



## **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. Below is a summary of each section of the Consolidated Plan.

#### **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/M) census tracts; thereby satisfying the 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 L/M 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 rehabilitation of the Elks Lodge to a community center.

#### **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**

Current Consolidated Plan is a draft for public comment and review. Feedback will be posted here after the review period.

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

All comments and reviews have been accepted.

#### **7. Summary**

## 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	Northern Shenandoah Valley Regional Commission
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

Alex Gearin

Northern Shenandoah Valley Regional Commission

Community Development Program Coordinator

400 Kendrick Lane, Suite E

Front Royal, VA 22630

540-636-8800

Nasser Rahimzadeh

Deputy Director of Community Development

City of Winchester Community Development Department

15 North Cameron St

Winchester, VA. 22601

O: (540) 667-1815 ext 1433

C: (540) 974-8750

E: [nasser.rahimzadeh@winchesterva.gov](mailto:nasser.rahimzadeh@winchesterva.gov)

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

### **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(l)).**

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**

**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	<b>Agency/Group/Organization</b>	City of Winchester
	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.

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

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
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(l))**

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**

**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**

## **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	22	-100%
Households	82,726	31	-100%
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
<b>NUMBER OF HOUSEHOLDS</b>										
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
<b>NUMBER OF HOUSEHOLDS</b>								
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 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 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 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.

**No/Negative Income Not Computed)** – 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 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 housing cost burdens:

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

The data shows that that non-white, non-Hispanic races/ethnicities either meet the greater need threshold or are near the 10-percentage point threshold for those experiencing housing cost burdens. Those that self-identify as white show cost burden numbers comparable to the average housing cost burden for the Consortium area.

## **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 disproportionately 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 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 following is a summary of those with a disproportionately 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 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.

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					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							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
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

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

**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:

<b>Race</b>	<b>Percent</b>
Not Assigned	0.29%
American Indian/Alaska Native	0.69%
Asian	2.36%
Black/African American	63.98%
Native Hawaiian/Other Pacific Islander	0.98%
White	31.7%

<b>Family Composition</b>	<b>Percent</b>
Disabled	1.67%
Elderly	7.26%
Family	2.06%
Single	89.01%

<b>Ethnicity</b>	<b>Percent</b>
Hispanic or Latino	6.67%
Not Hispanic or Latino	93.33%

<b>Waiting List Average Days</b>	<b>1370</b>
----------------------------------	-------------

<b>Average Gross Income</b>	<b>Average Adjusted Income</b>
\$2,010.74	\$1,989.65

<b>Winchester</b>	<b>Percent</b>
Over Limit for Low Income:	0.20%
Qualifying for Low Income:	0.69%

Qualifying for Very Low Income:	2.85%
Qualifying for Extremely Low Income:	96.27%
Handicapped or Disabled:	1.67%

### **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	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	14	125	0	0	0	0
Chronically Homeless Individuals	2	93	0	0	0	0
Chronically Homeless Families	2	89	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	1	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**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:**

Typically, rural homeless or those at risk of homelessness are difficult to quantify; families are reluctant to come forward based on the stigmatization of being defined as "homeless." Also challenging in the Northern Shenandoah Valley is the vast expanse of National Parks and

Forest. Although not officially counted, there is a local perception that there is many individuals who are unsheltered but living in the woods or in local campgrounds. Efforts to reach out to these individuals/groups have been difficult. 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)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
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 on the City. Community Development needs in Winchester include the replacement and repair of dilapidated sidewalks in the CDBG Target Area, 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).

### **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 annual 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 annual 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 annual 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%
<b>Total</b>	<b>100,174</b>	<b>100%</b>

**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%
<b>Total</b>	<b>61,981</b>	<b>100%</b>	<b>25,403</b>	<b>100%</b>

**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.**

Per the National Housing Preservation Database (NHPD) mapping tool the following federally assisted properties could lose their subsidies by the end of 2023:

1. Johnson-Williams School (40 units LIHTC 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:**

For the life of this five-year Consolidated Plan, the City of Winchester and HOME Consortium will work toward meeting the above listed Priority Needs through identifying specific objectives within the following Strategic Goals:

1. Improve infrastructure in targeted areas.
2. Strengthen Communities
3. Ensure Equal Opportunity in Housing
4. Embrace High Standards of Ethics, Management and Accountability
5. Promote Participation of Faith-Based and Community Organization

**Discussion**



## 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 must 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%
<b>Total</b>	<b>26,592</b>	<b>99.4%</b>

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
<b>Total</b>	<b>18,590</b>	<b>28,377</b>

**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 for "substandard 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; or
  - The 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%
<b>Total</b>	<b>62,018</b>	<b>100%</b>	<b>25,434</b>	<b>99%</b>

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%
<b>Total</b>	<b>64,765</b>	<b>101%</b>	<b>26,592</b>	<b>100%</b>

**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	26,840	41%	14,358	54%
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.

The data presented in MA-20 Housing Market Analysis: Condition of Housing paints an unpleasant picture of two housing stock – with owner occupied housing being newer, in better condition, and safer than renter-occupied housing. Rehabilitation of renter-occupied housing would be a boon for the Northern Shenandoah region.

**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 before 1978 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

	Certificate	Mod-Rehab	Public Housing	Program Type					
				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 PHA 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](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**

For the Northern Shenandoah Valley, services for persons returning from mental and physical health institutions receive supportive housing through the regional Lord Fairfax Health District, local Departments of Social Services, local community service organizations and through funding provided by the HOME and Continuum of Care funding (subject of this Consolidated Plan).

**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

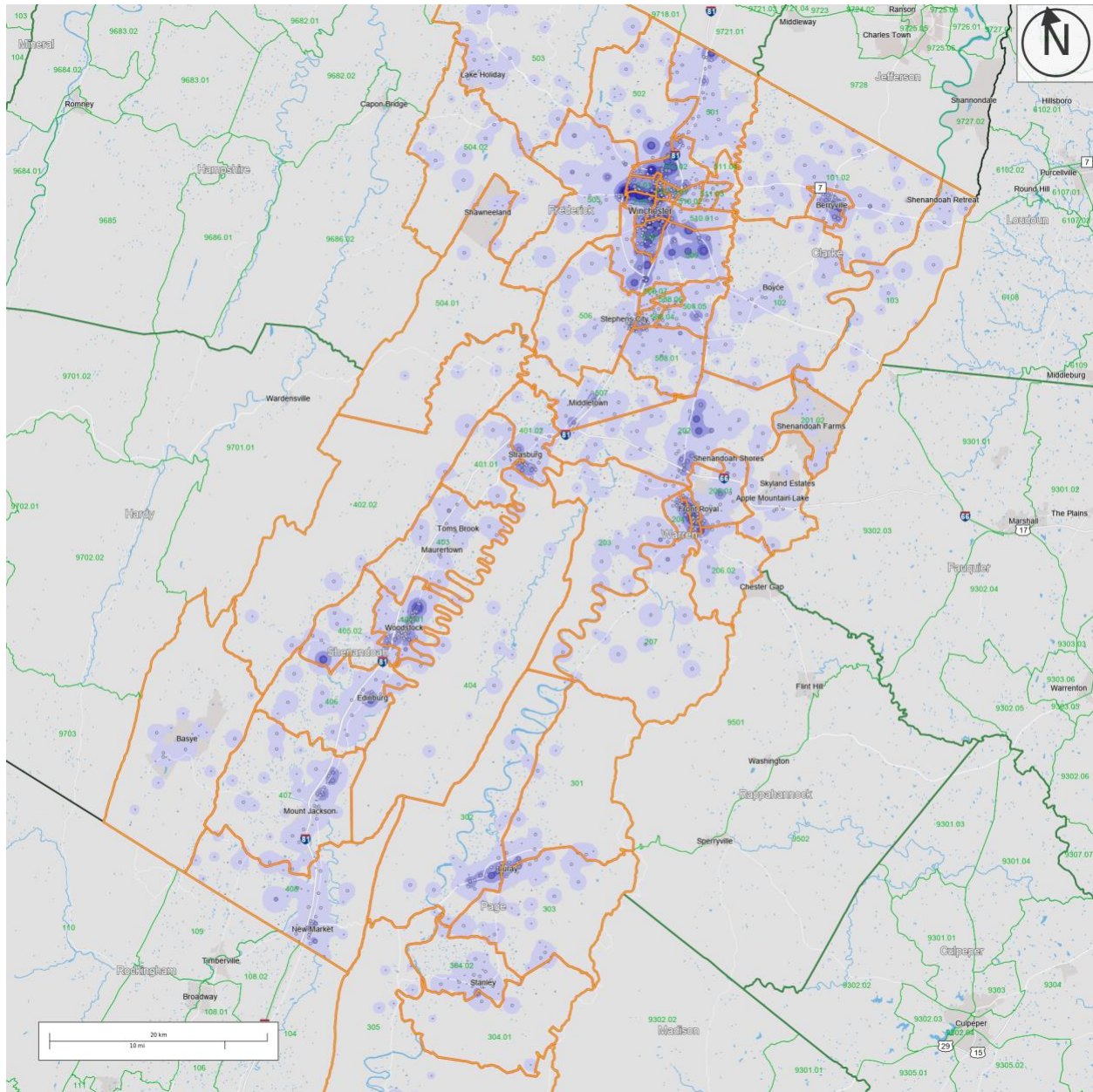
**Data Source**

Please see the "Jobs by NAICS Industry Sector" text for 2020 data as to the (a) count and (b) share of jobs using the

**Comments:**

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:**

<b>Occupations by Sector</b>	<b>Number of People</b>
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

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

**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)

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

	<b>Age</b>				
	<b>18–24 yrs</b>	<b>25–34 yrs</b>	<b>35–44 yrs</b>	<b>45–65 yrs</b>	<b>65+ yrs</b>
Less than 9th grade	0	0	0	0	0
9th to 12th grade, no diploma	2,370	0	0	0	0

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
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%:

Manufacturing	13,419	15.0%
Retail Trade	10,738	12.0%
Educational Services	9,262	10.4%
Health Care and Social Assistance	12,655	14.2%

**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:

Jobs by Worker Educational Attainment		
	2020	
	Count	Share
Less than high school	9,174	10.3%
High school or equivalent, no college	22,072	24.7%
Some college or Associate degree	21,265	23.8%
Bachelor's degree or advanced degree	16,986	19.0%
Educational attainment not available (workers aged 29 or younger)	19,914	22.3%

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

The following is from GoVirginia

**Shenandoah Valley Talent Solutions Strategy Development****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

**Shihadeh Innovation Center****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.**

City of Winchester Economic Development Strategic Plan published in March 19, 2018 failed to meet the U.S. Economic Development Administration's (a bureau of the U.S. Department of Commerce) guidelines for the development or update of a Comprehensive Economic Development Strategy (CEDS). The City of Winchester does have the following recently amended or developed plans that may impact economic growth:

- City of Winchester Strategic Plan 2021-2026
- City of Winchester 2022 Comprehensive Plan
- Neighborhood Revitalization Strategy Analysis
- Citywide Housing Strategy

Note that the last two plans assisted City of Winchester Common Council in selecting Census Tract 1.01 and 1.02 as the location to utilize HUD CDBG in neighborhood revitalization efforts.

## **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 community is rich in historic and black owned structures.

**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:

2048 Projects	Clarke County	Frederick County	Page County	Shenandoah County	Warren County	Winchester City
Days per year above 95°F	27 days (119%+)	24 days (126%+)	20 days (137%+)	20 days (139%+)	25 days (126%+)	30 days (115%+)
Average annual temperature	59° (4%+)	57° (4%+)	58° (4%+)	57° (4%+)	58° (4%+)	59° (4%+)
Days per year with precipitation above 1"	4.5 days (8%+)	4.6 days (9%+)	6 days (9%+)	4.9 days (9%+)	4.8 days (8%+)	4.5 days (11%+)
Average annual precipitation	41.46" (0.05"+)	40.99" (0.15"+)	45.1" (0.7"+)	41.6" (0.4"+)	42.6" (0.3"+)	41.15" (0.17"+)

### 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	<b>Area Name:</b>	North Kent Corridor
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revitalization Type:</b>	Comprehensive
	<b>Other Revitalization Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	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.
	<b>Include specific housing and commercial characteristics of this target area.</b>	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.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	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 chose not to opine.
	<b>Identify the needs in this target area.</b>	Needs include: <ul style="list-style-type: none"> <li>• New public facilities</li> <li>• Housing stock rehabilitation</li> <li>• New housing stock</li> </ul>
	<b>What are the opportunities for improvement in this target area?</b>	Opportunities include: <ul style="list-style-type: none"> <li>• Relatively low cost for property acquisition</li> </ul>

<b>Are there barriers to improvement in this target area?</b>	Barriers to improvement may include a lack appropriately guided investment by the private sector.
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## 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 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	<b>Priority Need Name</b>	CDBG: Public Facilities & Improvements Focus
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Non-housing Community Development
	<b>Geographic Areas Affected</b>	North Kent Corridor
	<b>Associated Goals</b>	Economic Growth through Public Infrastructure
	<b>Description</b>	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).
	<b>Basis for Relative Priority</b>	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.

### Narrative (Optional)



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

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Tenant Based Rental Assistance (TBRA) will be determined by: <ul style="list-style-type: none"> <li>• Fair Market Rent</li> <li>• Area Median Income</li> <li>• Centralized Intake Data</li> <li>• Housing cost burden rates inside the Consortium</li> </ul>
TBRA for Non-Homeless Special Needs	Tenant Based Rental Assistance (TBRA) will be determined by: <ul style="list-style-type: none"> <li>• Fair Market Rent</li> <li>• Area Median Income</li> <li>• Centralized Intake Data</li> <li>• Housing cost burden rates inside the Consortium</li> </ul>
New Unit Production	New unit production may be a necessary objective as the 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.
Rehabilitation	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.
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.

**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	961,650	The expected amount available for the remainder of the Consolidated Plan is the 5-year projection of the average annual CDBG amount minus the 2023 Grant Year.

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 publicly 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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Legal Assistance	X	X	
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
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		
<b>Other</b>			

**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 enhances 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 enhances 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: 0 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: 1 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

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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				

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	Create Stable Housing Situations

**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)**

Based on data analysis, citizen and stakeholder input, the following priority needs were identified. These needs are by no means exhaustive of all community needs but are selected based upon citizen and stakeholder input, consultation with the community, numerous government agencies, and evaluation of current institutional structure:

- Affordable homeownership opportunities
- Affordable rental housing opportunities
- Abatement of dilapidated or blighted property
- Public facilities and improvements
- Homelessness intervention and prevention

- Repair of occupied housing
- Fair housing awareness and education
- Nonprofit organization capacity building

Prioritization of needs was conducted on two levels for the CDBG and HOME programs. CDBG priorities were identified based on previous HUD plans, local and state planning documents, input during the citizen participation process, and the City of Winchester Common Council. HOME priorities were identified based on previous HUD plans, regional and state planning documents, input during the citizen participation process, and the Housing & Community Services Policy Board of the Northern Shenandoah Valley Regional Commission. Priorities were then combined when appropriate for inclusion in the Consolidated Plan. Note that identification of priorities needs was based on available data.

## **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 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 Consortium will defer to the CoC's homeless persons strategic plans

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

The Consortium will defer to the CoC's homeless persons strategic plans

**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 Consortium will defer to the CoC's homeless persons strategic plans

**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**

The Consortium will defer to the CoC's homeless persons strategic plans

## **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.

The Consortium takes the action to stand by the views and guidance given by the Virginia Department of Health. Please note that every jurisdiction within the Consortium must follow state-wide building code.

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

CDC National Childhood Blood Lead Surveillance Data for 2018 has shown that the number of children under 72 months within the state of Virginia to have a confirmed blood lead level (BLL) above the pre-2021 threshold of 5 ug/dl to be 0.00178 or 0.18%. As new construction and renovations continue within the Consortium, the hope is that there will be reductions in lead exposure.

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

The City of Winchester Consortium complies with, and requires its subrecipients, to comply with lead-based paint regulations.



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

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

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 199 the following overview is given:

“The plan must provide a concise summary of the jurisdiction’s goals, programs, and policies for reducing the number of poverty-level families. The plan should focus on activities designed to reduce the number of persons in poverty rather than on services provided to persons in poverty. In addition, the plan should focus on factors over which the jurisdiction has control, including:

- The coordination of housing programs funded through the Consolidated Plan with the jurisdiction’s other programs and services to reduce the number of poverty-level families
- Job training, job placement, life skills training, and welfare to work programs designed to reduce the number of poverty-level families
- The jurisdiction's policies for providing employment and training opportunities to Section 3 residents pursuant to 24 C.F.R. § 135”

The City of Winchester has an Economic Development Authority and defers to them regarding programs and services that aim to reduce the number of poverty-level families. As there are no Section 3 residents within the Consortium’s jurisdiction, there are no specific policies that target such a demographic.

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

Policy development is ongoing.

## **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.

Monitoring activities will comply with those specified in the Consortium's policies as well as HUD's.

## 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	961,650	The expected amount available for the remainder of the Consolidated Plan is the 5-year projection of the average annual CDBG amount minus the 2023 Grant Year.

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

**If appropriate, describe publicly 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	Facade treatment/business building rehabilitation: 1 Business

Table 56 – Goals Summary

#### Goal Descriptions

1	Goal Name	Economic Growth through Public Infrastructure
	Goal Description	Using CDBG funds on public facilities and improvements to encourage non-public investment in the same geographic area.

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

### **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

#	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	North Kent Street Revitalization
8	Planning and Capacity Building (2022 onward)
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 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.

**AP-38 Project Summary**  
**Project Summary Information**



1	<b>Project Name</b>	2023 Tenant Based Rental Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$320,000
	<b>Description</b>	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-month's rent to qualified low-income persons (including homeless and nearly homeless persons). Program also will provide security deposits for utilities and first-months payments.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Program provides short-term rental assistance in the form of security deposits and first-month's 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	<b>Project Name</b>	2023 Downpayment Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$99,972
	<b>Description</b>	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 affordability period for the applicant to continue to occupy the house as their primary residence.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>3</b>	<b>Project Name</b>	2023 HOME Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$68,820
	<b>Description</b>	10% of HOME Allocation for administration and planning
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>4</b>	<b>Project Name</b>	2023 CHDO Set Aside
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$150,000
	<b>Description</b>	Homeownership development funding and pre-development loan to qualified CHDO organization.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	

5	<b>Project Name</b>	2023 CHDO Operating
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$34,410
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
6	<b>Project Name</b>	2023 CHDO Predevelopment
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$15,000
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
7	<b>Project Name</b>	North Kent Street Revitalization
	<b>Target Area</b>	North Kent Corridor
	<b>Goals Supported</b>	Economic Growth through Public Infrastructure
	<b>Needs Addressed</b>	CDBG: Public Facilities & Improvements Focus
	<b>Funding</b>	CDBG: \$603,545

	<b>Description</b>	Neighborhood revitalization efforts along the North Kent Street corridor area or other areas of Census Tract 1.01 and 1.02 within Municipal limits. Efforts include property acquisition/revitalization, renovations/repairs, streetscape improvements, and similar public facilities and improvements work.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	L/MI area benefit may include all families within the distressed Census Tract.
	<b>Location Description</b>	
	<b>Planned Activities</b>	
8	<b>Project Name</b>	Planning and Capacity Building (2022 onward)
	<b>Target Area</b>	North Kent Corridor
	<b>Goals Supported</b>	Economic Growth through Public Infrastructure
	<b>Needs Addressed</b>	CDBG: Public Facilities & Improvements Focus
	<b>Funding</b>	CDBG: \$25,013
	<b>Description</b>	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 10% of a grant year amount per HUD regulations.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
9	<b>Planned Activities</b>	Use of funds for Planning and Capacity Building. See matrix code 20 for additional information.
	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	North Kent Corridor
	<b>Goals Supported</b>	Economic Growth through Public Infrastructure
	<b>Needs Addressed</b>	CDBG: Public Facilities & Improvements Focus
	<b>Funding</b>	CDBG: \$25,013

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

## **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**

<b>Target Area</b>	<b>Percentage of Funds</b>
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	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 59 - One Year Goals for Affordable Housing by Support Requirement

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

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

#### Other CDBG Requirements

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

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

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

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:

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:

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).

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> 2015-2019 CHAS data for NSV Region
	<b>List the name of the organization or individual who originated the data set.</b>
	<b>Provide a brief summary of the data set.</b>
	<b>What was the purpose for developing this data set?</b>
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b>
	<b>Briefly describe the methodology for the data collection.</b>
	<b>Describe the total population from which the sample was taken.</b>
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b>
2	<b>Data Source Name</b> Census Bureau: OnTheMap
	<b>List the name of the organization or individual who originated the data set.</b> United States Census Bureau.
	<b>Provide a brief summary of the data set.</b> Longitudinal Employer-Household Dynamics data from the Center of Economic Studies housed within the United States Census Bureau.
	<b>What was the purpose for developing this data set?</b> The data set allows the Consortium to have the most current economic data and to have it collected on a census tract level.

	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The data collected is a comprehensive analysis of all census tracts within the City of Winchester Consortium.</p> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2020</p> <p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
3	<p><b>Data Source Name</b></p> <p>ACS 2021: DP03 and S2301</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>United States Census Bureau.</p> <p><b>Provide a brief summary of the data set.</b></p> <p>Two data sets for the Consortium census tracts were used from the Census</p> <p><b>What was the purpose for developing this data set?</b></p> <p>Defer to staff at the Census Bureau.</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>Defer to staff at the Census Bureau.</p> <p><b>Briefly describe the methodology for the data collection.</b></p> <p>Defer to staff at the Census Bureau.</p> <p><b>Describe the total population from which the sample was taken.</b></p> <p>Population from the following local government jurisdictions:</p> <ul style="list-style-type: none"> <li>• Clarke County</li> <li>• Frederick County</li> <li>• Page County</li> <li>• Shenandoah County</li> <li>• Warren County</li> <li>• Winchester City</li> </ul>

	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Defer to staff at the Census Bureau.</p>
4	<p><b>Data Source Name</b></p> <p>ACS 2021: S1501 Educational Attainment</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>United States Census Bureau</p>
	<p><b>Provide a brief summary of the data set.</b></p> <pre>&lt;table border="0" cellpadding="0" cellspacing="0" width="875"&gt;&lt;colgroup&gt;&lt;col width="175" /&gt; &lt;col width="560" /&gt; &lt;col width="140" /&gt; &lt;/colgroup&gt;&lt;tbody&gt;&lt;tr height="21"&gt;&lt;td height="21" class="xl64" width="175"&gt;DATA NOTES&lt;/td&gt;&lt;td colspan="2" class="xl63" width="700"&gt;&lt;/td&gt;&lt;/tr&gt;&lt;tr height="21"&gt;&lt;td height="21" class="xl63" width="175"&gt;TABLE ID:&lt;/td&gt;&lt;td colspan="2" class="xl63" width="700"&gt;S1501 (Educational Attainment)&lt;/td&gt;&lt;/tr&gt;&lt;tr height="21"&gt;&lt;td height="21" class="xl63" width="175"&gt;SURVEY/PROGRAM:&lt;/td&gt;&lt;td colspan="2" class="xl63" width="700"&gt;American Community Survey&lt;/td&gt;&lt;/tr&gt;&lt;tr height="21"&gt;&lt;td height="21" class="xl63" width="175"&gt;VINTAGE:&lt;/td&gt;&lt;td colspan="2" class="xl63" width="700"&gt;2021&lt;/td&gt;&lt;/tr&gt;&lt;tr height="21"&gt;&lt;td height="21" class="xl63" width="175"&gt;DATASET:&lt;/td&gt;&lt;td colspan="2" class="xl63" width="700"&gt;ACSST5Y2021&lt;/td&gt;&lt;/tr&gt;&lt;tr height="21"&gt;&lt;td height="21" class="xl63" width="175"&gt;PRODUCT:&lt;/td&gt;&lt;td colspan="2" class="xl63" width="700"&gt;ACS 5-Year Estimates Subject Tables&lt;/td&gt;&lt;/tr&gt;&lt;tr height="21"&gt;&lt;td height="21" class="xl63" width="175"&gt;UNIVERSE:&lt;/td&gt;&lt;td colspan="2" class="xl63" width="700"&gt;None&lt;/td&gt;&lt;/tr&gt;&lt;tr height="21"&gt;&lt;td height="21" class="xl63" width="175"&gt;FTP URL:&lt;/td&gt;&lt;td colspan="2" class="xl63" width="700"&gt;None&lt;/td&gt;&lt;/tr&gt;&lt;tr height="21"&gt;&lt;td height="21" class="xl63" width="175"&gt;API URL:&lt;/td&gt;&lt;td colspan="2" class="xl63" width="700"&gt;https://api.census.gov/data/2021/acs/acs5/subject&lt;/td&gt;&lt;/tr&gt;&lt;/tbody&gt;&lt;/table&gt;</pre>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Defer to Census Staff.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>Defer to Census Staff.</p>
<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Defer to Census Staff.</p>	

	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Population of the following locations:</p> <ul style="list-style-type: none"> <li>• Clarke County</li> <li>• Frederick County</li> <li>• Page County</li> <li>• Shenandoah County</li> <li>• Warren County</li> <li>• Winchester City</li> </ul> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>N/A</p>
5	<p><b>Data Source Name</b></p> <p>ACS 2021 - B20004 MEDIAN EARNINGS IN THE PAST 12 M</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>United States Census Bureau</p> <p><b>Provide a brief summary of the data set.</b></p> <p>&lt;table border="0" cellpadding="0" cellspacing="0" width="875"&gt;&lt;colgroup&gt;&lt;col width="175" /&gt;&lt;col width="560" /&gt;&lt;col width="140" /&gt;&lt;/colgroup&gt;&lt;tbody&gt;&lt;tr height="21"&gt;&lt;td height="21" class="xl64" width="175"&gt;DATA NOTES&lt;/td&gt;&lt;td colspan="2" class="xl63" width="700"&gt;&lt;/td&gt;&lt;/tr&gt;&lt;tr height="21"&gt;&lt;td height="21" class="xl63" width="175"&gt;TABLE ID:&lt;/td&gt;&lt;td colspan="2" class="xl63" width="700"&gt;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)&lt;/td&gt;&lt;/tr&gt;&lt;tr height="21"&gt;&lt;td height="21" class="xl63" width="175"&gt;SURVEY/PROGRAM:&lt;/td&gt;&lt;td colspan="2" class="xl63" width="700"&gt;American Community Survey&lt;/td&gt;&lt;/tr&gt;&lt;tr height="21"&gt;&lt;td height="21" class="xl63" width="175"&gt;VINTAGE:&lt;/td&gt;&lt;td colspan="2" class="xl63" width="700"&gt;2021&lt;/td&gt;&lt;/tr&gt;&lt;tr height="21"&gt;&lt;td height="21" class="xl63" width="175"&gt;DATASET:&lt;/td&gt;&lt;td colspan="2" class="xl63" width="700"&gt;ACS DT5Y2021&lt;/td&gt;&lt;/tr&gt;&lt;tr height="21"&gt;&lt;td height="21" class="xl63" width="175"&gt;PRODUCT:&lt;/td&gt;&lt;td colspan="2" class="xl63" width="700"&gt;ACS 5-Year Estimates Detailed Tables&lt;/td&gt;&lt;/tr&gt;&lt;tr height="21"&gt;&lt;td height="21" class="xl63" width="175"&gt;UNIVERSE:&lt;/td&gt;&lt;td colspan="2" class="xl63" width="700"&gt;Population 25 years and over with earnings&lt;/td&gt;&lt;/tr&gt;&lt;tr height="21"&gt;&lt;td height="21" class="xl63" width="175"&gt;FTP URL:&lt;/td&gt;&lt;td colspan="2" class="xl63" width="700"&gt;None&lt;/td&gt;&lt;/tr&gt;&lt;tr height="21"&gt;&lt;td height="21" class="xl63" width="175"&gt;API URL:&lt;/td&gt;&lt;td colspan="2" class="xl63" width="700"&gt;https://api.census.gov/data/2021/acs/acs5&lt;/td&gt;&lt;/tr&gt;&lt;/tbody&gt;&lt;/table&gt;</p>

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

	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Staff defers to the United States Census Bureau</p>
7	<p><b>Data Source Name</b></p> <p>ACS 2021-2010: B25058 Median Contract Rent</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>United States Census Bureau</p> <p><b>Provide a brief summary of the data set.</b></p> <p>Median Contract Rent in dollars from the ACS</p> <p><b>What was the purpose for developing this data set?</b></p> <p>Staff defers to United States Census Bureau</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>Staff defers to United States Census Bureau</p> <p><b>Briefly describe the methodology for the data collection.</b></p> <p>Staff defers to United States Census Bureau</p> <p><b>Describe the total population from which the sample was taken.</b></p> <p>Renter population in the NSVR</p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Staff defers to United States Census Bureau</p>
8	<p><b>Data Source Name</b></p> <p>ACS 2021-2010: B25077 Median Value</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Staff defers to United States Census Bureau</p> <p><b>Provide a brief summary of the data set.</b></p> <p>Median house values</p> <p><b>What was the purpose for developing this data set?</b></p> <p>Staff defers to United States Census Bureau</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>Staff defers to United States Census Bureau</p>



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

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