



THE CITY OF HARRISONBURG

Public Hearing for:

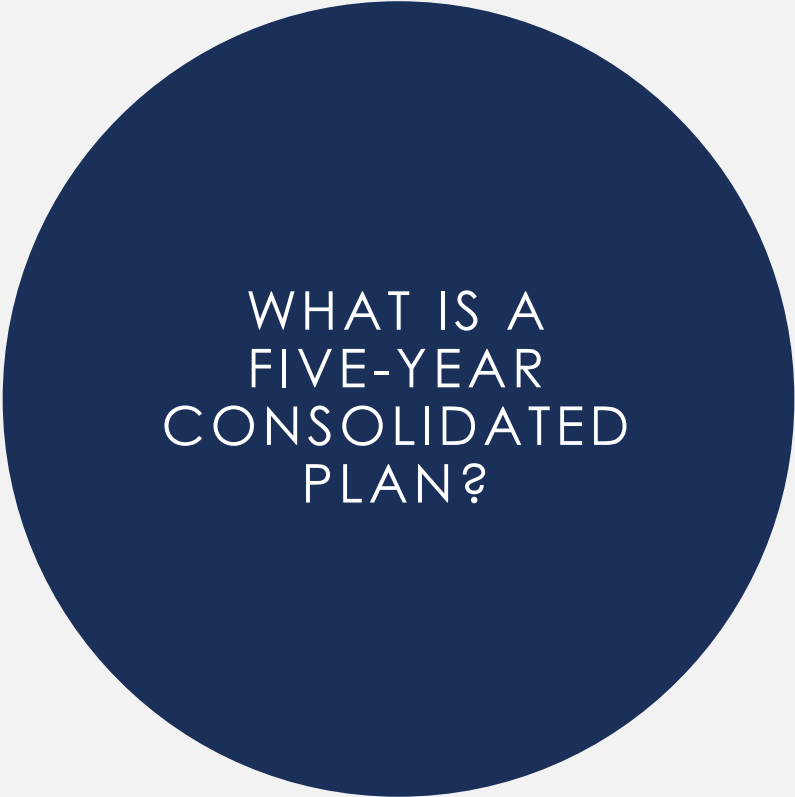
2022-2026 Consolidated Plan

2022 Annual Action Plan

2022-2026 Analysis of Impediments to Fair Housing Choice



CONSOLIDATED PLAN
AND
ANNUAL ACTION PLAN



WHAT IS A
FIVE-YEAR
CONSOLIDATED
PLAN?

Required for all HUD Funding

Covers the Period: July 1, 2022 thru June 30, 2026

Components:

- Stakeholder Consultation (Public Agencies, Nonprofit Service Organizations, Residents, Homeless Assistance Organizations, Public Housing Authority, etc.)
- Housing and Homeless Needs Assessment
- Housing Market Analysis
- Strategic Plan - Local Priorities
- Annual Action Plan - Proposed Activities for Program Year 2022

- HUD has not yet published the 2022 allocations
- CDBG funds budgeted for 2022:
\$540,419.00
+ \$25,963.51 (rollover from 2021)
\$566,382.51 total budget



FY 2022
FUNDING
ANTICIPATED
IN MID-APRIL

HOUSING PROPERTY &
IMPROVEMENTS

Organization / Activity	Amount Requested	Amount Recommended
HRHA Homebuyer Assistance Program	\$24,000.00	\$24,000.00
HRHA Harrison Heights Renovation	\$140,000.00	\$140,000.00
Total	\$164,000.00	\$164,000.00

CDBG PROGRAM
ADMINISTRATION

Organization / Activity	Amount Requested	Amount Recommended
Program Administration	\$108,083.00	\$108,083.00
Total	\$108,083.00	\$108,083.00

Administrative funding limited to 20% of funding = \$108,083.00

PUBLIC SERVICE
ACTIVITIES

Organization / Activity	Amount Requested	Amount Recommended
Second Home - Education Computer Program	\$11,354.00	---
CASA - Child Advocacy Program	\$15,000.00	\$15,000.00
Pleasant View - Accessible Vehicle Project	\$13,000.00	---
VPAS - Meals on Wheels	\$21,000.00	\$21,000.00
Arc - SpARC Employment Preparation through Transportation	\$18,465.00	\$18,465.00
IHHHS - Suitcase Clinic	\$31,000.00	\$26,597.00
Total	\$109,819.00	\$81,062.00

Public Service Activities limited to 15% of funding = \$81,062

COMMUNITY & PUBLIC
FACILITY ACTIVITIES

Organization / Activity	Amount Requested	Amount Recommended
PU: E. Wolfe St. Lead Service Line Investigation & Replacement	\$57,795.00	
PU: E. Elizabeth St. Waterline Upgrade	\$58,000.00	\$52,697.51
PU: 217 S. Liberty St.	\$71,400.00	---
PW: Vine St. Sidewalk	\$160,540.00	\$160,540.00
Total	\$347,735.00	\$213,237.51

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

WHAT IS FAIR HOUSING?

The right to choose housing free from unlawful discrimination

Federal, state, and local laws protect people from discrimination in housing transactions such as rentals, sales, mortgage lending and insurance

It ensures access to housing for everyone



**EQUAL HOUSING
OPPORTUNITY**

FAIR HOUSING PROTECTED CLASSES



Race



Color



Religion



Disability



Sex



Familial
Status



National
Origin



Gender
Identity



Sexual
Orientation



Elderliness



Source of
Funds



Military Status

IMPEDIMENTS IDENTIFIED

- A lack of affordable, accessible housing within high opportunity areas that disproportionately affects members of the protected classes
- Members of the protected classes are more likely to have lower incomes, higher unemployment rates and higher poverty rates. Limited housing choice restricts access to community assets for members of the protected classes.
- Fair housing education and outreach efforts are not adequately meeting need.
- Members of the protected classes are underrepresented among homeowners.

FAIR HOUSING ACTION PLAN

Goal 1: Expand housing choice for members of the protected classes.

Conduct a public campaign about affordable housing and why it contributes to a vibrant community.

Evaluate City resources to finance affordable housing initiatives.

Consider waiving fees for affordable housing.

Evaluate policies for providing a 10-year tax abatement for new affordable multi-family projects consisting of more than four units and the adaptive re-use or preservation of formerly vacant or non-residential structures into affordable residential uses for non-student households.

Develop and propose an Affordable Housing Location Policy.

Identify city-owned assets suitable for affordable and/or mixed-income residential development and issue Requests for Proposals for development proposals.

Analyze and propose amendments the Comprehensive Plan and zoning ordinance to include “Missing Middle Housing” strategies.

Propose an Accessory Dwelling Unit ordinance.

FAIR HOUSING ACTION PLAN

Goal 1: Expand housing choice for members of the protected classes. (continued)

Continue and expand the preservation of the City's affordable housing stock.

Collaborate with builders and developers to create and adopt an Affordable Housing Set-Aside Policy.

The City should take the steps necessary to establish a Housing Fund by ordinance in accordance with the Code of Virginia, which may fund the production or preservation of affordable housing through, among other things, acquisition, new construction, rehabilitation and/or supportive services.

Advocate for Virginia Housing to eliminate the requirement in the state's Qualified Allocation Plan that municipalities must provide a letter of support in order for Low Income Housing Tax Credit (LIHTC) applications to be approved.

Propose amending the Comprehensive Plan to incorporate the housing policies and analysis included in this study.

FAIR HOUSING ACTION PLAN

Goal 1: Expand housing choice for members of the protected classes. (continued)

Revise the City's CDBG funding application to require applicants to discuss how their proposal (a) addresses the impediments identified in the AI and (b) will contribute to furthering fair housing choice.

Harrisonburg Redevelopment & Housing Authority will continue its campaign to increase landlord participation in its Housing Choice Voucher Program, particularly among landlords with rental units located in higher opportunity areas.

FAIR HOUSING ACTION PLAN

Goal 2: Remove barriers to accessing community assets for members of the protected classes.

Launch and amplify collaborative efforts to attract and grow jobs with annual wages above \$40,000 and provide workforce training so residents have the required skills.

Continue homebuyer assistance activities for low- and moderate-income homebuyers.

Prioritize public transit coverage over ridership to improve transit access for persons with disabilities and extend access to more lower income individuals seeking employment opportunities in higher opportunity areas of the City.

FAIR HOUSING ACTION PLAN

Goal 3: Strengthen fair housing outreach, education and enforcement.

Partner with local entities such as lending institutions, attorneys, realtors, school districts, landlords, etc. to host an annual fair housing community forum.

Conduct annual or bi-annual fair housing training for City department staff, appointed members of boards and commissions that make housing-related decisions, elected officials and subrecipients of CDBG funding.

Continue the City's efforts to promote fair housing education to its residents, landlords, property management agents and others.

NEXT STEPS

- **Estimating mid-April:** HUD publishes 2022 CDBG allocation amounts
- **May:** Final City Council approval of the three documents
- **May 26 or TBD:** Submission of Consolidated Plan and 2022 Action Plan to HUD
- **July 1, 2022:** Program Year 2022 begins

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FOR MORE
INFORMATION

CDBG Coordinator
cdbg@harrisonburgva.gov,
(540) 432-8926 to leave a message