

PUBLIC COMMENT AND DISPLAY DRAFT



2023 ANNUAL ACTION PLAN

June 2023

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 2023 representing the tenth year as an entitlement community in the Community Development Block Grant (CDBG) Program. The lead entity for the preparation of the FY2023 AAP is the City of Waynesboro's Planning Division. The City's annual entitlement allocation for FY 2023 is \$172,162.

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 – Rosenwald Community Center accessibility projects, The LIFEworks Project: Breadbasket food pantry
- 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 2023 CDBG funds being allocated to the business district revitalization goal, there are several current incentive programs the city offers with other sources of funds.

FY2023 planned outcomes include; community center accessibility improvements, facilitation of food insecurity organization operations, and homeless needs assistance community wide.

3. Evaluation of past performance

The City of Waynesboro became an entitlement community under the Community Development Block Grant (CDBG) program, administered by the U.S. Department of Housing and Urban Development (HUD). The City became an entitlement in 2014. The primary objective of the CDBG Program (24 CFR 570) is to develop "viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income."

The City's FY 2021 program year ran from October 1, 2021 to September 30, 2022. The annual allocation for FY 2021 was \$192,838. The total amount that the City expended during the program year, as indicated in the Integrated Disbursement and Information System (IDIS) reports included, was \$30,704.28 all of which were funds carried over from prior years.

During FY 2021, funds were expended to complete preliminary design work for the 4th Street Sidewalk project and grant administration.

CDBG CV funds in the amount of \$231,555 were received and re-allocated by amendment, to a Homeless Shelter program and a Park improvement to afford residents an opportunity to spend more time outdoors. As of the date of the 2021 CAPER, \$30,421.33 was expended for Shelter operations. The Rosenwald Community Center park improvement project consisted of a new basketball court.

Challenges due to Coronavirus Pandemic (COVID-19) and staff turnover resulted in fewer activities being undertaken in FY 2021. Many physical activities, rehabilitation projects, and facility and infrastructure improvements continued to be limited as local focus shifted to respond to the pandemic. Because of this, actual outcomes and beneficiaries varied from the proposed accomplishments.

The City is moving forward with the Fairfax Hall project with previous CDBG-CV funds, and anticipates completion at the end of 2023.

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

In addition to other public input methods, the City conducts two duly advertised CDBG public needs hearings. One occurred on February 28, 2023, and one on April 13th, 2023. A presentation was prepared and facilitated at both hearings. On July 10, 2023, City Council will hold another public hearing to receive public comments on the DRAFT Annual Action Plan.

At the February 28th hearing, comments were received pertaining to the past use of CDBG funds, the current basketball court reconstruction, and the need to replace all sidewalks. There was also mention of the need to replace water lines leading into residential properties.

At the April 13th hearing, comments received discussed the need to focus CDBG funds on the low-moderate income population, the need for affordable, supportive, and transitional housing, and the need to preserve and rehabilitate the existing housing stock. This should be prioritized over revitalization of downtown.

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

All comments were accepted.

7. Summary

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)

Day-to-day administration and project management of CDGB activities is 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, City Planner, TombargeAM@ci.waynesboro.va.us; Cameron McCormick, Assistant City Manager and Finance Director, McCormickCS@ci.waynesboro.va.us; Leslie Tate, Director of Community Development, TateLC@ci.waynesboro.va.us
Phone: 540-942-6604

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

1. Introduction

The Consolidated Plan was developed through a larger outreach effort to generate input from a wide cross-section of stakeholders. The 2023 AAP outreach effort included three (3) 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(l))

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 Balance of State (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, The Lifeworks Project, 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, Waynesboro Housing and Redevelopment Authority (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.
- LIFEworks works to impact the challenges faced by those who are unhoused or facing imminent homelessness. Using their intake process, they offer immediate assistance through the food distribution and microgrant program and they provide connections to appropriate higher levels of care. Their collaboration with and support of wraparound services offered by community stakeholders such as Valley Homeless Connection, WARM Shelter, Valley Mission, Augusta Health, Magnolia Rose (a non-profit organization that works to bring hope and healing to survivors of human trafficking and exploitation in the Shenandoah Valley), the United Way, the Community Foundation of the Blue Ridge and others, have produced positive outcomes for those experiencing homelessness or those at risk of homelessness or food insecurity.

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

The City 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 procedures for the operation and administration of the Homeless Management Information System (HMIS).

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

The Consolidated Plan was developed through a larger outreach effort to generate input from a wide cross-section of stakeholders. The 2023 AAP outreach effort included three (3) advertised public hearings in the local newspaper, published notices, and CDBG information on the City website.

| Agency/Group/Organization | Agency/Group/Organization Type | What section of the Plan was addressed by Consultation? | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? |
|---|--------------------------------|---|--|
| WARM | Non-profit | | In-person meetings and email correspondence. City is endeavoring to work with and assist WARM in their operations so that they are in a position to help more people. |
| Valley Homeless Connection (BoS CoC) | Public organization | | Attendance at the BoS CoC's quarterly meetings and email correspondence. Waynesboro became a member of the BoS CoC in 2023 and will continue to work closely with the BoS CoC and assist with their mission. |
| Virginia Organizing | Non-profit | | Virginia Organizing attended the public meeting held April 13, 2023, and provided input about the need for affordable housing. The City is taking their concerns seriously and will continue to work to address their concerns with housing. |
| Waynesboro Housing and Redevelopment Authority (WHRA) | Public Housing Authority | | |

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 FY2023 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. |
| 2022 Community Action Plan for Port Republic Waynesboro, Virginia | City of Waynesboro EPR, P.C. (consultant) PRRCHA | The Plan focuses on preserving the neighborhood’s historic resources, reinvesting in the neighborhood’s future, and improving the neighborhood’s overall quality of life. The handicap accessibility project in the AAP is focused on the Rosenwald Community Center which is an historic cornerstone of the community. |

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 2023 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 2023 Program Year. The priorities were established as a result of stakeholder involvement and analysis of need within the City. The projects in the 2023 AAP are based on comments received over the past year, previous CDBG assisted projects were supported and endorsed by city citizens.

For the development of the FY2023 AAP, the first public hearing was held on February 28th, 2023 at the Rosenwald Community Center. A second hearing was held on April 13th, 2023 at North Park Shelter. They were both specially held CDBG Community Needs meetings. The city made notes of all citizen comments received either in written testimony or by oral comments to reference for this plan. After a third meeting on July 10th, 2023 during the regular City Council meeting (held at 7:00 P.M. in Council Chambers, Charles T. Yancey Municipal Building, 503 W Main St., Waynesboro, VA), the Draft 2023 AAP will be 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 2/28 | Public | 31 members of the public were in attendance | Comments were received pertaining to the past use of CDBG funds, the current basketball court reconstruction, and the need to replace all sidewalks. There was also mention of the need to replace water lines leading into residential properties. | All comments were accepted. | N/A |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|---------------------------|--------------------|---|--|--|--|
| 2 | Public Needs Hearing 4/13 | Public | 18 members of the public were in attendance | Comments received discussed the need to focus CDBG funds on the low-moderate income population, the need for affordable, supportive, and transitional housing, and the need to preserve and rehabilitate the existing housing stock. This should be prioritized over revitalization of downtown. | All comments were accepted. | N/A |
| 3 | Public Needs Hearing 7/10 | Public | | | | Streaming link: https://www.youtube.com/c/WaynesboroVAcity |

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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 Economic Development Housing Public Improvements Public Services | \$172,162.00 | \$10,842.00 | Total: \$147,917.26 FY 2018: \$34,968.00 FY 2020: 1,349.26 FY 2021: \$96,600.00 FY 2022: \$25,842.00 | \$330,921.26 | \$0 | This year’s funding will include this year’s CDBG allotment, unspent previous years’ funds, and program income from repayment of a lien. This is the last year of funding under this consolidated plan cycle. |

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.

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 are located within Waynesboro.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--------------------------------|------------|----------|-----------------------------------|-----------------|-----------------------------------|-----------------------|---|
| 1 | Neighborhood Revitalization | 2019 | 2023 | Non-Housing Community Development | Waynesboro Area | Non-housing Community Development | CDBG: \$318,009.26 | Completion of accessibility improvements at Rosenwald. Providing food for those living in areas of the region that are considered food deserts.(For more detail see AP-38.) |
| 2 | Affordable Housing Development | 2020 | 2023 | Affordable Housing | Waynesboro Area | Housing | CDBG: \$12,912 | Provided temporary housing for at-risk homeless |

Table 6 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|--|
| 1 | Goal Name | Neighborhood Revitalization |
| | Goal Description | This goal will include Neighborhood Revitalization planning, engineering design, and infrastructure improvement activities in a low-to-moderate income (LMI) area. This FY2023 goal is centered on making substantial accessibility improvements to the Rosenwald Community Center. |
| 2 | Goal Name | Affordable Housing Development |
| | Goal Description | 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. The FY 2023 goal is to provide temporary housing for persons who are at risk of homelessness. |
| 3 | Goal Name | Business District Revitalization |
| | Goal Description | 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

Projects

| # | Project Name |
|---|---|
| 1 | Rosenwald Community Center accessibility projects |
| 2 | The LIFEworks Project: The Bread Basket project |
| 3 | WARM Homeless Shelter Assistance |

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

| | | |
|----------|------------------------|--|
| 1 | Project Name | Rosenwald Community Center accessibility projects |
| | Target Area | Community Wide |
| | Goals Supported | Neighborhood Revitalization |
| | Needs Addressed | Neighborhood Revitalization |
| | Funding | <p>CDBG: \$305,097.26</p> <p><u>Funding Breakdown:</u></p> <p>FY 2023 (current allocation): \$172,162.00</p> <p>FY 2022 (program income; reallocation of Port Republic Neighborhood Revitalization Projects funds): \$25,842.00</p> <p>FY 2021 (funds from ineligible Habitat for Humanity project; leftover funds from the Downtown Resurgence Grant; reallocation of the Port Republic Signage and Landscaping funds): \$96,600.00</p> <p>FY 2020 (leftover from Market Ave. Parking Lot improvements): 1,349.26</p> <p>FY 2018 (unallocated funds): \$34,968.00</p> |
| | Description | <p>This project will make the Rosenwald Community Center ADA accessible. It will include the installation of an elevator inside the building and interior and exterior ramps. An ADA-accessible street crossing, including curb cuts, high visibility crosswalk markings, will be installed to ensure safe and accessible access to the center. This is a multi-year project that will use funds from prior CDBG program years and the FY2023 funds.</p> |
| | Target Date | 9/30/2024 |

| | | |
|----------|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | Rosenwald serves on average 250 parents per year through direct support programs. 62% of families were single parent households. 85% of families fell below 125% of the 2019 poverty guidelines. They serve over 5,000 students per year through free programs, including truancy prevention, crime control/delinquency prevention, childcare and teen programs, pre-employment training, and peer-to-peer programs. |
| | Location Description | Two and 1/2 blocks on 4 th 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. The center was originally a school for African American children built by Julius Rosenwald, who was inspired by Booker T. Washington's school building program in Alabama. The current building was built in 1961. |
| | Planned Activities | See description above. |
| 2 | Project Name | The LIFEworks Project The Bread Basket project |
| | Target Area | Community Wide |
| | Goals Supported | Neighborhood Revitalization |
| | Needs Addressed | Neighborhood Revitalization |
| | Funding | CDBG: \$12,912 |
| | Description | To be run by The LIFEworks Project, a non-profit organization working to impact the community through initiatives addressing homelessness and supporting advocacy and food justice, The Bread Basket is a community food pantry meant to serve those that live in food deserts and those living with food insecurity. The funds will be used to support the pantry's operating expenses and promotional materials and to supplement the pantry's offerings in categories that may be short in supply. Eligible under public service cap. |
| | Target Date | 9/30/2024 |
| | Estimate the number and type of families that will benefit from the proposed activities | Based on the 2021 5-year ACS data, LIFEworks estimates that 3,786 people could benefit from the food pantry. |

| | | |
|----------|--|---|
| | Location Description | 489 N Winchester Avenue, Waynesboro, VA 22980 (*tentative location*) which is located in an LMI area, Census Tract 32, Block Group 3. |
| | Planned Activities | Please see description above. |
| 3 | Project Name | WARM Homeless Shelter Assistance |
| | Target Area | City Wide |
| | Goals Supported | Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$12,912 |
| | Description | 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. Eligible under public service cap. |
| | Target Date | 9/30/2024 |
| | Estimate the number and type of families that will benefit from the proposed activities | This project would benefit approximately 105 people experiencing homelessness, according to the point-in-time homelessness count conducted in 2022. |
| | Location Description | Community wide, but WARM's facility is located at 1035 Fairfax Avenue, Waynesboro, VA 22980 |
| | Planned Activities | Please see description above. |

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.

Geographic Distribution

| Target Area | Percentage of Funds |
|--------------------|----------------------------|
| City-Wide | 100 |

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Annually, the City focuses 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. The Rosenwald Community Center lies in this neighborhood and serves its residents. The City has decided to fund the WARM shelter and the LIFEworks project, operating city-wide and regionally, respectively, because of the increased number of homeless individuals in recent years.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City will undertake affordable housing activities in FY2023 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 the future iteration of the CP (FY2024-2028).

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

Table 9 - 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 10 - One Year Goals for Affordable Housing by Support Type

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 (according to the 2023 PIT survey).

Valley Supportive Housing purchased a group of six buildings with a total of 20 apartments on January 1, 2022 and are in the process of renovations. These renovations will consolidate some of the apartment units. The Board also received an additional rental subsidy for permanent supportive housing for 60 additional housing slots, starting on July 1st. Finally, 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.

Addressing the emergency shelter and transitional housing needs of homeless persons

As noted above, WARM Waynesboro currently assists homeless residents. 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

Valley Homeless Commission serves Waynesboro and the surrounding region. They offer regional shelter, services, and resources, regional coordination and referrals, diversion, housing support, and needs-based assistance. Prioritization of their 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 in 2024 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

Discussion:

Continued amendments and refinements to the City's building code, zoning / subdivision ordinances and site plan review process are ongoing and generally aim to reduce barriers to affordable housing development and residential investment, while upholding community standards in a fair, consistent and equitable manner. In Waynesboro, there are no known negative effects of public policies on affordable housing development and residential investment at this time.

The City understands that it has a legal obligation to affirmatively further fair housing in the Waynesboro community.

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 2023 Annual Action Plan.

Actions planned to foster and maintain affordable housing

The City confirms that the need for increased affordable housing is a community-wide issue 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 ensure 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 as a member of the ad hoc work group committee, 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 Community Action Partnership of Staunton, Augusta, and Waynesboro (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:

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 | \$10,842.00 |
| 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 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | \$10,842.00 |

Other CDBG Requirements

| | |
|--|---|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 100% | |