Organization. NSVRC has partnered with local organizations such as the CoC, CHDOs, housing providers, advocacy groups, special interest groups and supportive service providers to implement the Consolidated Plan. This regional partnership is a tremendous asset to the institutional delivery system for serving priority needs populations. Potential gaps in the delivery system include a lack of consistent participation among non-profit groups and challenges in having meaningful input and participation in the process. NSVRC through its local partners will continue to expand and enhance the institutional delivery system to ensure implementation of Consolidated Plan goals and strategies.

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Economic Growth through Public Infrastructure	2023	2027	Non-Housing Community Development	North Kent Corridor	CDBG: Public Facilities & Improvements Focus	CDBG: \$603,545	<p>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 35 Persons Assisted</p> <p>Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted</p> <p>Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted</p> <p>Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted</p> <p>Facade treatment/business building rehabilitation: 0 Business</p> <p>Brownfield acres remediated: 0 Acre</p> <p>Rental units constructed: 0 Household Housing Unit</p> <p>Rental units rehabilitated: 0 Household Housing Unit</p>

Consolidated Plan

WINCHESTER

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Provide Safe, Affordable, and Accessible Housing	2023	2027	Affordable Housing Homeless	HOME TARGET AREA	HOME: Safe, Decent, Affordable Housing	HOME: \$688,202	Homeowner Housing Added: 10 Household Housing Unit Direct Financial Assistance to Homebuyers: 47 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 742 Households Assisted

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Economic Growth through Public Infrastructure
	Goal Description	Stimulating economic development in the Consortium through the development of new (or improvement to) public facilities and improvements.

2	Goal Name	Provide Safe, Affordable, and Accessible Housing
	Goal Description	<p>The City of Winchester Consortium proposes to spend HOME Investment Partnership Program funds on several eligible activities including:</p> <ul style="list-style-type: none"> • Tenant Based Rental Assistance (TBRA) • Downpayment Assistance/homeownership assistance <p><u>Tenant Based Rental Assistance Program</u></p> <p>The following is a breakdown of the 2022 program year’s TBRA numbers:</p> <p>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 2023-2027 program years utilizing the mean annual percentage change increase of 26% for each program year:</p> <p><u>Downpayment Assistance Program</u></p> <p>The following is a breakdown of the 2022 program year’s downpayment assistance numbers:</p> <p>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 2023-2027 program years utilizing the mean annual percentage increase of 23% from each program year:</p> <p>The City of Winchester Consortium will continue to adhere to 24 CFR 92.251 Property Standards in its pursuit of providing decent, safe, and sanitary housing.</p>

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

The City of Winchester Consortium proposes to spend HOME Investment Partnership Program funds on several eligible activities including:

- Tenant Based Rental Assistance (TBRA)
- Downpayment Assistance/homeownership assistance

Tenant Based Rental Assistance Program

The following is a breakdown of the 2022 program year's TBRA numbers:

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 2023-2027 program years utilizing the mean annual percentage change increase of 26% for each program year:

Downpayment Assistance Program

The following is a breakdown of the 2022 program year's downpayment assistance numbers:

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 2023-2027 program years utilizing the mean annual percentage increase of 23% from each program year:

The City of Winchester Consortium will continue to adhere to 24 CFR 92.251 Property Standards in its pursuit of providing decent, safe, and sanitary housing.

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

Section is inapplicable.

Activities to Increase Resident Involvements

City of Winchester Consortium defers to the Virginia Housing Development Authority (Virginia Housing) as they are the Public Housing Agency for the Consortium.

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

N/A

Plan to remove the 'troubled' designation

N/A

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

Barriers to Affordable Housing

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 policies that affect return on residential investment.

In examining barriers to affordable housing opportunities within the Northern Shenandoah Valley Region, this analysis focuses on local and regional factors. Chief among these factors are local real estate tax rates, local land use controls, and local and regional employment opportunities. The City of Winchester and the region's towns demonstrate higher than average levels of poverty. In addition, as evidenced by the region's demographic data, these areas include higher than average minority, elderly, and disabled populations. As such, in general, the residential tax burden to most of the region's at-risk population is elevated as compared to the regional average, particularly given that a significant portion of new development activities are occurring in the unincorporated parts of the region's counties. It should be noted, however, that many of the region's at-risk populations benefit from proximity to employment opportunities, services, and family support structures by residing in the City and the region's towns.

Another potential barrier to affordable housing within the region is the increasing costs of commuting. As previously noted, a significant amount of the region's population and housing growth can be attributed to its proximity to the Northern Virginia / Washington D.C. metropolitan area and its growing employment sector. For many, housing costs represent the household's single largest expenditure. Unfortunately, transportation costs consume a larger percentage of the household budget, thereby exacerbating the affordability gap. As such, jurisdictions within the Northern Shenandoah Valley Region should periodically review land use controls on both a local and regional level to identify housing related patterns and needs. Finally, housing market conditions have become and will continue to be a cause for concern relative to housing affordability.

As national and regional trends continue to weight on accessibility, public policymakers should continue to monitor housing availability and affordability in the determination of housing resource allocation. The Northern Shenandoah Valley Region continues to partner with organizations including Housing Virginia and the VA Fair Housing Office to educate stakeholders and the public regarding affordable housing and Fair Housing Law. Workshops, seminars, and trainings are held throughout the year to educate the public.

The City of Winchester May 2022 Citywide Housing Strategy provided several policy prescriptions to assist in the City in addressing its housing challenges. The City of Winchester Common Council adopted Resolution #2022-19 following the Citywide Housing Strategy. Since the adoption of Resolution #2022-

19, the City of Winchester Common Council has acted on four of the six recommendations in the resolution. In early 2023, City of Winchester begun working with the Housing Coalition of the Northern Shenandoah Valley to draft additional policy measures for the City's housing dilemma.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

RKG Associates completed a Citywide Housing Strategy for the City of Winchester in May 2022 and the Housing Coalition of the Northern Shenandoah Valley is working alongside the City and HDAdvisors to craft additional policy strategies for removing or ameliorating the barriers to affordable housing. The Consortium will use the referenced documents (and other regional/state planning documents) to remove or ameliorate the barriers to affordable housing within the Consortium's jurisdiction.

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

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

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

The City of Winchester Consortium acts has staff on the VA-513 CoC Data Committee and and is assisting with the CoC's Point-In-Time (PIT) documents.

Addressing the emergency and transitional housing needs of homeless persons

The City of Winchester Consortium will continue to work with VA-513 Continuum of Care and non-profit organizations focusing on emergency shelters in the area. The Community Development Department also houses Zoning, Planning, Building and Inspections divisions and is aware of non-profits that service homeless populations. Current priority for CDBG funds is public facilities and improvements with HOME developing CHDOs in the Region and providing funds for TBRA program.

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 City of Winchester Consortium North Kent Revitalization Strategy is likely to include spending CDBG funds on repairing the Timbrook House that currently houses Drug Court and the Northern Shenandoah Valley Substance Abuse Coalition. Clientele data indicates that these individuals may be homeless and assistance in keeping them drug free may reduce homelessness in the Region.

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

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

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

The following is an excerpt from the Virginia Department of Health under the “lead in paint” tab:

Most buildings built before 1978 contain **lead paint**. Dust from lead paint, due to normal wear and tear or due to renovations, can expose your family to lead. If you live in an older house, **routine maintenance can keep the paint intact**, reducing exposure to lead dust and paint chips to your family. If you plan to upgrade or renovate your home, make sure to **use safe renovation practices to protect your family** from lead exposure. Doing renovations without proper precautions can expose you and your family to high levels of lead. Activities such as scraping old paint or removing it with a heat gun can produce dangerous lead dust, chips and fumes. Guidelines for lead-safe renovations can be found on the EPA's website.

Actions the Consortium will take to address lead-based paint hazards and increase access to housing without lead-based paint hazards:

- The City of Winchester Consortium will follow the Lead Disclosure Rule (24 CFR 35 Subpart A), when applicable.
- The City of Winchester Consortium will follow the Lead Safe Housing Rule (24 CFR 35), when applicable.
- The City of Winchester Consortium will follow EPA’s Renovation, Repair, and Painting Rule (40 CFR Part 745), when applicable.
- The City of Winchester incorporates the EPA, United States Consumer Product Safety Commission, and HUD *Protect Your Family From Lead in Your Home* publication into our compliance with lead-related Code of Federal Regulations.
- Local subdivisions within the Region will continue to adhere to State Building Regulations.
- The City of Winchester Consortium may continue to monitor Virginia Department of Health reports regarding blood lead levels (BLL) for our Region.

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

While the Consortium does not have the resources to ensure that lead risk is eliminated from the entirety of housing stock within its borders, it is compelled by federal and state regulations to ensure that its programs are carried out in ways that protect program participants, especially low-income families with children, from exposure.

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

The City of Winchester Consortium follows Code of Federal Regulations when utilizing HUD funds. Regulations from State Building Code are carried out by political subdivisions charged with building code inspection and enforcement responsibilities.

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

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

The anti-poverty strategy to be submitted to HUD as part of the Consolidated Plan states that:

“The consolidated plan must provide a concise summary of the jurisdiction's goals, programs, and policies for reducing the number of poverty-level families and how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing, set forth in the housing component of the consolidated plan, will be coordinated with other programs and services for which the jurisdiction is responsible and the extent to which they will reduce (or assist in reducing) the number of poverty-level families, taking into consideration factors over which the jurisdiction has control. These policies may include the jurisdiction's policies for providing employment and training opportunities to section 3 residents pursuant to 24 CFR part 75.”

Per 91.415, The City of Winchester is the only CDBG entitlement community and presents the following programs/policies that may reduce the number of poverty-level families:

- Temporary Assistance for Needy Families (TANF)

Individuals that participate in TANF may also have to participate in:

- Virginia Initiative for Education and Work (VIEW) Program
- Full Employment Program (FEP)
- Employment Advancement for TANF Participants Program

The City of Winchester Economic Development Strategic Plan (published 03/19/2018) included an implementation plan with timelines, task assignments, and performance metrics has the following, overarching projects:

- Empower People
- Bolster Community
- Strengthen Business

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

Many of the poverty reduction programs/policies are administered through the City of Winchester Social Services Department. Program eligibility at the Social Services department typically overlaps with program eligibility for HUD-funded housing programs (e.g., Tenant-Based Rental Assistance, Housing Choice Voucher Program, etc.). The Economic Development Authority's (EDA) Strategic Plan requires a

great deal of coordination between many public, private, and non-profit entities within Municipal limits and that's typically done through outreach by the EDA.

SP-80 Monitoring - 91.230

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

As Lead Entity, the City of Winchester is responsible for monitoring housing and community development projects funded through CDBG and HOME. The City Manager's Office or designee (in this case the Community Development Department has been identified as the City Manager's designee) is responsible for CDBG Administration. In the case of the HOME program, the City of Winchester will continue an agreement (initiated in 2008) with the Northern Shenandoah Valley Regional Commission (NSVRC), the local Planning District Commission, to administer the HOME program. As such, NSVRC will be responsible for assisting the City with monitoring HOME funded subrecipients' and CHDOs' projects.

The City of Winchester has historically been the entity to carry out all eligible activities related to CDBG funds; as such, it must follow internal policies, enacted local laws and all applicable federal and state laws. The following is a non-exhaustive list of procedures or laws the City of Winchester must follow in relation to development regulations:

- City of Winchester Municipal Code
- City of Winchester Zoning and Subdivision Ordinances
- City of Winchester Finance Department's Policy & Procedures Manual
- City of Winchester Engineering Division Design & Construction Standards Manual
- 2018 Virginia Building Code
- Virginia State Erosion and Sediment Control Regulations
- Virginia Public Procurement Act

The City of Winchester will continue to monitor its progress against HUD mandated comprehensive planning requirements.

Expected Resources

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

Introduction

As of May 1st, 2024, local administrators of HUD grant programs have not received CPD appropriations allocation amounts. Per notice CPD-24-01 Guidance on Submitting Consolidated Plans and Annual Action Plans for Fiscal Year (FY) 2024, The City of Winchester and the Northern Shenandoah Valley Consortium will include contingency provision language in the 2024 Annual Action Plan that will explain how the plan will be adjusted to match actual allocation amounts, once actual amounts become known.

04/30/2024 Contingency Provisions - Budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.

05/08/2024 CPD Allocations Published - The Annual Action Plan amounts have been updated based on CPD allocation amounts.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	234,286.00	0.00	362,395.65	596,681.65	702,858.00	The City of Winchester received funds revised multiple AAP's and the 2023-2028 Con Plan to change PY 2023 to include all unspent funds throughout the years totaling \$653572.88.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	570,716.00	0.00	688,202.00	1,258,918.00	1,712,148.00	HOME amounts have declined 17.07% from GY 2023 to GY 2024. The HOME Consortium expects to allocate its funds to a combination of homebuyer assistance programs, new construction for ownership, and TBRA.

Table 55 - Expected Resources – Priority Table

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

The Northern Shenandoah Valley Consortium has provided a letter of recommendation to a local Certified Housing Development Organization (CHDO) in their competitive state grant application that would leverage local CHDO set-aside funds, state Housing Trust Funds (HTF) via Virginia's Department of Housing and Community Development, and private funds generated by the CHDO.

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

The City of Winchester is allowing the Northern Shenandoah Valley Substance Abuse Coalition to occupy 305 East Piccadilly Street with \$1.00 rent for several years. The City of Winchester spent CDBG funds in the 2023 program year on the rehabilitation of 305 East Piccadilly Street and intends to finish rehabilitation during the 2024 program year.

Discussion

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Economic Growth through Public Infrastructure	2023	2027	Non-Housing Community Development	North Kent Corridor	CDBG: Public Facilities & Improvements Focus	CDBG: \$603,545.28	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 35 Persons Assisted
2	Provide Safe, Affordable, and Accessible Housing	2023	2027	Affordable Housing Homeless	HOME TARGET AREA	HOME: Safe, Decent, Affordable Housing	HOME: \$688,202.00	Homeowner Housing Added: 15 Household Housing Unit Direct Financial Assistance to Homebuyers: 15 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 65 Households Assisted Other: 3 Other

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Economic Growth through Public Infrastructure
	Goal Description	<p>Using CDBG funds on public facilities and improvements to encourage non-public investment in the same geographic area.</p> <p><u>12/14/2023 SUBSTANTIAL AMENDMENT TO 2023 PY CDBG PROGRAM</u></p> <p>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:</p> <p>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:</p> <ul style="list-style-type: none"> • 2023 PY Winchester Census Tract 1.01-1.02 Revitalization - \$603,545.28
2	Goal Name	Provide Safe, Affordable, and Accessible Housing
	Goal Description	<p>The City of Winchester Consortium continues to spend HOME Investment Partnership Program funds on:</p> <ul style="list-style-type: none"> • Tenant Based Rental Assistance (TBRA) • Downpayment Assistance/homeownership assistance <p>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.</p>

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 1.02 Public Facilities and Improvements
8	Planning and Capacity Building FY 2024
9	CDBG Administration

Table 57 – 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
	Target Area	HOME TARGET AREA
	Goals Supported	Provide Safe, Affordable, and Accessible Housing
	Needs Addressed	HOME: Safe, Decent, Affordable Housing
	Funding	HOME: \$320,000.00
	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 and type of families that will benefit from the proposed activities	The following is a breakdown of the 2022 program year's TBRA numbers: 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: <ul style="list-style-type: none"> • 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: \$99,972.00
	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 that will benefit from the proposed activities	The following is a breakdown of the 2022 program year's downpayment assistance numbers: 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: <ul style="list-style-type: none"> • 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.
3	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: \$68,820.00

	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: \$150,000.00
	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.

	<p>Location Description</p> <p>The City of Winchester Consortium geographic boundaries consist of the following local government districts:</p> <ul style="list-style-type: none"> • 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. <p>Beneficiaries of the Community Housing Development Organization set aside will be located within the Consortium's geographic boundaries.</p>														
	<p>Planned Activities</p> <p>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.</p>														
5	<table border="1"> <tr> <td data-bbox="527 978 812 1031">Project Name</td> <td data-bbox="812 978 1446 1031">2023 CHDO Operating</td> </tr> <tr> <td data-bbox="527 1031 812 1083">Target Area</td> <td data-bbox="812 1031 1446 1083">HOME TARGET AREA</td> </tr> <tr> <td data-bbox="527 1083 812 1136">Goals Supported</td> <td data-bbox="812 1083 1446 1136">Provide Safe, Affordable, and Accessible Housing</td> </tr> <tr> <td data-bbox="527 1136 812 1188">Needs Addressed</td> <td data-bbox="812 1136 1446 1188">HOME: Safe, Decent, Affordable Housing</td> </tr> <tr> <td data-bbox="527 1188 812 1241">Funding</td> <td data-bbox="812 1188 1446 1241">HOME: \$34,410.00</td> </tr> <tr> <td data-bbox="527 1241 812 1682">Description</td> <td data-bbox="812 1241 1446 1682">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).</td> </tr> <tr> <td data-bbox="527 1682 812 1734">Target Date</td> <td data-bbox="812 1682 1446 1734">12/31/2024</td> </tr> </table>	Project Name	2023 CHDO Operating	Target Area	HOME TARGET AREA	Goals Supported	Provide Safe, Affordable, and Accessible Housing	Needs Addressed	HOME: Safe, Decent, Affordable Housing	Funding	HOME: \$34,410.00	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).	Target Date	12/31/2024
Project Name	2023 CHDO Operating														
Target Area	HOME TARGET AREA														
Goals Supported	Provide Safe, Affordable, and Accessible Housing														
Needs Addressed	HOME: Safe, Decent, Affordable Housing														
Funding	HOME: \$34,410.00														
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).														
Target Date	12/31/2024														

	Estimate the number and type of families that will benefit from the proposed activities	N/A- CHDO operating funds.
	Location Description	<p>The City of Winchester Consortium geographic boundaries consist of the following local government districts:</p> <ul style="list-style-type: none"> • 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. <p>All CHDOs will operate within the Consortium's geographic boundaries and be certified by the Consortium as a CHDO.</p>
	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: \$15,000.00
	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	<p>The City of Winchester Consortium geographic boundaries consist of the following local government districts:</p> <ul style="list-style-type: none"> • 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. <p>All CHDOs will operate within the Consortium's geographic boundaries and be certified by the Consortium as a CHDO.</p>
	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 1.02 Public Facilities and Improvements
	Target Area	North Kent Corridor
	Goals Supported	Economic Growth through Public Infrastructure
	Needs Addressed	CDBG: Public Facilities & Improvements Focus
	Funding	CDBG: \$603,545.00

	Description	Spending funds in qualified census tract 1.02. Funds are expected to go towards the continued renovations of 305 East Piccadilly Street, home to the Northern Shenandoah Valley Substance Abuse Coalition. The City of Winchester is not certain of the final amount to renovate the property of interest. In the instance CDBG entitlement amounts are not sufficient, the City of Winchester will begin the Section 108 Loan process through HUD to secure additional funding and complete the project.04/30/2024 Contingency Provisions - The CDBG funds for this project will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts. The City of Winchester will continue to fund this project at 80% of its total CDBG entitlement funds and will adjust accordingly, after actual allocation amounts are known.05/08/2024 CPD Allocations Published - The Annual Action Plan amounts have been updated based on CPD allocation amounts.03/28/2025 - The rehabilitation of 302 South Loudoun Street has replaced the rehabilitation of 305 East Piccadilly Street. Funds will also be spent on fire protection equipment.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	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.
	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.
8	Project Name	Planning and Capacity Building FY 2024
	Target Area	HOME TARGET AREA North Kent Corridor
	Goals Supported	Economic Growth through Public Infrastructure
	Needs Addressed	CDBG: Public Facilities & Improvements Focus
	Funding	CDBG: \$25,014.00

	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 City of Winchester will likely spend said funds on its current planning project, the Neighborhood Design District (NDD).04/30/2024 Contingency Provisions - The CDBG funds for this project will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts. The City of Winchester will continue to fund this project at 10% of its total CDBG entitlement funds and will adjust accordingly, after actual allocation amounts are known.05/08/2024 CPD Allocations Published - The Annual Action Plan amounts have been updated based on CPD allocation amounts.
	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: <ul style="list-style-type: none"> • 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: \$25,013.00
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	6/30/2023
Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	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 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

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 59 - 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 60 - One Year Goals for Affordable Housing by Support Type
Discussion

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

Discussion

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. It 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" 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.

Discussion

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 policies 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.

Discussion

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 at-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.

Discussion

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.

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

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 limitations or preferences for rental housing projects.

Attachments

Grantee Unique Appendices

**CITY OF WINCHESTER
COMMUNITY DEVELOPMENT BLOCK GRANT
ANNUAL ACTION PLAN: SUBSTANTIAL AMENDMENTS**

Introduction
Per Title 24 CFR Part 91 and the City of Winchester's (hereinafter the "City") Citizen Participation Plan, the City seeks to obtain the views of its citizenry regarding substantial amendments to the 2018, 2019, 2021, 2022, and 2023 Annual Action Plans (AAP).

Purpose
The purpose of this notice is to solicit feedback from City residents regarding substantial amendments to the 2018, 2019, 2021, 2022, and 2023 AAPs. The City seeks to reallocate \$403,434.88 in unexpended funds from previous Program Years (PY) to the 2023 PY.

2018, 2019, 2021, 2022, and 2023 AAP Summary
Current funding for the 2023 PY project Census Tract 1.01-1.02 is at \$200,110.40. Below is a list of projects with unexpended funds that are to be reallocated to the 2023 PY project titled Census Tract 1.01-1.02

PY	Project	Amount
2018	Section 108 Loan Repayment (Sidewalks)	\$12,081
2019	Section 108 Loan Repayment (Sidewalks)	\$3,330
2021	Section 108 Loan Repayment (Sidewalks)	\$93,456.48
2021	CDBG Program Administration (Started 8/19)	\$19,241.40
2022	N. Kent St. Revitalization & N. Kent St. Revitalization Section 108 Loan Repayment	\$247,793.40
2022	CDBG Program Administration (Started 8/19)	\$27,532.60

• New total after reallocation of unexpended funds for PY 2023 with Project Title Winchester Census Tract 1.01-1.02 Revitalization - \$603,545.28.

Public Comment Period
The public comment period is from January 5, 2024 through February 06, 2024. All involved AAPs will be posted on the City of Winchester's official website. For the CDBG program, please send written comments to City of Winchester Attn: Community Development Department 15 North Cameron Street, Winchester, VA 22601 or email to nasser.rahimzadeh@winchesterva.gov.



THE COMMON COUNCIL

Rouss City Hall
15 North Cameron Street
Winchester, VA 22601
540-667-1815
TDD 540-722-0782
www.winchesterva.gov

I, Kerri A. Mellott, Deputy Clerk of the Common Council, hereby certify on this 14 day of February 2024 that the following Resolution is a true and exact copy of one and the same adopted by the Common Council of the City of Winchester, assembled in regular session on the 13 day of February 2024.

A RESOLUTION TO APPROVE SUBSTANTIAL AMENDMENTS TO THE 2018, 2019, 2021, 2022, AND 2023 ANNUAL ACTION PLAN

Whereas, local and state governments that receive U.S. Department of Housing & Urban Development (HUD) funds must prepare and submit a plan that advances overall goals desired by United States Legislation; and,

Whereas, HUD and the City of Winchester desire a viable urban community by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons; and,

Whereas, the plan documents submitted to HUD will be used to evaluate the City of Winchester's performance by HUD.

NOW, THEREFORE, BE IT RESOLVED, that the adoption of this resolution shall serve as the Winchester City Council's approval of the City of Winchester's amended 2018, 2019, 2021, 2022 ,and 2023 Annual Action Plan; and

BE IF FURTHER RESOLVED, that the Mayor, or presiding officer, is hereby authorized to affix their signature to this Resolution signifying its adoption by the City Council of the City of Winchester, and the City Clerk, or their duly appointed deputy, is directed to attest thereto; and,

BE IF FURTHER RESOLVED, that the Winchester City Council approves of the City Manager's submission of the substantially amended 2018, 2019, 2021, 2022, and 2023 Annual Action Plan to the U.S. Department of Housing and Urban Development.

Resolution No. R-2023-51

ADOPTED by the Common Council of the City of Winchester on this 13 day of February 2024.

Witness my hand and the seal of the City of Winchester, Virginia.



Kerri A. Mellott
Deputy Clerk of the Common Council

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.

-

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	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.

Annual Action Plan
2018

1

OMB Control No: 2506-0117 (exp. 09/30/2021)

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

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 an 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 land or property located within the appropriate jurisdictions that will be used to address the needs identified in the plan.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Safe, Affordable, and Accessible Housing	2013	2017	Affordable Housing	HOME TARGET AREA	Create Stable Housing Situations	CDBG: \$0 HOME: \$418,108	Homeowner Housing Rehabilitated: 14 Household 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 Growth and Infrastructure	2013	2017	Non-Housing Community Development	CDBG Target Area	Improve Economic vitality and Pedestrian Access	CDBG: \$219,000 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3940 Persons Assisted Other: 0 Other

Table 2 – Goals Summary

Goal Descriptions

Annual Action Plan
2018

4

OMB Control No: 2506-0117 (exp. 09/30/2021)

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	<p>Repayment of Section 108 Loan for sidewalk enhancement project.</p> <p><u>11/20/2023 SUBSTANTIAL AMENDMENT TO 2018 GY CDBG PROGRAM</u></p> <p>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:</p> <p>The reduction in 2018 PY funding allocation will total \$12,081.</p> <ul style="list-style-type: none"> • 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

Annual Action Plan
2018

6

OMB Control No: 2506-0117 (exp. 09/30/2021)

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 perceived 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

Annual Action Plan
2018

8

OMB Control No: 2506-0117 (exp. 09/30/2021)

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
	Location Description	NA

Planned Activities	NA
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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

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.

Discussion

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

Discussion

Annual Action Plan
2018

14

OMB Control No: 2506-0117 (exp. 09/30/2021)

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.

Discussion

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. It 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.

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 policies 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.

Discussion:

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 at-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

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.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(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(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is	
Annual Action Plan	22
2018	

OMB Control No: 2506-0117 (exp. 09/30/2021)

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

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(l)(5)

1. Distribution of Funds

- 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.

Annual Action Plan
2018

25

OMB Control No: 2506-0117 (exp. 09/30/2021)

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]>

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.

Annual Action Plan
2019

1

OMB Control No: 2506-0117 (exp. 09/30/2021)

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 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 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 subsistence 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 subsistence 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	Name	Department/Agency
Lead Agency	WINCHESTER	
CDBG Administrator	WINCHESTER	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

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

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

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

2. 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

Annual Action Plan
2019

7

OMB Control No: 2506-0117 (exp. 09/30/2021)

	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)

Annual Action Plan
2019

8

OMB Control No: 2506-0117 (exp. 09/30/2021)

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 response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

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

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

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

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

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

Table 6 – Goals Summary

Goal Descriptions

Annual Action Plan
2019

16

OMB Control No: 2506-0117 (exp. 09/30/2021)

1	Goal Name	Provide Safe, Affordable, and Accessible Housing
	Goal Description	
4	Goal Name	Enhance Economic Growth and Infrastructure
	Goal Description	<p>Repayment of section 108 loan that was used for sidewalk installation.</p> <ul style="list-style-type: none"> • 90% Section 108 Loan Repayment • 10% CDBG Program Administration <p><u>11/20/2023 SUBSTANTIAL AMENDMENT TO 2019 GY CDBG PROGRAM</u></p> <p>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:</p> <p>The reduction in 2019 PY funding allocation will total \$3,330.</p> <ul style="list-style-type: none"> • 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

Annual Action Plan
2019

19

OMB Control No: 2506-0117 (exp. 09/30/2021)

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 subrecipient 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 Subsistence payments of rent,utilities, 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.

Discussion

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 Supported 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

Discussion

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.

Discussion

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 individuals 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 management 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 targeted 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
2019

29

OMB Control No: 2506-0117 (exp. 09/30/2021)

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 policies 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.

Discussion:

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 of 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 beneficiaries and to subrecipient organizations through 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.

Discussion:

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

Annual Action Plan
2019

34

OMB Control No: 2506-0117 (exp. 09/30/2021)

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

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

N/A

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

For 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

Annual Action Plan
2019

35

OMB Control No: 2506-0117 (exp. 09/30/2021)

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).

Annual Action Plan
2019

37

OMB Control No: 2506-0117 (exp. 09/30/2021)

Consolidated Plan

WINCHESTER

216

OMB Control No: 2506-0117 (exp. 09/30/2021)

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

Annual Action Plan
2021

1

OMB Control No: 2506-0117 (exp. 09/30/2021)

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.

Annual Action Plan
2021

3

OMB Control No: 2506-0117 (exp. 09/30/2021)

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	WINCHESTER	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)

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(l))

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?	

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 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

<p>What section of the Plan was addressed by Consultation?</p>	<p>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</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	

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)

Annual Action Plan
2021

9

OMB Control No: 2506-0117 (exp. 09/30/2021)

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 Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Non-targeted/broad community	N/A	None	None	
2	Public Hearing	Non-targeted/broad community	N/A	None	None	https://winchesterva.new.swagit.com/videos/130249?ts=0

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Public Meeting	Non-targeted/broad community	N/A	None	None	https://winchesterva.new.swagit.com/videos/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 Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	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 Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	638,110	0	0	638,110	0	Funds will be used to assist low income households access safe, decent, and affordable housing.

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

Table 6 – Goals Summary

Goal Descriptions

Annual Action Plan
2021

16

OMB Control No: 2506-0117 (exp. 09/30/2021)

1	Goal Name	Provide Safe, Affordable, and Accessible Housing
	Goal Description	
4	Goal Name	Enhance Economic Growth and Infrastructure
	Goal Description	<p>Repayment of Section 108 Loan for sidewalks improvement project and administrative costs.</p> <p>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:</p> <p>The reduction in 2021 PY funding allocation will total \$112,697.88.</p> <p>11/20/2023 CDBG PROGRAM</p> <ul style="list-style-type: none"> • 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

Annual Action Plan
2021

19

OMB Control No: 2506-0117 (exp. 09/30/2021)

1	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 assistance 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 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 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 Through	
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 individuals 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 management 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

Annual Action Plan
2021

28

OMB Control No: 2506-0117 (exp. 09/30/2021)

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 policies 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 of 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 beneficiaries and to subrecipient organizations through 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(l)(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(l)(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(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is	
Annual Action Plan	33
2021	

OMB Control No: 2506-0117 (exp. 09/30/2021)

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

34

OMB Control No: 2506-0117 (exp. 09/30/2021)

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).

Annual Action Plan
2021

36

OMB Control No: 2506-0117 (exp. 09/30/2021)

Consolidated Plan

WINCHESTER

252

OMB Control No: 2506-0117 (exp. 09/30/2021)

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

Annual Action Plan
2022

1

OMB Control No: 2506-0117 (exp. 09/30/2021)

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	WINCHESTER	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(l))

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 Care	Harrisonburg Redevelopment and Housing Authority	The goals in the strategic plan compliment the regional 10 year plan to end 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 Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community	No attendance or response.	No comments received.	No comments received.	https://winchesterva.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=1935

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Hearing	Non-targeted/broad community	No attendance for the Annual Action Plan; no comments received.	No comments received.	No comments received.	
3	Newspaper Ad	Non-targeted/broad community	No responses received.	No comments received.	No comments received.	https://www.publicnoticevirginia.com/Details.aspx?SID=0xknmxjznukanqb13e54a4qq&ID=257717
4	Internet Outreach	Non-targeted/broad 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 Consortium. The NSVRC determines how HOME funds are utilized on behalf of all of the Consortium's member localities.

Anticipated Resources

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

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

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 Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HOME Program Goals	2022	2023	Affordable Housing	HOME TARGET AREA		HOME: \$713,163	Rental units constructed: 56 Household Housing Unit 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 Revitalization Efforts	2022	2027	Non-Housing Community Development Neighborhood revitalization	CDBG Target Area	North Kent Street Revitalization	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Table 6 – Goals Summary

Annual Action Plan
2022

15

OMB Control No: 2506-0117 (exp. 09/30/2021)

Goal Descriptions

1	Goal Name	HOME Program Goals
	Goal Description	
2	Goal Name	N. Kent Street Revitalization Efforts
	Goal Description	<p>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.</p> <p><u>11/20/2023 SUBSTANTIAL AMENDMENT TO 2022 GY CDBG PROGRAM</u></p> <p>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:</p> <p>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.</p> <ul style="list-style-type: none"> • 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.

Annual Action Plan
2022

18

OMB Control No: 2506-0117 (exp. 09/30/2021)

Consolidated Plan

WINCHESTER

270

OMB Control No: 2506-0117 (exp. 09/30/2021)

AP-38 Project Summary
Project Summary Information

Annual Action Plan
2022

19

OMB Control No: 2506-0117 (exp. 09/30/2021)

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 as 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 individuals 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 management 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

Annual Action Plan
2022

28

OMB Control No: 2506-0117 (exp. 09/30/2021)

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 policies 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 of 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 beneficiaries and to subrecipient organizations through 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(l)(1,2,4)

Introduction:

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

Annual Action Plan
2022

33

OMB Control No: 2506-0117 (exp. 09/30/2021)

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).

Annual Action Plan
2022

35

OMB Control No: 2506-0117 (exp. 09/30/2021)

Consolidated Plan

WINCHESTER

287

OMB Control No: 2506-0117 (exp. 09/30/2021)

Annual Action Plan
2022

36

OMB Control No: 2506-0117 (exp. 09/30/2021)

Consolidated Plan

WINCHESTER

288

OMB Control No: 2506-0117 (exp. 09/30/2021)

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

Annual Action Plan
2023

1

OMB Control No: 2506-0117 (exp. 09/30/2021)

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

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.

Discussion

Annual Goals and Objectives

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

Goals Summary Information

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

Annual Action Plan
2023

4

OMB Control No: 2506-0117 (exp. 09/30/2021)

1	Goal Name	Economic Growth through Public Infrastructure
	Goal Description	<p>Using CDBG funds on public facilities and improvements to encourage non-public investment in the same geographic area.</p> <p>12/14/2023 SUBSTANTIAL AMENDMENT TO 2023 PY CDBG PROGRAM</p> <p>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:</p> <p>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:</p> <ul style="list-style-type: none"> • 2023 PY Winchester Census Tract 1.01-1.02 Revitalization - \$603,545.28
2	Goal Name	Provide Safe, Affordable, and Accessible Housing
	Goal Description	<p>The City of Winchester Consortium continues to spend HOME Investment Partnership Program funds on:</p> <ul style="list-style-type: none"> • Tenant Based Rental Assistance (TBRA) • Downpayment Assistance/homeownership assistance <p>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.</p>

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

Annual Action Plan
2023

9

OMB Control No: 2506-0117 (exp. 09/30/2021)

1	Project Name	2023 Tenant Based Rental Assistance
	Target Area	HOME 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 and type of families that will benefit from the proposed activities	The following is a breakdown of the 2022 program year's TBRA numbers: 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: <ul style="list-style-type: none"> • 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 that will benefit from the proposed activities	The following is a breakdown of the 2022 program year's downpayment assistance numbers: 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: <ul style="list-style-type: none"> • 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.
3 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	<p>The City of Winchester Consortium geographic boundaries consist of the following local government districts:</p> <ul style="list-style-type: none"> • 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. <p>Beneficiaries of the Community Housing Development Organization set aside will be located within the Consortium's geographic boundaries.</p>	
Planned Activities	<p>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.</p>	
5	Project Name	2023 CHDO Operating
	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	<p>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).</p>
	Target Date	12/31/2024

Estimate the number and type of families that will benefit from the proposed activities	N/A- CHDO operating funds.
Location Description	<p>The City of Winchester Consortium geographic boundaries consist of the following local government districts:</p> <ul style="list-style-type: none"> • 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. <p>All CHDOs will operate within the Consortium's geographic boundaries and be certified by the Consortium as a CHDO.</p>
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: <ul style="list-style-type: none"> • 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
Estimate the number and type of families that will benefit from the proposed activities	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.

	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.
8	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: <ul style="list-style-type: none"> • 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	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	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.

Discussion

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

Discussion

Annual Action Plan
2023

19

OMB Control No: 2506-0117 (exp. 09/30/2021)

Annual Action Plan
2023

20

OMB Control No: 2506-0117 (exp. 09/30/2021)

Consolidated Plan

WINCHESTER

308

OMB Control No: 2506-0117 (exp. 09/30/2021)

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

Discussion

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

Annual Action Plan
2023

22

OMB Control No: 2506-0117 (exp. 09/30/2021)

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. It 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" 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.

Discussion

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 policies 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.

Discussion

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 at-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.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(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(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

Annual Action Plan
2023

28

OMB Control No: 2506-0117 (exp. 09/30/2021)

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

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 limitations or preferences for rental housing projects.

Annual Action Plan
2023

32

OMB Control No: 2506-0117 (exp. 09/30/2021)

Consolidated Plan

WINCHESTER

320

OMB Control No: 2506-0117 (exp. 09/30/2021)

Appendix - Alternate/Local Data Sources

1	Data Source Name 2015-2019 CHAS data for NSV Region
	List the name of the organization or individual who originated the data set. --
	Provide a brief summary of the data set. --
	What was the purpose for developing this data set? --
	Provide the year (and optionally month, or month and day) for when the data was collected. --
	Briefly describe the methodology for the data collection. --
	Describe the total population from which the sample was taken. --
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. --
	2
Data Source Name NORTHERN SHENANDOAH VALLEY REGION	
List the name of the organization or individual who originated the data set. Northern Shenandoah Valley Regional Commission orginated the data utilizing 2000 and 2010 US Census, 2006-2011 American Community Survey (US Census); 2011, 2012 & 2013 Point-in-Time Count; live data gathered from the Homeless Management Information System (HMIS); 2012 Virginia Department of Health datasets; 2012 Virginia Department of Social Services data sets; 2011, 2012, 2013 Weldon Cooper Virginia Population Estimates.	

<p>Provide a brief summary of the data set.</p> <p>Data was collected from 2000 and 2010 US Census, 2006-2011 American Community Survey (US Census); 2011, 2012 & 2013 Point-in-Time Count; live data gathered from the Homeless Management Information System (HMIS); 2012 Virginia Department of Health datasets, 2012 Virginia Department of Social Services data sets; 2011, 2012, 2013 Weldon Cooper Virginia Population Estimates. All data was collected between 2012 and 2013. Calculations for area median income brackets was appropriated using available data sets.</p>
<p>What was the purpose for developing this data set?</p> <p>Purpose for developing this data was to provide an accurate "snapshot" of the region, as the Consolidated Plan was pre-populated with data specific to the grantee (City of Winchester), but the Consolidated Plan covers the City of Winchester plus Clarke, Frederick, Page, Shenandoah and Warren Counties. Data was needed which was available at the regional scale.</p>
<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Data is comprehensive for the five counties: Clarke, Frederick, Page, Shenandoah and Warren (and towns within) and City of Winchester which make up the Northern Shenandoah Valley. Data covers all population and incomes. Calculations for area median income brackets was appropriated using available data sets. Data was collected from 2000 and 2010 US Census, 2006-2011 American Community Survey (US Census); 2011, 2012 & 2013 Point-in-Time Count; live data gathered from the Homeless Management Information System (HMIS); 2012 Virginia Department of Health datasets, 2012 Virginia Department of Social Services data sets; 2011, 2012, 2013 Weldon Cooper Virginia Population Estimates. All data was collected between 2012 and 2013. Calculations for area median income brackets was appropriated using available data sets.</p>
<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>This data covers the 2000 & 2010 Census; 2006-2011 American Community Survey (US Census); 2012 & 2013 Point-in-Time County; 2012 Virginia Department of Health datasets; 2012 Virginia Department of Social Services data sets; 2011, 2012, 2013 Weldon Cooper Virginia Population Estimates. Data was gathered between 2012 and 2013 by the Northern Shenandoah Valley Regional Commission staff. Calculations for area median income brackets was appropriated using available data sets.</p>

	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Data is complete for purposes of the 2013-2017 Consolidated Plan. Data was collected from 2000 and 2010 US Census, 2006-2011 American Community Survey (US Census); 2011, 2012 & 2013 Point-in-Time Count; live data gathered from the Homeless Management Information System (HMIS); 2012 Virginia Department of Health datasets, 2012 Virginia Department of Social Services data sets; 2011, 2012, 2013 Weldon Cooper Virginia Population Estimates. All data was collected between 2012 and 2013. Calculations for area median income brackets was appropriated using available data sets.</p>
3	<p>Data Source Name</p> <p>HUD CPD MAPS-NSV</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Northern Shenandoah Valley Regional Commission</p>
	<p>Provide a brief summary of the data set.</p> <p>Data collected through HUD CPD Maps Tool January 1, 2013 to May 14, 2013. Data includes 2010 US Census information.</p>
	<p>What was the purpose for developing this data set?</p> <p>Regional level data for the Consolidated Plan sections as appropriate.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>Data collected between January 1, 2013 to May 14, 2013.</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>Data collected through HUD CPD Maps Tool January 1, 2013 to May 14, 2013. Data includes 2010 US Census information.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>Total Population for Grantee: 212,894 (2010 Census)</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Data collected through HUD CPD Maps Tool January 1, 2013 to May 14, 2013. Data includes 2010 US Census information.</p>
4	<p>Data Source Name</p> <p>2011-2015 CHAS Data for NSV Region</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>--</p>

	<p>Provide a brief summary of the data set.</p> <p>--</p>
	<p>What was the purpose for developing this data set?</p> <p>--</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>--</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>--</p>
	<p>Describe the total population from which the sample was taken.</p> <p>--</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>--</p>
5	<p>Data Source Name</p> <p>2005-2009 CHAS FOR NSV REGION</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Northern Shenandoah Valley Regional Commission collected the data for City of Winchester AND Clarke, Frederick, Page, Shenandoah and Warren Counties (and town therein) from the 2005-2009 Comprehensive Housing Affordability Strategy data and estimates the total's for each category. Comprehensive Housing Affordability Strategy is provided by the US Department of Housing and Urban Development (HUD) from: http://www.huduser.org/portal/datasets/cp.html.</p>
	<p>Provide a brief summary of the data set.</p> <p>Data presented reflects the summation of 2005-2009 Comprehensive Housing Affordability Strategy data for City of Winchester AND Clarke, Frederick, Page, Shenandoah and Warren Counties (and town therein). The data estimates the total's for each category for the region. Calculations for area median income brackets was appropriated using available data sets.</p>
	<p>What was the purpose for developing this data set?</p> <p>Summation of CHAS data for NSV Region. Calculations for area median income brackets was appropriated using available data sets.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2005-2009 estimates; data gathered and compiled in February 2013. Calculations for area median income brackets was appropriated using available data sets.</p>

	<p>Briefly describe the methodology for the data collection.</p> <p>Data presented reflects the summation of 2005-2009 Comprehensive Housing Affordability Strategy data for City of Winchester AND Clarke, Frederick, Page, Shenandoah and Warren Counties (and town therein). The data estimates the total's for each category for the region. The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of Census data from the U.S. Census Bureau that are largely not available through standard Census products. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds. Calculations for area median income brackets was appropriated using available data sets.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>Data presented reflects the summation of 2005-2009 Comprehensive Housing Affordability Strategy data for City of Winchester AND Clarke, Frederick, Page, Shenandoah and Warren Counties (and town therein). The data estimates the total's for each category for the region. The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of Census data from the U.S. Census Bureau that are largely not available through standard Census products. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds. Calculations for area median income brackets was appropriated using available data sets.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Data presented reflects the summation of 2005-2009 Comprehensive Housing Affordability Strategy data for City of Winchester AND Clarke, Frederick, Page, Shenandoah and Warren Counties (and town therein). The data estimates the total's for each category for the region. The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of Census data from the U.S. Census Bureau that are largely not available through standard Census products. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds. Calculations for area median income brackets was appropriated using available data sets.</p>
6	<p>Data Source Name</p> <p>OnTheMap</p> <hr/> <p>List the name of the organization or individual who originated the data set.</p> <p>United States Census Bureau.</p>

	<p>Provide a brief summary of the data set.</p> <p>This a data profile from the United States Census Bureau from their Longitudinal Employer-Household Dynamics section from the Center of Economic Studies.</p>
	<p>What was the purpose for developing this data set?</p> <p>The data set should provide more current information as it is 2020 data.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>June 2023.</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>Municipal staff defer to the United States Census Bureau in describing the methodology for data collection.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>The total population of people in the Nothern Shenandoah Valley Regional Commission.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Municipal staff defer to the United States Census Bureau.</p>
7	<p>Data Source Name</p> <p>Census Bureau: OnTheMap</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>United States Census Bureau.</p>
	<p>Provide a brief summary of the data set.</p> <p>Longitudinal Employer-Household Dynamics sata from the Center of Economic Studies housed within the United States Census Bureau.</p>
	<p>What was the purpose for developing this data set?</p> <p>The data set allows the Consortium to have the most current economic data and to have it collected on a census tract level.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The data collected is a comprehensive analysis of all census tracts within the City of Winchester Consortium.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2020</p>

	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
8	<p>Data Source Name</p> <p>ACS 2021: DP03 and S2301</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>United States Census Bureau.</p>
	<p>Provide a brief summary of the data set.</p> <p>Two data sets for the Consortium census tracts were used from the Census</p>
	<p>What was the purpose for developing this data set?</p> <p>Defer to staff at the Census Bureau.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>Defer to staff at the Census Bureau.</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>Defer to staff at the Census Bureau.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>Population from the following local government jurisdictions:</p> <ul style="list-style-type: none"> • Clarke County • Frederick County • Page County • Shenandoah County • Warren County • Winchester City
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Defer to staff at the Census Bureau.</p>
9	<p>Data Source Name</p> <p>ACS 2021: S1501 Educational Attainment</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>United States Census Bureau</p>

Provide a brief summary of the data set.

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What was the purpose for developing this data set?

Defer to Census Staff.

Provide the year (and optionally month, or month and day) for when the data was collected.

Defer to Census Staff.

Briefly describe the methodology for the data collection.

Defer to Census Staff.

Describe the total population from which the sample was taken.

Population of the following locations:

- Clarke County
- Frederick County
- Page County
- Shenandoah County
- Warren County
- Winchester City

Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.

N/A

10	<p>Data Source Name</p> <p>ACS 2021 - B20004 MEDIAN EARNINGS IN THE PAST 12 M</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>United States Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <pre> <table border="0" cellpadding="0" cellspacing="0" width="875"><colgroup><col width="175" /> <col width="560" /> <col width="140" /> </colgroup><tbody><tr height="21"><td height="21" class="xl64" width="175">DATA NOTES</td><td colspan="2" class="xl63" width="700"></td></tr><tr height="21"><td height="21" class="xl63" width="175">TABLE ID:</td><td colspan="2" class="xl63" width="700">B20004 (MEDIAN EARNINGS IN THE PAST 12 MONTHS (IN 2021 INFLATION-ADJUSTED DOLLARS) BY SEX BY EDUCATIONAL ATTAINMENT FOR THE POPULATION 25 YEARS AND OVER)</td></tr><tr height="21"><td height="21" class="xl63" width="175">SURVEY/PROGRAM:</td><td colspan="2" class="xl63" width="700">American Community Survey</td></tr><tr height="21"><td height="21" class="xl63" width="175">VINTAGE:</td><td colspan="2" class="xl63" width="700">2021</td></tr><tr height="21"><td height="21" class="xl63" width="175">DATASET:</td><td colspan="2" class="xl63" width="700">ACSDT5Y2021</td></tr><tr height="21"><td height="21" class="xl63" width="175">PRODUCT:</td><td colspan="2" class="xl63" width="700">ACS 5-Year Estimates Detailed Tables</td></tr><tr height="21"><td height="21" class="xl63" width="175">UNIVERSE:</td><td colspan="2" class="xl63" width="700">Population 25 years and over with earnings</td></tr><tr height="21"><td height="21" class="xl63" width="175">FTP URL:</td><td colspan="2" class="xl63" width="700">None</td></tr><tr height="21"><td height="21" class="xl63" width="175">API URL:</td><td colspan="2" class="xl63" width="700">https://api.census.gov/data/2021/acs/acs5</td></tr></tbody></table> </pre>
	<p>What was the purpose for developing this data set?</p> <p>Staff defers to Census Bureau.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>Staff defers to Census Bureau.</p>
<p>Briefly describe the methodology for the data collection.</p> <p>Staff defers to Census Bureau.</p>	

	<p>Describe the total population from which the sample was taken.</p> <p>Population of individuals 25 years and over in:</p> <ul style="list-style-type: none"> • Clarke County • Frederick County • Page County • Shenandoah County • Warren County • Winchester City
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Staff defers to Census Bureau.</p>
11	<p>Data Source Name</p> <p>ACS 2021: Gross Rent</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>United States Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>Gross rent for political subdivisions within the Northern Shenandoah Valley Region</p>
	<p>What was the purpose for developing this data set?</p> <p>Staff defers to the United States Census Bureau</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>Staff defers to the United States Census Bureau</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>Staff defers to the United States Census Bureau</p>
	<p>Describe the total population from which the sample was taken.</p> <p>Total population of renters within the Northern Shenandoah Valley Region</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Staff defers to the United States Census Bureau</p>
12	<p>Data Source Name</p> <p>ACS 2021-2010: B25058 Median Contract Rent</p>

	<p>List the name of the organization or individual who originated the data set.</p> <p>United States Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>Median Contract Rent in dollars from the ACS</p>
	<p>What was the purpose for developing this data set?</p> <p>Staff defers to United States Census Bureau</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>Staff defers to United States Census Bureau</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>Staff defers to United States Census Bureau</p>
	<p>Describe the total population from which the sample was taken.</p> <p>Renter population in the NSVR</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Staff defers to United States Census Bureau</p>
13	<p>Data Source Name</p> <p>ACS 2021-2010: B25077 Median Value</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Staff defers to United States Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>Median house values</p>
	<p>What was the purpose for developing this data set?</p> <p>Staff defers to United States Census Bureau</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>Staff defers to United States Census Bureau</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>Staff defers to United States Census Bureau</p>
	<p>Describe the total population from which the sample was taken.</p> <p>Houses within the NSVR</p>

	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Staff defers to United States Census Bureau</p>
14	<p>Data Source Name</p> <p>ACS 2021: B25036 Tenure by Year Structure Built</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>United States Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>Data on the Tenure by Year Structure Built per Table ID: B25036</p>
	<p>What was the purpose for developing this data set?</p> <p>Staff defers to the United States Census Bureau</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>Staff defers to the United States Census Bureau</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>Staff defers to the United States Census Bureau</p>
	<p>Describe the total population from which the sample was taken.</p> <p>Total population is the Northern Shenandoah Valley Region</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Staff defers to the United States Census Bureau</p>
	15
<p>List the name of the organization or individual who originated the data set.</p> <p>HUD Office of Policy Development and Research (PD&R)</p>	
<p>Provide a brief summary of the data set.</p> <p>On September 9, 2022 HUD released updated CHAS data based on 2015-2019 ACS 5-year estimates Consolidated Planning/CHAS Data HUD USER</p>	
<p>What was the purpose for developing this data set?</p> <p>Staff defers to HUD Office of Policy Development and Research (PD&R)</p>	

	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Staff defers to HUD Office of Policy Development and Research (PD&R)</p> <p>Data appears to cover the entire United States</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>On September 9, 2022 HUD released updated CHAS data based on 2015-2019 ACS 5-year estimates</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Staff defers to HUD Office of Policy Development and Research (PD&R)</p>
16	<p>Data Source Name</p> <p>Western Virginia VA-513 Continuum of Care</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Western Virginia VA-513 Continuum of Care</p>
	<p>Provide a brief summary of the data set.</p> <p>Data from the Consortium's Continuum of Care</p>
	<p>What was the purpose for developing this data set?</p> <p>Staff defers to CoC staff</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Unable to answer. Data is geographically limited to the Consortium along with Rockingham County and Harrisonburg City.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2023 Data</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Staff defers to CoC staff</p>