

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2020-2024 Consolidated Plan was developed through collaboration and partnership of governmental agencies, City departments, nonprofit agencies, private entities, and citizens.

The purpose of the 2020-2024 Consolidated Plan is to ensure a comprehensive assessment of the City's community needs and the establishment of goals and objectives based on current and anticipated resources. Goals and objectives are consistent with the City's continuing commitment to safe and assessable living environments and the improvement of housing, especially for low to moderate-income (LMI) citizens. The five-year plan was developed through extensive coordination with public and non-profit, health, and social service agencies.

The Annual CDBG Allocation chart will show the City's CDBG grant entitlements have both decreased and increased over the years. The City has been notified by HUD that it will receive \$105,797 in CDBG allocations for the 2020 grant year cycle.

Year	Amount	
2005	\$100,411	
2006	\$90,409	
2007	\$89,932	
2008	\$86,560	
2009	\$111,021	
2010	\$94,234	
2011	\$78,399	
2012	\$69,234	
2013	\$79,555	
2014	\$67,032	
2015	\$78,219	
2016	\$84,367	
2017	\$87,108	
2018	\$94,495	
2019	\$104,899	
2020	\$105,797	

2020-CV	\$62,237	
2009	\$23,510	CDBG-R

Table 1 - Annual CDBG Allocation Chart

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Consolidated Plan will cover a five (5) year period beginning July 1, 2020, and ending June 30, 2021, and the Annual Action Plan will cover a one (1) year period beginning July 1, 2020 and ending June 30, 2020. Included in this document is data from City's Needs Assessment Survey, the Census Bureau's American Community Survey, and a Housing Profile completed as part of the City's Comprehensive Plan, adopted in January 2015, and HUD CHAS Data. The compilation of this data along with input from citizens and area service providers was used to develop the following proposed strategic goals and objectives:

Goal 1: To Preserve existing housing stock

Objective 1: Improve the living conditions of substandard housing occupied by low-income households.

Outcome 1: Decent and safe housing and code-compliant housing stock.

Goal 2: To Improve public welfare, health, and safety of residents

Objective 2: Remove conditions that threaten public health and safety.

Outcome 2: Revitalized neighborhoods.

3. Evaluation of past performance

Since the program began in 2005, the full Community Development Block Grant (CDBG) entitlement has been used to fund the Emergency Home Repair Program for low to moderate-income (LMI) and owner-occupied households.

The CDBG entitlement funds for the Emergency Home Repair Program were used citywide to serve low to moderate-income (LMI) households who are often the hardest pressed to meet the costs of necessary home repairs, the chosen home repair program activities help maintain safe, decent and affordable housing.

Eight LMI households will be served with Program Year (PY) 2019 having an allocation of \$104,899. All eight activities will be completed prior to the start of PY 2020.

The City of Colonial Heights CDBG Emergency Home Repair Program is run in accordance with the Federal Fair Housing Law. As of the writing of this plan, there were still repairs being done for Program Year 2019-2020. Colonial Heights will submit a Consolidated Annual Performance Report (CAPER) which details the status of the community development goals and objectives as required by HUD in September 2015.

4. Summary of citizen participation process and consultation process

Input and participation are encouraged throughout the CDBG planning and implementation process through a variety of methods. During the program year, numerous contacts and meetings occur with agencies and individuals, both formal and informal. The CDBG administrator regularly participates and interacts with several local public and private agencies, such as the Crater Area Coalition on Homelessness (the local Continuum of Care), Chesterfield-Colonial Heights Department of Social Services, housing providers and CDBG Administrators in the Richmond Metro and Tri-Cities area in order to learn from others, strengthen relationships and work cooperatively with the local network, which is essential to the success of Colonial Heights' CDBG program.

5. Summary of public comments

TBD

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

TBD

7. Summary

The five (5) year Plan portion of the Consolidated Plan details the City's needs and the prioritized multi-year strategies and goals based on the existing conditions and funding availability. The period covered is July 1, 2020 through June 30, 2025. The Annual Action Plan portion outlines the proposed specific Strategic Plan activities to be convened, the partners who will convene the proposed activities, the anticipated resources to be used, and the anticipated outcomes during the program period beginning July 1, 2020 and ending June 30, 2020.

Input for the PY2020-2024 Consolidated Plan and PY2020-21 Annual Action Plan was provided through a variety of methods, including research, surveys, meetings and individual contacts. The City of Colonial

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Heights gathered input and information from the many agencies that serve the City as well as the surrounding jurisdictions. Public input indicated strong support for continuing the priorities of the current five-year plan, and also for the specific activities in the current Annual Action Plan.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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
CDBG Administrator	COLONIAL HEIGHTS	Department of Planning and Community Development

Table 2 – Responsible Agencies

Narrative

The City receives Community Development Block Grant (CDBG) funds from the Department of Housing Urban Development. The City’s Department of Planning Community Development is the lead agency for the development of the Consolidated Plan administers the CDBG program.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Colonial Heights' PY2020-PY2024 Consolidated Plan was developed through a unified collaboration and partnership of governmental agencies, City departments, nonprofit agencies, private entities, and citizens. The purpose was to ensure a comprehensive assessment of the City's needs and the establishment of "need-based" goals and objectives based on current and anticipated resources. Goals and objectives set are consistent with the City's continuing commitment to safe and assessable living environments and the improvement of housing, especially for low to moderate-income citizens. The five-year plan was developed through extensive coordination with public and non-profit, health, and social service agencies. The City of Colonial Heights conducted a needs assessment to gather information on the City's priorities based on funding availability and current conditions.

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(I)).

The City of Colonial Heights conducted a survey to identify community needs and priority funding areas and discussions were held with Tri-Cities and Richmond Region CDBG Administrators to discuss existing services and identify needs. The survey was distributed to housing and social service providers, City of Colonial Heights Department Heads, and the Crater Area Coalition on Homelessness (local the Continuum of Care).

Opportunities for feedback are provided throughout the CDBG program year, but during the planning process for the consolidated plan and each annual action plan a more formal effort is made to solicit input, following, at a minimum, the guidance provided by Colonial Heights Citizen Participation Plan. A list of contacts from local housing and service providers, Colonial Heights City officials and staff, local institutions and media were notified of, and invited to, each public hearings and a notice of the availability of draft plans and the public comment period. Notice of the availability of the draft plans is also provided to the local Continuum of Care, Crater Area Coalition on Housing, with opportunity for input provided during the public comment period.

A public hearing was held on TBD, to review needs assessment and to solicit input for the PY2020-PY2024 consolidated plan, and to set priorities for the program year 2020 activities. Staff prepared a detailed presentation on the results of the Need Assessment and Impediments identified for the City's Analysis of Impediments to Fair Housing Choice (AI), which will be submitted as part of this process.

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The second public hearing held on TBD held to review the draft PY2020-PY2024 Consolidated Plan and 2020 Annual Action Plan. The draft plans will be posted on the City website with information on how to provide for feedback. Notice of the availability of the draft plans will be emailed to the local Continuum of Care (Crater Area Coalition on Homelessness). The submittal of the final plan will be presented at a public meeting of the Colonial Heights City Council.

CACH serves as the Continuum of Care (CoC) for the Tri-Cities and the surrounding area. CACH seeks to prevent, reduce, and alleviate homelessness through effective and coordinated community-wide efforts and services. In addition to planning staff, there is a representative on the CoC from the Chesterfield-Colonial Heights Department of Social Services.

The City works to ensure that coordination of activities involves all relevant City, non-City agencies, organizations, and service providers. As stated in other sections of this Plan, the development of this document and the goals outlined involved a number of partners who will be integrally involved in program implementation.

The local Continuum of Care, Crater Area Coalition on Homelessness (CACH), was consulted through a stakeholder interview. The CACH is a group of public and private agencies that meet monthly and serves the geographic area of Petersburg, Colonial Heights, Hopewell, Dinwiddie, Prince George, Surry, Sussex, Greenville, and Emporia.

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

Colonial Heights staff has worked closely with the Crater Area Coalition on Homelessness (CACH). Colonial Heights Planning and Youth Social Services Staff attend the monthly CACH meeting to receive updates on regional efforts to reduce homelessness. This includes participating in the annual homeless point-in-time county every January. The homeless PIT count is a coordinated effort with the Colonial Heights police and business owners who frequently serve the homeless population to get an accurate count. Specifically, the police and business owners of 24-hour businesses (retail stores, gas stations, and laundromats) provide insight into the location of tent cities and/or people regularly sleeping in cars.

The 2020 PIT count included a collection of toiletries by CACH to provide to individuals who were counted in the PIT count. The Colonial Heights Youth and Social Services department also provided \$10 gift cards in addition to the toiletries for the Colonial Heights count.

The City works to ensure that coordination of activities involves all relevant City, non-City agencies, organizations, and service providers.

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

The City does not receive or allocate ESG funds, but the draft PY2020-PY2024 Consolidated Plan and 2020 Annual Action Plan were distributed to the Crater Area Coalition on Homelessness (CACH) for review and comment.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 3 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Project Homes
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Project HOMES, the current sub-recipient of CDBG funds was consulted by email about other repairs that may be eligible for CDBG funding that is not part of the current program.

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

No agency types were excluded from consultation.

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	Crater Area Coalition on Homelessness	The CACH CoC is currently developing its five-year strategic plan. Their plan is expected to be complete in the fall of 2020. Colonial Heights CACH members have provided input for their plan at the monthly CACH meetings.

Table 4 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Colonial Heights Planning Staff is in regular communication with CACH, Colonial Heights Youth and Social Services, and Departments of Social Services to ensure there is no overlap in services to residents and funds are being used to benefit residents in great need. In 2020, Virginia Legal Aid came to City Hall to meet with staff and provide specific information for the Colonial Heights residents about their legal rights. In 2019, several tenant rights passed as law and they wanted to ensure that Colonial Heights residents know about the new tenant rights.

Narrative (optional):

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PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

Input for the PY2020-2024 Consolidated Plan and 2020 Annual Action Plan were obtained through the following:

- Colonial Heights Housing Assessment Survey: DATE
- Public hearing to present and receive comments on the Needs Assessment and Consolidated Plan Goals and Objects, DATE
- The public comment period for the draft 2020-2024 Consolidated Plan and 2020 Annual Action Plan, May 15th-June 16th, 2020
- Public hearing to review current plans and take input for draft 2020-2024 Consolidated Plan and 2020 Annual Action Plan, May 16th, 2020

Opportunities for feedback are provided throughout the CDBG program year, but during the planning process for the consolidated plan and each annual action plan a more formal effort is made to solicit input, following the guidance provided by Colonial Heights' Citizen Participation Plan. A list of contacts from local housing and service providers, CACH, Colonial Heights officials, local institutions, and housing providers were invited to participate in focus groups and notified of the public hearings and notice of the availability of the draft annual plan and the public comment period.

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)

Table 5 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Colonial Heights' population is located in five census tracts with Census tracts 8302 and 8304 having the highest concentrations of low to moderate-income and minority concentrated populations. Both of these census tracts contain existing CDBG target areas, the Ellerslie/Dunlop District, and the Violet Bank District. These districts were chosen because of their concentration of low to moderate-income residents.

CDBG target areas are chosen based on Census income eligibility data, and on the basis of signs of deterioration in housing and infrastructure. The strategy is to focus on housing rehabilitation and within a specific neighborhood in order to maximize the impact per dollar spent. CDBG funds the City receives are not adequate to carry out large-scale projects, and the City will continue to use local funds for additional investment. The benefit of combining CDBG funds with City funds is that a much greater impact can be achieved than could be achieved with CDBG funds alone.

In the focus neighborhoods, City Staff will continue to assist with the development and strengthening of neighborhood associations, as part of the overall CDBG implementation. As a way to address obstacles to meeting underserved needs, CDBG plan implementation will continue to be a cooperative effort of the City, service providers, and the individuals and families in the target neighborhoods. As identified in the City's Comprehensive Plan adopted in 2015, the City will work to strengthen neighborhood associations. As neighborhood associations develop, residents will address problems and work together to improve their living environment.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

An analysis of housing needs is based on data from the 2018 Census, the most recent decennial census, and the 2009-2015 Comprehensive Housing Affordability Strategy (CHAS) data provided through the American Community Survey (ACS), an annual survey that replaces the detailed survey portion of the decennial Census. Additional data from the 2020 Richmond Regional Analysis of Impediments will be used in this Plan as well.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	17,411	17,515	1%
Households	7,219	7,105	-2%
Median Income	\$49,734.00	\$50,304.00	1%

Table 6 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	740	955	1,780	690	2,940
Small Family Households	170	175	790	225	1,440
Large Family Households	95	105	75	40	220
Household contains at least one person 62-74 years of age	130	205	315	155	720
Household contains at least one person age 75 or older	200	290	335	155	375
Households with one or more children 6 years old or younger	130	115	349	45	170

Table 7 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	95	30	4	129	0	0	30	0	30
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	25	0	25	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	0	0	4	24	0	0	15	0	15
Housing cost burden greater than 50% of income (and none of the above problems)	300	150	0	0	450	150	125	95	10	380
Housing cost burden greater than 30% of income (and none of the above problems)	70	235	370	4	679	70	135	140	135	480

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	10	0	0	0	10	25	0	0	0	25

Table 8 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	320	245	55	10	630	150	125	140	10	425
Having none of four housing problems	115	310	855	165	1,445	120	270	735	505	1,630
Household has negative income, but none of the other housing problems	10	0	0	0	10	25	0	0	0	25

Table 9 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	95	95	245	435	40	80	110	230
Large Related	95	60	0	155	0	35	10	45
Elderly	160	200	105	465	105	85	90	280
Other	40	95	50	185	80	65	65	210
Total need by income	390	450	400	1,240	225	265	275	765

Table 10 – Cost Burden > 30%

Demo

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	95	35	0	130	20	30	25	75
Large Related	95	20	0	115	0	0	0	0
Elderly	90	110	0	200	65	50	30	145
Other	40	20	0	60	70	45	55	170
Total need by income	320	185	0	505	155	125	110	390

Table 11 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	20	0	25	0	45	0	0	0	0	0
Multiple, unrelated family households	0	0	0	4	4	0	0	15	0	15
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	20	0	25	4	49	0	0	15	0	15

Table 12 – Crowding Information – 1/2

Data 2011-2015 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 13 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

What are the most common housing problems?

The most common housing problems are accessibility needs for the home such as wheelchair ramps, porches, and steps. Another top need is structural repairs to the home such as replacing roofs to prevent indoor leaking and mold.

Are any populations/household types more affected than others by these problems?

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	610	90	35
White	445	90	15
Black / African American	155	0	0
Asian	4	0	14
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	745	215	0
White	615	190	0
Black / African American	50	0	0
Asian	45	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	30	10	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Demo

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	705	1,075	0
White	480	815	0
Black / African American	165	175	0
Asian	15	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	14	80	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	160	530	0
White	145	450	0
Black / African American	8	30	0
Asian	4	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	20	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

Demo

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	470	235	35
White	330	210	15
Black / African American	135	20	0
Asian	0	4	14
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 18 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	370	580	0
White	305	500	0
Black / African American	50	0	0
Asian	20	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	40	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Demo

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	195	1,590	0
White	160	1,135	0
Black / African American	25	315	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	90	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	20	670	0
White	14	580	0
Black / African American	4	34	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	20	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

Demo

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	4,870	1,310	900	30
White	4,110	990	720	15
Black / African American	405	199	155	0
Asian	65	50	20	14
American Indian, Alaska Native	25	0	0	0
Pacific Islander	0	0	0	0
Hispanic	210	40	0	0

Table 22 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

If they have needs not identified above, what are those needs?

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

NA-35 Public Housing – 91.205(b)

Introduction

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	38	0	9,092	3	8,912	60	11	93

Table 23 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	8,365	0	11,574	10,649	11,543	10,848	7,925	
Average length of stay	0	3	0	6	2	6	0	4	
Average Household size	0	1	0	2	1	2	1	3	
# Homeless at admission	0	0	0	17	0	16	0	1	

Demo

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	10	0	1,551	0	1,535	4	0
# of Disabled Families	0	27	0	3,350	1	3,235	26	5
# of Families requesting accessibility features	0	38	0	9,092	3	8,912	60	11
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	33	0	4,103	3	4,022	9	4	62
Black/African American	0	5	0	4,920	0	4,822	51	7	30
Asian	0	0	0	30	0	30	0	0	0
American Indian/Alaska Native	0	0	0	24	0	24	0	0	0

Demo

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Pacific Islander	0	0	0	15	0	14	0	0	1
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	189	0	189	0	0	0
Not Hispanic	0	38	0	8,903	3	8,723	60	11	93

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

How do these needs compare to the housing needs of the population at large

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Describe the characteristics of special needs populations in your community:

What are the housing and supportive service needs of these populations and how are these needs determined?

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Discussion:

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

How were these needs determined?

Describe the jurisdiction’s need for Public Improvements:

How were these needs determined?

Describe the jurisdiction’s need for Public Services:

How were these needs determined?

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Single-family residential homes are the prevailing use in Colonial Heights. The City has a wide variety of architectural styles that would appeal to a population seeking both older homes and newer homes at affordable prices. About 10% of City housing predates 1940; about 80% of housing predates 1978. Only a small percentage of housing has been built in the last decade. Most of the newer development is infill housing or multifamily. The newest housing is mostly larger-lot, higher-end homes. Since the 2010 Census, the City had a decrease in housing units, approximately 56. Over the last decade, *occupied* units have decreased by 21 units for a total of 7,054 in 2018. Over the last decade, *rental* units increased by 147, for a total of 2,570 in 2018. Of the occupied units, there was a 147-unit increase in *renter-occupied* units. Vacant housing units experienced a small decrease of 26 units from 2010 to 2018 for a total of 698 units.

As for the change in types of households between 2010 and 2018, there was a decrease in family households for a total of 4,453 households (decrease of 102 households). A family household is defined as two or more people related by birth, marriage, or adoption residing in the same housing unit. Conversely, a nonfamily household is one that could be a roommate situation or an older individual living alone whose children have reached adulthood and moved out and their spouse has died. There has been a large increase in single-parent households during this period. See table for numbers and types of families with children under 18: Total Number of Families, Single Male and Female Households.

Housing is a substantial concern in Colonial Heights. A crucial element to the success of housing programs is an overarching policy and strategic direction to guide program development and implementation. Housing is an important part of maintaining a high quality of life and a powerful economic development tool to attract new residents and jobs.

It is well established that City residents are getting older and there is a need for senior housing in the City. There is also a need to attract younger adults and young families and housing will play a major role in drawing these populations to the City.

According to an estimate done by the US Census, the growth for families was steady but there is an increase in individuals living below the poverty level.

For study purposes, the City's area has been divided into 10 planning districts and the names come from historic and neighborhood characteristics.

There are infrastructure needs being addressed throughout the City by the Capital Improvements Plan and funding from the Virginia Department of Transportation. The City will continue to address its housing needs with CDBG funding.

ACS Survey Year	Number of Families	Single Male Households	Single Female Households	Total Single Households
2010	726	194	495	689
2015	702	381	1037	1418
2018	698	266	1164	1430

Table 27 - Families in Colonial Heights with a child under 18

ACS Year	Poverty Level
2012	7.3%
2015	11.4%
2018	13.5%

Table 28 - Poverty Level in Colonial Heights

Oak Hill District

Oak Hill District is the most popular name for this area. Oak Hill is the name of a private residence (built c. 1825) on Carroll Avenue which is on the National Register of Historic Places. The Oak Hill District is bound on the north by Dupuy and Bradsher Avenues, the south by the Appomattox River, the west by the Chesterfield County Line, and the east by the Boulevard. The bordering properties with a Bradsher Avenue or Boulevard address, are included in this district. Dupuy Avenue addresses in the 100 and 200 blocks are also included. Assessment records show this area was developed from 1910 onwards.

Violet Bank-Flora Hill District

Violet Bank-Flora Hill District takes its name from the Violet Bank Museum (built c. 1800) and the Flora Hill neighborhood. The Violet Bank Museum is on the National Register of Historic Places. The Violet Bank-Flora Hill District is bound on the north by Westover Avenue, the south by the Appomattox River, the west by the Boulevard, and the east by the Seaboard Rail Road Line. The Violet Bank-Flora Hill district includes the Chesterfield Highlands Historic District. Assessment records show that this area was developed from 1911 to 1940. Approximately 60% of the City’s pre-1940 houses are located here.

Shepherd Stadium District

Shepherd Stadium District takes its name from Shepherd Stadium. The District is bound on the north by the CSXT Railroad Right of Way, the south by Bradsher and Dupuy Avenues, the west by the Chesterfield County line, and the east by the Boulevard. Assessment records show that most of this area was developed from 1914 to 1960 and approximately 15% of the City’s pre-1940 houses are located here.

Westover-Snead District

Westover-Snead District does not have a popularly identifiable name. Residents usually refer to their own individual streets and subdivision names when referring to this area. The name Westover-Snead references Westover Avenue, the district's southern boundary, and Snead Avenue, which runs north to south parallel to the Boulevard from James Avenue to Spring Drive. The Westover-Snead District is bound on the north by Old Town Creek, the south by East Westover Avenue, the west by the Boulevard, and the east by the Seaboard Coastline Right of Way. Assessment records show that the majority of this area was developed from 1940 to 1970.

Lakeview District

Lakeview District takes its name from Lakeview Avenue which runs across it from east to west. The District is bound on the north by Swift Creek Lake and Sherwood Drive, the south by the CSXT Railroad Right of Way, the west by the Chesterfield County line, and the east by the Boulevard. City assessment records show that most of this area was developed between 1950 and 1960. The southeastern section of this district also experienced new residential single-family development from 2000 to 2004.

Sherwood Hills District

Sherwood Hills District takes its name from the subdivision which makes up most of the area. The District is bound on the north by the Chesterfield County line, the south by Swift Creek Lake and Sherwood Drive, the west by the Chesterfield County line, and the east by Swift Creek and the Boulevard. Assessment records show that the majority of this area was developed in the 1960s.

Toll House District

Toll House District does not have a popularly identifiable name. Residents usually refer to their own individual streets in this area. It is bound by the Boulevard, and the east by Swift Creek and the CSXT Rail Road Right of Way. Various apartment and multi-family dwellings are located between Ellerslie Avenue and the Boulevard. This area has a low homeownership rate. Assessment records show that the majority of residential properties were built in the 1960s.

Ellerslie District

Ellerslie District is comprised of the Dunlop Farms area and the neighborhood directly to the south of it. The neighborhoods are divided by Ellerslie Avenue. The Ellerslie mansion (built c. 1856,) which is located within Dunlop Farms, is on the National Register of Historic Places. The District is bound on the north by Swift Creek, the south by Old Town Creek, the east by Interstate 95, and the west by the CSXT Rail Road, Right of Way. Assessment records show that the northern part of this district (Dunlop Farms PUD) was developed from 1982-2003. The southern portion was developed in sections from 1956 to 1983.

Fort Clifton District

Fort Clifton does not have a popularly identifiable name and references the Fort Clifton Archeological Site (c.1850) which is on the National Register of Historic Places. The District is bound on the north by Swift Creek, the south by Ellerslie Avenue and Yacht Basin Drive, the east by the Appomattox River, and the west by Interstate 95. Assessment records show that the oldest homes date back to 1960.

Mt Pleasant- Southpark District

Mt. Pleasant –Southpark District combines the Mount Pleasant and Southpark areas. The District is bound on the north by Ellerslie Avenue, Yacht Basin Drive, and Old Town Creek, the south and east by the Appomattox River, and the west by Interstate 95 and the Seaboard Rail Road Line. Assessment records show that residential development in this area took place from 1960 to 2003.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Since the 2010 Census, the City has remained steady in its number of housing units. City Building Officials confirmed the slight decrease as normal attrition. Mobile homes increased by 25 units which have been noticed by Code Enforcement officials. The City allows for recreational vehicles as long as they are parked behind the front plane of the property. The majority of lots in Colonial Heights are small, so this potential violation is enforced to maintain the health and safety of its citizens.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	6,025	77%
1-unit, attached structure	165	2%
2-4 units	625	8%
5-19 units	615	8%
20 or more units	360	5%
Mobile Home, boat, RV, van, etc	25	0%
Total	7,815	100%

Table 29 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	20	0%	130	5%
1 bedroom	25	1%	290	11%
2 bedrooms	765	17%	1,170	44%
3 or more bedrooms	3,650	82%	1,055	40%
Total	4,460	100%	2,645	100%

Table 30 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Low-Income Housing Tax Credit Properties in Colonial Heights, Virginia

Apartment	Address	Number of Units	Target Type	Expiration Date
Clearfield Apartments	100 Clearfield Circle, 23834	144	General	December 2027
Dunlop Farms	1000 Dunlop Circle, 23834	87	Elderly	November 2034
Oaks of Dunlop	101 Old Oak Lane, 23834	135	General	September 2024
Riverview Apartments	205 Archer Avenue, 23834	88	General	November 2035
Terrace View Apartments	2020 Lakeview Park Road, 23834	62	General	October 2032

LIHTC Colonial Heights Virginia

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Since the program began in 2005, the full Community Development Block Grant (CDBG) entitlement has been used to fund an Emergency Home Repair Program for low to moderate-income, owner-occupied households. The CDBG entitlement funds for the Home Repair Program used funds citywide to serve low to moderate-income (LMI) households who are often the hardest pressed to meet the costs of necessary home repairs. The chosen home repair program activities help maintain safe, decent and affordable housing.

Since 2005, the City has received \$1,292,365.00 in CDBG funding and has been able to provide Emergency Home Repair Grants to 151 low to moderate-income, owner-occupied households citywide.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The affordable housing inventory decreases as houses fall into disrepair and fail to meet the housing code. However, the City has five (5) LIHTC properties that provide affordable housing. The Virginia Housing Development Authority provided dates that affordability would roll-off properties in the attachment titled: LIHTC Properties Colonial Heights VA. The next property with an expiration date upcoming is Dunlop Farms in 2024. It will be important for the City to provide an incentive for this affordable housing to be maintained in Colonial Heights if the developer chooses not to renew their tax credits.

Does the availability of housing units meet the needs of the population?

It is well established that City residents are getting older and there is a need to maintain senior housing in the City. American Community Survey results for Colonial Heights show there has been an increase in families moving to the City as well. Housing will play a major role in these populations for the City.

Describe the need for specific types of housing:

There is always a need to provide opportunities for the development of new housing units; particularly housing that meets the need of the elderly population. As many residents reach retirement age and look for alternative housing, there is little opportunity for them to stay in the City. It is imperative, that affordable housing units for the elderly such as Dunlop Farms be maintained.

Discussion

Housing is a substantial concern in Colonial Heights as the homes continue to age. A crucial element to the success of housing programs is an overarching policy and strategic direction to guide program

development and implementation. Housing is an important part of maintaining a high quality of life and a powerful economic development tool to attract new residents and jobs.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing in Colonial Heights is affordable compare to most of the region. Single-family, residential homes are the prevailing use in Colonial Heights. The City has a wide variety of architectural styles that would appeal to a population seeking both older homes and newer homes at affordable prices. Since 2015 the median home value has remained constant at \$169,900 whereas the median rent went up 16%.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	169,900	169,300	(0%)
Median Contract Rent	674	785	16%

Table 31 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	349	13.2%
\$500-999	1,905	72.0%
\$1,000-1,499	380	14.4%
\$1,500-1,999	0	0.0%
\$2,000 or more	10	0.4%
Total	2,644	100.0%

Table 32 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	100	No Data
50% HAMFI	515	305
80% HAMFI	1,860	1,495
100% HAMFI	No Data	2,064
Total	2,475	3,864

Table 33 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 34 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

The elderly population experiences a high housing cost burden. Despite the Dunlap Farms senior housing, which is LITHC apartment units, a lack of affordable senior housing is an issue in the City of Colonial Heights.

How is affordability of housing likely to change considering changes to home values and/or rents?

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Discussion

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Definitions

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	930	21%	1,240	47%
With two selected Conditions	25	1%	120	5%
With three selected Conditions	15	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	3,490	78%	1,285	49%
Total	4,460	100%	2,645	101%

Table 35 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	400	9%	159	6%
1980-1999	760	17%	815	31%
1950-1979	2,665	60%	1,305	49%
Before 1950	630	14%	365	14%
Total	4,455	100%	2,644	100%

Table 36 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,295	74%	1,670	63%
Housing Units build before 1980 with children present	310	7%	135	5%

Table 37 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 38 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	39		9,227	0	9,227	427	0	890
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 39 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 40 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

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

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)					
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

Table 41 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	19	0	0	0	0
Arts, Entertainment, Accommodations	811	2,273	12	25	13
Construction	509	155	8	2	-6
Education and Health Care Services	1,074	1,832	16	20	4
Finance, Insurance, and Real Estate	371	393	6	4	-1
Information	85	73	1	1	0
Manufacturing	588	113	9	1	-8
Other Services	292	371	4	4	0
Professional, Scientific, Management Services	579	236	9	3	-6
Public Administration	0	0	0	0	0
Retail Trade	1,101	3,445	17	38	21
Transportation and Warehousing	408	58	6	1	-5
Wholesale Trade	327	111	5	1	-4
Total	6,164	9,060	--	--	--

Table 42 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	8,370
Civilian Employed Population 16 years and over	7,670
Unemployment Rate	8.36
Unemployment Rate for Ages 16-24	23.24
Unemployment Rate for Ages 25-65	5.39

Table 43 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	1,505
Farming, fisheries and forestry occupations	289
Service	880
Sales and office	1,945
Construction, extraction, maintenance and repair	709
Production, transportation and material moving	405

Table 44 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	5,750	77%
30-59 Minutes	1,480	20%
60 or More Minutes	280	4%
Total	7,510	100%

Table 45 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	425	75	340
High school graduate (includes equivalency)	2,075	185	685
Some college or Associate's degree	2,205	140	475

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	1,590	60	195

Table 46 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	110	40	120	265
9th to 12th grade, no diploma	210	140	115	310	350
High school graduate, GED, or alternative	665	685	725	1,525	1,305
Some college, no degree	325	600	485	955	720
Associate's degree	80	145	180	500	155
Bachelor's degree	220	280	270	675	425
Graduate or professional degree	0	140	200	405	220

Table 47 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,375
High school graduate (includes equivalency)	33,922
Some college or Associate's degree	34,853
Bachelor's degree	46,326
Graduate or professional degree	52,917

Table 48 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Describe the workforce and infrastructure needs of the business community:

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

What are the characteristics of the market in these areas/neighborhoods?

Are there any community assets in these areas/neighborhoods?

Are there other strategic opportunities in any of these areas?

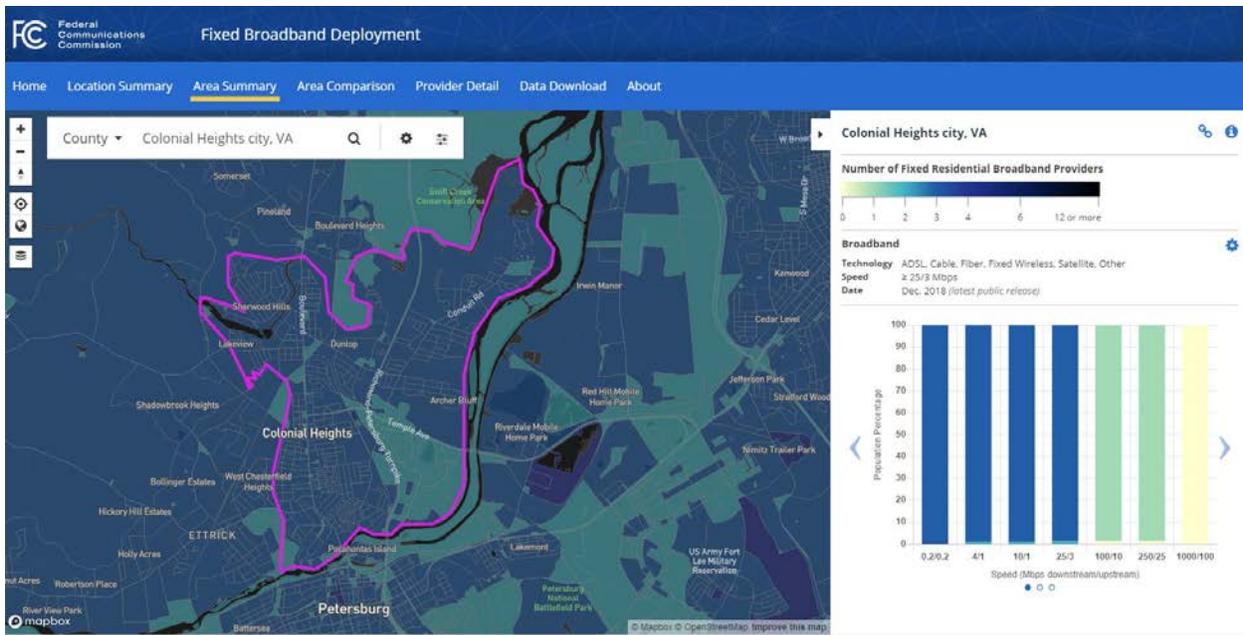
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

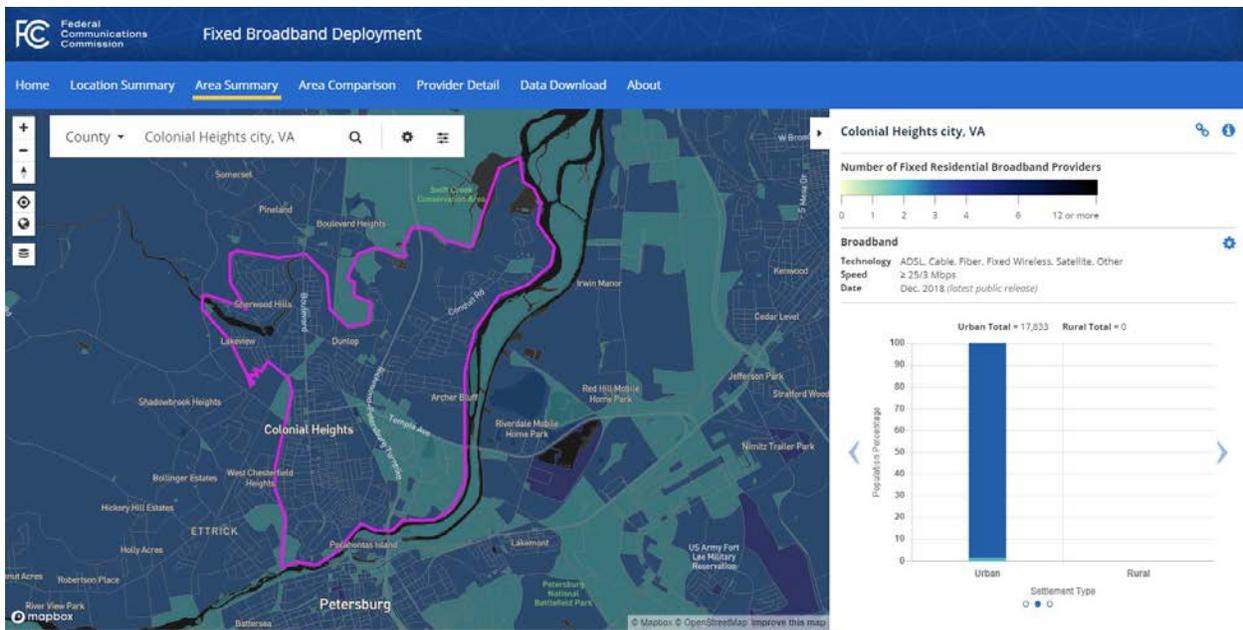
Internet is an essential communications and information platform that allows users to take advantage of the increased interconnectedness of business, education, commerce, and day to day utility. Reliable access to the internet is becoming a necessity to thrive in the modern environment. Communities that lack broadband access struggle to keep pace with the country. Locations without broadband access impede its population's ability to take advantage of the educational and entrepreneurial opportunities available online. This is particularly problematic for LMI areas where economic opportunities are already often lacking. Studies suggest a strong correlation between increased high-speed internet access and increased education and employment opportunities, especially in small cities and rural areas. Colonial Heights does not have significant gaps in broadband coverage. Most of the city has multiple options for internet providers, to include LMI areas. The average Colonial Heights household has approximately 3-4 options for broadband-quality Internet service; however, an estimated two percent (2%) of locals still don't have access to more than one provider. The following map shows residential broadband access throughout the City. Broadband access is defined as advertised internet speeds of 768 kilobits per second or higher. FCC data shows five major infrastructure options within Colonial Heights: cable, ADSL, fiber, fixed wireless, and satellite.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

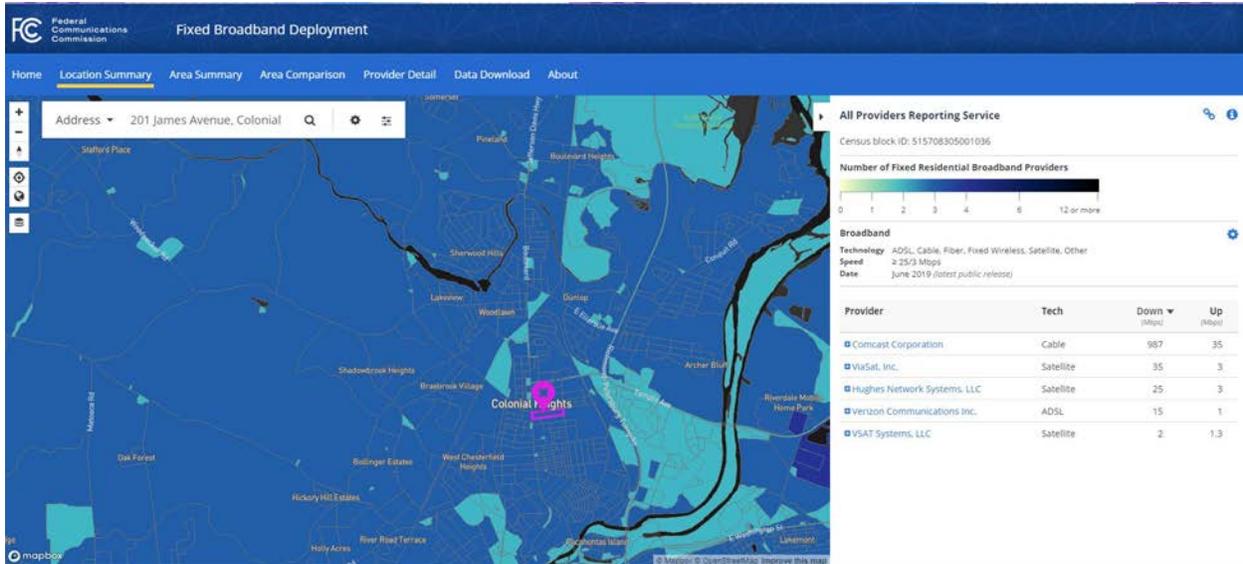
Once broadband access has been obtained, it is important to ensure there is competition among service providers. Any single provider that has a de facto monopoly on an area may not be incentivized to provide standard and consistent services. Colonial Heights has a total of five (5) Internet providers offering residential service. Verizon (ADSL) and Comcast (Cable) are the strongest providers in Colonial Heights so far as coverage. The average Colonial Heights household has three (3) options for broadband-quality Internet service. These providers frequently overlap around the city. Most of the city has at least three options of high-speed internet with competitive providers, though there are some tracts with lower populations that only have access to one provider.



FCC-Fixed Broadband Deployment 1



FCC-Fixed Broadband Deployment 2



FCC-Fixed Broadband Deployment 3

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City has the following natural hazard risks: flooding,

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

In the continuing belief that the future availability of affordable, safe, and sanitary housing relies on preserving and maintaining the City's older housing stock, CDBG funds for Program Year 2020 will be directed towards a home repair program for LMI homeowners throughout the City of Colonial Heights. Priority shall be given to elderly residents and people with disabilities.

The 2020-2021 CDBG entitlement for the City of Colonial Heights is \$105,797.00. Of this total, ninety-five percent (95%) or \$100,507.15 of the total funds will be used by Project: Homes, a not-for-profit organization to provide home repairs assisting LMI homeowners with housing problems citywide. The remaining five percent (5%) or \$5,289.85 will be used by the City for program administration expenses.

PROGRAM PARTICIPATION PROCESS

This will be the tenth year the Emergency Home Repair program will be administered by Project: Homes a not-for-profit organization. In 2020-2021, approximately **10** households will be served. All of which incomes will be at, or below, 80% of the MFI, and who own and reside in single-family homes within the city limits. Grants will be distributed based on income eligibility that is identified by FY 2020 HUD Income Limits and need. All things being equal, priority will be given to elderly residents and people with disabilities. Withstanding extraordinary circumstances, grants will be capped at **\$10,000**.

Recipients must complete an application between July 1 and July 31, 2020. Assistance with the application will be provided as needed. The need for the home repair and the completed work will be verified by the City of Colonial Heights Building Inspectors and CDBG Administrator.

ELIGIBLE & INELIGIBLE ACTIVITIES

Eligible activities under this program are physical improvements, adaptations, or modifications. This includes removing possible health and safety hazards, including barriers to habitability. Qualifying activities include repairs or replacement of mechanical, electrical, plumbing and structural systems which show obvious signs of deterioration; lead hazard evaluation and reduction (See Environmental Compliance below); and modifications made to increase safety and independence to the residences of elderly or physically handicapped persons such as wheelchair ramps, railings, tub cuts, accessible kitchen cabinets, and grab bars needed by physically disabled or elderly persons.

Home Repairs Which May Qualify For a Grant but is not limited to the following:

- Structural repairs to the roof, ceiling, walls, floors, stairs, railing, banisters, etc., where hazards exist
- Roof repair or replacement
- Plumbing repairs
- Repair/replacement of heating /or cooling systems
- Porch repairs
- Window and door repairs
- Home security repairs: security lights, metal security doors
- Electrical repairs where hazards exist or are necessary to install a heating system
- Accessibility improvements needed by elderly citizens and/or people with disabilities such as wheelchair ramps, railings, grab bars, kitchen and bathroom adaptations, or doorway widening.
- Lead hazard evaluation and reduction

General property improvements and maintenance are not allowed:

- Exterior/Interior painting
- Gutter cleaning
- Additions or upgrades
- Tree removal
- Decks
- Landscaping
- Repairs to storage sheds, outbuildings, garages, or any structure not attached to the living unit and costs associated with any necessary pre-work clearing or clean-up activities are not eligible for CDBG assistance.

Additional Overview Information

The City of Colonial Heights has a large inventory of houses with historic integrity. All activities will comply with Section 106 of the National Historic Preservation Act.

Lead-based paint testing will be required for all pre-1978 homes participating in the CDBG Home Repair Program. If the homes have not been previously tested, children under the age of six years will be encouraged to be tested for elevated lead blood levels.

The CDBG program for Colonial Heights does not generate income. The City does not receive HOME, ESG, HOPWA or LIHTC. The City will, however, partner with local, state and federal agencies to maximize resources to help meet the goals of this plan.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 49 - Geographic Priority Areas

1	Area Name:	Archer's Hill
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Fort Clifton
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

3	Area Name:	Lakeview
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	Area Name:	Shepherd Stadium
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
5	Area Name:	Toll House
	Area Type:	Local Target area
	Other Target Area Description:	

	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
6	Area Name:	VIOLET BANK FLORA HILL
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
7	Area Name:	Westover-Snead
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	

Revital Type:	Housing
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	
Include specific housing and commercial characteristics of this target area.	
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
Identify the needs in this target area.	
What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Although the program is available to residents citywide, priority will be given to those households in the Violet Bank-Flora Hill and Shepherd Stadium Districts. These two areas of Colonial Heights have the oldest homes and most concentrated areas of LMI residents. First-time applicants, elderly citizens, and/or people with disabilities, and those needing repairs that threaten the safety or well-being of the household members will be given priority. Target areas are based on area income. Priorities are based on a needs assessment of each applicant.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 50 – Priority Needs Summary

Narrative (Optional)

The Consolidated Plan will cover a five (5) year period beginning July 1, 2020, and ending June 30, 2025, and the Annual Action Plan will cover a one (1) year period beginning July 1, 2020, and ending June 30, 2025. Included in this document is data from City's Needs Assessment Survey, the Census Bureau's American Community Survey, and a Housing Profile completed as part of the City's Comprehensive Plan update adopted in January 2015 and HUD CHAS Data. The compilation of this data along with input from citizens and area service providers was used to develop the following proposed strategic goals and objectives:

Goal 1: To Preserve existing housing stock

Objective 1: Improve the living conditions of standard housing occupied by low-income households.

Outcome 1: Decent and safe housing, code-compliant housing stock.

Goal 2: To Improve public welfare, health, and safety of residents

Objective 2: Remove conditions that threaten public health and safety.

Outcome 2: Revitalize neighborhoods.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	CDBG funds will not be used for tenant-based rental assistance.
TBRA for Non-Homeless Special Needs	CDBG funds will not be used for tenant-based rental assistance for Non-Homeless Special Needs.
New Unit Production	CDBG funds will not be used for new unit production.
Rehabilitation	Approximately 95% of Colonial Heights CDBG funds will be used for rehabilitation due to this being the majority housing type in the City.
Acquisition, including preservation	CDBG funds will not be used for acquisition, including preservation.

Table 51 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Since 2005, the City has received nearly **\$1,398,162** in CDBG funding and has been able to provide Emergency Home Repair Grants to 159 LMI owner-occupied households citywide. The City will receive \$105,797 in CDBG funding for the program year 2020-21. The City will use the funding to run the Colonial Heights Home Repair Program. The program does not generate income but will partner with local, state and federal agencies to maximize resources to help meet the goals of this plan.

Local not-for-profit agencies funds will be used for housing accessibility and rehabilitation efforts, including volunteer hours. The Chesterfield-Colonial Heights Department of Social Services will continue to operate the Housing Choice Voucher program.

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	105,797	0	0	105,797	0	

Table 52 - Anticipated Resources

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 federal, state and local resources expected to be made available to address the needs identified in the CDBG annual plan, among other programs, include:

- Chesterfield-Colonial Heights Department of Social Services, Housing Choice Voucher program
- Crater District Area Agency on Aging Weatherization Program
- Project: Homes Ramp Program

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

In the program year 2020, 0% of the CDBG budget will be used for public facilities and improvements in the City of Colonial Heights. The City's departments of Engineering and Parks and Recreation pursue public and private funding for these needs in the City. The CDBG program for the City is used to alleviate problems of safe and decent housing in LMI households.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
COLONIAL HEIGHTS	Government	Ownership Planning	Jurisdiction

Table 53 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Colonial Heights's CDBG plan will be carried out through the Planning and Community Development Department. A staff member of the City of Colonial Heights Planning and Community Development will serve as the CDBG Project Manager and is responsible for all aspects of the project including the overall implementation and management of the program. The Project Manager works with Project: Homes to run the day-to-day operation of the program along with the City's Procurement Specialists and Building Inspectors to ensure the quality and cost control of the rehabilitation construction projects.

Project: Homes, Inc., a not-for-profit organization was hired by the City of Colonial Heights to run the day-to-day operation of the program, is responsible for work write-ups, cost estimates, bid packages maintaining project budgets, budget revisions, CDBG file maintenance, submitting reports as needed, labor compliance, application intake and verification, compliance reviews, and closeout of individual projects. They will coordinate all necessary City code inspections and certifications. Project: Homes will also handle contractor bids or quotes and make recommendations for contract award. Contracts are awarded to the lowest responsive and responsible bidder.

The repairs and completed work will be verified by the City of Colonial Heights Building Inspectors. The Building Inspectors adhere to the Uniform Statewide Building Code. Once work is completed, the building inspectors will certify those relevant code violations where present, have been alleviated.

The Assistant Director of Planning and Community Development is responsible for the payment request approvals and any change order approvals. Should grievances arise, the homeowner /or contractor should contact the Assitant Director of Planning and Community Development.

The City of Colonial Heights Procurement Specialist will pay Project: Homes, Inc. once the process stated above is completed.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 54 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Home Repair Program does not directly target the homeless or the population with HIV. The City does have programs and serves to meet these population needs through the Department of Youth and Social Services. The City Health Department provides services for people with HIV. This includes prevention, testing, and medical care.

The local Continuum of Care, Crater Area Coalition on Homelessness (CACH) is a group of public and private agencies who meet bi-

monthly and serves the geographic area of Petersburg, Colonial Heights, Hopewell, Dinwiddie, Prince George, Surry, Sussex, Greenville, and Emporia. The City is an active participant in this organization.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The CACH is a group of public and private agencies who meet bi-monthly and serves the geographic area of Petersburg, Colonial Heights, Hopewell, Dinwiddie, Prince George, Surry, Sussex, Greenville, and Emporia.

St. Joseph's Villa, provides homeless prevention to Cities of Petersburg, Hopewell, Colonial Heights, and Dinwiddie, and Prince George Counties. Homeless Prevention services include rental assistance and rental arrears, housing stabilization financial assistance, housing stabilization case management, and housing search and placement for households residing in the jurisdictions listed above. St. Joseph's Villa provides rapid rehousing services to include rental assistance and rental arrears, housing stabilization financial assistance, housing stabilization case management, and housing search and placement for households in the Crater Region.

CARES (Crisis Assistance Response Emergency Shelter) is an emergency shelter for women and children. They serve the communities of Chesterfield, Colonial Heights, Dinwiddie, Hopewell, Petersburg, and Prince George.

The Colonial Heights Department of Youth and Social Services provides services for walk-in clients. This includes but is not limited to gift cards for basic purchases of food, diapers, and other basic needs. The department serves as space to directly contact social services in the community.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Although there is always room for improvement, strong partnerships exist between public, private, nonprofit and institutional groups in Colonial Heights and the Tri- Cities area. These relationships, which are facilitated through regular contact, ensure consistent implementation of the Consolidated and Annual Action plans and help address the gaps in the service delivery system. Service providers work together through the CACH to coordinate and discuss services to address and prevent homelessness. Input was provided by the CACH for the CDBG Consolidated plan. Many service providers are also on the CDBG contact list and receive regular updates about the CDBG program. These agencies were given the opportunity to provide input through surveys and through several public meetings.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve existing housing stock	2020	2025	Affordable Housing	VIOLET BANK FLORA HILL Shepherd Stadium Westover-Snead Toll House Lakeview Fort Clifton Archer's Hill		CDBG: \$105,797	Homeowner Housing Rehabilitated: 8 Household Housing Unit
2	Improve welfare, health and safety of residents	2020	2025		VIOLET BANK FLORA HILL Shepherd Stadium Westover-Snead Toll House Lakeview Fort Clifton Archer's Hill		CDBG: \$105,797	Homeowner Housing Rehabilitated: 8 Household Housing Unit

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Preserve existing housing stock
	Goal Description	The majority of homes in the City of Colonial Heights are owner-occupied, single-family homes by elderly residents. <i>Aging in place</i> is defined as a person making a conscious decision to stay in the inhabitation of their choice for as long as they can with the comforts that are important to them. As they age these may include adding supplementary services to facilitate their living conditions and maintain their quality of life which is definitely a goal of the CDBG program (seniorliving.org).
2	Goal Name	Improve welfare, health and safety of residents
	Goal Description	The City of Colonial Heights has a large senior population which makes them a target for technology scams, home repair scams and break-ins to their homes. It has been observed that some of the CDBG repairs in the past have been fixes to under or nonqualified contractors making repairs to some of the City's most vulnerable residents. Outreach and education will be increased for recipients of the program as well as a more broad outreach through the local channels of the Senior Transportation Department and Community Center. In addition, having the option of floodlights and deadbolt locks installed as a potential repair will improve the safety of the residents.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City is committed to supporting affordable housing, however, there are no public housing complexes in the City of Colonial Heights. There are fifty-six (56) Housing Choice Vouchers being used in the City and their use is geographically well-distributed throughout the City in both single-family homes and apartments. There is no particular concentration of voucher holders by race, ethnicity, elderliness or disability in any area.

Housing Choice Vouchers are provided by the Chesterfield-Colonial Heights Department of Social Services (DSS). The Chesterfield-Colonial Heights DSS recently noted that the waiting list for the vouchers has 280 people on their waitlist. Vouchers transferred from other localities and out of state can slow the reduction in people on the waiting list.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable.

Activities to Increase Resident Involvements

Not applicable.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the ‘troubled’ designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City will work with local, state and federal agencies to help improve access to affordable housing. A common barrier to affordable housing is a lack of information. The Department of Planning and Community Development will screen the Home Repair Applications to see if the applicants are also eligible for the real estate tax exemption for persons who are disabled or over the age of 65 and are not taking advantage of this program. The Commissioner of the Revenue's Office provides a real estate tax exemption for owner-occupied properties owned by persons 65 years or older or who are permanently and totally disabled. To qualify for the exemption, the household income must not exceed \$40,000 and assets (excluding the value of home and 1 up to one acre) must not exceed \$80,000. The income-based tax exemptions range from 10% to 100%. The maximum yearly tax exemption is \$1,600.

The City is not aware of any local ordinances or policies which create unreasonable barriers to affordable housing. The City will continue to explore incentives and opportunities available for the development of affordable housing and will continue to use local public resources for infrastructure improvements to enhance living conditions in low to moderate-income neighborhoods.

The City will also partner with consumer agencies such as AARP (American Association of Retired Persons) and the CFPB (Consumer Finance Protection Bureau) to educate the public about maintaining older homes in an affordable and safe manner.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

As has been discussed previously, the cost burden is the most significant housing issue, for both owners and renters. For owners, excessive cost burden means that maintenance and improvements are often deferred, resulting in the need for owner-occupied housing rehabilitation assistance. Renters with excessive cost burden may require rental assistance in order to have stable housing.

Strategies used to address barriers to affordable housing 1) are rehabilitation of owner-occupied homes for low to mod income homeowners, 2) through the Colonial Heights Emergency Home Repair Program and 3) rental assistance for low-income tenants and the homeless, and assistance for homeless persons and persons with special needs through St. Joseph's Villa and CARES.

The City has affordable housing apartment units through tax credits. These include:

SP-60 Homelessness Strategy – 91.215(d)

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

Advocacy, education, and coordination of housing and homeless programs in Virginia are managed by the Virginia Housing and Community Development (VHCD), through the regional Continuum of Care (CoC) network. Every year, the City participates in the regional Homeless Point-In-Time count. In January 2020, the City partnered with CACH, St. Joseph's Villa, the Colonial Heights Youth and Social Services Departments and the Colonial Heights Police to perform the count. The Count included visiting all retail stores that are open 24 hours including gas stations and laundromats and speaking with overnight employees. The Police also went into areas that were tent communities that have been active in the summer months. During the count, the staff gave out essential bags that included a gift card to Wal-Mart, socks, toiletries and a list of social service resources. There were several people who were actively sleeping in cars but for purposes of the count, there was one person who self-identified as unsheltered.

Addressing the emergency and transitional housing needs of homeless persons

Homeless Prevention services include rental assistance and rental arrears, housing stabilization financial assistance, housing stabilization case management, and housing search and placement for households residing in the Tri-Cities jurisdiction.

CARES is an emergency shelter for women and children and they serve the communities of Chesterfield, Colonial Heights, Dinwiddie, Hopewell, Petersburg, and Prince George. The Hopewell Cold Weather shelter is open from December 1, 2019, to March 31, 2020, annually by Commonwealth Catholic Charities. This shelter serves adults 18 years and older with a capacity of up to 49 individuals.

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.

St. Joseph's Villa provides rapid rehousing services to include rental assistance and rental arrears, housing stabilization financial assistance, housing stabilization case management, and housing search and placement for households in the Crater Region.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving

assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The most direct method of preventing homelessness is through the Housing Choice Voucher Program, which is operated by Chesterfield-Colonial Heights DSS. According to the Chesterfield-Colonial Heights DSS, approximately 56 are for units located in the City of Colonial Heights.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

How are the actions listed above related to the extent of lead poisoning and hazards?

How are the actions listed above integrated into housing policies and procedures?

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The anti-poverty strategy is a component of the housing objective and assumes that the most effective tools for reducing poverty are education, training, and access to supportive services. These are all key components of the Emergency Home Repair Program. CDBG Home Repair program will be a part of the overall strategy to provide households in poverty with education about services and support necessary for successful employment, such as transportation, rental housing assistance, case management, child care assistance, and healthcare assistance.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The Housing Choice voucher program is an essential foundation of the City's housing strategy, as it assists families so that they pay no more than 30 percent of their gross income for rent and utilities. This reduces the need for constant shifting of housing units, and provides stability so children are able to remain in the same school. In addition to the Housing Choice voucher program. Affordable housing is also provided with tax credits. Below are the LIHTC Apartments City of Colonial Heights, VA.

SP-80 Monitoring – 91.230

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

A number of actions occur each year to ensure long-term compliance with program requirements.

Home repair grants will continue to be distributed based on need. All recipients must complete an application which describes the eligible activities and conditions. The application includes a Fair Housing notice and delineates recipient eligibility based on annual HUD determined income limits by household size proof of ownership, IRS documents /or evidence of other proof of income, banking information, and proof of paid property taxes or exemption, and homeowner's insurance will continue to be required.

The types of activities eligible under this program are physical improvements, adaptations or modifications which are not of a cosmetic nature and are required to remove possible health and safety hazards such as repair or replacement of mechanical, electrical, plumbing and structural systems which show obvious signs of deterioration (or require repair or replacement); lead hazard evaluation and reduction if necessary.

Accessibility improvements or modifications to the residences of elderly citizens or people with disabilities such as wheelchair ramps, railings, tub cuts, accessible kitchen cabinets, and grab bars also eligible activities under this program.

Funds made available under the CDBG Home Repair Program may not be used to make purely cosmetic repairs or physical improvements. Repairs to storage sheds, outbuildings, garages or any structure not attached to the living unit are also not eligible for assistance.

The need for proposed repairs and the inspection of the completed work will be verified by the CDBG Program Manager and the City's Building Official. The City adheres to the Uniform Statewide Building Code. Price quotes will be verified and approved by the Project: Homes. The verifications and other processes will be documented in each program participant's confidential file which will be kept, both at the Project: Homes office and in the Department of Planning and Community Development office at 201 James Ave.

All repairs will comply with Section 106 of the National Historic Preservation Act to help preserve the character-defining features of the participating properties.

Planning and Community Development staff work very closely with the Project: HOMES throughout the application process, ranking and qualifying process, bidding process and rehabilitation process.

Additionally, the Monitoring Form Exhibit 24-1 Attachments A, B and C and Monitoring Form 3-11 will be completed to ensure lead compliance. These forms will be completed for each activity and copies are placed in each client file.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Since 2005, the City has received nearly **\$1,398,162** in CDBG funding and has been able to provide Emergency Home Repair Grants to 159 LMI owner-occupied households citywide. The City will receive \$105,797 in CDBG funding for the program year 2020-21. The City will use the funding to run the Colonial Heights Home Repair Program. The program does not generate income but will partner with local, state and federal agencies to maximize resources to help meet the goals of this plan.

Local not-for-profit agencies funds will be used for housing accessibility and rehabilitation efforts, including volunteer hours. The Chesterfield-Colonial Heights Department of Social Services will continue to operate the Housing Choice Voucher program.

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	105,797	0	0	105,797	0	

Table 56 - 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 federal, state and local resources expected to be made available to address the needs identified in the CDBG annual plan, among other programs, include:

- Chesterfield-Colonial Heights Department of Social Services, Housing Choice Voucher program
- Crater District Area Agency on Aging Weatherization Program
- Project: Homes Ramp Program

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

In the program year 2020, 0% of the CDBG budget will be used for public facilities and improvements in the City of Colonial Heights. The City's departments of Engineering and Parks and Recreation pursue public and private funding for these needs in the City. The CDBG program for the City is used to alleviate problems of safe and decent housing in LMI households.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

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

Table 57 – Goals Summary

Goal Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name

Table 58 – Project Information

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

AP-38 Project Summary
Project Summary Information

AP-50 Geographic Distribution – 91.220(f)

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

Although the program is available citywide, priority will be given to households in the Violet Bank-Flora Hill and Shepherd Stadium Districts. First time applicants, persons who are elderly or disabled, and those needing repairs that threaten the safety or well-being of the household members are given priority.

The City of Colonial Heights' population is located in five Census tracts. Census tracts 8304 and 8305 have the highest concentrations of low to moderate-income and minority concentrated populations. One of these Census tracts contains the CDBG target area, identified as the Shepherd Stadium District. The second target area is the Violet Bank District. This area was identified because of its concentration of low to moderate-income residents.

The two CDBG target areas are chosen based on Census income eligibility data, and on the basis of signs of deterioration in housing and infrastructure. The strategy is to focus on housing rehabilitation and within a specific neighborhood in order to maximize the impact per dollar spent. CDBG funds the City receives are not adequate to carry out large-scale projects, and the City will continue to use local funds with CDBG funds for additional investment. The benefit of combining CDBG funds with City funds is that a much greater impact can be achieved than could be achieved with CDBG funds alone.

Census 2010 data indicate Colonial Heights's population is 82% White, 10% Black/African American, 3 % Asian, 4 % other and 2% Hispanic/Latino. There are two census tracts that have a higher population of Black residents as compared to the overall black population. These census tracts are 8302 and 8305. One of the two Census tracts includes the Shepherd Stadium District target area which has a high concentration of low to moderate-income residents. The other target area is the Violet Bank District target area. This area was chosen because it also has a high concentration of low to moderate-income residents.

During the program year 2020, the implementation of the City's Emergency Home Repair Program with CDBG grant funding will continue to give priority to the Violet Bank and Shepherd Stadium target areas.

Geographic Distribution

Target Area	Percentage of Funds
VIOLET BANK FLORA HILL	35
Shepherd Stadium	35
Westover-Snead	6
Toll House	6

Target Area	Percentage of Funds
Lakeview	6
Fort Clifton	6
Archer's Hill	6

Table 59 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Although the program is available citywide, priority will be given to households in the Violet Bank-Flora Hill and Shepherd Stadium Districts. The target areas were identified based on the condition of housing stock and the concentration of low to moderate-income residents.

Discussion

N/A

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Housing in Colonial Heights is affordable compare to most of the region. Single-family residential homes are the prevailing use in Colonial Heights. The City has a wide variety of architectural styles that would appeal to a population seeking both older homes and newer homes at affordable prices.

Elderly residents in Colonial Heights experience a high housing cost burden due to limited incomes. Despite the Dunlap Farms senior housing, which is LITHC apartment units, a lack of affordable senior housing is an issue in the City of Colonial Heights.

The Department of Planning and Community Development will screen the Home Repair Applications to see if the applicants are also eligible for the real estate tax exemption for persons who are disabled or over the age of 65 and are not taking advantage of this program. The Commissioner of the Revenue's Office provides a real estate tax exemption for owner-occupied properties owned by persons 65 years or older or who are permanently and totally disabled. To qualify for the exemption, the household income must not exceed \$40,000 and assets (excluding the value of home and l up to one acre) must not exceed \$80,000. The income-based tax exemptions range from 10% to 100%. The maximum yearly tax exemption is \$1,600.

The City of Colonial Heights CDBG 2020 Home Repair Program will be run in accordance with the Federal Fair Housing Law (The Fair Housing Amendments Act of 1988) which states: "It is illegal to discriminate against any person because of race, religion, sex, handicap, familial status or national origin." The grant application package includes a Fair Housing notice.

Along with the Department of Professional and Occupational Regulation Fair Housing Specialist and the Richmond HUD Office of Fair Housing and Equal Opportunity Richmond Virginia Field Office, the City will continue to distribute its fair housing pamphlet to promote fair housing awareness.

The City will distribute fair housing flyers at public distribution sites such as the Colonial Heights Public Library, the Colonial Heights Health Department, the Colonial Heights Senior Center, and at various Colonial Heights City Offices. The flyers will also be distributed to all Colonial Heights CDBG Home Repair Program applicants and contractors.

The City will continue to allocate all Community Development Block Grant funds towards the CDBG Home Repair Program. Priority is given to elderly residents and people with disabilities. The Home Repair Program continues to make accessibility improvements a priority. To ensure those residents who are likely to have accessibility issues are reached, a copy of the Home Repair Program application is sent to those residents who receive tax exemption because they are elderly or disabled.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	8
Special-Needs	0
Total	8

Table 60 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	8

Table 61 - One Year Goals for Affordable Housing by Support Type
Discussion

The City's CDBG program expects to provide emergency home repairs to approximately 8 owner-occupied homes with CDBG funds. This program targets low to moderate-income elderly, persons with disabilities, and both large and small related households. Assistance is provided in the form of grants. The intent is to focus on the two target areas, with a majority of the work. By improving owner-occupied homes, the hope is for landlords in the area to begin to improve their rental units.

The Home Repair Program also assists elderly residents and people with disabilities to continue living in their homes.

AP-60 Public Housing – 91.220(h)

Introduction

There are no public housing units within the City of Colonial Heights. The City of Colonial Heights works with the Chesterfield /Colonial Heights Department of Social Services, Crater Area Agency on Aging, Project: Homes and other organizations to address housing and related needs. The future of the Housing Choice voucher program in Colonial Heights has been uncertain the past several years. There are no Section 8 or public housing complexes in the City of Colonial Heights. However, there are Section 8 vouchers being used in the City. Their use is geographically well-distributed throughout the City and consists of both single-family homes and apartments. There is no particular concentration of voucher holders by race, ethnicity, elderliness or disability in any area.

According to the Colonial Heights/Chesterfield Department of Social Services, approximately 56 housing vouchers are for units located in the City of Colonial Heights.

There are five apartment complexes in the City of Colonial Heights, including a designated senior apartment complex, that participates in the Low Income Housing Tax Credit Program. The LITC program requires that at least 20% of the units be occupied by households earning 50% or less of the area median income or that at least 40% of the units be occupied by tenants earning 60% or less of the area median income, adjusted for household size. However, according to the management offices, 100% of the LITHC apartment units in Colonial Heights have been set aside for low-income residents. There are monetary incentives for investors to do so. While this sounds like a positive step, it also presents a potential built-in concentration of poverty within the complexes themselves.

Actions planned during the next year to address the needs to public housing

Although the City does not have public housing units, the City will support the housing voucher and tax credit programs. As of April 2020, the Housing Choice Voucher Program had approximately 280 applicants on the waiting list. According to the Chesterfield County-Colonial Heights Social Services, the most immediate housing needs are new vouchers, utility deposits, transportation, and rental deposits.

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

There are no public housing units within the City of Colonial Heights.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

N/A

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Advocacy, education, and coordination of housing and homeless programs in Virginia are managed by the Virginia Housing and Community Development (VHCD), through the regional Continuum of Care (CoC) network. Colonial Heights is part of the Crater Area Coalition on Homelessness (CACH), which meets bimonthly. Colonial Heights's CDBG administrator served on the board of directors of the CoC. The City of Colonial Heights does not expect to receive any direct public or private funding to address homeless needs and to prevent homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The CDBG Administrator will continue to support homeless services by continuing to participate with the local Continuum of Care, Crater Area Coalition on Homelessness (CACH). The City will continue to support the efforts of St. Joseph's Villa. St. Joseph's Villa, provides homeless prevention to Cities of Petersburg, Hopewell, Colonial Heights, and Dinwiddie, and Prince George Counties. Homeless Prevention services include rental assistance and rental arrears, housing stabilization financial assistance, housing stabilization case management, and housing search and placement for households residing in all the jurisdictions listed. St. Joseph's Villa also provides rapid Re-Housing services to include rental assistance and rental arrears, housing stabilization financial assistance, housing stabilization case management, and housing search and placement for 100 households in the Crater Region.

Addressing the emergency shelter and transitional housing needs of homeless persons

In addition to continuing to participate with CACH, the City will support the efforts of CARES and the Cold Shelter in Hopewell. CARES is an emergency shelter for women and children. They serve the communities of Chesterfield, Colonial Heights, Dinwiddie, Hopewell, Petersburg and Prince George.

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 local Continuum of Care, Crater Area Coalition on Homelessness (CACH), is a group of agencies and organizations interested in homelessness who meet regularly to share data and information on

homelessness, facilitate dialogue among service providers, and coordinate community resources and services for the benefit of individuals and families who are homeless or in imminent danger of becoming homeless, thereby reducing homelessness. The Coalition has participation from a large number of local agencies, including (in no particular order) Homeward, St. Joseph's Villa Flagler Housing Resource Center, American Red Cross, Hopewell Redevelopment & Housing Authority, Colonial Heights Office for Youth, Yeshua's House Transitional Home, Commonwealth Catholic Charities, Project: Homes, Madeline's House, Jordan's Quest Inc, CARES, INC, Serenity, Prince George DSS, County of Sussex, City of Petersburg, Programs Southside Community Partners, City of Hopewell, Department of Social Services-Petersburg, Cameron Foundation, Sussex Resource Center, Assn. for Wounded Veterans, Virginia Supportive Housing, United Way of Greater Richmond & Petersburg, Project HOPE, Urban League of Greater Richmond, Hope Center, Pathways to Success Foundation, Petersburg Downtown Churches United, Health Care for the Homeless Veteran, Office Hopewell DSS, Improvement Association, Emporia-Greenville DSS, Chesterfield-Colonial Heights DSS, The James House, Surry County DSS, and Legal Aid Justice Center.

The Coalition and direct connections with participating agencies are the primary structure through which the City of Colonial Heights will carry out its homelessness strategy.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City will continue to support St. Joseph's Villa. St. Joseph's Villa, provides homeless prevention to Cities of Petersburg, Hopewell, Colonial Heights, and Dinwiddie, and Prince George Counties. Homeless Prevention services to include rental assistance and rental arrears, housing stabilization financial assistance, housing stabilization case management, and housing search and placement for households residing in the jurisdictions listed above. St. Joseph's Villa provides rapid Re-Housing services to include rental assistance and rental arrears, housing stabilization financial assistance, housing stabilization case management, and housing search and placement for households in the Crater Region.

Discussion

The City works to ensure that coordination of activities involves all relevant City, non-City agencies, organizations, and service providers. As stated in other sections of this Plan, the development of this document and the goals outlined involved a number of partners who will be integrally involved in program implementation.

The local Continuum of Care, Crater Area Coalition on Homelessness (CACH), was consulted through the survey. The CACH is a group of public and private agencies who meet bi-monthly and serves the

geographic area of Petersburg, Colonial Heights, Hopewell, Dinwiddie, Prince George, Surry, Sussex, Greenville, and Emporia.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

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 City will work with local, state and federal agencies to help improve access to affordable housing. A common barrier to affordable housing is a lack of information. The Department of Planning and Community Development will screen the Home Repair Applications to see if the applicants are also eligible for the real estate tax exemption for persons who are disabled or over the age of 65 and are not taking advantage of this program. The Commissioner of the Revenue's Office provides a real estate tax exemption for owner-occupied properties owned by persons 65 years or older or who are permanently and totally disabled. To qualify for the exemption, the household income must not exceed \$40,000 and assets (excluding the value of home and 1 up to one acre) must not exceed \$80,000. The income-based tax exemptions range from 10% to 100%. The maximum yearly tax exemption is \$1,600.

The City is not aware of any local ordinances or policies which create unreasonable barriers to affordable housing. The City will continue to explore incentives and opportunities available for the development of affordable housing and will continue to use local public resources for infrastructure improvements to enhance living conditions in low to moderate-income neighborhoods.

The City will also partner with consumer agencies such as AARP (American Association of Retired Persons) and the CFPB (Consumer Finance Protection Bureau) to educate the public about maintaining older homes in an affordable and safe manner.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

As has been discussed previously, the cost burden is the most significant housing issue, for both owners and renters. For owners, excessive cost burden means that maintenance and improvements are often deferred, resulting in the need for owner-occupied housing rehabilitation assistance. Renters with excessive cost burden may require rental assistance in order to have stable housing.

Strategies used to address barriers to affordable housing 1) are rehabilitation of owner-occupied homes for low to mod income homeowners, 2) through the Colonial Heights Emergency Home Repair Program and 3) rental assistance for low-income tenants and the homeless, and assistance for homeless persons and persons with special needs through St. Joseph's Villa and CARES.

The City has affordable housing apartment units through tax credits. These include:

Discussion:

As has been discussed previously, the cost burden is the most significant housing issue, for both owners and renters. For owners, excessive cost burden means that maintenance and improvements are often deferred, resulting in the need for owner-occupied housing rehabilitation assistance.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

Within the areas eligible for CDBG funding, obstacles to meeting underserved needs include an inadequate amount of CDBG funding and a lack of awareness of services. These obstacles to meeting underserved needs will be addressed primarily through the cooperative implementation of this plan, with the City, local public service organizations and the individuals and families in the neighborhoods working together. Part of the strength of the Colonial Heights CDBG program is a result of the positive working relationships between the City and local partners, including other public agencies, non-profit agencies, and neighborhood residents.

As identified in the City's recently adopted Comprehensive Plan, the City will continue to work together to develop and strengthen neighborhood associations. There is an organized neighborhood association in the Violet Bank Target Area. When neighborhood associations are active, residents work together to improve their neighborhood and the implementation of the CDBG program is more effective.

Actions planned to foster and maintain affordable housing

A common barrier to affordable housing is a lack of information. The Department of Planning and Community Development will screen the Home Repair Applications to see if the applicants are also eligible for the real estate tax exemption for persons who are disabled or over the age of 65 and are not taking advantage of this program. The Commissioner of the Revenue's Office provides a real estate tax exemption for owner occupied properties owned by persons 65 years or older or who are permanently and totally disabled. To qualify for the exemption, the household income must not exceed \$40,000 and assets (excluding value of home and 1 up to one acre) must not exceed \$80,000. The income-based tax exemptions range from 10% to 100%. The maximum yearly tax exemption is \$1,600.

The City of Colonial Heights CDBG Emergency Home Repair Program is and run in accordance with the Federal Fair Housing Law (The Fair Housing Amendments Act of 1988) which states: "It is illegal to discriminate against any person because of race, religion, sex, handicap, familial status or national origin." The grant application package includes a Fair Housing notice.

The City will continue to allocate all Community Development Block Grant funds towards the CDBG Home Repair Program. Priority is given to the elderly and the disabled. The Emergency Home Repair Program continues to make accessibility improvements a priority. To ensure those residents who are

likely to have accessibility issues are reached, a copy of the Emergency Home Repair Program application is sent to those residents who receive tax exemption because they are elderly or disabled.

Along with the Department of Professional & Occupational Regulation Fair Housing Specialist and the Richmond HUD Office of Fair Housing and Equal Opportunity Richmond Virginia Field Office, the City designed a fair housing pamphlet. The City will distribute them to promote fair housing awareness activities during Program Year 2013.

The City will distribute fair housing flyers at public distribution sites such as the Colonial Heights Public Library, the Colonial Heights Health Department, the Colonial Heights Senior Center, and at various Colonial Heights City Offices. The flyers will also be distributed to all Colonial Heights CDBG Home Repair Program applicants and contractors.

Actions planned to reduce lead-based paint hazards

The anti-poverty strategy will remain the same as what has been used in previous CDBG program years. The anti-poverty strategy is a component of each housing objective and assumes that the most effective tools for reducing poverty are education, training, and access to supportive services. These are all key components to the success of the Emergency Home Repair program.

The City will continue to support the Housing Choice Voucher program. This is done through the Chesterfield-Colonial Heights. Department of Social Services. The Chesterfield-Colonial Heights Department of Social Services recently noted that the waiting list for the vouchers has been frozen and that there are approximately 280 people on their waitlist. Vouchers transferred from other localities and out of state have been an issue which has kept the waiting list stagnant. They foresee no change in the status of the current vouchers.

Actions planned to reduce the number of poverty-level families

The City will continue to support the Housing Choice Voucher program and vocational job training opportunities in the Tri-Cities area.

Actions planned to develop institutional structure

The City of Colonial Heights's five-year plan will be carried out through the Planning and Community Development Department. A staff member of the City of Colonial Heights Planning and

Community Development will serve as the CDBG Project Manager and is responsible for all aspects of the project including the overall implementation and management of the program. The Project Manager works with Project: Homes, a not-for-profit organization to runs the day-to-day operation of the program along with the City's Procurement Specialists and Building Inspectors to ensure the quality and cost control of the rehabilitation construction projects.

There is also close coordination with the local Continuum of Care (CACH), which meets bi-monthly to coordinate and discuss services to address and prevent homelessness in the geographic area of Petersburg, Colonial Heights, Hopewell, Dinwiddie, Prince George, Surry, Sussex, Greenville, and Emporia.

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

Although opportunities for feedback are provided throughout the CDBG program year, during the planning process for each annual action plan a more formal effort is made to solicit input, following, at a minimum, the guidance provided by Colonial Heights's Citizen Participation Plan. A list of contacts from local housing and service providers, and City of Colonial Heights and staff, local media were notified of, and invited to, each public meeting, and are also provided notice of public hearings and notice of the availability of the draft plan and the public comment period. Notice of the availability of the annual plan was also provided to the local Continuum of Care (CACH), and public comment was encouraged.

Coordination between housing, health and social service agencies will continue to be strengthened through regular interaction. Strong local networks are in place which address several priorities outlined in this plan. For example, the CDBG administrator participates in the Crater Area Coalition on Homelessness (CACH), which is a group of public and private agencies who meet bimonthly to coordinate and discuss services to address and prevent homelessness in serves the geographic area of Petersburg, Colonial Heights, Hopewell, Dinwiddie, Prince George, Surry, Sussex, Greenville, and Emporia.

Discussion:

Program Specific Requirements

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

Introduction:

Projects planned with the CDBG funds expected to be available during the plan 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.

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
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.	95.00%

This method provides assurance that not less than 70% of funds are spent on low-income residents.

Appendix - Alternate/Local Data Sources

1	Data Source Name Census 2010
	List the name of the organization or individual who originated the data set. Department of Commerce - Census Bureau
	Provide a brief summary of the data set. 2010 housing and demographic info
	What was the purpose for developing this data set? It was used as part of the City's Comprehensive Plan Process -for both the Housing Profile and Infrastructure Profile
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? It is Citywide.

	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2010
	What is the status of the data set (complete, in progress, or planned)? It is complete