



# 2022 ANNUAL ACTION PLAN

June 2022

**CITY OF WAYNESBORO, VA**

503 W. Main Street  
Waynesboro, VA 22980

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## EXECUTIVE SUMMARY

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

#### 1. Introduction

This is the City of Waynesboro's Annual Action Plan (AAP) for Federal Fiscal Year 2022 represents the ninth year as an entitlement community in the Community Development Block Grant (CDBG) Program. The lead entity for the preparation of the FY2022 AAP is the Central Shenandoah Planning District Commission (CSPDC) who is providing administrative support for the City of Waynesboro's CDBG Entitlement Program. The City's annual entitlement allocation for FY 2022 is \$187,537.00.

#### 2. Summarize the objectives and outcomes identified in the Plan

The 2019-2023 Consolidated Plan contained 3 priority goals. The projects and allocated funds are consistent with the Goals and Objectives as follows:

##### Goals:

- Neighborhood Revitalization – Port Republic Neighborhood Improvements and 4<sup>th</sup> Street Sidewalk improvements
- Affordable Housing Development – WARM Homeless Shelter
- Business District Revitalization\* – Façade grant program; landscape grants, enterprise Zone

Objectives: Creating Sustainable Living Environments, Providing Decent Affordable Housing, and Creating Economic Opportunities.

\*although there are no 2022 funds being allocated to business district revitalization goal, there are several current incentive programs the city offers.

FY2022 planned outcomes include; street improvements in the Basic City neighborhood, neighborhood revitalization in a high LMI populated area, and homeless needs assistance community wide and project administration.

#### 3. Evaluation of past performance

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

The City has made adequate progress in completing its 2019-2023 Consolidated Plan activities. Two months remain in the FY21 Program Year, which ends September 30, 2022. For the first six years of the Program (FY14 - FY19), the City completed twenty-two (22) CDBG drawdowns on the LOCCS system successfully for multiple projects and activities. Based on this past performance, Waynesboro continues

to choose viable projects consistent with goals that directly address community needs. Due to effects of the pandemic construction projects have slipped in their schedule.

- The 4<sup>th</sup> Street improvements are underway. Engineering will be completed in July 2022
- Business District Revitalization. A revitalization study was completed, and priority activities are being determined.

#### **4. Summary of Citizen Participation Process and consultation process**

The City likes to ensure broad participation in implementation of its housing and community development programming by residents, housing providers, economic development stakeholders, and service providers. Citizen participation occurs through advertised public hearings, newspaper coverage, and city website notifications. These opportunities or participation allow comments from the public and citizen engagement. Comments by members of the public received during Public Hearings are incorporated into the City Council Meeting Minutes kept by the Clerk of Council and are used to help select projects and activities.

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

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

In addition to other public input methods, the City conducts two duly advertised CDBG public hearings. One occurred on June 13, 2022, and one on July 11<sup>th</sup>, 2022. A presentation was prepared and facilitated at both hearings. Waynesboro Council commented at the June 13, 2022, asked about potential projects and the AAP schedule. On July 11, 2022, City Council held another public hearing to receive public comments on the DRAFT Annual Action Plan. No comments were received from the public.

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

All comments were accepted. Council asked questions about the projects and approved the 2022 AAP.

#### **7. Summary**

Please see question #5: Summary of Public Comments.

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

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

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

| Agency Role             | Name                | Department/Agency   |
|-------------------------|---------------------|---------------------|
| WAYNESBORO City Manager | Michael G. Hamp, II | City Administration |

Table 1 – Responsible Agencies

### Narrative (optional)

In the past, Waynesboro Redevelopment and Housing Authority (WRHA) was the CDBG Administrator for Waynesboro and the lead agency for the preparation of the 5-Year CP as well as each Annual Action Plan (AAP) through FY2021. More recently the day-to-day administration and project management of AAP activities is now provided by City staff within the Waynesboro Community Development Department. Procurement and financial management duties are also directed by the City Purchasing and City Finance Director, respectively.

### Consolidated Plan Public Contact Information

Community Development Department  
City of Waynesboro  
503 West Main Street, Suite 210  
Waynesboro, VA 22980

Contacts: Alisande Tombarge, Associate Planner; Cameron McCormick, Finance Director  
540-942-6604 email: [TombargeAM@ci.waynesboro.va.us](mailto:TombargeAM@ci.waynesboro.va.us)

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The Consolidated Plan was developed through a larger outreach effort to generate input from a wide cross-section of stakeholders. The 2022 AAP outreach effort included two (2) advertised public hearings in the local newspaper, published notices, and CDBG information on the City website.

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

The Division of Planning of City of Waynesboro provides administration for CDBG Entitlement Program activities. Close cooperation exists between the City departments, local non-profit agencies, homeless service providers, and regional organizations to enhance coordination between the efforts of these groups.

The City does participate in the Virginia BoS Continuum of Care. The local planning group is the Valley Homeless Connection (VHC) (formerly Waynesboro CoC), and is operated through the Valley Community Services Board.

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

The City works closely with the Continuum of Care (CoC) regional framework to address the needs of homeless persons. Even though Waynesboro is not a recipient of ESG funds, the City does participate in homelessness efforts and initiatives, including coordination with the Valley Community Services Board (VCSB), WARM Shelter, Valley Mission, and the Salvation Army. The VCSB is the lead agency for the Virginia Balance of State (BoS) Continuum of Care. The Cities of Lexington, Staunton, and Waynesboro as well as the Counties of Augusta, Highland, and Rockbridge are included in the BOS COC service area. The homeless programs are described below:

- In the context of the BOS CoC, WHRA and the City's mission is to assist in the prevention of homelessness using a collaborative approach to provide housing and supportive services. WHRA and its non-profit affiliate, the South River Development Corporation, own and manage 18 units of supportive housing for individuals who are homeless and have disabilities.
- A variety of low-income individuals and groups are served by the VCSB's "Universal Intake" a VHC Program. This program is more fully described under SP-60 of the Strategic Plan. Housing options include one-bedroom supportive housing for low-income individuals and public housing units that can accommodate families of all sizes. Priority is given in the voucher or public housing application process to families and includes preference points to those who are homeless or displaced.

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

The City's works closely with the BOS COC and the VHC to address the needs of homeless persons. The City does not receive ESG funds which require close coordination with area and regional groups to address homelessness.

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

The Consolidated Plan was developed through a larger outreach effort to generate input from a wide cross-section of stakeholders. The 2022 AAP outreach effort included two (2) advertised public hearings in the local newspaper, published notices, and CDBG information on the City website.

**Table 2 – Agencies, groups, organizations who participated**

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

All appropriate groups and agencies are consulted on a routine basis. This information is added to the FY2022 AAP.

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

| Name of Plan                       | Lead Organization                         | How do the goals of your Strategic Plan overlap with the goals of each plan?  |
|------------------------------------|---|---|
| 2022-2026 BOS/CoC Strategic Plan   | Virginia Board of State Continuum of Care | The City intends to provide support for the WARM Waynesboro homeless shelter.   |
| 2018 Waynesboro Comprehensive Plan | City of Waynesboro                        | The Plan provides focused attention on Downtown and Neighborhood revitalization. The Projects in the AAP directly support these revitalization efforts. |

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

**Narrative (optional)**

See discussion above.



## **AP-12 Participation – 91.105, 91.200(c)**

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

The citizen participation process for the FY 2022 Action Plan is described in the Executive Summary (AP-05). Citizen participation reinforced goal-setting objectives of the City staff and the chosen set of activities for the 2022 Program Year. The priorities were established as a result of stakeholder involvement and analysis of need within the City. The projects in the 2022 AAP are based on comments received over the past year, previous CDBG assisted projects were supported and endorsed by city citizens, including the City' decision to continue a mix of neighborhood improvements in lower-income areas and additional downtown revitalization activities. The Port Republic Road and Eastside areas (Basic City/Shenandoah Heights) of the City are two geographic subareas recommended by citizens and planning/public works staff for attention to community development needs, and these areas will continue to be the focus of program outreach and implementation this year and in the future.

For the development of the FY2022 AAP, the first public hearing was held on June 13th, 2022. A second hearing was held on July 11th, 2022. Both hearings were held at regularly scheduled City Council Meetings. All of the citizen comments received either in written testimony or by oral comments were duly recorded in the meeting minutes by the City Clerk. In addition, the Draft 2022 AAP was posted on the City website <https://www.waynesboro.va.us/1140/Community-Development-Department>.

**Citizen Participation Outreach**

| Sort Order | Mode of Outreach          | Target of Outreach | Summary of response/attendance  | Summary of comments received                      | Summary of comments not accepted and reasons | URL (If applicable)   |
|------------|---------------------------|--------------------|---|---|--|---|
| 1          | Public Needs Hearing 5/23 | Public             | A presentation was given by the Planning Division outlining FY 2022 planning needs and schedule.            | Council members inquired about future activities. | All comments were accepted                   |   |
| 2          | Public Hearing 7/11       | Public             | A presentation was given by the Planning Division outlining FY 2022 activities needs and adoption schedule. |   | All comments were accepted                   | <a href="https://www.waynesboro.va.us/1140/Community-Development-Department">https://www.waynesboro.va.us/1140/Community-Development-Department</a> |

**Table 4 – Citizen Participation Outreach**

## EXPECTED RESOURCES

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

#### Introduction

The anticipated resources for the City of Waynesboro CDBG Program in FY2021 will include as follows:

Annual CDBG Allocation: \$187,537.00

#### 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<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 187,537                          | 0                  | 0                        | 187,537   | \$185,000   | 2019-2023 Consolidated Plan (CP) estimated \$925,000 over a 5 year period. The 2022 Plan will be the 4 <sup>th</sup> year of the CP. 80% of the allocated funds of the CP will have been expended on local housing and non-housing community development needs. |

**Table 5 - Expected Resources – Priority Table**

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

No formal matching funds are planned at this time.

On selected projects, the City may be providing in-house skilled labor from its Public Works and Street Crew on neighborhood street improvements, streetscape, and water/sewer projects. On selected projects, City general funds may be allocated for material costs on projects as needed to complete them in a cost-effective and orderly manner.

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

Not applicable. All neighborhood and downtown improvements are located within public streets, alleyways and right of ways.

**Discussion**

Not applicable.

# ANNUAL GOALS AND OBJECTIVES

## AP-20 Annual Goals and Objectives

### Goals Summary Information

| Sort Order | Goal Name                        | Start Year | End Year | Category                          | Geographic Area   | Needs Addressed                   | Funding            | Goal Outcome Indicator   |
|------------|----------------------------------|------------|----------|-----------------------------------|---|-----------------------------------|--------------------|--|
| 1          | Neighborhood Revitalization      | 2019       | 2023     | Non-Housing Community Development | Port Republic Rd<br>Neighborhood<br>Basic City<br>Neighborhood<br>Citywide<br>Other LMI<br>Neighborhood | Non-housing Community Development | CDBG:<br>\$117,069 | Public Facility or Infrastructure Activities in Low/Moderate Income areas. Benefit: xx Households Assisted |
| 2          | Affordable Housing Development   | 2020       | 2023     | Affordable Housing                | Waynesboro Area   | Housing                           | CDBG:<br>\$32,000  | Provided temporary housing for at-risk homeless  |
| 3          | Business District Revitalization | 2019       | 2023     | Non-Housing Community Development | Downtown Business District  | Non-housing Community Development |                    |  |

**Table 6 – Goals Summary**

## Goal Descriptions

|          |                         |   |
|----------|-------------------------|---|
| <b>1</b> | <b>Goal Name</b>        | <b>Neighborhood Revitalization</b>  |
|          | <b>Goal Description</b> | This goal will include Neighborhood Revitalization planning, engineering design, and infrastructure improvement activities in a low-to-moderate income (LMI) area. This FY2022 goal is centered on continued pedestrian improvements, the 4th Street sidewalk and refuge crossing facility (Basic City Improvements) and signage and landscaping in the Port Republic neighborhood. |
| <b>2</b> | <b>Goal Name</b>        | <b>Affordable Housing Development</b>   |
|          | <b>Goal Description</b> | To improve the existing affordable housing stock through repair and rehabilitation programs carried out by non-profit housing providers as well as creating opportunities for infill housing development by non-profit builders of affordable housing.  |
| <b>3</b> | <b>Goal Name</b>        | <b>Business District Revitalization</b>   |
|          | <b>Goal Description</b> | This goal will include attention to blighted and deteriorated streetscape, pedestrian facilities, public utility systems, and various other public safety conditions within a designated slums and blight business district of the City.  |

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The FY2022 Plan will include projects and activities undertaken by the City with funding under its annual 2022 entitlement allocation of \$187,537.

### Projects

| # | Project Name                                   |
|---|--|
| 1 | 4 <sup>th</sup> Street Sidewalk Project        |
| 2 | Port Republic Road Neighborhood Revitalization |
| 3 | WARM Homeless Shelter Assistance               |
| 4 | CDBG Grant Administration                      |

Table 7 - Project Information

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

These allocation priorities were made based on a continuation of previous work done through the CDBG program in past years as well as current project needs.

## AP-38 Project Summary

### Project Summary Information

|          |                        |  |
|----------|------------------------|--|
| <b>1</b> | <b>Project Name</b>    | 4 <sup>th</sup> Street Sidewalk Improvements |
|          | <b>Target Area</b>     | Citywide                                     |
|          | <b>Goals Supported</b> | Neighborhood Revitalization                  |
|          | <b>Needs Addressed</b> | Non-housing Community Development            |
|          | <b>Funding</b>         | CDBG: \$106,899                              |

|   |  |  |
|---|--|--|
|   | <b>Description</b>   | Completion of project engineering and construction of the 4 <sup>th</sup> Street Sidewalk improvement project. This project was planned as a multi-year project and uses funds from FY2019-FY2022. The project includes the completion of engineering plans that include rehabbing sidewalk facilities at the intersection of 4 <sup>th</sup> Street and Delphine Avenue as well as installing missing blocks of sidewalks along 4 <sup>th</sup> Street between the Jack Higgs Bridge and an improved alley on 4 <sup>th</sup> Street. |
|   | <b>Target Date</b>   | December 2023  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | It is estimated 425 households will benefit from this project.   |
|   | <b>Location Description</b>  | Two and 1/2 blocks on 4th Street between Bath Avenue and the Norfolk and Western Railroad. The target area for this project is for the population that lives within 0.5 miles of the crossing.   |
|   | <b>Planned Activities</b>  | The project will also include fixing or adding ADA accessible ramps where needed or required. Delphine Avenue crossing of 4 <sup>th</sup> Street has many pedestrians who need to cross a very wide road. A designated crosswalk will make travel safer for pedestrians.   |
| 2 | <b>Project Name</b>  | Port Republic Road Neighborhood Revitalization   |
|   | <b>Target Area</b>   | Port Republic Neighborhood   |
|   | <b>Goals Supported</b>   | Neighborhood Revitalization  |
|   | <b>Needs Addressed</b>   | Non-housing Community Development  |
|   | <b>Funding</b>   | CDBG: \$15,000   |
|   | <b>Description</b>   | Continuation of the project started in FY2021. This project will provide signage, landscaping, and other projects as identified in the neighborhood's Community Action Plan to be finalized at the end of July 2022  |
|   | <b>Target Date</b>   | December 2023  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | The target area is contained within CT 33, Block Group 1 with a population of about 602 and 55% LMI. It is estimated that this project will benefit approximately 80 families.   |
|   | <b>Location Description</b>  | These activities will be neighborhood-wide, no specific address is applicable.   |
|   | <b>Planned Activities</b>  | Please see description above.  |



|   |  |  |
|---|--|--|
| 3 | <b>Project Name</b>  | WARM Homeless Shelter Assistance   |
|   | <b>Target Area</b>   | Community Wide   |
|   | <b>Goals Supported</b>   | Neighborhood Revitalization  |
|   | <b>Needs Addressed</b>   | Housing Community Development  |
|   | <b>Funding</b>   | CDBG: \$28,131   |
|   | <b>Description</b>   | This activity would provide additional funds for WARM, a homeless organization, to support their activities to provide emergency and temporary housing to homeless individuals and families and temporary housing and supportive services to homeless mothers and their children. The organization operates city-wide. |
|   | <b>Target Date</b>   | December 31, 2023  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | This project would benefit approximately 200 people experiencing homelessness, according to the point-in-time homelessness count conducted in 2021.  |
|   | <b>Location Description</b>  | Community Wide   |
|   | <b>Planned Activities</b>  | Please see description above.  |
| 4 | <b>Project Name</b>  | CDBG Grant Administration  |
|   | <b>Target Area</b>   | City-wide  |
|   | <b>Goals Supported</b>   |  |
|   | <b>Needs Addressed</b>   | Administration of the CDBG Program   |
|   | <b>Funding</b>   | CDBG: \$37,507   |
|   | <b>Description</b>   | General program administration and project management for FY2022.  |
|   | <b>Target Date</b>   | 9/30/2023  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 1  |
|   | <b>Location Description</b>  | Administration of the CDBG Program.  |
|   | <b>Planned Activities</b>  | General program administration and project management for FY2022.  |

## **AP-50 Geographic Distribution – 91.220(f)**

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

There are three (3) qualified LMI census tracts for Waynesboro. See attached Census Tract Maps.

Many of the CDBG Programs and efforts are concentrated in the downtown area, in neighborhoods adjacent to downtown, and in the eastern section of Waynesboro. These are generally the areas with the oldest housing stock and aging, deficient infrastructure conditions. The east side of Waynesboro functioned as a separate town known as Basic City from 1890-1923; at that latter date the two towns merged into one municipality. Basic City was an industrial boomtown and has experienced a level of economic decline more prevalent than Waynesboro, especially within its older blue collar neighborhoods and former downtown district along Commerce Avenue.

The Port Republic neighborhood (CT 31, Block 1) is another geographic area of need. It is designated in the CP as within an Area of Minority Concentration. As described in the 5-year CP, an Impacted Area is where low-to-moderate income (LMI) households and minority concentration intersect.

| <b>Geographic Distribution</b> |                            |
|--------------------------------|----------------------------|
| <b>Target Area</b>             | <b>Percentage of Funds</b> |
| Port Republic Neighborhood     | 5%                         |
| Basic City Neighborhood        | 57%                        |
| City-wide                      | 38%                        |

**Table 8 - Geographic Distribution**

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

Annually, the City focus CDBG funding on implementing needed projects in low and moderate income neighborhoods. Approximately 50-60 percent of annual funding focuses on well-defined LMI neighborhoods.

The Port Republic Neighborhood was a selected target neighborhood in the FY 2018 AAP and continues to be a focus for improvements and assistance. As a result of the pandemic, the City has decided to fund the WARM shelter because of the increased number of homeless individuals. In FY22, the focus was primarily on street improvements in Basic City area with some funding given to the Port Republic Neighborhood.

### **Discussion**

Please see above.

# AFFORDABLE HOUSING

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The City will undertake affordable housing activities in FY2021 by providing assistance to the WARM Homeless Shelter. The goal would be to support their activities to provide emergency and temporary housing to homeless individuals and families and temporary housing and supportive services to homeless mothers and their children. The organization operates city-wide.

Over the five-year CP period, affordable housing development needs will be addressed by improving the existing housing stock through repair and rehabilitation programs carried out by non-profit housing providers. Also, opportunities for infill housing development will be explored by collaborative partnerships with non-profit builders through assistance with site preparation and public utility infrastructure.

Collaboration with non-profit housing organizations will require more upfront planning in future years of the CP (FY2021-2023).

| <b>One Year Goals for the Number of Households to be Supported</b> |     |
|--|-----|
| Homeless   | 200 |
| Non-Homeless   | 682 |
| Special-Needs  | 0   |
| Total  | 882 |

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

| <b>One Year Goals for the Number of Households Supported Through</b> |   |
|--|---|
| Rental Assistance  | 0 |
| The Production of New Units  | 0 |
| Rehab of Existing Units  | 0 |
| Acquisition of Existing Units  | 0 |
| Total  | 0 |

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

### Discussion

Please see above discussion.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Waynesboro Redevelopment and Housing Authority (WRHA) opened its first public housing development of sixty-one (61) units in 1974. Since that time, the Authority's public housing inventory has grown to one hundred, eighty-eight (188) units on seven (7) scattered sites throughout the City of Waynesboro. To maintain its public housing inventory as a viable source of affordable housing, WRHA develops an annual Capital Improvement Plan. Through the Capital Fund Program, the Authority receives an annual formula grant to implement such plans.

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

WRHA will continue to use the capital fund program over the next few years to rehabilitate and modernize its public housing units to ensure housing quality standards, as well as energy efficiency. The City will continue to support WRHA in maintaining safe and decent public housing for families and seniors by expediting licenses and permits for repairs and maintenance to Authority-owned and operated facilities. WHRA uses capital funds to maintain the units. Planned improvements over the next five years include replacing kitchen cabinets, countertops, and sinks; replacing bath fans, commodes, and accessories; replacing gutters and downspouts; and replacing exterior doors.

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

WHRA implements planned strategies to increase resident involvement and to improve the living environment for residents. The resident council provides an avenue for resident involvement in operations and a range of programs, including the family self-sufficiency program. The Waynesboro Resident Organization for public housing residents is comprised of five members and meets annually or more often as needed to resolve resident concerns and issues.

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

WRHA is not designated as troubled. In recent decades, the WRHA has consistently been a high performing Public Housing Agency.

### **Discussion**

Please see discussion above.

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

### **Introduction**

The VHC serves as the Local Planning Group for Waynesboro and the surrounding region. VHC currently operates a Universal Intake System for homeless Intake and Referrals. As a starting point, the Universal Intake Form collects detailed household data, including gender, ethnicity, and veteran status, primary and secondary disability data, medical care status, domestic violence information, and homelessness history.

### **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**

Waynesboro intends to fund WARM Waynesboro, where up to 200 homeless or near homeless individuals and/or family members.

A one-year goal VSH is to build or renovate at least one building, as funding permits, adding 4 to 10 apartments per residential building. VSH has created a Tenant Assistance Fund that covers the cost of prescriptions, medical needs and basic apartment furnishings. This Fund also pays a temporary salary to those residents who help maintain VSH properties. VSH serves homeless adults with intellectual disabilities, mental illness, and substance recovery issues. Much of the focus of the past year has been in finding safe housing in the midst of the COVID-19 pandemic.

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

As noted above, WARM Waynesboro currently assists homeless. According to the Virginia BoS CoC pre-application for rapid-rehousing and permanent supportive housing, one of the high priority categories is how quickly organizations transition individuals and families to permanent housing. Emergency and transitional housing continues to be a need, but the BoS CoC is modifying the delivery system to quickly create additional permanent, supportive housing.

#### **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**

VHC serves Waynesboro and the surrounding region and at present, have multiple proposed projects for the region. If all are successfully funded there will be an additional 40 permanent supportive housing units

by 2022. Prioritization of these units will be focused on "chronically homeless individuals". To be considered "chronically homeless" by VHC. Individuals in need must have a disability and:

- have been living in a place not meant for human habitation,
- have been living in an emergency shelter (ES) or in a safe haven for the last 12 months continuously,
- or on at least four occasions in the last three years where those occasions cumulatively total at least 12 months.

**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.**

VHC, under the BoS CoC framework, has developed policies to address persons who are being discharged from publicly funded institutions or systems of care.

As lead agency for VHC, VCSB provides case management services to local clients. This is a comprehensive program that includes assessment and referral services to assist adults and children in everyday functioning and recovery by providing links for medical care, medication management and other social supports. VCSB offers group therapy, board certified psychiatric services, substance abuse services, family outreach services, emergency services, deaf and deaf/blind services, and children's services.

## **Discussion**

See discussion above.

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

### **Introduction:**

An Analysis of Impediments (AI) to Fair Housing Choice will be developed sometime over the next five years that will identify public policies that create potential barriers to affordable housing.

**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**

See above plan to develop an AI document for Waynesboro.

### **Discussion:**

The City has been assessed by the HUD Office of Fair Housing and Equal Opportunity (FHOO) as medium risk in their review of the City's past CAPER submissions. The City has a legal obligation to affirmatively further fair housing in the Waynesboro community, by working in partnership with local housing providers, advocacy groups, and housing organizations.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The following is a summary of the actions that will be undertaken in Waynesboro to create a suitable neighborhood living environment, provide decent affordable housing, and expand economic opportunities for residents.

### **Actions planned to address obstacles to meeting underserved needs**

The City will continue to partner with a host of organizations that provide a range of services to meet underserved needs in Waynesboro. These groups include housing, human service, social service and homeless service organizations. These collaborative partners and organizations have been referenced throughout the Consolidated Plan and FY 2022 Annual Action Plan.

### **Actions planned to foster and maintain affordable housing**

The City confirms that increased affordable housing is a community-wide issues that should be addressed by improving the existing housing stock through repair and rehabilitation programs carried out by supporting non-profit housing providers. In addition, the City will create opportunities for infill housing development by non-profit builders through assistance with site preparation and public utility infrastructure.

### **Actions planned to reduce lead-based paint hazards**

In the event that lead-based paint is encountered in a home to be rehabilitated with CDBG funds, all lead-related regulations and procedures in effect at that time and applicable to the assisted unit will be followed. This shall include either a presumption of lead or actual lead testing, use of an appropriately trained lead assessor, contractor and crew, temporary relocation as needed, and adequate clearance testing and lead-safe practices.

### **Actions planned to reduce the number of poverty-level families**

The City, through the Office of Economic Development will continue to work with economic development partners, including private developers, to create an economic environment that will create more job opportunities in the area. This will in turn reduce the number of poverty level families.

Concerted economic development efforts in the City will continue to focus on the development of Nature's Crossing Technology Park, including planning for infrastructure buildout and road access. Work was slated to begin at the Park in 2023, with the completion of the 1.6 mile Southern Corridor by VDOT and the City. Recent labor force studies indicate that 16% of the jobs in Waynesboro are still in the manufacturing sector compared to 8% nationally. Although Waynesboro has a low unemployment rate



in 2022, economic conditions require a continued focus on worker retraining and creating high-quality, high-wage jobs for our future workforce.

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

The City will continue to work both internally and with partners in the region to maximize resources to enhance institutional structure to address housing and non-housing community development needs.

Significant progress has been made over the past decade by City staff through its active participation in various state/federal community development, transportation, economic development and environmental management programs. This progress in managing and completing a complex range of municipal projects will continue in the future and assure a continuity of institutional structure in Waynesboro.

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

The City will continue to coordinate with and monitor ongoing efforts by the BoS CoC network, local homeless facilities including the WARM Waynesboro shelter, and non-profits and social service agencies operating in Waynesboro and the central Shenandoah Valley region. The City as well as the Community Foundation of the Central Blue Ridge and CAPSAW will both continue to provide annual grant assistance to diverse community service organizations in our area to address underserved needs and enhance the local quality of life.

### **Discussion:**

Please see discussion above.

## PROGRAM SPECIFIC REQUIREMENTS

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

**Introduction:**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The City No CDBG income was received in this program year.

**Introduction:**

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

|   |             |
|---|-------------|
|   |             |
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed   | 0.00        |
| 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 | 0.00        |
| 3. The amount of surplus funds from urban renewal settlements   | 0.00        |
| 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.   | 0.00        |
| 5. The amount of income from float-funded activities  | 0.00        |
| <b>Total Program Income</b>   | <b>0.00</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. | 75% |