



# **Town of Christiansburg**

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

# ***2020 Annual Action Plan***

Public Comment Period  
August 24, 2020 through September 25, 2020

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

***DRAFT***

## **Executive Summary**

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

#### **1. Introduction**

The 2020 Annual Action Plan for the Town of Christiansburg outlines activities that will be undertaken during the 2020 program year using Federal funds granted to the Town of Christiansburg by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant. The Town is a smaller entitlement community and therefore, the dollars received have been sufficient to support infrastructure projects in the only previously identified Low to Moderate income area within the Town referred to as the "Park District." The money has been insufficient to focus on low-income housing development and rehabilitation similar to other communities with larger allotments. The Town has recognized a need for these type of services however, and through the support of the HOME Consortium and direct conversations with Community Housing Development Organizations (and other similar groups) will find a way to either redirect future year CDBG allocations to these activities or potentially submit a substantial amendment to this Annual Action Plan to redirect the dollars to this definitive need. Furthermore, it is important to recognize the real and lasting impact of the COVID-19 pandemic on our community. Town staff will remain vigilant and work closely with the HOME Consortium and the U.S. Department of Housing staff to monitor the needs and potentially amend this plan if needed to address more direct, acute needs resulting from the pandemic's impacts.

#### **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 objective is to provide new or upgraded infrastructure to the identified LMI area--the Park District--in order to address long-standing needs for this older neighborhood. The outcome will be replace a substandard waterline on East Main Street, Park Street, Junkin Street, and Montague Street.

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

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

ADA compliant sidewalk and drainage improvements with curb and gutter along Park Street have been the principal accomplishment over the past eight years. The sidewalk and drainage improvements happened in two phases with the last phase being completed in 2017. The total amount of sidewalk

resulting from this project for this LMI area is approximately 4,400 linear feet or 4/5 of mile of sidewalk connectivity. Along with this drainage improvements and additional sidewalk, other issues were addressed during the construction such as conflicts with existing utility poles and underground utilities. Limited improvements and replacements have also happened on East Main Street and Roanoke Street within the LMI area through the CDBG funding prior to the focus on Park Street.

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

Summary from citizen participation section of plan.

The 2020 Annual Action Plan is available for public review in the Town Manager's Office at Town Hall (100 East Main Street) and on the Town's Web Site. While it will be important to check beforehand regarding specific COVID-19 restrictions, a copy is also available at the Christiansburg branch of the public library. The availability of the plan and Town Council public hearing scheduled for August 25, 2020 has also been advertised in a local newspaper, The News Messenger.

#### **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.

No comments have been received at this time.

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

Not applicable at this time.

#### **7. Summary**

The 2020 Annual Action Plan is being considered for adoption during an unprecedented time as we all confront the COVID-19 pandemic. The Town is addressing some of the immediate needs through CARES Act dollars provided to the State and then to the County, and then through to the Town. This will help address small business needs, mortgage/rental assistance, food security issues etc. These issues will also be addressed through the HUD CDBG-CV funding for the amount of over \$62,000 allocated to Town earlier this year.

**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.

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

**Table 1 – Responsible Agencies**

**Narrative**

The Town Manager's Office is the lead staff for the CDBG program currently. All projects are coordinated through the Engineering, Planning, and/or Public Works departments as needed.

**Consolidated Plan Public Contact Information**

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

### **1. Introduction**

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.

**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)).**

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

Town Managers Office

Parks and Recreation Department

Montgomery County Health Dept.

Department of Social Services

New River Valley Regional Commission

Community Housing Partners

New River Community Action

New River Family Shelter

NRV Community Services

Womens Resource Center

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.

**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.**

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. 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.

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.

**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	<p><b>Agency/Group/Organization</b></p>	<p><b>NEW RIVER COMMUNITY ACTION</b></p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing            Services - Housing            Services-Children            Services-Elderly Persons            Services-Victims of Domestic Violence            Services-homeless            Services-Health            Services-Education            Services - Victims</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment            Homeless Needs - Chronically homeless            Homeless Needs - Families with children            Homelessness Needs - Veterans</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>In late 2013, New River Community Action reached out to local governments and the New River Valley Regional Commission to develop a homeless prevention plan. Since that solicitation, NRCA has held regular meetings to develop the plan. As part of the planning process, New River Community Action has assisted with the annual Point in Time survey for the Continuum of Care. While the plan is not completed, the goal is to provide local governments with a plan as a resource to prevent homelessness</p>
2	<p><b>Agency/Group/Organization</b></p>	<p><b>COMMUNITY HOUSING PARTNERS</b></p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment            Public Housing Needs</p>



<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Community Housing Partners is based in Christiansburg and is a great resource to discuss potential housing options moving forward and leveraging the Town's limited dollars to provide affordable housing options.</p>
<p><b>3 Agency/Group/Organization</b></p>	<p>Habitat for Humanity of the New River Valley</p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Housing Services - Housing</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Public Housing Needs Emergency Repairs</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Habitat for Humanity branch in the New River Valley continues to grow and expand its capacity to address housing insecure residents of the Town. There knowledge and input is valuable in developing a strategy to provide more options for aging in place for LMI residents.</p>
<p><b>4 Agency/Group/Organization</b></p>	<p>New River Valley Regional Commission</p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Education Services - Broadband Internet Service Providers</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Economic Development</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Regional Commission is leading an effort to complete a Housing Study for the New River Valley this summer. This will provide an invaluable look and guidance on how to move forward in the area of affordable housing for our community.</p>

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

This is not applicable.

**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 Community Action	Since the Town has not focused on housing issues with CDBG dollars, there is not a direct overlap with the Strategic Plan and the goals of the Continuum of Care plan.

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

**Narrative**

The Town of Christiansburg works closely with regional partners for planning purposes. The New River Valley Regional Commission provides the most valuable resource as they coordinate planning for the region as a whole. The HOME Consortium provides focus towards affordable housing efforts and good relationships with Community Housing Development Organizations such as Habitat for Humanity and Community Housing Partners is very helpful.

**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 2020 Annual Action Plan is available for public review in the Town Manager's Office at Town Hall (100 East Main Street) and on the Town's Web Site. While it will be important to check beforehand regarding specific COVID-19 restrictions, a copy is also available at the Christiansburg branch of the public library. The availability of the plan and Town Council public hearing scheduled for August 25, 2020 has also been advertised in a local newspaper, The News Messenger. There has been very little citizen comment received during the public comment periods in past years. The goal of improving public infrastructure in the LMI area of the Park District is consistent with original Town Council directive when the program was set-up.

**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	Internet Outreach	Non-targeted/broad community				
3	Newspaper Ad	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 expected allocation this year is \$105,791. The Town is in a situation it is often not possible to complete a full project with one year's funding. It has been the case in which several years funding is needed to leverage state revenue sharing dollars and a local match in order to complete a project with relevant impact. The Town appears to be in a position currently to move forward this year with the proposed infrastructure project.

#### 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	105,791	0	210,123	315,914	100,000	The expected amount available for remainder of the Con Plan is based off of one additional year of funding left. This is an approximate amount as the exact total is not known at this time for the 2021 Annual Action Plan.

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 funds leveraged will be the Town Engineering Department's project management costs and possible Public Works assistance with certain aspects of the project. The project will be designed and built by a third party selected through a bid process meeting all Federal, State, and Local requirements. Local General Fund dollars may be needed depending on the final cost estimations of the project. Any local allocation would be subject to Town Council approval as part of the annual budgeting process or a budget amendment.

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

This is not applicable for the activities planned for the 2020 Annual Action Plan.

**Discussion**

While the activity for this 2020 Annual Action Plan is not funded in FY20-21 budget, it is anticipated that this may be part of a budget amendment Town Council may consider in October. With COVID-19, it was Council's desire to limit the number of capital projects within the recently adopted budget with the thought that this could be considered at a later date in the fiscal year when more impacts are known. With the addition of 2020 CDBG allotment, this project will need minimal, if any, general fund dollars so it will be a matter of Council approving the project as part of the Town's work program moving forward.

**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

The project to replace an older waterline of varying diameters--mostly substandard with the current development pattern in the area-- with a new, standard sized waterline will assist in the delivery of water to these streets and provide a reliable, redundant feed for the LMI area as a whole. It will assist with increased hydrant flows at certain locations for fire protection.

#	Project Name
1	Junkin Street/Montague Street Waterline replacement

Table 7 – Project Information

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

Often LMI areas are older neighborhoods that have many infrastructure needs if improvements haven't been made overtime to modernize. The LMI area of the Park District lacked sidewalk on one of the two major collector roads through the neighborhood. The sidewalk project along Park Street addressed this as well as better channelling stormwater into the current stormwater system and adequate downstream channels. It has provided a safe walking condition for residents to better access public transportation, government services, employment, and other services. The waterline improvement will modernize the water distribution system in a portion of the Park District and provide redundant service that provides more reliable and potentially better service to the entire area. It will also result in better hydrant flow at certain locations helping with fire protection of residences.

**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>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<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 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. 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), 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 low to moderate 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 intends to allot 100% of the CDBG allocation to continue infrastructure improvements.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 8 - Geographic Distribution**

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

All census tract/block groups in Christiansburg do not qualify as Low to Moderate Income. While there are other areas of Town that qualify, the Park District was initially identified by Town Council when the program was established. The identified LMI area in Town is not proposed to change in this 2020 Annual Action Plan.

### **Discussion**

As the 2020 Census data is received, this will need to be evaluated as to whether other areas would (or wouldn't) meet the LMI criteria.

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

### **Introduction**

The Town of Christiansburg will strive to maintain and increase the supply of affordable, sound housing through planning processes promoting affordable housing such reviewing the Town's Zoning Ordinance and Comprehensive Plan. Due to limited funding through HUD's CDBG Program, the Town of Christiansburg will not be addressing affordable housing needs with CDBG allocations.

**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**

The waterline improvement may facilitate growth and additional investment in older properties.

### **Discussion**

The New River Valley Regional Commission's housing study will provide more details on the barriers to affordable housing in the Town and recommend strategies for overcoming the barriers.

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

### **Introduction**

The Town will continue to work on providing support to the LMI community, especially during the pandemic.

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

There are no other actions planned to be taken as part of the 2020 Annual Action Plan.

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

There are no other actions planned to be taken as part of the 2020 Annual Action Plan.

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

There are no other actions planned to be taken as part of the 2020 Annual Action Plan.

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

There are no other actions planned to be taken as part of the 2020 Annual Action Plan.

### **Actions planned to develop institutional structure**

There are no other actions planned to be taken as part of the 2020 Annual Action Plan.

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

There are no other actions planned to be taken as part of the 2020 Annual Action Plan.

### **Discussion**

Many of the efforts described in this section happen outside the parameters of the CDBG program. For example, we will continue to strengthen coordination between public and private housing and social service agencies by continued understanding of the findings of the regional housing study, support the regional housing partnership, New River Valley Community Services, New River Community Action, and CHDOs, as well as continue our participation with the NRV HOME Consortium.

## Program Specific Requirements

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

#### Introduction

The CDBG program for the Town consists of the infrastructure projects for the Park District LMI area. Over 55% of the residents of the Census Block Group 020800-02 are low-moderate income persons (Park District LMI area). There are more direct housing needs that the Town would like to focus on if greater funding and staffing capacity existed.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%