Town of Christiansburg

2010-2015

Consolidated

Plan

DRAFT

Presented to
U.S. Department of Housing and Urban Development

3-5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

3-5 Year Strategic Plan Executive Summary:

The Town of Christiansburg is a designated town within the Blacksburg-Christiansburg-Radford Metropolitan Statistical Area (MSA). This designation, made in 2003 elevated the Town to the status of an entitlement community under the Community Development Block Grant (CDBG) program. Title I of the National Affordable Housing Act requires local governments applying for this and other direct assistance from the U.S. Department of Housing and Urban Development (HUD) to provide a comprehensive community development plan, the Consolidated Plan.

The Consolidated Plan is developed with citizen participation and serves as the Town's application for federal funds. The Consolidated Plan for the Town of Christiansburg examines housing and homeless needs, the housing market, provides a five-year strategic plan, and establishes community development priorities in close relation to the Town's Comprehensive Plan. The goals and objectives of the Comprehensive Plan serve as a representation of the citizen's and Town's vision for the development of the community and its future. Once in place, the Consolidated Plan provides guidance for the Town's community development investment decisions that is consistent with public concerns and needs and provides a basis for assessing the Town's performance.

Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Mission:

The Town of Christiansburg will develop and upgrade portions of the public infrastructure to enhance the quality of life for citizens in the Low to Moderate Income Block Groups. To facilitate the development, funds will be utilized from the Department of Housing and Urban Development's Community Development Block Grant Program. The goals and objectives of the Consolidated Action Plan serve as representation of the Citizen's, Town Council's, and Christiansburg's Street Committee's vision for the development of the community and its future. As stated

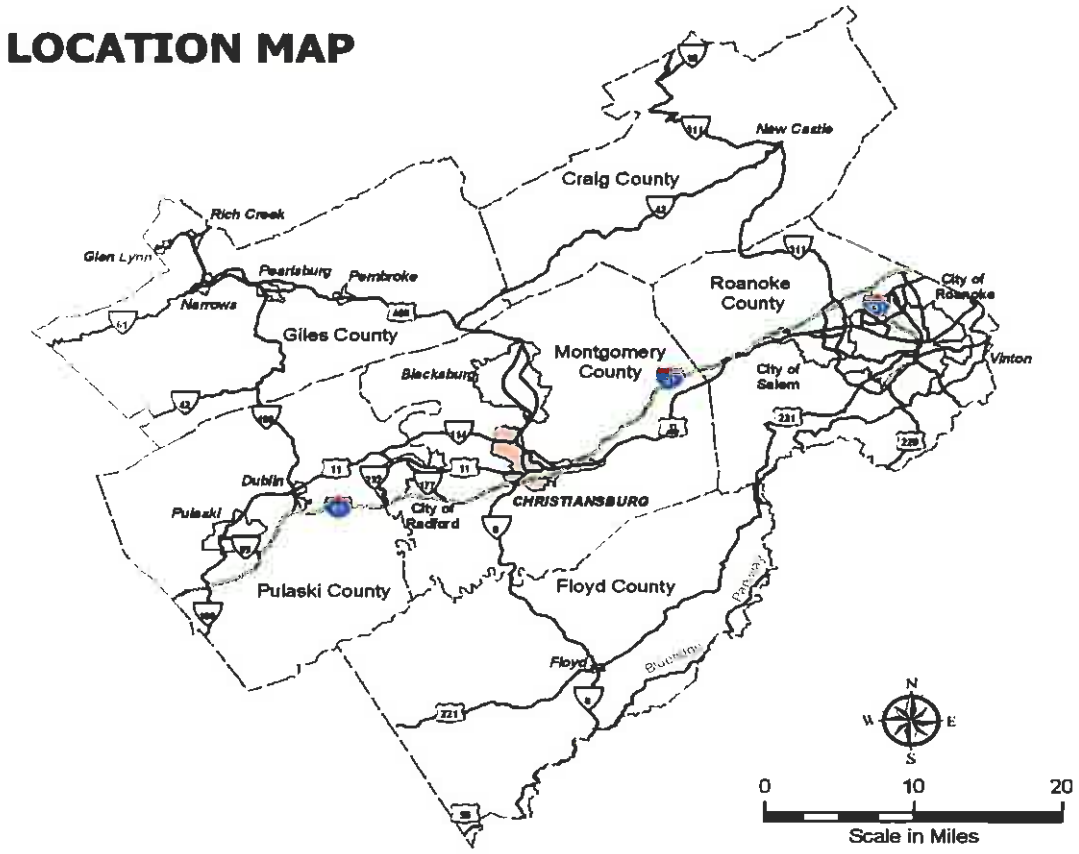
in the Town of Christiansburg's 2003 Comprehensive Plan, the intention of the Town Council for future development is to provide connectivity to public places. The goal of the Consolidated Plan is plan for those connections for LMI residents.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

3-5 Year Strategic Plan General Questions response:

1. The Town of Christiansburg is located in the center of Montgomery County, Virginia. Christiansburg is surrounded by the peaks of the Blue Ridge Mountains, the easternmost range of the Appalachian Mountains, and is situated in the New River Valley of southwest Virginia. Christiansburg is located at the crossroads of three major highways: Interstate 81, U.S. Route 11, and U.S. Route 460. I-81 forms the primary north-south thoroughfare from Maryland to Tennessee; U.S. Route 460 links Christiansburg with the Town of Blacksburg, approximately a half mile to the north; U.S. Route 11 provides a direct connection with the City of Radford, approximately 10 miles to the west. U.S. Routes 11 and 460 dually connect Christiansburg to Roanoke to the northeast.



Despite its recent surge of growth, Christiansburg has managed to maintain the warmth and appeal of a small community. Designated by Virginia's Governor's Office of Economic Development as a *Certified Business Community*, Christiansburg is maintaining a proactive stance with regard to its economic future. It is a town committed to providing quality services and amenities that will enhance the lives of its citizens.

Population

The Town of Christiansburg has grown greatly in the two centuries since it was incorporated in 1792. According to the 2000 Census, Christiansburg had a population of 16,947 and according to the Census Bureau 2002 estimates, a population of 17,545. The following table illustrates population trends for the Town of Christiansburg. Christiansburg grew by 2,488 persons (31.7%) between 1970 and 1980. A considerable portion of this increase was due to the Town's 1975 annexation, which added an estimated 1,072 persons to the population.

In 1988, the Town of Christiansburg experienced a large annexation. According to a 1987 door-to-door survey of "soon to be annexed" areas conducted by Town employees, the annexation added approximately 2,727 persons. The 1990 Census for Christiansburg was 15,004 persons, which was an increase of 4,659 persons or 45.0% from the 1980 Census data. Almost 60% of this increase was the result of the 1988 annexation.

Current Population Trends

	1970	1980	% Change from 1970-1980	1990	% Change from 1980-1990	2000	% Change from 1990-2000
Christiansburg*	**7,857**	**10,345***	**31.7%***	**15,004***	**45.0%***	**16,947**	**12.9%**
Blacksburg**	9,384	30,638**	226.5%**	34,590	12.9%	39,573	14.4%
Montgomery Co. total**	47,157	63,516**	34.7%**	73,913	16.4%	83,629	13.1%
Montgomery County unincorporated area	29,916	22,533	-24.7%	24,319	7.9%	27,109	11.5%
New River Valley**	114,833	141,343	23.1%	152,680	8.0%	165,146	8.2%
Virginia	4,651,448	5,346,818	14.9%	6,187,358	15.8%	7,078,515	14.4%
United States	203,302,031	226,545,805	11.4%	248,790,925	9.8%	281,421,906	13.1%

Note: *Christiansburg annexed approximately 1,072 persons in 1975 and approximately 2,727 persons in 1988.
**The 21,254 population increase for the Town of Blacksburg from 1970-1980 is due in part to the Census Bureau's inclusion of student enrollment at Virginia Tech in Census figures from 1980 onward. This is also reflected in the total for Montgomery County as well as the New River Valley and would also have included Radford University enrollment.
Source: 1970,1980, 1990, and 2000 U.S. Census of Population.

Demographics

According to the 2000 Census data, 8,151 (48.1%) males and 8,796 (51.9%) females resided in Christiansburg. Christiansburg has a slightly higher female population than male population, due in large part to longer life expectancies.

Christiansburg has high concentration of white population. The 2000 Census data shows 15,783 (93.1%) white persons resided in Christiansburg. This can be

compared to 819 (4.8%) Black or African American persons and 168 (1.0%) Hispanic origin persons.

In 2000, the Town of Christiansburg had a median age of 35.2 years. Christiansburg had 4,032 persons less than 18 years of age (23.8% of the total population). There were 2,048 persons 65 years and over (12.1% of the population) in Christiansburg in 2000.

Income

Income can be a useful tool in measuring the financial stability of an area and its citizens. Regional factors such as housing costs and utility costs can play a large role in the determination of an area's income. The relatively low cost of living in Christiansburg should be remembered when analyzing the area's income in relation to Virginia and the United States figures.

According to the U.S. Census, the 1999 median household income for Christiansburg was $40,851, compared to $32,330 for Montgomery County, $46,677 for Virginia and $41,994 for the nation. Christiansburg's 1999 median family income was $47,428 and the per capita income was $19,579.

The following table illustrates the median household income, median family income and per capita income for 1989 and 1999 for the Town of Christiansburg, Montgomery County, Virginia and the United States. Montgomery County's median household income and per capita income figures are skewed due to the student population's income. State figures are higher due to the higher income regions adjacent to Washington, D.C., Richmond and the Tidewater area. Between 1989 and 1999, Christiansburg saw a dramatic increase in income. The median household income rose by 56.1%, the median family income rose by 50.7%, and the per capita income rose by 62.5%.

1989 and 1999 Median Household Income, Median Family Income, and Per Capita Income

	Town of Christiansburg	Montgomery County	Virginia	United States
1989 median household income	$26,171	$22,949	$33,328	$30,056
1989 median family income	$31,468	$32,128	$38,213	$35,225
1989 per capita income	$12,045	$10,979	$15,713	$14,420
1999 median household income	$40,851	$32,330	$46,677	$41,994
1999 median family income	$47,428	$47,239	$54,169	$50,046
1999 per capita income	$19,579	$17,077	$23,975	$21,587
% change in median household income, 1989 to 1999	56.1%	40.9%	40.1%	39.7%
% change in median family income, 1989 to 1999	50.7%	47.0%	41.8%	42.1%
% change in per capita income, 1989 to 1999	62.5%	55.5%	52.6%	49.7%

Source: U.S. Census Bureau, 1990 Census of Population and Housing Summary Tape File 3A and 2000 Census Summary File 3.

Employment

Christiansburg and surrounding Montgomery County are joined inseparably in terms of their economies. According to the 2000 Census Bureau, the Town of Christiansburg accounted for 22.8% of Montgomery County's employed persons 16 years and over with 8,992 of the total 39,369 employed persons.

Employment by occupational classification is often an accurate reflection of local industries' contributions to the economy. The basis for this is the assumption that concentrations of employment in higher paying professions will result in a more vital local economy. The following table illustrates the 2000 employment by occupation. It should be noted that these are jobs held by residents, not necessarily jobs within the localities.

2000 Employment by Occupation
(Employed civilian population 16 years and over)

OCCUPATION	Town of Christiansburg		Montgomery County	New River Valley	Virginia	United States
Management, professional, and related occupations:	**3,099**	**34.5%**	**40.2%**	**33.4%**	**38.2%**	**33.6%**
Management, business, and financial operations occupations:	984	10.9%	9.3%	9.1%	15.5%	13.5%
Professional and related occupations:	2,115	23.5%	30.9%	24.2%	22.7%	20.2%
Service occupations:	**1,209**	**13.4%**	**16.4%**	**16.0%**	**13.7%**	**14.9%**
Healthcare support occupations	153	1.7%	1.8%	1.9%	1.6%	2.0%
Protective service occupations:	159	1.8%	1.3%	1.7%	2.1%	2.0%
Food preparation and serving related occupations	395	4.4%	7.6%	6.5%	4.3%	4.8%
Building and grounds cleaning and maintenance occupations	214	2.4%	2.5%	3.1%	3.0%	3.3%
Personal care and service occupations	288	3.2%	3.2%	2.7%	2.7%	2.8%
Sales and office occupations:	**2,327**	**25.9%**	**22.2%**	**22.6%**	**25.5%**	**26.7%**
Sales and related occupations	931	10.4%	9.4%	9.3%	10.5%	11.2%
Office and administrative support occupations	1,396	15.5%	12.8%	13.3%	14.9%	15.4%
Farming, fishing, and forestry occupations	**17**	**0.2%**	**0.4%**	**0.7%**	**0.5%**	**0.7%**
Construction, extraction, and maintenance occupations:	**869**	**9.7%**	**8.2%**	**9.5%**	**9.6%**	**9.4%**
Construction and extraction occupations:	430	4.8%	4.2%	5.0%	5.8%	5.5%
Installation, maintenance, and repair occupations	439	4.9%	3.9%	4.5%	3.9%	3.9%
Production, transportation, and material moving occupations:	**1,471**	**16.4%**	**12.7%**	**17.8%**	**12.5%**	**14.6%**
Production occupations	1,062	11.8%	8.4%	12.5%	7.0%	8.5%
Transportation and material moving occupations:	409	4.5%	4.3%	5.3%	5.5%	6.1%
Total employed civilian population 16 years and over	8,992	100.0%	100.0%	100.0%	100.0%	100.0%

Source: U.S. Census Bureau, 2000 Census, Summary File 3, Table P50.

The highest percentage (34.5%) of occupational professions in the Town of Christiansburg is the managerial, professional and related occupations category. The Service occupations comprised 1,209 (13.4%) of the occupations of Christiansburg residents. Sales and office occupations accounted for 2,327 jobs or 25.9% of Town resident jobs. Production, transportation, and material moving occupational professions accounted for 1,471 or 16.4% of jobs in Christiansburg.

According to the 2000 Census data, Christiansburg had 13,292 persons 16 years or older. Of that population, 9,230 (69.4%) were in the labor force, 4,775 males and 4,455 females. Of those persons, 8,992 (67.6%) were employed in Christiansburg. According to the data, 204 (1.5%) persons were unemployed, 114 males and 90 females. 4,062 (30.5%) persons were not in the labor force.

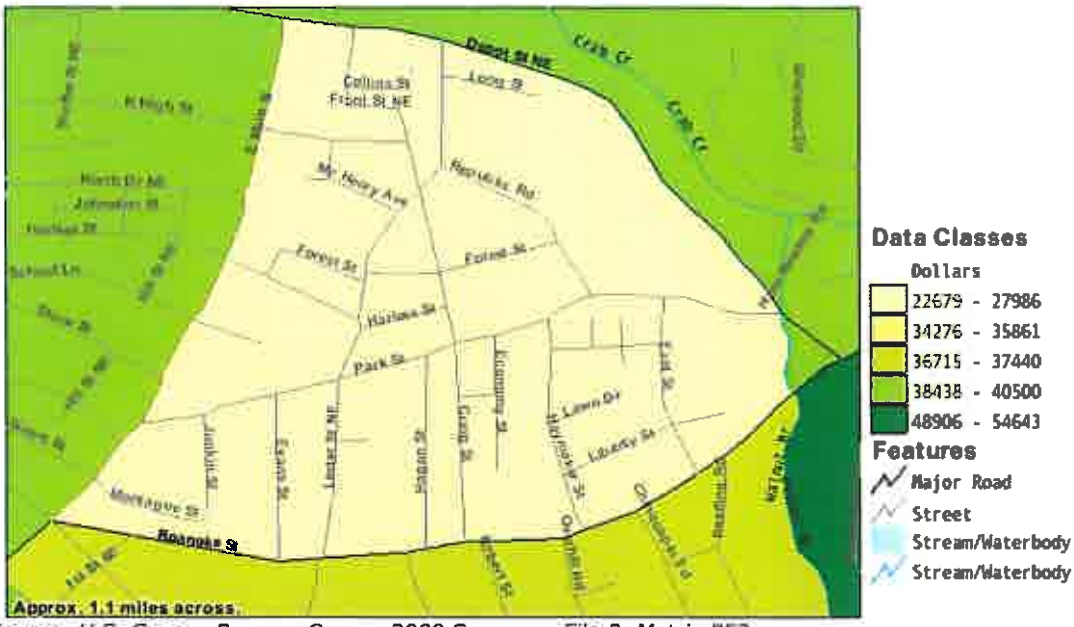
Employment Status
(population 16 years and over)

	Town of Christiansburg	
Total:	**13,292**	**100%**
Male:	6,309	47.5%
In labor force:	4,775	75.7%
In Armed Forces:	34	0.5%
Civilian:	4,741	75.1%
Employed:	4,627	73.3%
Unemployed:	114	1.8%
Not in labor force:	1,534	24.3%
Female:	6,983	52.5%
In labor force:	4,455	63.8%
In Armed Forces:	0	0%
Civilian:	4,455	63.8%
Employed:	4,365	62.5%
Unemployed:	90	1.3%
Not in labor force:	2,528	36.2%

Source: U.S. Census Bureau, 2000 Census, Summary File 3, Table P43.

2. The Town of Christiansburg's Park District consists of a mixture of older single family homes and rental units. The Park District is also home to lower income residents with an average median income of $22,679 - $27,986. The boundary of the Park District is Roanoke Street (U.S. Routes 11 and 460), Depot Street, N.E. and East Main Street. Park Street (which the area is named for) which runs parallel to Roanoke Street, transects the Park District. Roanoke Street serves as a major connector to area shopping, medical offices and municipal buildings such as Christiansburg Town Hall, Montgomery County Courthouse and Health Department.

The Town of Christiansburg's Park District is home to lower income residents that require access to area shopping, medical offices and other businesses. A portion of Park Street and Roanoke Street do provide sidewalks; however, there is a need to fill in areas that do not have sidewalks. Christiansburg witnesses residents walking on the grassy shoulders to arrive at various destinations along Roanoke Street from their residences within the Park District. Christiansburg intends to allocate 80% of the approximately $113,000 CDBG allocation to begin sidewalk construction along portions of Roanoke Street.



Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrix P53

3. A major obstacle the Town of Christiansburg has faced in meeting the needs of the targeted population is the minimal funds. Additionally, the Town of Christiansburg has limited staffing to assist with housing rehabilitation and other housing projects. In order to utilize the CDBG funds efficiently and effectively to meet the needs of the low to moderate income residents and other Town residents, infrastructure improvements serve the greater good.

Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

   *Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

3-5 Year Strategic Plan Managing the Process response:

1. The Town of Christiansburg's Consolidated Plan provides a guide for community and housing development within the Town's Corporate Boundaries. Such development requires the Town of Christiansburg to partner with other local and regional governments, non-profit and for-profit organizations, and the town's citizens to address the Town's needs for decent housing, a suitable living environment, and expanded economic opportunities for low and moderate-income persons.

Christiansburg's Planning Department is the lead agency overseeing the development of the Consolidated Plan and is responsible for coordinating with area organizations,

citizens and other interested parties. The staff of this department consists of a Planning Director and a Planner.

In addition to overseeing the development of the plan, the Town of Christiansburg will be coordinating sidewalk construction and any other infrastructure improvements through various departments.

Citizens have been welcomed to provide their insight by a comment period at the start of the development of the Consolidated Plan and during the review process of the Plan. All comments are important and provide the Town with goals and objectives to strive for. The Town plans to keep the coordination and discussions ongoing, welcoming comments and efforts from all of those interested.

2. The Town of Christiansburg must have an up-to-date Consolidated Plan to participate in the HUD CDBG Entitlement Program. The Christiansburg planning staff assumed the responsibility, as lead agency, to oversee the Plan development.

Staff has worked diligently to develop the Plan after receiving training from HUD. The federal regulations for Consolidated Submissions for Community Planning and Development Programs (24 CFR 91) are clear on what research data is to be used to prepare a Consolidated Plan. Section 91-205 states that "housing data included in...the plan shall be based on U.S. Census data, as provided by HUD, as updated by any properly conducted local survey, or any other reliable source that the jurisdiction clearly identifies..." Recent Census data provides the basis of research in this Consolidated Plan.

Citizens are a key resource in developing any plan for the community. The Consolidated Plan and 2010-2011 Action Plan will be available for review beginning July 1, 2010 and ending July 31, 2010. The plans shall outline proposed activities for CDBG funding and specific activities for this program year beginning October 1, 2010. Print copies of the Draft plans will be located at the Christiansburg Public Library, located at 125 Sheltman Street during the review process. Additional copies can be obtained from the Christiansburg Planning Department, located at the Christiansburg Town Hall, 100 E. Main Street or on the Town's website at www.christiansburg.org. A public input meeting will be held August 3, 2010 to solicit public comment regarding the drafted Consolidated Plan. Citizens unable to attend either meeting were invited to offer comments and suggestions to the Planning staff either by telephone, mail or email.

3. In addition to citizen solicitation, staff gathered information and assistance from the following organizations:

- Town Manager's Office
- Parks and Recreation Department
- Montgomery County Health Dept.
- Department of Social Services
- New River Valley Planning District
- Hope House
- Community Housing Partners
- New River Community Action
- New River Family Shelter
- NRV Agency on Aging

NRV Community Services
NRV Habitat for Humanity
Women's Resource Center
U.S. Census Bureau

These participants have served an important role in the development of the Consolidated Plan. Each organization provides information from their staff and/or web pages to all interested parties. The data collected from these organizations and individuals was analyzed and developed into a series of housing and community development strategies.

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.

2. Provide a summary of citizen comments or views on the plan.

3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

3-5 Year Strategic Plan Citizen Participation response:

1. To ensure the public was fully informed of this process and given every opportunity to provide comment and input, the Town of Christiansburg provided copies of the Draft Plan to the Christiansburg Library on July 1, 2010 at the start of a 30-day public review process. Additional copies were made available to those requested at the Town offices. The Draft Plan was also made available through the Town's website. A Public Input meeting was held on August 3, 2010 to solicit additional comments before final submittal to HUD. The public review process ended July 31, 2010. Staff incorporated all of the comments received from citizens, Town Council, and Town staff.

2. Citizen comments: *to be included after 30-day review*

3. In order to broaden public participation, the Town of Christiansburg supports and encourages the participation of citizens, community groups, and other interested agencies in both the development and the evaluation of the Plan's programs and activities. The citizen participation process is designed to encourage input from all residents including non-English speaking and minority populations. Extremely low and low income persons are especially encouraged to participate in the process. Attempts are made to include residents of areas where projects currently exist or are proposed.

4. All reasonable public comments received during the 30-day Public Comment Period and at public hearings related to the Plan will be accepted. However, due to funding constraints, it is anticipated that not all requests for funding can be honored.

Institutional Structure (91.215 (i))

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

2. Assess the strengths and gaps in the delivery system.

3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

3-5 Year Strategic Plan Institutional Structure response:

1. The Town of Christiansburg is a Council-Manager jurisdiction. The Town Council and Mayor are elected by the Town's citizens. Christiansburg's Town Council is responsible for the legislative function of the Town such as establishing policy, passing ordinances, and developing the overall vision of the Town. The Town Council than appoints the Town Manage and the Planning Commission. The Town Manager provides professional management and oversees the administrative operations of the Town, implement policies set by Town Council, and advise Council.

The Town of Christiansburg does not have a Housing Authority. The Town of Christiansburg will administer specific programs, on-going planning, liaison with citizens and neighborhood organizations, and neighborhood improvements. The Town staff administers Christiansburg's CDBG programs and oversees sub-recipients. This process entails close contact with community civic associations to obtain citizen views and concerns regarding their community. Christiansburg will also work with local and regional organizations to administer the CDBG allocations.

2. The CDBG grant is to be administered by the Planning Department of the Town of Christiansburg. Program development and administration will be facilitated by many of the administrative departments in place within the Town of Christiansburg and with a designated consultant. No gaps in the delivery system have been identified.

3. The Town of Christiansburg does have a Housing Authority

Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

The Town of Christiansburg staff and a chosen consultant will assure program compliance in the CDBG program by conducting a risk analyses and monitoring projects.

The CDBG program monitors high-risk projects as a first priority. The areas reviewed to determine the risk level includes meeting goals, management

procedures, record keeping, financial status, construction and labor standards (if applicable), and beneficiary data.

The Town of Christiansburg will monitor its own performance in meeting the goals of the Consolidated Plan by conducting frequent reviews with members of Town Council, Town Council appointed Street Committee, and citizens. By gathering beneficiary information we are able to measure our success. Changes in policies and economic trends may affect a project's ability to meet proposed goals.

The Town of Christiansburg will continue to work with citizens and committees to address various community needs and goals. With the Town's participation in the Consolidated Plan process, goals have been developed based on current needs. Funding dollars will be directed to activities that assist in meeting those goals and needs.

To ensure the Town of Christiansburg complies with HUD's "timeliness" test, the Town of Christiansburg will take shovel ready projects into account when awarding funds to applicants. Certain projects will not always have the capacity to immediately spend their allocations; so all projects that receive funds are given 18 months to spend their funds starting October 1st of the program year. In the 13th month, projects will be notified, in writing, of their timeliness of expenditure status and are reminded that if funds are not expended by the end of the 18-month time frame, the town will withdraw funds and reallocate them to a project that meets CDBG requirements and has an immediate need. In addition, all public service activities are provided a 12-month time frame in which to use CDBG funds towards eligible public service activities. This ties the beneficiaries to a one year reporting period and allows the Town a more efficient process for the administration of these activities.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.

2. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

1. This is the first year the Town of Christiansburg will be utilizing CDBG allocations. In order to impact the greatest number of citizens and facilitate the program administration, the Town of Christiansburg will concentrate on one activity, update and infill of infrastructure in LMI neighborhoods.

The neighborhood selection is based upon the visible need. The existing sidewalks are in need of repair and updating. Where sidewalks have not been installed, there are visible walking paths worn into the grassy shoulders of Christiansburg's streets.

2. Funding is the only obstacle in meeting the needs of underserved citizens. The Town of Christiansburg is receiving limited funding; leading to numerous needs receiving a *Low Priority* ranking. This in no way underestimates the value of these efforts and needs. It is a reflection of the process of prioritization that the Town must make to ensure the most effective resources available will be utilized efficiently with such limited funding.

The Town of Christiansburg will strive to maintain and increase the supply of affordable, sound housing by assisting in the reduction of lead-based paint hazards and utilizing code development with enforcement to promote safe homes.

In order to address infrastructure projects, the Town of Christiansburg will phase those projects over the course of the 5 year Strategic Plan.

Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.

2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

3-5 Year Strategic Plan Lead-based Paint response:

1. The Lead Paint Poisoning Prevention Act of 1971 banned the use of lead in household paint, but many houses still have lead in interior paint, particularly in the older homes and neighborhoods of the area. Paint, therefore, stands out as the main source of potential lead exposure for children, the most susceptible to harm from toxins such as lead. According to the 2000 Census, Christiansburg consisted of 10,222 units. Of those units, 5,278 were built pre-1980. This presents the possibility of 51.6% of the total units containing lead-based paint. The amount of at risk housing for extremely low to moderate income families was obtained by multiplying the total households in each income level from the CHAS data needs worksheet by 51.6%. An estimated 1,350 housing units containing lead-based paint hazards are occupied by extremely low to moderate income families.

2. Christiansburg does not have the resources or expertise necessary to implement a lead poisoning prevention program. Christiansburg's Building Official can assist in education and reduction of lead-based paint hazards during remodel projects of older homes. Montgomery County's Health Department tracks lead-based paint hazards in order to provide an effective education program to improve local understanding and efforts to reduce lead-based paint hazards.

HOUSING

Housing Needs (91.205)

*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and

overcrowding (especially large families).

2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, 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 ten percentage points higher than the percentage of persons in the category as a whole.

3-5 Year Strategic Plan Housing Needs response:

1. Determining the number of persons who may be eligible for public assistance can be confusing because of varying types of data and definitions. The national poverty level used in the Census, for example, is based on the cost of living as reflected in the Consumer Price Index and is not adjusted for local variation in costs of living. The 2000 Census showed 307 families (6.4 %) in Christiansburg were living below the poverty level. There were 1,425 individuals (8.5%) in Christiansburg living below the poverty level in 1999. Eligibility for most housing assistance is based on household income, which is further adjusted by HUD for local variations and household size.

The eligibility threshold, as defined by HUD, is persons and families with income 80 percent or less than the area's median family income. According to the 2000 Census, the median family income for Christiansburg in 1999 was $47, 428. Eighty percent of this figure is $37, 942. Since this number does not factor in varying sizes of households, HUD prepares income limit data for localities that give 80 percent thresholds for households ranging in size from one person to eight person families.

According to the CHAS data, there are 2,617 extremely low to moderate income households in the Town of Christiansburg. There are defined as households whose yearly income is at or below 80% of the Town's Median Family Income (MFI). Of the total extremely low to moderate income households, 864 (33%) are elderly, 912 (35%) are small related families, 140 (5%) are large related families and the remaining 701 (27%) fall under all other households. Of the total extremely low to moderate income households, 1331 (51%) are renters and 1286 (49%) are owners.

EXTREMELY LOW INCOME

An extremely low income household is defined by HUD as those whose yearly income is at or under 30% of the median family income for the Town. There are a total of 562 extremely low income households within the Town. The extremely low income households are composed of 70% renters and 30% owners. The elderly account for 140 or 25% of the total extremely low income households. The elderly also account for 14% of the extremely low income renters and 51% of the extremely low income homeowners households.

LOW INCOME

The low income households are defined as households whose yearly income is more than 30% but at or under 50% of the MFI for the Town. There are a total of 782 low income households within the Town. The low income households are composed of 45% renters and 55% owners. The elderly number 349 or 45% of the total low income households. The elderly also account for 14% of the low income renters and 70% of the low income homeowners households.

MODERATE INCOME

A moderate income household is defined as a household whose yearly income is more than 50% but at or under 80% of the MFI for the Town. There is a total of 1279 moderate income households within the Town. The moderate income households are composed of 46% renters and 54% owners. The elderly number 375 or 29% of the total moderate income households. The elderly also account for 13% of the moderate income renters and 44% of the moderate income homeowners households. The small related families constitute the largest numbers of moderate income households at 513 or 40%.

MOBILITY LIMITATINS AND DISABLITY

According to the 2000 Census, 4,353 Christiansburg residents aged 5 years and over had some form of disability. Census estimates that 416 (8.3%) of the total population in the Town of Christiansburg between the ages of 5 and 20 have some disability. Census estimates that 2,741 (17.9%) Christiansburg residents between the ages of 21 and 64 had some disability. Lastly, Census estimates that 1,196 (41.9%) of the total residents over the age of 65 had some disability.

According to CHAS 2000 data, there are 1,152 extremely low to moderate income households with mobility and self care limitations in the Town of Christiansburg. Of that number, 337 are renters and 815 are homeowners.
Households with mobility and self care limitations are defined as households which include as households which include one or more persons that have a long-lasting condition that: 1) substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, lifting or carrying and/or 2) a physical, mental, or emotional condition lasting more than 6 months that creates difficulty with dressing, bathing, or getting around inside the house.

CHAS data indicates that there were: 204 extremely low income, 181 low income and 218 moderate income households with mobility and self care limitations.

PERSONS WITH HIV/AIDS AND THEIR FAMILIES

According to the Virginia Department of Health's Annual Surveillance Report for 2008, there were an estimated 44 living cases of HIV/AIDS in Montgomery County, Virginia, which is includes the Town of Christiansburg. There is no HIV/AIDS data for the Town of Christiansburg as the town does not have a facility that addresses the physical needs of persons with HIV/AIDS. HIV/AIDS counseling and testing is available at the Montgomery County Health Department. The HIV/AIDS data does not include income or housing status. The number 1 has been inserted in the Housing Needs Table in lieu of a true figure for low income HIV/AIDS persons as no data is available for the Town of Christiansburg.

PUBLIC AND ASSISTED HOUSING

The Town of Christiansburg does not have a public housing authority, though there are currently four assisted housing projects within the corporate limits. Community Housing Partners (formerly Virginia Mountain Housing, Inc.), a private, non-profit organization located at 930 Cambria Street, NE in Christiansburg provides housing assistance through the Section 8 Existing Program and other similar programs. Additionally, Pembroke Management, Inc. is a private non-profit organization located in Blacksburg, which contracts with VHDA to provide services for the Section 8 Housing Choice Voucher Program in Montgomery, Floyd, Giles, and Pulaski Counties.

The Smokey Ridge and Nugget Ridge Apartments complexes are Section 515 projects receiving assistance to provide affordable multifamily rental housing for very low-, low-, and moderate-income families, elderly persons, and persons with disabilities. Smokey Ridge has 52 units within its complex. Nugget Ridge Apartments has 40 units. Christiansburg Bluff Apartments and Old Farm Village II Apartments are both Section 8 housing utilizing tenant-based vouchers. Christiansburg Bluff Apartments consists of 120 units and Old Farm Village II Apartments consists of 80 units.

HOUSING PROBLEMS & SUBSTANDARD HOUSING

According to the CHAS Data, 1120 (43%) of all the low to moderate income households have some type of housing problem including cost burden (paying more than 30% of monthly household income for housing), lack of complete kitchen or plumbing facilities or overcrowding.

According to the2000 Census, 45 households were lacking complete plumbing facilities. 25 households were lacking complete kitchen facilities. 125 households experienced overcrowding of 1.01 or more occupants per room. According to the 2000 Census, 15 owner occupied housing units lacked complete plumbing facilities and 17 lacked complete kitchen facilities. 30 renter occupied housing units lacked complete plumbing facilities and 8 renter occupied units lacked complete kitchen facilities. The 2000 Census indicates that 30 vacant units lacked complete kitchen facilities. 19 units lacked complete plumbing facilities. The Census data does not differentiate between rental and properties for sale.

2. ***DISPROPRTIONATE RACIAL/ETHNIC NEED***

The Census 2000 data indicates that 819 (4.8%) of Christiansburg's population is Black or African American and 168 (1.0%)0.9% Hispanic.

According to the CHAS Data, the most disproportionate racial ethnic need refers to Blacks or African Americans. Disproportionate racial/ethnic need is present among extremely low income black elderly homeowner households. All black elderly homeowner households in this income category also have housing problems. In addition, disproportionate racial/ethnic need among extremely low income renters occurs in all but the elderly renter household category. Disproportionate Black or African American need is present in all of the low income renter categories and in the related low income owner categories. It does not occur in the moderate income renter or homeowners categories.

Disproportionate Hispanic need only occurs among the low income family renter households.

Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.

2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.

4. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Housing Needs response:

The Town of Christiansburg will not be utilizing CDBG funds to address housing needs.

Housing Market Analysis (91.210)

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.

2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).

3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

3-5 Year Strategic Plan Housing Market Analysis responses:

1. The Town of Christiansburg had 7,430 housing units according to the 2000 Census. Of those units, 5,356 units or 72.3% were single-family homes. Multi-family units comprised of 1,311 units (17.7%) The remaining 10.0% of the units were 1,311 mobile homes or trailers. The Town of Christiansburg has seen a steady increase in residential construction since 2007 there has been a significant drop in the increase.. In 2009, 84 new residential units were constructed in the Town. The following table illustrates the building permits issued for the Town between 2004 and 2009.

2004-2009 Town of Christiansburg New Residential Building Permits Issued

	2004	2005	2006	2007	2008	2009
Single-family units	208	138	106	79	55	53
Townhouse units	43	128	137	97	57	17
Condominiums	8	68	32	16	16	8
One-ownership duplex units	2	0	2	0	0	4
Single-family ownership duplex units	16	46	14	14	3	2
Multi-family units	50	0	32	24	32	0
Mobile home spaces added	0	0	0	1	10	0
Total new residential units	327	380	323	231	170	84
Demolished residential units	12	4	3	0	0	0
Total residential units added	315	376	320	231	170	84

Source: Town of Christiansburg Building Department

HOUSING CONDITIONS

The quality of housing can affect the quality of life of a community's citizens on a daily and very personal basis. Substandard housing is more than just an aesthetic problem; inadequate plumbing and kitchen facilities, improper or poor insulation, leaking roofs, and faulty wiring is health and safety issues. The Town of Christiansburg should continue to do inspections upon request as well as condemn buildings meeting the appropriate requirements. Only 27 residential units (0.4%) in the Town of Christiansburg lack complete plumbing facilities and 29 (0.4%) lack complete kitchen facilities according to the 2000 Census.

HOUSING COSTS AND HOUSING AFFORDABILITY

The value of units plays an important role in the affordability of housing both in terms of home ownership and rental pricing. According to the 2000 Census, the own of Christiansburg had 71.4% of owner-occupied housing units. The Town of Christiansburg had 24.2% of owner-occupied housing units with a value less than $80,000. Christiansburg had 1,005 owner-occupied units with a value of between $80,000 and $99,999 (24.5%), which is a relatively high percentage. The Town also had 1,475 owner-occupied units with a value between $100,000 and $149,999 (35.9%), which again is a relatively high percentage. Christiansburg had 636 owner-occupied units with a value of $150,000 or more (15.5%), which is relatively low. Locality specific items such as land values and demand play a part in determining value, but the figures still indicate that Christiansburg has a mid-value concentration.

According to the Housing Market Analysis Table, local Fair Market Rents are higher than the rents affordable to households making 50% of the median income for the area. The difference between the two rates is most noticeable in the efficiency-1 bedroom rents and 2 bedroom rents. In the 3 bedroom or more rentals, the FMR is considerably higher than the rents affordable to households making 50% of the median income for the area.

2. There is no public housing in the Town of Christiansburg. Section 8 housing vouchers are administered through VDHA. Section 8 housing is not under the jurisdiction of the Town of Christiansburg. The Montgomery County Department of Social Services distributes Section 8 Vouchers for the Town of Christiansburg. Community Housing Partners, a private, non-profit organization located in Christiansburg provides housing assistance through the Section 8 program. The Smokey Ridge, Overlook Apartments, Huckleberry Court Townhomes, Henley Place, and Old Farm Village are listed as Section 8 projects within the Town of Christiansburg. There are ***173 xx*** Section 8 Vouchers available to Montgomery County as a whole.

Montgomery County Department of Social Services
Health and Human Services Bldg
210 Pepper Street, Ste. B
Christiansburg, VA 24073

3. There are currently no plans to build additional apartments nor does the Town of Christiansburg plan to acquire any residential properties at present.

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Strategic Plan Specific Housing Objectives response:

1. The Town of Christiansburg will strive to maintain and increase the supply of affordable, sound housing. Due to limited funding through HUD's CDBG Program, the Town of Christiansburg will not be addressing affordable housing needs with CDBG allocations.

2. Services for extremely low to moderate income families can be obtained from various organizations within the Town of Christiansburg, Montgomery County and throughout the New River Valley. These organizations can assist with housing needs, utility payments and other emergency assistance needs for a wide range of populations.

Montgomery County Department of Social Services
Community Housing Partners
New River Community Action
Women's Resource Center
New River Valley Habitat for Humanity
New River Community Services
New River Valley Agency for Persons with Mental Retardation
New River Valley Senior Services/Agency on Aging

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

3-5 Year Strategic Plan Needs of Public Housing response:

There is no Public Housing Authority or public housing within the Town of Christiansburg.

Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing,

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

2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))

3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

3-5 Year Strategic Plan Public Housing Strategy response:

There is not a Public Housing Authority or public housing within the Town of Christiansburg.

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

3-5 Year Strategic Plan Barriers to Affordable Housing response:

1. ***TAX RELIEF***

The Town of Christiansburg provides Tax Exemptions and Deferrals for the Elderly and Totally Disabled under the *Code of the Town of Christiansburg*. The Montgomery County Commissioner of Revenue determines the eligibility for the tax relief. The Commissioner of Revenue provides a real estate tax exemption for owner-occupied properties owned by persons 65 years or older or who are permanently and totally disabled. To qualify for the exemption, the household income must not exceed $35,000 and assets (excluding home value) must not exceed $100,000. The amount of exemption of the real estate tax for qualified persons residing within the Town shall be determined by the following table:

Annual Income Per Calendar Year	*Percentage of Tax That May Be Exempted*
$0 - 22,400	100
$22,401 - 28,000	60
$28,001 - 35,000	40

BUILDING CODE

The Town of Christiansburg's Building Inspections Department adheres to the Virginia Uniform Statewide Building Code. There is no language at this time regarding building rehabilitation.

BUILDING PERMIT FEES

The Town of Christiansburg building permit application process is streamlined through the Building Inspections Department's Permit Technician. On average a new construction building permit will take approximately seven to fifteen days for review

and approval. Building permit fees for residential construction including new development, additions and remodels is $.22 per square feet of the total space or area to be built.

COMPREHENSIVE PLAN – CHAPTER 5 HOUSING

The Town of Christiansburg's 2003 Comprehensive Plan addresses housing. The housing portion encourages the continued goal of ensuring decent and affordable housing, preserving existing residential neighborhoods, and improving opportunities for home ownership among residents. The character of the Town of Christiansburg's residential neighborhoods plays an important role in attracting and maintaining a thriving population. Preservation of the existing housing stock and stabilization of residential areas therefore represents major objectives and priorities for Christiansburg.

ZONING ORDINANCE AND LAND USE

The Town of Christiansburg's Zoning and Subdivision Ordinances contains specific provisions to permit housing development in a variety of configurations. Enabling legislation in Virginia makes the zoning ordinance one of the most powerful tools available to a community to guide its development. Ultimately, the impact of local zoning ordinances lies with proper enforcement and a cohesive Comprehensive Plan providing a vision for the future. The zoning ordinance is continuously reviewed and structured to fully support and implement the vision and goals of the comprehensive planning document of the community.

Christiansburg's Planning Commission is delegated with the task of reviewing and updating the current Zoning Ordinance to insure the goals of the Town are being adequately met. This opportunity allows the Planning Commission to review existing zoning districts and establish new districts to eliminate conflicts between existing zoning and the desired development patterns of the Town.

The Zoning Ordinance regulates the use of property, the minimum lot area for development, the setbacks for structures, and the density for residential units. The Zoning Ordinance allows for amendments to zoning by request and changes in use by Conditional Use Permits. The Town Council and Planning Commission utilize the Zoning Ordinance in conjunction with the Future Land Use Map of the Comprehensive Plan to formulate the development of the Town.

SUBDIVISION ORDINANCE

The purpose of the Subdivision Ordinance is to establish certain subdivision standards and procedures for the Town. These are part of a long range plan to guide and facilitate the growth of the community and to promote the public health, safety, convenience, comfort, prosperity and general welfare. More specifically the Subdivision Ordinance provides for the harmonious and economic development of the Town, in conformity with the Zoning Ordinance of the Town. The Subdivision Ordinance provides for coordination of streets, utilities, and other public areas with other existing streets, utilities, and other public areas within the Town.

2. ***REMOVING BARRIERS TO AFFORDABLE HOUSING***

It may be possible to reduce housing costs somewhat by adjusting regulations and requirements and by promoting more cost-effective development techniques such as cluster residential development in new subdivisions. Such cost cutting measures, however do not automatically result in housing that is suitable to low-income

persons.

Removal of barriers to affordable housing must be done with a full analysis of potential ramifications. In this regard, the Town Code will continue to be reviewed and edited as necessary to protect and strengthen residential districts. Christiansburg's current zoning and regulations will be closely examined to ensure compatibility with the promotion of affordable housing opportunities.

In addition, Christiansburg will also continue to support and participate with the New River Valley Housing Partnership as it examines opportunities in the area of Continuum of Care and HOME Consortia pursuits.

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

*Please also refer to the Homeless Needs Table In the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. 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.

3-5 Year Strategic Plan Homeless Needs response:

A Point-In-Time Count was conducted for the New River Valley Planning District, which includes the Town of Christiansburg, on January 28, 2010. The Housing Partnership of the New River Valley serves as the lead for the Continuum of Care in the region. The organizations that participated in the Point-In-Time Count include the New River Family Shelter, Community Housing Partners, Hope House, and the Women's Resource Center. There were a total of 94 sheltered homeless persons counted for the entire region.

A comprehensive continuum of care system is necessary to effectively address homeless needs. This system must provide three basic components. First, there must be an immediate alternative to being unsheltered including not only emergency shelter, but an assessment of an individual's or family's needs. Second, there is a need for transitional housing and rehabilitative services. This aspect of the system should include services such as substance abuse treatment, interim mental health services, training in independent living skills, and many others dependent upon the individual needs. The final step is permanent housing that includes permanent supportive housing arrangements.

Homeless individuals and families will not necessarily need access to all of the above components, but this coordinated system is critical as an overall effort to overcome homelessness. In addition, there must be a strong homeless prevention strategy to ensure increasing numbers of homeless does not overwhelm the above system. In

fact, prevention of homelessness, by stabilizing precarious housing arrangements, is significantly less costly than providing emergency shelter and food.

Though limited by local funding and dependent upon State and Federal Grant Assistance for many of our local endeavors, homelessness is a problem we would like to eliminate in our region. The Town of Christiansburg recognizes the need to assist low and moderate income households in danger of becoming homeless, and is committed to assisting those families by continued support of local agencies, the regional Housing Partnership, Continuum of Care and HOME Consortium.

Since the Town of Christiansburg does not have social service programs to directly assist the homeless, we are fortunate to have New River Community Action, a local agency that administers the Homeless Intervention Program (HIP) for the region. The HIP program prevents the displacement of low and moderate-income households who are in danger of becoming homeless, assists those who are homeless to secure permanent housing, and assists individuals to regain self-sufficiency. The program provides no interest loans for mortgages and deposit assistance, as well as rent-payment grants to eligible people in the New River Valley. According to the New River Community Action 2008-2009 Annual Report, HIP assisted 54 families (145 individuals to avoid homelessness.

The Town of Christiansburg will generally support applications for related programs and resources to assist in the prevention of homelessness from eligible non-profit organizations and other groups. When the Town is also an eligible applicant, it will seek to coordinate any application with other relevant organizations so program benefits will be delivered to citizens as effectively and seamlessly as possible.

Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.

2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

3-5 Year Strategic Plan Priority Homeless Needs response:

1. There are no targeted permanent or temporary housing options available to the homeless in the Town of Christiansburg. All homeless services are provided on a regional basis within neighboring jurisdictions within the New River Valley Planning District and the Housing Partnership of the New River Valley.

2. Based on the Point-In-Time Count, it is very difficult to determine whether the Town of Christiansburg has a significant homeless population. Homeless needs are therefore most efficiently met on a regional basis as it currently is. The Town of Christiansburg recognizes the need for a coordinated network of serves and housing

to meet the needs of homeless individuals and families with children. The Town will continue to support the Continuum of Care and the regional HOME Consortium.

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

3-5 Year Strategic Plan Homeless Inventory response:

HOMELESS FACILITIES AND SERVICES
The following are local agencies providing assistance to the homeless within the New River Valley Planning District that includes the Town of Christiansburg:

New River Family Shelter
The New River Family Shelter (NRFS) is a nonprofit organization with 501(c) (3) tax exempt status. The organization is governed by a volunteer Board of Directors that meets regularly (typically once a month) to meet with shelter staff, discuss shelter business, form and evaluate policy, develop fundraising strategies, and plan for the future of the agency. NRFS has a paid full-time Executive Director who is responsible for the day-to-day operation of the shelter. Additional staff such as a Family Development Coordinator or a Programs Coordinator have existed in times past as the shelter board saw the need.

Temporary shelter in established shelter space includes the following: a two family house in Blacksburg called the Haven, a single-family house in Blacksburg called the Katharina von Bora Haus, a single-family mobile house in Christiansburg, and a single efficiency room in the Christiansburg/Shawsville area. Recently, NRFS opened a new single-family space in Christiansburg called the Father Scott House

Community Housing Partners
Community Housing Partners Corporation (CHPC) is a regional, not-for-profit, housing community development corporation established in 1975 to provide affordable housing to low-income families. Community Housing Partners assist non-homeless persons in need of supportive housing by acquiring and preserving existing affordable multi-family housing; construction and acquisition/rehabilitation of single-family homes; and assisting families with down payments and closing costs for housing.

Hope House
The Hope House is a nonprofit organization with 501(c) (3) tax exempt status located in Narrows, Virginia. Hope House is a Partner with the United Fund of Giles County. As such the Hope House receives a portion of its operating support from the United Fund. The United Fund is a "stable" source of base funding and does make a difference in the mission of the Hope House. The mission is to provide a safe emergency shelter for families experiencing a housing crisis and to connect them with supportive services that promote and enhance their self-sufficiency and

stability. Hope House currently operates a one unit home and a two unit home in Giles County.

Women's Resource Center of the New River Valley
The Women's Resource Center of the New River Valley provides temporary shelter for women and their children due to an abusive situation. WRC is located in Radford but serves the region as whole.

New River Valley Habitat for Humanity
Local Habitat for Humanity affiliates coordinate house building and select partner families. The New River Valley Habitat for Humanity selects families whose income is below 50% of Montgomery County's median income.

Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.

3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.

4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.

5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons." The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

3-5 Year Homeless Strategic Plan response:

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

3-5 Year Strategic Plan ESG response:

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.

2. Describe the basis for assigning the priority given to each category of priority needs.

3. Identify any obstacles to meeting underserved needs.

4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

   NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

3-5 Year Strategic Plan Community Development response:

1. The Town of Christiansburg plans to develop and upgrade portions of the public infrastructure to enhance the quality of life for citizens in the Low to Moderate Income Block Groups.

2. Public infrastructure receives a high priority due to the large impact on the low to moderate income population with minimal funds. The CDBG funding is not adequate to address other needs.

3. There are currently no identifiable obstacles to meet this goal.

4. Goal 1: Developing and upgrading public facilities and infrastructure will utilize a minimum of 5 years of CDBG funding.

Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.

2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

3-5 Year Strategic Plan Antipoverty Strategy response:

No direct reduction of poverty levels will be attempted with the CDBG program within the Town of Christiansburg.

Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

3-5 Year Strategic Plan LIHTC Coordination response:

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Non-homeless Special Needs Analysis response:

The Town of Christiansburg will not be addressing specific special needs with the CDBG program.

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.
   *Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.

3. Describe the basis for assigning the priority given to each category of priority needs.

4. Identify any obstacles to meeting underserved needs.

5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

3-5 Year Non-homeless Special Needs Analysis response:

A number of local organizations and agencies provide supportive housing and services to this population. The New River Valley Senior Services, Inc., for example, serves elderly and frail elderly clients. Community Services of the New River Valley serves persons with mental health, mental retardation and/or substance abuse problems. The Women's Resource Center provides services to women and children of domestic violence. These organizations and many others attempt to coordinate their efforts to ensure that necessary services are available to those who need them, despite constrained finances, disproportionately small staff, and increasing workloads.

There is no anticipated use of CDBG funds for this effort.

Housing Opportunities for People with AIDS (HOPWA)

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.

2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).

4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.

5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.

6. The Plan includes the certifications relevant to the HOPWA Program.

3-5 Year Strategic Plan HOPWA response:

The Town of Christiansburg does not receive HOPWA funding.

Specific HOPWA Objectives

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Specific HOPWA Objectives response:

The Town of Christiansburg does not receive HOPWA funding.

OTHER NARRATIVE

Include any Strategic Plan information that was not covered by a narrative in any other section.

Housing Needs Table

Grantee:

Only complete blue sections. Do NOT type in sections other than blue.

Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems

			Current % of Households	Current Number of Households	3-5 Year Quantities Year 1 Goal	Year 1 Actual	Year 2 Goal	Year 2 Actual	Year 3 Goal	Year 3 Actual	Year 4* Goal	Year 4* Actual	Year 5* Goal	Year 5* Actual	Multi-Year Goal	Multi-Year Actual	% of Goal	Priority Need?	Plan to Fund?	Fund Source	Households with a Disabled Member % HSHLD	# HSHLD	Disproportionate Racially/Ethnic Need?	# of Housing units in lead-hazard Housing	Total Low Income Households Racially/Ethnic Disparities #
Household Income <=30% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	35																100%	204	no	290	1
			Any housing problems	63.6	35	0	0	0	0	0	0	0	0	0		0	####	L	N		18.0	37			
			Cost Burden > 30%	63.6	35	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden >50%	63.6	35	0	0	0	0	0	0	0	0	0		0	####	L	N						
		Small Related	NUMBER OF HOUSEHOLDS	100%	174																		yes		
			With Any Housing Problems	68.4	119	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden > 30%	68.4	119	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden >50%	51.7	90	0	0	0	0	0	0	0	0	0		0	####	L	N						
		Large Related	NUMBER OF HOUSEHOLDS	100%	18																		yes		
			With Any Housing Problems	100.0	18	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden > 30%	77.8	14	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden >50%	55.6	10	0	0	0	0	0	0	0	0	0		0	####	L	N						
		All other hshld	NUMBER OF HOUSEHOLDS	100%	148																		yes		
			With Any Housing Problems	77.0	114	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden > 30%	77.0	114	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden >50%	54.1	80											0	####	L	N						
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	85																				
			With Any Housing Problems	25.9	22	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden > 30%	25.9	22	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden >50%	9.4	8	0	0	0	0	0	0	0	0	0		0	####	L	N						
		Small Related	NUMBER OF HOUSEHOLDS	100%	39																		yes		
			With Any Housing Problems	64.1	25	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden > 30%	64.1	25	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden >50%	38.5	15	0	0	0	0	0	0	0	0	0		0	####	L	N						
		Large Related	NUMBER OF HOUSEHOLDS	100%	0																		yes		
			With Any Housing Problems	0.0	0	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden > 30%	0.0	0	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden >50%	0.0	0	0	0	0	0	0	0	0	0	0		0	####	L	N						
		All other hshld	NUMBER OF HOUSEHOLDS	100%	41																		no		
			With Any Housing Problems	100.0	43	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden > 30%	100.0	43	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden >50%	90.7	39	0	0	0	0	0	0	0	0	0		0	####	L	N						
Household Income >30 to <=50% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	50																100%	385	no	400	
			With Any Housing Problems	80.0	40	0	0	0	0	0	0	0	0	0		0	####	L	N		33.0	127			
			Cost Burden > 30%	80.0	40	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden >50%	0.0	0	0	0	0	0	0	0	0	0	0		0	####	L	N						
		Small Related	NUMBER OF HOUSEHOLDS	100%	114																		yes		
			With Any Housing Problems	57.0	65	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden > 30%	57.0	65	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden >50%	28.9	33											0	####	L	N						
		Large Related	NUMBER OF HOUSEHOLDS	100%	22																		yes		
			With Any Housing Problems	36.4	8	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden > 30%	36.4	8	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden >50%	0.0	0											0	####	L	N						
		All other hshld	NUMBER OF HOUSEHOLDS	100%	161																		no		
			With Any Housing Problems	60.9	98	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden > 30%	60.9	98	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden >50%	43.5	70	0	0	0	0	0	0	0	0	0		0	####	L	N						
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	296																		yes		
			With Any Housing Problems	27.3	81	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden > 30%	27.3	81	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden >50%	11.1	33	0	0	0	0	0	0	0	0	0		0	####	L	N						
		Small Related	NUMBER OF HOUSEHOLDS	100%	72																		yes		
			With Any Housing Problems	86.1	62	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden > 30%	86.1	62	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden >50%	33.3	24	0	0	0	0	0	0	0	0	0		0	####	L	N						
		Large Related	NUMBER OF HOUSEHOLDS	100%	14																		yes		
			With Any Housing Problems	100.0	14	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden > 30%	71.4	10	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden >50%	71.4	10	0	0	0	0	0	0	0	0	0		0	####	L	N						
		All other hshld	NUMBER OF HOUSEHOLDS	100%	44																		no		
			With Any Housing Problems	22.7	10	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden > 30%	22.7	10	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden >50%	22.7	10	0	0	0	0	0	0	0	0	0		0	####	L	N						
80% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	74																100%	218	no	658	
			With Any Housing Problems	40.5	30	0	0	0	0	0	0	0	0	0		0	####	L	N		19.0	43			
			Cost Burden > 30%	40.5	30	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden >50%	0.0	0	0	0	0	0	0	0	0	0	0		0	####	L	N						
		Small Related	NUMBER OF HOUSEHOLDS	100%	208																		no		
			With Any Housing Problems	27.4	80	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden > 30%	24.1	70	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden >50%	0.0	0	0	0	0	0	0	0	0	0	0		0	####	L	N						
		Large Related	NUMBER OF HOUSEHOLDS	100%	43																		no		
			With Any Housing Problems	0.0	0	0	0	0	0	0	0	0	0	0		0	####	L	N						
			Cost Burden > 30%	0.0	0	0	0	0	0	0	0	0	0	0		0	####	L	N						

Household Income >50 to <=																								
	Lar	Cost Burden >50%	0.0	0	0	0	0	0	0	0	0	0	0	0		0	****	L	N					
Owner	All other hshold	NUMBER OF HOUSEHOLDS	100%	184																			no	
		With Any Housing Problems	24.5	45	0	0	0	0	0	0	0	0	0	0		0	****	L	N					
		Cost Burden > 30%	24.5	45	0	0	0	0	0	0	0	0	0	0		0	****	L	N					
		Cost Burden >50%	5.4	10	0	0	0	0	0	0	0	0	0	0		0	****	L	N					
	Elderly	NUMBER OF HOUSEHOLDS	100%	301																			no	
		With Any Housing Problems	19.3	58	0	0	0	0	0	0	0	0	0	0		0	****	L	N					
		Cost Burden > 30%	19.3	58	0	0	0	0	0	0	0	0	0	0		0	****	L	N					
		Cost Burden >50%	3.3	10	0	0	0	0	0	0	0	0	0	0		0	****	L	N					
	Small Related	NUMBER OF HOUSEHOLDS	100%	225																			no	
		With Any Housing Problems	32.4	73	0	0	0	0	0	0	0	0	0	0		0	****	L	N					
		Cost Burden > 30%	32.4	73	0	0	0	0	0	0	0	0	0	0		0	****	L	N					
		Cost Burden >50%	8.9	20												0	****	L	N					
	Large Related	NUMBER OF HOUSEHOLDS	100%	43																			no	
		With Any Housing Problems	32.6	14	0	0	0	0	0	0	0	0	0	0		0	****	L	N					
		Cost Burden > 30%	32.6	14	0	0	0	0	0	0	0	0	0	0		0	****	L	N					
		Cost Burden >50%	0.0	0												0	****	L	N					
	All other hshold	NUMBER OF HOUSEHOLDS	100%	121																			no	
		With Any Housing Problems	54.5	66	0	0	0	0	0	0	0	0	0	0		0	****	L	N					
		Cost Burden > 30%	46.3	56	0	0	0	0	0	0	0	0	0	0		0	****	L	N					
		Cost Burden >50%	11.6	14	0	0	0	0	0	0	0	0	0	0		0	****	L	N					
		Total Any Housing Problem			0	0	0	0	0	0	0	0	0	0	0	0				Total Disabled	355			
		Total 215 Renter														0		Tot. Elderly	266			Total Lead Hazard	1348	
		Total 215 Owner														0		Tot. Sm. Related	1020			Total Renters	1618	
		Total 215			0	0	0	0	0	0	0	0	0	0	0	0		Tot. Lg. Related	120			Total Owners	1101	

Jurisdiction

Housing Market Analysis

Complete cells in blue.

Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
Affordability Mismatch						
Occupied Units: Renter		219	1094	998	2311	38
Occupied Units: Owner		40	901	3734	4675	32
Vacant Units: For Rent	5%	18	56	44	118	
Vacant Units: For Sale	2%	0	27	44	71	
Total Units Occupied & Vacant		277	2078	4820	7175	70
Rents: Applicable FMRs (in $s)		388	456	633		
Rent Affordable at 30% of 50% of MFI (in $s)		410	492	569		
Public Housing Units						
Occupied Units					0	
Vacant Units					0	
Total Units Occupied & Vacant		0	0	0	0	0
Rehabilitation Needs (in $s)					0	

CPMP Version 1.3

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Un-sheltered	Total	Jurisdiction
	Emergency	Transitional			Data Quality
1. Homeless Individuals	3	1	1	5	
2. Homeless Families with Children	13	16	0	29	
2a. Persons in Homeless with Children Families	40	47	2	89	
Total (lines 1 + 2a)	43	48	3	94	

Part 2: Homeless Subpopulations	Sheltered	Un-sheltered	Total	Data Quality
1. Chronically Homeless	1	0	1	
2. Severely Mentally Ill	10	0	10	
3. Chronic Substance Abuse	4	0	4	
4. Veterans	0	0	0	
5. Persons with HIV/AIDS	0	0	0	
6. Victims of Domestic Violence	24	0	24	
7. Youth (Under 18 years of age)	0	0	0	

Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5							
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal			
Beds	Emergency Shelters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Transitional Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Permanent Supportive Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###			
Chronically Homeless																				

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y,N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5							
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal			
Beds	Emergency Shelters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Transitional Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Permanent Supportive Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###			

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

Housing and Community Development Activities		Needs	Current	Gap	5-Year Quantities											
					Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative	
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
01 Acquisition of Real Property 570.201(a)		0	0	0											0	0
02 Disposition 570.201(b)		0	0	0											0	0
Public Facilities and Improvements	03 Public Facilities and Improvements (General) 570.201(c)	0	0	0											0	0
	03A Senior Centers 570.201(c)	0	0	0											0	0
	03B Handicapped Centers 570.201(c)	0	0	0											0	0
	03C Homeless Facilities (not operating costs) 570.201(c)	0	0	0											0	0
	03D Youth Centers 570.201(c)	0	0	0											0	0
	03E Neighborhood Facilities 570.201(c)	0	0	0											0	0
	03F Parks, Recreational Facilities 570.201(c)	0	0	0											0	0
	03G Parking Facilities 570.201©	0	0	0											0	0
	03H Solid Waste Disposal Improvements 570.201(c)	0	0	0											0	0
	03I Flood Drain Improvements 570.201(c)	0	0	0											0	0
	03J Water/Sewer Improvements 570.201(c)	0	0	0											0	0
	03K Street Improvements 570.201(c)	0	0	0											0	0
	03L Sidewalks 570.201(c)	0	0	0											0	0
	03M Child Care Centers 570.201(c)	0	0	0											0	0
	03N Tree Planting 570.201(c)	0	0	0											0	0
	03O Fire Stations/Equipment 570.201(c)	0	0	0											0	0
	03P Health Facilities 570.201(c)	0	0	0											0	0
	03Q Abused and Neglected Children Facilities 570.201(c)	0	0	0											0	0
	03R Asbestos Removal 570.201(c)	0	0	0											0	0
	03S Facilities for AIDS Patients (not operating costs) 570.201(c)	0	0	0											0	0
	03T Operating Costs of Homeless/AIDS Patients Programs	0	0	0											0	0
04 Clearance and Demolition 570.201(d)		0	0	0											0	0
04A Clean-up of Contaminated Sites 570.201(d)		0	0	0											0	0
blic Services	05 Public Services (General) 570.201(e)	0	0	0											0	0
	05A Senior Services 570.201(e)	0	0	0											0	0
	05B Handicapped Services 570.201(e)	0	0	0											0	0
	05C Legal Services 570.201(E)	0	0	0											0	0
	05D Youth Services 570.201(e)	0	0	0											0	0
	05E Transportation Services 570.201(e)	0	0	0											0	0
	05F Substance Abuse Services 570.201(e)	0	0	0											0	0
	05G Battered and Abused Spouses 570.201(e)	0	0	0											0	0
	05H Employment Training 570.201(e)	0	0	0											0	0
	05I Crime Awareness 570.201(e)	0	0	0											0	0
	05J Fair Housing Activities (if CDBG, then subject to 570.201(e)	0	0	0											0	0
	05K Tenant/Landlord Counseling 570.201(e)	0	0	0											0	0
	05L Child Care Services 570.201(e)	0	0	0											0	0

Pu	05M Health Services 570.201(e)	0	0	0										0	0
	05N Abused and Neglected Children 570.201(e)	0	0	0										0	0
	05O Mental Health Services 570.201(e)	0	0	0										0	0
	05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(	0	0	0										0	0
	05Q Subsistence Payments 570.204	0	0	0										0	0
	05R Homeownership Assistance (not direct) 570.204	0	0	0										0	0
	05S Rental Housing Subsidies (if HOME, not part of 5% 570.204	0	0	0										0	0
	05T Security Deposits (if HOME, not part of 5% Admin c	0	0	0										0	0
06 Interim Assistance 570.201(f)		0	0	0										0	0
07 Urban Renewal Completion 570.201(h)		0	0	0										0	0
08 Relocation 570.201(i)		0	0	0										0	0
09 Loss of Rental Income 570.201(j)		0	0	0										0	0
10 Removal of Architectural Barriers 570.201(k)		0	0	0										0	0
11 Privately Owned Utilities 570.201(l)		0	0	0										0	0
12 Construction of Housing 570.201(m)		0	0	0										0	0
13 Direct Homeownership Assistance 570.201(n)		0	0	0										0	0
	14A Rehab; Single-Unit Residential 570.202	0	0	0										0	0
	14B Rehab; Multi-Unit Residential 570.202	0	0	0										0	0
	14C Public Housing Modernization 570.202	0	0	0										0	0
	14D Rehab; Other Publicly-Owned Residential Buildings 570.202	0	0	0										0	0
	14E Rehab; Publicly or Privately-Owned Commercial/Indu 570.202	0	0	0										0	0
	14F Energy Efficiency Improvements 570.202	0	0	0										0	0
	14G Acquisition - for Rehabilitation 570.202	0	0	0										0	0
	14H Rehabilitation Administration 570.202	0	0	0										0	0
	14I Lead-Based/Lead Hazard Test/Abate 570.202	0	0	0										0	0
15 Code Enforcement 570.202(c)		0	0	0										0	0
16A Residential Historic Preservation 570.202(d)		0	0	0										0	0
16B Non-Residential Historic Preservation 570.202(d)		0	0	0										0	0
	17A CI Land Acquisition/Disposition 570.203(a)	0	0	0										0	0
	17B CI Infrastructure Development 570.203(a)	0	0	0										0	0
	17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)	0	0	0										0	0
	17D Other Commercial/Industrial Improvements 570.203(a)	0	0	0										0	0
	18A ED Direct Financial Assistance to For-Profits 570.203(b)	0	0	0										0	0
	18B ED Technical Assistance 570.203(b)	0	0	0										0	0
	18C Micro-Enterprise Assistance	0	0	0										0	0
	19A HOME Admin/Planning Costs of PJ (not part of 5% Ad	0	0	0										0	0
	19B HOME CHDO Operating Costs (not part of 5% Admin ca	0	0	0										0	0
	19C CDBG Non-profit Organization Capacity Building	0	0	0										0	0
	19D CDBG Assistance to Institutes of Higher Education	0	0	0										0	0
	19E CDBG Operation and Repair of Foreclosed Property	0	0	0										0	0
	19F Planned Repayment of Section 108 Loan Principal	0	0	0										0	0
	19G Unplanned Repayment of Section 108 Loan Principal	0	0	0										0	0
	19H State CDBG Technical Assistance to Grantees	0	0	0										0	0

20 Planning 570.205		0	0	0											0	0
	21A General Program Administration 570.206	0	0	0											0	0
	21B Indirect Costs 570.206	0	0	0											0	0
	21D Fair Housing Activities (subject to 20% Admin cap) 570.206	0	0	0											0	0
	21E Submissions or Applications for Federal Programs 570.206	0	0	0											0	0
	21F HOME Rental Subsidy Payments (subject to 5% cap)	0	0	0											0	0
	21G HOME Security Deposits (subject to 5% cap)	0	0	0											0	0
	21H HOME Admin/Planning Costs of PJ (subject to 5% cap	0	0	0											0	0
	21I HOME CHDO Operating Expenses (subject to 5% cap)	0	0	0											0	0
22 Unprogrammed Funds		0	0	0											0	0
HOPWA	31J Facility based housing – development	0	0	0											0	0
	31K Facility based housing - operations	0	0	0											0	0
	31G Short term rent mortgage utility payments	0	0	0											0	0
	31F Tenant based rental assistance	0	0	0											0	0
	31E Supportive service	0	0	0											0	0
	31I Housing information services	0	0	0											0	0
	31H Resource identification	0	0	0											0	0
	31B Administration - grantee	0	0	0											0	0
	31D Administration - project sponsor	0	0	0											0	0
CDBG	Acquisition of existing rental units	0	0	0											0	0
	Production of new rental units	0	0	0											0	0
	Rehabilitation of existing rental units	0	0	0											0	0
	Rental assistance	0	0	0											0	0
	Acquisition of existing owner units	0	0	0											0	0
	Production of new owner units	0	0	0											0	0
	Rehabilitation of existing owner units	0	0	0											0	0
	Homeownership assistance	0	0	0											0	0
HOME	Acquisition of existing rental units	0	0	0											0	0
	Production of new rental units	0	0	0											0	0
	Rehabilitation of existing rental units	0	0	0											0	0
	Rental assistance	0	0	0											0	0
	Acquisition of existing owner units	0	0	0											0	0
	Production of new owner units	0	0	0											0	0
	Rehabilitation of existing owner units	0	0	0											0	0
	Homeownership assistance	0	0	0											0	0
	Totals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

	Non-Homeless Special Needs Including HOPWA	Needs	Currently Available	GAP	3-5 Year Quantities										Total		
					Year 1		Year 2		Year 3		Year 4*		Year 5*				
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal
Housing Needed	52. Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	53. Frail Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	54. Persons w/ Severe Mental Illness	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	55. Developmentally Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	56. Physically Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	57. Alcohol/Other Drug Addicted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	58. Persons w/ HIV/AIDS & their Familie	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	59. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
Supportive Services Needed	60. Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	61. Frail Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	62. Persons w/ Severe Mental Illness	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	63. Developmentally Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	64. Physically Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	65. Alcohol/Other Drug Addicted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	66. Persons w/ HIV/AIDS & their Familie	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	67. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####