



Town of Christiansburg

2023

Community Development Block Group

Consolidated Annual Performance and Evaluation Report (CAPER)

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

CITIZEN COMMENT PERIOD

DRAFT

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

The Emergency Home Repair program has not completed any projects to date. Habitat for Humanity of the New River Valley is the proposed subrecipient. The Town and Habitat continue to work through the contract at the end of the reporting period. East Main Street Sidewalk Improvements continue to be a primary focus for expenditure for a majority of the Town's available CDBG funds. The scope of the project for additional sidewalk and drainage work within the Town's designated LMI Census Tract block group (the Park District) along Main Street will add to the pedestrian connectivity and improve stormwater gray infrastructure. The original project proposed to the sidewalk will be extended on the east side of East Main Street from Park Street to High Street. The current project will extend approximately 850 linear feet of sidewalk from Park Street to School Lane. Please note that ultimately the project length will be controlled by cost estimates, bids, and available grant funds.

Project will involve:

- Extension of five-foot wide concrete sidewalk with a smooth broom finish
- Installation of curb and gutter
- Reconnection of existing driveway entrances
- Storm drainage inlets and piping to accommodate this sidewalk extension
- The project will be designed to meet ADA requirements including residential entrances and ramps at intersections. The existing street grade of East Main Street is considered part of a rolling mountainous terrain. The street grade in some locations will be challenged to meet the ADA maximum grade requirement but will be constructed adjacent to the existing street, the grade of which will determine the grade of the adjacent sidewalk.

Accomplishments this year include a signed contract with the design firm RK&K Civil Engineering in May 2023. A kick-off meeting was held the following June. RK&K is currently in the design phase at the end of this reporting period.

The Town continues to work with the New River Community Action (NRCA) to provide homeless prevention funds to eligible Town residents. Three LMI families were assisted with primarily rental assistance during this reporting period. There are currently minimal funds for the Town in the CDBG CV allocation.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)
Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Emergency Home Repair		CDBG: \$	Rental units rehabilitated	Household Housing Unit	5	0	0.00%	5	0	0.00%
Emergency Home Repair		CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	10	0	0.00%	10	0	0.00%
Provide Public Service	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1	0	0.00%	1	0	0.00%
Provide Public Service	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0	0.00%	0	0	0.00%
Public Improvements and Infrastructure	Non-Housing Community Development	CDBG: \$130,404	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1929	0	0.00%	1929	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The Town continues to build subrecipient relationships. While the Emergency Home Repair project has not started yet, it is encouraging to have a prospective partner like the Habitat for Humanity that is able to identify and work with families in need directly. The funds have been useful as NRCA has been able use these funds as needed to address a multitude of community demands.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG
White	1,622
Black or African American	160
Asian	25
American Indian or American Native	1
Native Hawaiian or Other Pacific Islander	0
Total	1,974
Hispanic	80
Not Hispanic	1,894

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

According to the 2020 Census, Christiansburg’s population consisted of 84.1% white, 5.2% African American, 4.0% Asian and 4.2% Hispanic

The Town of Christiansburg continues to utilize CDBG funds in the Census Tract 208-Block Group 02. This census block group is bordered by Roanoke Street, East Main Street and Depot Street. The total population of this block group is 1,974 persons. For the numbers available, 882 persons live in renter-occupied housing compared—or a little over half—compared to 560 persons living in owner-occupied housing. Of this population, 10% would be considered a minority – some other race than white. In the census block 2 group 208-02, 160 persons reported being

African American; 25 reported being Asian; 1 reported being American Indian-Alaska Native; 26 reported as “some other race”; and 140 reported as two or more races. The largest concentration of race in the block group is white – 1,622 persons. These numbers trend consistently with Christiansburg’s overall population of 22,542 persons, where 18,958 persons were reported as white alone.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	130,404	7,050

Table 3 - Resources Made Available

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Park Street District	30	0	
Town of Christiansburg	70	100	

Table 4 – Identify the geographic distribution and location of investments

Narrative

The amount spent was for LMI residents for homelessness prevention through New River Community Action (NRCA).

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Town CDBG funds help leverage and compliment other grant funds to provide a greater impact to address the identified needs of their

clients. These funds have been instrumental in creating a partnership with the NRCA program to specifically assist Town residents.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	1	3
Number of households supported through The Production of New Units	149	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	150	3

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Twelve households have been assisted thus far. The allowable timeframe to utilize funding has, at times, made it difficult to meet goals.

Discuss how these outcomes will impact future annual action plans.

This outcome is not anticipated to impact future annual action plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	3	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 7 – Number of Households Served

Narrative Information

This is based on available information provided by the subrecipient for homelessness prevention.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

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.

Addressing the emergency shelter and transitional housing needs of homeless persons

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.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The CDBG-CV funding has assisted the Town with contracting with New River Community Action as a subrecipient to address homeless prevention issues for qualifying low to moderate income families in Christiansburg. NRCA is a local agency that administers the Homeless Intervention Program (HIP) So far, 12 families have been assisted. The Town of Christiansburg continues to recognize 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 the NRCA. 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 NRCA 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 in the New River Valley.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The 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.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Town of Christiansburg does not have a public housing authority and there is no public housing authority in the New River Valley. There are a number of publicly-assisted housing projects within the corporate limits. Community Housing Partners, a private, non-profit organization located at 448 Depot Street, NE in Christiansburg provides housing assistance through the Section 8 existing program and other similar programs. Housing Connections (formerly Pembroke Management, Inc.) is a private, non-profit organization located in Christiansburg which contracts with VHDA to provide services for the Section 8 Housing Choice Voucher Program in Montgomery, Floyd, Giles, and Pulaski Counties.

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

The Town of Christiansburg does not have a public housing authority and there is no public housing authority in the New River Valley.

Actions taken to provide assistance to troubled PHAs

The Town of Christiansburg does not have a public housing authority and there is no public housing authority in the New River Valley.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

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 continue to be amended to protect and strengthen residential districts. The Town's Comprehensive Plan was adopted in 2013 and is currently

being updated. This is an opportunity to ensure that the Comprehensive Plan--a principal guiding document for development and land use for the Town--supports policies that promote affordable housing options. The Town's current Zoning Ordinance provides flexibility of housing types within the CDBG focus area as well as throughout the Town. Furthermore, the current zoning is conducive to permitting different size lots and homes. Staff believes that this has assisted in providing a variety of housing options at different pricing levels to its residents. In addition, Christiansburg has opportunities in the areas of Continuum of Care and the HOME Consortium. The Town also encourages and supports the actions of the area community housing development organizations such as Community Housing Partners and Habitat for Humanity to provide further affordable housing opportunities throughout Town but especially within older neighborhoods or low to moderate income communities.

Consortium and Town of Christiansburg staff participated in the New River Valley Housing Study, which was conducted from July 2018 - December 2019. The study compiled citizen input and housing market data to provide a detailed understanding of the regional and local housing market and housing issues in New River Valley communities, and developed tailored strategies that address both regional and local housing needs. The final report was released in the spring of 2021, and includes several local strategies designed to address the negative effects of public policies that serve as barriers to affordable housing. The Town is now participating in a region-wide New River Valley Housing Trust Fund which was started through a one-time grant from the Commonwealth of Virginia's Department of Housing and Community Development. This group is now exploring how it can sustain its efforts and promote and help fund affordable housing projects into the future in the region. New River Housing Trust Fund is continuing to be an active part of counteracting the rise in housing prices, and decline in affordable housing options.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

No actions were taken this program year. The Town continues to work with the New River Community Action organization to provide homelessness prevention through the 2019 CDBG-CV fund allocation.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(i)

The Consortium continues to practice diligence in the monitoring and remediation of lead hazards in older housing stock, following the procedures outlined in NRV HOME Consortium Policies and Procedures 2015, which are as follows:

1. **Notification.** Recipients of NRV HOME Funds must meet four notification requirements in administering homeowner rehabilitation programs, or developing homebuyer and rental projects. **Lead Hazard Information Pamphlet.** Occupants, owners, and purchasers must receive the EPA/HUD/Consumer Product Safety Commission (CPSC) lead hazard information pamphlet, or an EPA approved

- equivalent. **Disclosure.** Recipients must check that property owners have provided purchasers and lessees with available information or knowledge regarding the presence of lead-based paint and lead-based paint hazards prior to selling or leasing a residence. **Notice of Lead Hazard Evaluation or Presumption.** Occupants, owners, and purchasers must be notified of the results of any lead hazard evaluation work or the presumption of lead-based paint or lead hazards. **Notice of Lead Hazard Reduction Activity.** Occupants, owners, and purchasers must be notified of the results of any lead hazard reduction work.
2. **Lead Hazard Evaluation.** The evaluation activity required depends on the nature of the activity funded and the amount of Federal funding. Evaluation methods include visual assessments, paint testing, and risk assessments.
 3. **Lead Hazard Reduction.** The reduction activity required depends on the nature of the activity funded and the amount of Federal funding. Reduction methods described include paint stabilization, interim controls, standard treatments, and abatement.
 4. **Ongoing Maintenance.** Ongoing maintenance is required (e.g., Rental or TBRA activities). Ongoing maintenance includes periodic visual assessments to determine if lead-based paint hazards have reappeared.
 5. **Response to Children with Environmental Intervention Blood Lead Levels (EIBLL).** When a poisoned child with an environmental intervention blood lead level is identified in some types of properties, the new regulation prescribes certain activities. (For HOME purposes, these requirements apply only to TBRA.)

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

No actions were taken this program year.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The strengths in the institutional structure that supports the NRV HOME Consortium include defined staff support, Board capacity and commitment, and equally allocated Board representation. These strengths position the Board in a manner that allows it to carry out its responsibilities. In addition, the Board is supported by staff from the Town of Blacksburg Office of Housing and Neighborhood Services and the New River Valley Regional Commission (NRVRC), assuming adequate funding is available. The staff is responsible for carrying out projects, ensuring compliance, and developing policy and planning documents for Board review.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Town participates in the NRV Housing Partnership monthly meetings. The committee is comprised of social service coordinators focused on

working with at risk populations. The committee focuses on how to better establish connection with housing providers. The Town continues to work with the New River Community Action organization to provide homelessness prevention through the 2019 CDBG-CV fund allocation.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The Consortium is currently working with its for-profit and non-profit partners to develop multiple housing projects aimed at increasing the availability of affordable housing opportunities in the New River Valley (*Analysis of Impediments Action 5: encourage affordable housing development*).

The Consortium works with all project partners to develop and maintain Affirmative Fair Housing Marketing Plans that are effective in identifying and reaching out to groups that are least likely to apply for affordable housing (*Analysis of Impediments Action 4: Work to encourage neighborhood diversity*).

Consortium staff is currently engaged in conversations with the Continuum of Care and regional social service agencies to assess the need for supportive housing, as a possible project to be funded with ARP HOME funds (*Analysis of Impediments Action 3: Assist persons with disabilities to obtain access to housing and services*).

Consortium staff continues to serve as the regional resource for information sharing and complaint remediation on fair housing. Several citizens were assisted over the past year. (*Analysis of Impediments Action 1: Increase transparency surrounding fair housing and complaint process*).

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Christiansburg's Office of the Town Manager is the lead agency overseeing the development of the Consolidated Plan and is responsible for coordinating with area organizations, citizens and other interested parties.

In addition to overseeing the development of the plan, the Town of Christiansburg coordinates any infrastructure project through the Engineering, Public Works, and Finance Departments.

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 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. Through the Town's participation in the Consolidated Plan process, goals have been developed based on current needs.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The 2023 Consolidated Annual Performance and Evaluation Report (CAPER) is to be available for the 30-day review. To ensure the public is fully informed of the process and given every opportunity to provide comment and input, print copies are available at the Town Hall. A copy will also be placed in the Christiansburg branch of the Montgomery-Floyd Regional Library. In addition, a draft electronic copy is available on the Town's Website, www.christiansburg.org. The Town of Christiansburg advertises the 30-day public review process in a local newspaper and on the Town's website. The Town also uses its social media outlets to promote citizen participation. Public input will be requested at a Town Council public hearing and a separate informational meeting will be held also.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There has not been any changes in the program objectives in 2023.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours		CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities		3	0	0	0	0
Total Labor Hours		416				
Total Section 3 Worker Hours						
Total Targeted Section 3 Worker Hours						

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program		CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers		0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.		0				
Direct, on-the job training (including apprenticeships).		0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.		0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).		0				
Outreach efforts to identify and secure bids from Section 3 business concerns.		0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.		0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.		0				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.		0				
Held one or more job fairs.		0				
Provided or connected residents with supportive services that can provide direct services or referrals.		0				

Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0					
Assisted residents with finding child care.	0					
Assisted residents to apply for, or attend community college or a four year educational institution.	0					
Assisted residents to apply for, or attend vocational/technical training.	0					
Assisted residents to obtain financial literacy training and/or coaching.	0					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0					
Provided or connected residents with training on computer use or online technologies.	0					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0					
Other.	0					

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

Staff time is spent working with regional committees, completing plans and reports, communicating with other staff and HUD CPD, training, and working on projects, primarily the principal infrastructure project of East Main Street sidewalk and drainage.