



# **Town of Christiansburg**

## ***Community Development Block Group***

# **2019 Annual Action Plan**

**Substantial Amendment incorporating  
CDBG-CV funding in response to the COVID-19 Pandemic  
(with changes highlighted)**

Public Comment Period  
June 15, 2020 through June 23, 2020

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

***DRAFT***

To modify the Town of Christiansburg's 2019 Annual Action Plan in order to respond to the funding allocated with the CDBG-CV dollars through the CARES Act.

## Executive Summary

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

#### 1. Introduction

Beginning in January 2020, the entire nation began experiencing impacts of COVID-19. The local, state and federal governments imposed social isolation orders that are resulting in business closures, job loss and other negative impacts on low- and moderate- income households.

The Town is receiving \$62,234 in Community Development Block Grant Coronavirus (CDBG-CV) to be used to prevent, prepare for, and respond to the coronavirus (COVID-19).

The Town's Consolidated Plan has been amended to respond to the community needs related to the COVID virus. The amendment includes aiding activities related to preventing, preparing for, and responding to the coronavirus through public service activities, and emergency supplies.

The 2019 Action Plan provides a specific roadmap of activities to meet strategic goals with a basis for assessing the Town's performance. Once in place, the Plan provides guidance for the Town's community development investment decisions that is consistent with public concerns and needs. This Action Plan outlines the activity for the third year of the 5-year Consolidated Plan.

For the 2019 Program Year, the Town estimates it will receive \$98,420 from the Department of Housing and Urban Development as its normal allocation. This is programmed for infrastructure projects with the Park District.

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

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Town's substantial amendment allows for the allocation of CDBG funds to public service needs identified as a result of the COVID-19 pandemic. With the limited funds available, the most direct public service to dedicate these funds are to support those agencies providing direct assistance to LMI families. The primary objectives are to lessen the impact of individuals and families losing housing because of an

inability to pay the rent or mortgage due to constraints on household income due to the Coronavirus. Similarly, food insecurity issues for individuals and families from LMI households have become more pronounced since the on-set of the pandemic. Agencies providing food (as well as utility assistance) have expressed an increase in requests during this time. Other needs still exist to support LMI households and the community overall. Again, CDBG COVID-19 funds through the CARES Act are limited for the Town of Christiansburg so the Town--through this funding source alone--will not be able to address other areas of need such as healthcare and economic development assistance. Many agencies that work with LMI households have expressed an interest in additional funding including: New River Community Action, Montgomery County Emergency Assistance Program, Spiritual Roots Food Bank, and the Salvation Army.

The 2019 Annual Action Plan contains specific goals for the use of the CDBG funds in the Town of Christiansburg. Fundamental community needs such as housing, infrastructure, health services, public transportation, jobs, and childcare are increasingly difficult for individuals to provide for particularly for those of modest income (below 80% of Area Median Income. Families that are low or moderate income by this standard are often burdened with housing-related costs of over 30% (and many over 50%). Many times affordable housing available is often located in older neighborhoods that have a higher percentage of homes with deferred maintenance issues. In addition, the neighborhoods themselves may have less infrastructure—access to broadband internet services, lack of sidewalks, and older, sometimes under-sized water and sewer pipes—then many other neighborhoods.

The goals of the Christiansburg Consolidated Plan are aligned with three HUD defined national objectives;

1. Benefit to low and moderate income (LMI) persons.
2. Aid in prevention or elimination of slums or blight.
3. Meet current public infrastructure and aging housing maintenance needs in LMI areas of Town.

### **3. Evaluation of past performance**

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

Past performance and activities were a part of formulating the strategies for this Plan. The needs are many and significant, and the success of previous programs and the need to complete some already under way influenced both public and staff perceptions of needs and priorities. The self-evaluation sections of recent CAPERS describe our progress in meeting the previous goal of provided safe places to walk by providing sidewalks and related infrastructure needs within the identified LMI area of Town.

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

Summary from citizen participation section of plan.

This answer to be completed once the Citizen Participation Process is complete.

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

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

This answer to be completed once the Citizen Participation Process is complete.

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

This answer to be completed once the Citizen Participation Process is complete.

#### **7. Summary**

The mission of the Town of Christiansburg CDBG Program is to improve the quality of life of its citizens by meeting the needs of our LMI community. This plan allows the Town to reassess how best this program can address the issues facing our LMI residents. The desired outcome of this document is to provide a road map for the initiatives the Town will undertake until the next consolidated plan in 2021.

The Substantial Amendment provides the Town funding source to provide direct support over the coming months to agencies that will continue to address basic needs that have increased since the outbreak of the COVID-19 pandemic and economic downturn. It is anticipated the disbursement would be approximately: 40% homelessness prevention (mortgage/rental/utility assistance), 40% food security support, and 20% healthcare/ economic development. There is not a third party that has been identified as supporting economic development. While this is a discernible need in our community, the limited CDBG-CV dollars prevents the funds helping many businesses. The public comment, public hearing, and Council discussion may provide more definitive direction on the final allocation of the funds. So far, New River Community Action has proposed to work with LMI Christiansburg families to address risks of them losing their homes. This will be coupled by financial counseling and case management. Montgomery County Emergency Assistance Program would look to provide food assistance to families and possibly utility bill assistance. The Spiritual Roots Food Bank would look to support their food distribution

program. The Salvation Army would look to do the same, plus possible utility and other miscellaneous expenses(such as transportation assistance).

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

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

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	CHRISTIANSBURG	
CDBG Administrator		Planning Department/Town Manager's Office
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

### **Narrative**

### **Consolidated Plan Public Contact Information**

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

### **1. Introduction**

The Town of Christiansburg participates in the NRV HOME Consortium and participates with government and non-profit groups in addressing social service and rapid rehousing issues.

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

The New River Valley HOME Consortium developed an outreach plan to maximize input from a diverse cross-section of stakeholders. This outreach included participation in ongoing planning efforts such as the NRV Livability Initiative, the Aging in Place Leadership Team, and the NRV Housing Partnership. One effort in the last two years, non-profit and social service agencies have met with NRV HOME Consortium and participating localities and identified a need for a comprehensive list of housing services and rental options for the NRV. The guide includes two components:

1. A list of housing services including emergency shelters, energy assistance and weatherization, fair housing, home repair financing, home modifications, housing choice vouchers (rental assistance), housing counseling and education, and legal assistance.
2. A listing of affordable rental housing with information including unit size, price range, estimate of tenant-paid utility cost, proximity to services, age, accessibility features, and contact information.

The Town of Christiansburg staff participated in this process and was able to identify many existing affordable housing resources within our locality.

Localities within the New River Valley have also undertaken a housing study that is being led by the New River Valley Regional Commission Housing Study. Items to look at will be data analysis, market demand analysis, market supply analysis, a housing gap analysis, and vacancy rates.

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

The CDBG-CV funding provides an opportunity for the Town to discuss with partners that provide services to the low to moderate income community in Christiansburg. It is important to understand the needs of their organization and the demands that they are experiencing during COVID-19 pandemic. Homelessness Prevention and Food Security are immediate needs that agencies that work with underserved community have pointed to as acute issues.

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.

The Town supports the efforts—and attends meetings when possible--of the New River Valley Housing Partnership organized by the Homeless & Housing Programs Coordinator of New River Community Action. This group combats homelessness directly by coordinating point-in-time counts, tracking veteran homelessness in our area, and increasing opportunities for housing our most vulnerable populations by working with landlords to fight stigmas and promote openness to housing individuals.

Since the Town of Christiansburg does not have social service programs to directly assist the homeless, we are fortunate to have the 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. Not only does New River Community Action administer the HIP program, but the agency has also taken the lead to develop a Homeless Prevention Plan for the New River Valley. Many religious institutions and the regional community services organization have

combined to create a “thermal shelter” during the coldest months to house homeless men in the New River Valley.

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

The Town of Christiansburg is not a recipient of ESG funds.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

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

1	<b>Agency/Group/Organization</b>	NEW RIVER COMMUNITY ACTION
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment <b>CDBG-CV</b>
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	New River Community Action reached out to local governments and the New River Valley Regional Commission to develop a homeless prevention plan. The goal is to provide local governments with a resource to address and ultimately prevent homelessness.

2	<b>Agency/Group/Organization</b>	New River Valley Community Services
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	New River Valley Community Services is the public provider of behavioral health services to residents of the New River Valley. NRVCS offers community-based programs for both children and adults who are living with mental illness, developmental disabilities and/or substance use disorders.

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

N/A

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	New River Valley Housing Partners	Ensure that all regional housing providers are working in collaboration with one another to address homelessness.

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

**Narrative**

The Town of Christiansburg is a member of the NRV HOME Consortium and continues to work together with other public entities to ensure that coordination and cooperation in the implementation of the Consolidated Plan.

## AP-12 Participation - 91.401, 91.105, 91.200(c)

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation

#### Summarize citizen participation process and how it impacted goal-setting

The goal citizen participation is to ensure broad participation of our residents. The primary tool for gathering additional information is a discussion with residents, property owners, social service providers, community housing development organizations, and the development community as a whole.

#### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/broad community				
2	Newspaper Ad	Non-targeted/broad community				
3	Internet Outreach	Non-targeted/broad community				
4	Public Meeting	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

The Town's allocation for Program Year 2019 is \$98,840. With the limited amount available funding, the Town targets specific activities that will have an impact the identified LMI community.

The Town has been allocated an additional \$62,234 of CDBG-CV from the CARES Act.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	98,840	0	111,703	210,543	200,000	Based on funding allocations

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Admin and Planning Economic Development Housing Public Improvements Public Services	62,234	0	0	62,234	200,000	Special allocation under the CARES Act.

Table 5 - Expected Resources – Priority Table

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

The Town does not expect to use State-funding sources to address the activities in this Consolidated Plan.

The Town will provide all necessary oversight and project management staffing for the implementation of these programs. It is expected that the staffing hours will be absorbed by the Town's general operations budget in order to further the dollars of the general operations budget.

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

**identified in the plan**

N/A

**Discussion**

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 6 – Goals Summary

#### Goal Descriptions

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

### Introduction

This is an infrastructure project that is located in the area traditionally labelled as the LMI focus-area for CDBG allocations.

#	Project Name
1	Junkin Street/Montague Street Waterline replacement
2	CDBG-CV Public Services

Table 7 – Project Information

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

With the CDBG-CV public services funding, the greatest obstacle is assessing and addressing those needs of the underserved community with limited funding while the impacts of the pandemic are still evolving far into 2020 and potentially into 2021.

## **AP-38 Project Summary**

### **Project Summary Information**

<b>1</b>	<b>Project Name</b>	Junkin Street/Montague Street Waterline replacement
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	The replacement with a new, standard sized waterline of older waterline of varying diameters--mostly substandard by standards today--can assist in the delivery of water to these streets and provide a reliable, redundant feed for the LMI area as a whole. It will likely assist with increased hydrant flows for fire protection.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>2</b>	<b>Project Name</b>	CDBG-CV Public Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG-CV: \$62,234
	<b>Description</b>	
	<b>Target Date</b>	

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	While it is difficult to estimate, more families will be able to have direct services for food assistance than homelessness prevention. Given that assistance for rental or mortgage assistance will most likely not be for one month but likely spread out over two months or more. It will be necessary the agency to spend more in one particular case for homelessness prevention to help stabilize and ensure the family can continue over the long-term in their current housing. It is estimated that 10 to 15 LMI households will benefit from homelessness prevention and 50-75 LMI families will benefit from food assistance.
<b>Location Description</b>	
<b>Planned Activities</b>	

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

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

The NRV HOME Consortium uses a rotational allocation system whereby each locality in the Consortium (Montgomery County, Giles County, Floyd County, Pulaski County, Radford City) receives a cumulative amount once every five years. This allows larger projects to be undertaken while allowing the locality to properly plan for the use of such funding. CDBG funds will be targeted to improving areas in identified LMI areas. The improvements will primarily be infrastructure based in general. For CDBG-CV funds, it will assist with LMI families.

#### **Geographic Distribution**

Target Area	Percentage of Funds

**Table 8 - Geographic Distribution**

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

The Park Street Neighborhood will receive priority attention during this funding cycle to continue the construction of new sidewalks and repair of existing infrastructure. The priorities were established based on the needs of the eligible jurisdictional area and available funds. Town LMI households will be assisted by the CDBG-CV funds.

#### **Discussion**

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

Removal of barriers to affordable housing must be done with a full analysis of potential ramifications. In this regard, the Town's Zoning Ordinance will be continued to be amended to protect and strengthen residential districts. The Town's Comprehensive Plan was adopted in 2013 and as part of the continued process. Christiansburg's current zoning and regulations continue to be closely examined to ensure compatibility with the promotion of affordable housing opportunities.

In addition, Christiansburg has continued to support and participate with the New River Valley Housing Partnership as it examines opportunities in the areas of Continuum of Care and the HOME Consortium.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

No actions have been identified to date.

### **Discussion**

The Town's current zoning ordinance provides flexibility in the Park District to allow different housing types and has standards conducive to permitting different size lots and homes. Staff believes this has assisted in providing a variety of housing options at different pricing levels to its

residents. During this pandemic, relief dollars are needed to assist qualified residents throughout town.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

With limited CDBG resources and no HOME funded activities designated for the Town of Christiansburg, no other actions will be taken beyond the similar program goals of past years.

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

The Town strives in many ways to meet underserved needs. For example, the Town provides a bus service that has been successful in addressing transportation issues of our Low to Mod income communities. The Town is working with the service provider to see how routes and timing could assist even more individuals.

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

The Town is supportive in most instances of private and public efforts to provide affordable housing and the educating citizens on finding affordable housing. No other actions will be taken beyond the program

goals for FY 2017 as part of the CDBG program.

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

No other actions will be taken beyond the program goals as part of the CDBG program.

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

No other actions will be taken beyond the program goals as part of the CDBG program.

**Actions planned to develop institutional structure**

No other actions will be taken beyond the program goals as part of the CDBG program.

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

The current allowance of CARES CDBG dollars permits the Town to work with social service agencies in a manner that we have not been afforded before.

**Discussion**

While other opportunities to address important issues such as the ones listed above are not available this year, Staff is committed to possibly supporting efforts in the future. It is important to complete the infrastructure goals that have been set out as a priority for almost 10 years.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

#### Introduction

The Town of Christiansburg will continue to strive to complete the sidewalk project set forth in the Consolidated Plan. The sidewalk project has been listed as the highest priority for the Goals and Objectives. Additional improvements to drainage, water and sewer infrastructure are included in this project list. If leverage funds are not allocated from the transportation alternative state/federal resources, then the Town will focus its CDBG dollars on a waterline project within the LMI designated area.

Over 55% of the residents of the Census Block Group 020800-02 are low-moderate income persons. These residents have direct access to the new sidewalks and rehabilitated sidewalks. Rehabilitating sidewalks and installing new sidewalks will encourage a walkable community providing access to public transportation, grocery stores, doctor's offices including a free clinic and municipal buildings. Also, this effort to improve water and sewer infrastructure in this older area is on-going. The waterline replacement on Junkin and Montague Streets is needed.

While the Town has focused on needed infrastructure in the Park Street District to serve its low to moderate income residents, the Town is interested in future years to explore other ways to leverage funds to assist its low to moderate income population--and the community as a whole.

LMI residents are vulnerable during this time and CARES CDBG-CV funding will assist in helping those in our community in need.

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

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

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

**Total Program Income:** 0

**Other CDBG Requirements**

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

**Discussion**