

Executive Summary

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

1. Introduction

The City of Hampton (“the City”) has prepared the Year 4 Action Plan as required under 24 CFR 91.220. The Year 4 Action Plan for Hampton Fiscal Year 2024 identifies the activities to be funded with the City's Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds that it will receive during the Program Year 2023. The annual plan sets forth funding priorities for the next year of funding according to the goals articulated in the City's 2020-2024 Consolidated Plan (CP). The CP was adopted based on the three goals established by HUD to carry out the CDBG and HOME programs. These goals are:

- To provide decent housing by preserving the affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs and transitioning homeless persons and families into housing.
- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low and moderate income residents throughout the City, increased housing opportunities and reinvestment in deteriorating neighborhoods, and
- To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote low and moderate income persons to achieve self-sufficiency.

2. Summarize the objectives and outcomes identified in the Plan

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

The City is committed to allocating funds that serve the needs of the lowest-income and most disadvantaged residents. Households with incomes less than 80% of the area median income, particularly those with extremely low incomes (less than 30% of area median income), are particular priorities. The City also identified special needs individuals as among those who face the greatest challenges and who should receive high priority in the expenditure of federal funds, including at-risk youth, low income families, the homeless and persons threatened with homelessness, the elderly, and persons with disabilities. The following needs address this priority:

- The provision and maintenance of affordable housing;

- Investment in community development activities in lower income and deteriorating neighborhoods and facilities that serve lower income populations; and
- Supportive services to maintain independence.

By focusing on these needs, the City seeks to address community identified concerns such as:

- A need for suitable affordable housing to address the growing gap between housing costs and local incomes, which leads to rising rates of overcrowding and overpayment for the lowest income residents;
- Programs that improve community facilities and services particularly in low income areas;
- A network of shelter housing and support services to prevent homelessness, move the homeless into permanent housing and independence and eliminate chronic homelessness;
- Programs that promote economic development, create jobs and increase the job skills level of potential employees; and
- Supportive services that increase the ability of seniors, persons with disabilities and others with special needs to live independently and avoid institutions.

3. Evaluation of past performance

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

Over the last 3 years, the City has worked to mitigate the impacts of a housing landscape that has been shaped by the COVID-19 pandemic, economic inflation, a difficult job market, and a persistently demanding housing market. Each of these factors has uniquely influenced the ability of the City, and its partners, to effectively implement previously planned priorities. In an effort to mitigate these impacts and meet increasingly urgent housing needs, the City moved to repurpose unspent older funds to address housing weatherization and accessibility needs. As land values have increased, acquisition and redevelopment activities have become more costly. As a result, the City continues to prioritize housing services that lead to qualified projects address home rehabilitation and weatherization needs. To improve implementation efficiency, the City has also appropriated additional program support to program partners to increase capacity to assist program applicants. Spending allocations for the foreseeable future will continue to focus on rehabilitation activities and prevention of blighted property through enhanced code enforcement.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizens, public agencies and other interested parties have the opportunity to receive information, review and submit comments on any of the City's proposed submissions to HUD concerning its CDBG and HOME programs, including the amount of assistance expected to be received (both grant funds and

program income), the range of activities that may be undertaken and the estimated extent of benefit to persons of low and moderate incomes. The City's Citizen Participation Plan provides for and encourages citizens to be engaged in the development of the fifth year Action Plan. In accordance with this plan the first public notice was advertised in the *Daily Press* on March 24, 2023. This began the public thirty-day comment period, which allowed citizens' views and responses to proposals to be heard before the Action Plan was submitted. The draft Annual Action Plan was available for public review from March 24, 2023 to April 26, 2023 at the Hampton Community Development Department (City Hall, 5th Floor) and online at www.hampton.gov/neighborhoods. A public hearing was held on April 26, 2023 at 6:30 p.m. in City Council Chambers (22 Lincoln Street). This hearing was advertised in accordance with the City's Citizen Participation Plan.

5. Summary of public comments

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

No public comments were received or presented at the public hearing.

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

No public comments were received or presented at the public hearing.

7. Summary

PR-05 Lead & Responsible Agencies – 91.200(b)

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

Describe the agency/entity 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	HAMPTON	Community Development Department
HOME Administrator	HAMPTON	Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Daniel J. McCormick, Chief Neighborhood Development Specialist, Hampton Community Development Department, 22 Lincoln Street, 5th Floor, daniel.mccormick@hampton.gov, 757-727-6435

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

See specific consultation information - agencies, groups, organizations and others who participate in the process and

consultations with housing, social service agencies and other entities in Table 2 below.

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 annually contracts with the Hampton Redevelopment and Housing Authority (HRHA) to carry out a majority of the housing activities funded with CDBG and HOME Investment Partnership Program funds. HRHA also administers activities funded through the Neighborhood Stabilization Program (NSP). HRHA operates and maintains public housing and operates the housing voucher programs in the City. Additionally, HRHA owns and operates non-subsidized affordable rental housing in the City, assisted in part with CDBG and HOME funding. In order to develop a community-driven, well-informed and widely sourced Consolidated Plan, the City engaged in a thorough consultation process with local public agencies and non-profit organizations.

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.

In planning and providing for local homeless populations, the City participates in the Greater Virginia Peninsula Continuum of Care Council (GVPCCC). Also participating in the GVPCCC are the cities of Newport News, Poquoson and Williamsburg, as well as the counties of York and James City. The regional Continuum of Care was established by the state for purposes of applying for funding through the U.S. Department of Housing and Urban Development (HUD). Agencies seeking funding through the Stewart B. McKinney programs (Supportive Housing Program, Shelter Plus Care, etc.) must be part of a cooperative effort within their communities. The GVPCCC is an unincorporated collaborative of individuals, organizations, businesses and agencies that serves as the lead entity for Supportive Housing Program. The GVPCCC currently has more than 200 listed member organizations, agencies, individuals, programs and businesses. Each year, the GVPCCC conducts a point-in-time count of the persons residing in shelter and transitional facilities and living unsheltered in the region. The point-in-time count is a statistically reliable tally of who is homeless on a given night and where they are staying. Most recently, the GVPCCC provided data and consultation support in the preparing of the HOME America Rescue Plan (HOME ARP) allocation plan submitted for plan review.

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

Service providers within the CoC or local planning group do not receive allocations of local ESG funding.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	ACCESS-AIDS CARE CENTER FOR EDUCATION & SUPPORT SERVICES
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organizations were consulted through partnership with the Homeless Consortium.
2	Agency/Group/Organization	Hampton Newport News Community Services Board
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organizations were consulted through partnership with the Homeless Consortium.
3	Agency/Group/Organization	Hampton Human Services
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Organizations were consulted through partnership with the Homeless Consortium.</p>
---	---

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

None

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	Greater Virginia Peninsula Homeless Consortium	The City of Hampton participates in the Greater Virginia Peninsula Continuum of Care Council (GVPCCC), in which they work together as a consortium to understand and address the needs of the homeless population and deliver support services to clients through a coordinated case management system.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

Citizens, public agencies and other interested parties have the opportunity to receive information on Hampton's Action Plan through the public input process according to the Hampton Citizen Participation Plan. A public hearing presenting the Action Plan was held on April 26, 2023 at 6:30 p.m. at the regularly scheduled City Council meeting. The public hearing notices were advertised on April 13, 2023. Also, the Action Plan was on public display for a 30-day period beginning March 24, 2023, concluding on April 26, 2023. All public hearings were held in the Hampton City Council Chambers located at 22 Lincoln Street, Hampton, VA 23669.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish, Persons with disabilities Non-targeted/broad community				www.hampton.gov/neighborhoods
2	Newspaper Ad	Non-targeted/broad community				
3	Public Hearing	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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	914,517	0	0	914,517	1,194,483	Revitalize low to moderate income neighborhoods, eliminate deteriorated properties in all neighborhoods, encourage economic self-sufficiency and address the affordable housing need of low- and moderate-income persons.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	575,846	150,000	0	725,846	820,377	To make home buying affordable and rehabilitate deteriorated homes.

Table 5 - Expected Resources – Priority Table

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

The City will continue to strengthen partnerships with non-profit organizations and other public agencies not only to leverage capital but to expand on non-capital assets that exist in the community. The goal will be to maximize community empowerment as community needs are identified and addressed. The City of Hampton leverages funds through the on-going relationship with the local Habitat for Humanity (Peninsula and Greater Williamsburg) non-profit, as well as the Hampton Redevelopment and Housing Authority (HRHA). The City of Hampton is able to provide funds from CDBG and HOME to these entities who leverage the City funds with other funding sources to accomplish the mutual goals. The Habitat for Humanity is the approved Community Housing Development Organization (CHDO) which allows the HOME funds to be used for new construction of affordable housing as well as rehabilitation of existing structures. The City of Hampton's Capital Improvement Plan (CIP) budget provides the HOME fund match. Hampton's City Council is dedicated to improving the Housing Venture Areas and ensures the HOME funds are matched through City funded housing programs including the Curb Appeal Matching Grant, Home Repair Blitz, and Rock the Block Home Rehabilitation Grant. The CIP match does not account for the countless hours of volunteer hours spent on activities throughout the year.

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

The City of Hampton and the HRHA own vacant parcels throughout the City. Including their public housing developments there are approximately 350-400 properties owned by the HRHA. Many of these properties are vacant lots and of these vacant lots, many are too small to fit a standard sized house and non-conforming to zoning regulations therefore two lots need to be combined to create one standard lot. The City and HRHA are committed to focusing efforts in the identified low-income neighborhoods. The vacant parcels located in the target neighborhoods will be a priority for redevelopment within the Plan.

Discussion

Funds will be adequate to meet the requirements of the Strategic Plan.

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
1	Demolition	2020	2024	Affordable Housing Non-Homeless Special Needs	Olde Hampton Venture Area Old North Hampton Venture Area	Affordable Housing- Owners Quality Housing	CDBG: \$0	
2	Disposition	2020	2024	Affordable Housing Public Housing Non-Homeless Special Needs	Olde Hampton Venture Area Old North Hampton Venture Area	Affordable Housing- Owners	CDBG: \$0	
3	Housing Programs	2020	2024	Affordable Housing Public Housing Non-Homeless Special Needs	Olde Hampton Venture Area Old North Hampton Venture Area Sussex Venture Area	Administration	CDBG: \$228,357	Homeowner Housing Added: 10 Household Housing Unit
4	Community Development Planning and Grant Admin	2020	2024	Affordable Housing Public Housing Homeless		Administration	CDBG: \$95,956	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Code Enforcement	2020	2024	Non-Housing Community Development	Olde Hampton Venture Area Old North Hampton Venture Area Pasture Point Venture Area Phoebus Venture Area Sussex Venture Area	Code Enforcement	CDBG: \$205,000	Housing Code Enforcement/Foreclosed Property Care: 45 Household Housing Unit
6	Acquisition	2020	2024	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	Olde Hampton Venture Area Old North Hampton Venture Area Phoebus Venture Area	Affordable Housing- Owners Quality Housing	CDBG: \$70,000 HOME: \$234,493	Rental units constructed: 2 Household Housing Unit Buildings Demolished: 3 Buildings
7	Home-buyer Assistance	2020	2024	Affordable Housing Non-Homeless Special Needs	Olde Hampton Venture Area Sussex Venture Area	Affordable Housing- Owners	HOME: \$40,000	Other: 2 Other
8	Homeowner Rehabilitation	2020	2024	Affordable Housing Non-Homeless Special Needs	Sussex Venture Area	Affordable Housing- Owners Homeownership Preservation	HOME: \$180,000	Homeowner Housing Rehabilitated: 1 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Community Housing Development Organization (CHDO)	2020	2024	Affordable Housing Non-Homeless Special Needs	Olde Hampton Venture Area Old North Hampton Venture Area	Affordable Housing- Owners	HOME: \$85,561	Homeowner Housing Added: 2 Household Housing Unit
10	HOME Administration	2020	2024	Affordable Housing Public Housing Homeless	Olde Hampton Venture Area Old North Hampton Venture Area Pasture Point Venture Area Phoebus Venture Area Sussex Venture Area	Administration	HOME: \$47,000	Other: 1 Other
11	Housing Services	2020	2024	Affordable Housing Public Housing Non-Homeless Special Needs	Olde Hampton Venture Area Old North Hampton Venture Area Pasture Point Venture Area Sussex Venture Area	Affordable Housing- Renters Affordable Housing- Owners	CDBG: \$388,561	Homeowner Housing Rehabilitated: 10 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Demolition
	Goal Description	N/A
2	Goal Name	Disposition
	Goal Description	N/A
3	Goal Name	Housing Programs
	Goal Description	Funds to support the Wheelchair Ramp, Exterior Repairs, Emergency Repair Grant, and Weatherization & Energy Efficiency Programs.
4	Goal Name	Community Development Planning and Grant Admin
	Goal Description	Administration of the CDBG Program
5	Goal Name	Code Enforcement
	Goal Description	Funds to cover staff costs and direct operating expenses associated with the implementation of the Safe & Clean Campaign.
6	Goal Name	Acquisition
	Goal Description	Acquisition and/or rehabilitation of deteriorated property for affordable housing.
7	Goal Name	Home-buyer Assistance
	Goal Description	Direct Financial Assistance to Homebuyers
8	Goal Name	Homeowner Rehabilitation
	Goal Description	Program will provide funds to increase the quality of new construction and rehabilitation of low to moderate income housing by the Hampton Redevelopment & Housing Authority.

9	Goal Name	Community Housing Development Organization (CHDO)
	Goal Description	Funds set aside to assist Community Housing Development Organizations (CHDOs) with the acquisition, development or sponsorship of affordable housing.
10	Goal Name	HOME Administration
	Goal Description	HOME program planning, administrative, marketing and monitoring costs.
11	Goal Name	Housing Services
	Goal Description	Direct project delivery costs to support CDBG & HOME activities administered by the HRHA (includes salaries for the HRHA Community Development Director, Real Estate Coordinator, Environmental Housing Specialist, Housing Programs Coordinator and Housing Programs Specialist).

Projects

AP-35 Projects – 91.220(d)

Introduction

The City’s Annual Plan articulates funding decisions for the next year of federal entitlement funds according to the goals established in the 2020-2024 Consolidated Plan. The CP was guided by the three overarching goals identified by community needs:

- To provide decent housing
- To provide a suitable living environment
- To expand economic opportunities

Projects

#	Project Name
1	Acquisition
2	Housing Services
3	Demolition
4	Housing Programs
5	Community Development Planning & Administration
6	Disposition
7	Codes and Compliance
8	Homeowner Rehabilitation
9	Homebuyer Assistance
10	Acquisition/Rehab
11	Community Housing Development Organizations
12	Home Administration
13	New Construction/Rehabilitation

Table 7 - Project Information

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

All projects, excluding the administration projects, will focus on underserved individuals and families. Those with the greatest need are given priority. The greatest obstacle to addressing the needs of the underserved is the scarcity of resources. The City of Hampton and its partners will continue to work on innovative ways to serve the citizens and obtain additional funding, while continuing use of entitlement funding to fill the financial gaps in providing public services and housing needs. Considering the unique circumstances surrounding the Covid-19 pandemic, delays in work and services have placed increased

demands on our resources. The resulting impacts on the labor force has affected the construction trades, as well as government and not for profit organizations. In addition, the recent hot real estate market has further increased the cost of acquiring properties and land, further impacting our limited resources.

AP-38 Project Summary

Project Summary Information

1	Project Name	Acquisition
	Target Area	Olde Hampton Venture Area Old North Hampton Venture Area Pasture Point Venture Area Phoebus Venture Area Sussex Venture Area
	Goals Supported	Acquisition Housing Programs
	Needs Addressed	Affordable Housing- Seniors Affordable Housing- Renters Affordable Housing- Owners Homeownership Preservation Quality Housing
	Funding	CDBG: \$70,000
	Description	Acquisition of vacant lots and properties with deteriorated, abandoned structures in support of affordable home ownership activities and neighborhood revitalization plans.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Two LMI families will benefit from this activity.
	Location Description	Acquisitions will occur in the LMI Housing Venture targeted areas.
	Planned Activities	Property Acquisition of two properties.
2	Project Name	Housing Services
	Target Area	Olde Hampton Venture Area Old North Hampton Venture Area Pasture Point Venture Area Phoebus Venture Area Sussex Venture Area
	Goals Supported	Housing Services

	Needs Addressed	Affordable Housing- Seniors Affordable Housing- Renters Affordable Housing- Owners Senior Services Quality Housing
	Funding	CDBG: \$388,561
	Description	Direct project delivery costs to support CDBG & HOME activities administered by the HRHA (includes salaries for the HRHA Community Development Director, Real Estate Coordinator, Environmental Housing Specialist, Housing Programs Coordinator and Housing Programs Specialist).
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	45 families will receive educational services such as homebuyer education and mortgage financing.
	Location Description	Educational services are offered citywide however efforts are primarily focused on the targeted LMI Housing Venture areas.
	Planned Activities	Educational Services are primarily focused on homebuying and related topics.
3	Project Name	Demolition
	Target Area	Olde Hampton Venture Area Old North Hampton Venture Area Pasture Point Venture Area Phoebus Venture Area Sussex Venture Area
	Goals Supported	Demolition
	Needs Addressed	Safe Quality Streets
	Funding	CDBG: \$0
	Description	Demolition & site work for blighted or acquired property in order to meet a broad national objective.
	Target Date	N/A
	Estimate the number and type of families that will benefit from the proposed activities	N/A

	Location Description	Activities will be focused in the LMI Housing Venture areas.
	Planned Activities	Demolition and site clearance
4	Project Name	Housing Programs
	Target Area	Olde Hampton Venture Area Old North Hampton Venture Area Pasture Point Venture Area Phoebus Venture Area Sussex Venture Area
	Goals Supported	Housing Programs
	Needs Addressed	Affordable Housing- Seniors Affordable Housing- Renters Affordable Housing- Owners Homeownership Preservation Quality Housing
	Funding	CDBG: \$155,000
	Description	Funds to support the Wheelchair Ramp, Exterior Repairs, Emergency Repair Grant, and Weatherization & Energy Efficiency Programs.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	45 LMI families will benefit from the housing programs.
	Location Description	Activities are focused on the LMI Housing Venture Areas but also available to LMI families throughout the city.
	Planned Activities	Activities include exterior repairs, emergency repair grants, wheel chair ramps, and similar housing assistance services.
5	Project Name	Community Development Planning & Administration
	Target Area	Olde Hampton Venture Area Old North Hampton Venture Area Pasture Point Venture Area Phoebus Venture Area Sussex Venture Area
	Goals Supported	Community Development Planning and Grant Admin
	Needs Addressed	Administration

	Funding	CDBG: \$95,956
	Description	CDBG/HOME grant administration and neighborhood planning in low to moderate income areas of the City.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	CDBG grant administration and neighborhood planning in LMI areas of the city.
6	Project Name	Disposition
	Target Area	Olde Hampton Venture Area Old North Hampton Venture Area
	Goals Supported	Disposition
	Needs Addressed	Safe Quality Streets
	Funding	CDBG: \$0
	Description	Funds for maintenance and expenses related to existing CDBG-owned property and legal disposition.
	Target Date	N/A
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Disposition will take place in Olde Hampton and Old North Hampton Housing Venture Areas.
Planned Activities	Maintenance and Legal Disposition of CDBG owned properties.	
7	Project Name	Codes and Compliance
	Target Area	Old North Hampton Venture Area Phoebus Venture Area
	Goals Supported	Code Enforcement
	Needs Addressed	Safe Quality Streets Quality Housing

	Funding	CDBG: \$205,000
	Description	Funds to cover staff costs and direct operating expenses associated with the implementation of the Safe & Clean Campaign.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	50 families will benefit from improved and safer residences through the impact of codes enforcement.
	Location Description	The city has designated Rental Inspection Districts in conformance with state enabling legislation. These districts are also in LMI areas to further benefit the needs of LMI families. These rental districts conform with most of the Housing Venture areas.
	Planned Activities	Rental Inspections are conducted throughout the year by licensed inspectors.
8	Project Name	Homeowner Rehabilitation
	Target Area	Olde Hampton Venture Area Old North Hampton Venture Area Pasture Point Venture Area Phoebus Venture Area Sussex Venture Area
	Goals Supported	Homeowner Rehabilitation
	Needs Addressed	Affordable Housing- Seniors Affordable Housing- Owners Homeownership Preservation Quality Housing
	Funding	HOME: \$180,000
	Description	Program will provide funds to assist income qualified households with rehabilitation of housing by the Hampton Redevelopment & Housing Authority.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	4 LMI families will benefit from these rehab activities.
	Location Description	This work is focused in the LMI Housing Venture areas.

	Planned Activities	Homeowner rehab can include anything from weatherization to structural integrity of a structure. It depends largely on the housing conditions and whether other programs are better to focus on a particular condition or need.
9	Project Name	Homebuyer Assistance
	Target Area	Olde Hampton Venture Area Old North Hampton Venture Area Pasture Point Venture Area Phoebus Venture Area Sussex Venture Area
	Goals Supported	Home-buyer Assistance
	Needs Addressed	Affordable Housing- Seniors Affordable Housing- Renters Affordable Housing- Owners Economic Growth Senior Services
	Funding	HOME: \$20,000 HOME Program Income: \$20,000
	Description	Program provides down-payment and closing cost assistance to low-to-moderate income homebuyers
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	4 LMI families will benefit from Homebuyer Assistance resources.
	Location Description	This program is focused in the LMI Housing Venture areas
	Planned Activities	Downpayment and Closing Cost assistance in partnership with consultation.
10	Project Name	Acquisition/Rehab
	Target Area	Olde Hampton Venture Area Old North Hampton Venture Area Pasture Point Venture Area Phoebus Venture Area Sussex Venture Area
	Goals Supported	Acquisition

	Needs Addressed	Affordable Housing- Seniors Affordable Housing- Owners Economic Growth Quality Housing
	Funding	HOME: \$ 143,285 HOME Program Income: \$100,000
	Description	Acquisition and/or rehabilitation of deteriorated property for affordable housing.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	7 LMI families will acquire homes as a result of this project.
	Location Description	The project is focused on the LMI Housing Venture Areas.
	Planned Activities	Acquisition and/or rehabilitation of deteriorated property for affordable housing.
11	Project Name	Community Housing Development Organizations
	Target Area	Olde Hampton Venture Area Old North Hampton Venture Area Pasture Point Venture Area Phoebus Venture Area Sussex Venture Area
	Goals Supported	Community Housing Development Organization (CHDO)
	Needs Addressed	Affordable Housing- Seniors Affordable Housing- Owners
	Funding	HOME: \$85,561
	Description	Funds set aside to assist Community Housing Development Organizations (CHDOs) with the acquisition, development or sponsorship of affordable housing.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	3 LMI families benefit from these activities.

	Location Description	Assistance is available citywide to LMI residents however efforts are focused in the Housing Venture Areas.
	Planned Activities	Funds for this goal will go towards affordable housing provided by the local Habitat for Humanity non-profit, the City's CHDO.
12	Project Name	Home Administration
	Target Area	Olde Hampton Venture Area Old North Hampton Venture Area Pasture Point Venture Area Phoebus Venture Area Sussex Venture Area
	Goals Supported	HOME Administration
	Needs Addressed	Administration
	Funding	HOME: \$ 47,000
	Description	HOME program planning, administrative, marketing and monitoring costs.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	HOME program planning, administrative, marketing and monitoring costs.

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

While the resources will be utilized throughout the City, there are select areas the City would like to provide more focus. The City of Hampton’s City Council established the Hampton Housing Venture program which targets select areas for concentrated efforts of assistance. These areas were selected due to their low- and moderate-income status, age of housing, opportunity for improvement, and strategic location near economic and transportation centers. Each of the Venture areas complete an action plan that involved area stakeholders and City staff. The revitalization efforts are concentrated in order to have a more impactful result. The following areas are the Venture areas are Olde Hampton, Pasture Point, Sussex at Hampton, Old North Hampton, and Phoebus. All Action Plan activities are intended to primarily benefit populations that have special needs and citizens with low- and moderate-income. Assistance will continue to be directed to areas of the City in which 51 percent or more of the households are low- and moderate-income. The City will continue to distribute grants and other resources geographically throughout the community for a variety of other community development and housing programs.

Geographic Distribution

Target Area	Percentage of Funds
Olde Hampton Venture Area	50
Old North Hampton Venture Area	30
Pasture Point Venture Area	10
Phoebus Venture Area	5
Sussex Venture Area	5

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Hampton developed the Housing Venture initiative and selected strategic areas in order to concentrate resources and develop uniquely tailored tools for a more effective outcome in each neighborhood. The Olde Hampton, Pasture Point and Sussex were the first three Housing Venture areas selected and the areas where the majority of CDBG and HOME funds are being used, but the funds are not limited to these areas. Old North Hampton and Phoebus were selected as a Venture area in 2016 by City Council in an effort to accelerate the implementation of adopted Master Plans that were developed with the guidance of the neighborhood. The goal is to start concentrating efforts on additional housing development and rehabilitation projects in the Old North Hampton neighborhood in the first year of the consolidated plan (2020) and in Phoebus towards the end of this Consolidated Plan period (2024). It should be noted that CDBG and HOME funds will not be limited to projects in only these areas of the City, but priority will be given to projects and activities that further the implementation of neighborhood

plans and community-led revitalization efforts. It is intended that there is a concerted effort to focus on these areas in order to make the largest impact in the community.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	100
Special-Needs	10
Total	110

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	5
The Production of New Units	7
Rehab of Existing Units	3
Acquisition of Existing Units	15
Total	5

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The City and HRHA will continue to leverage public and private resources where possible in FY2022 to expand the supply of decent, affordable housing available to the area's lowest income households. HRHA will continue to work with landlords and other stakeholders to ensure that well maintained and affordable properties are available to housing choice voucher holders. Additionally, the Hampton Roads region offers a wide spectrum of supportive services available to assist lower income households. The City will continue to work with agencies, other assisted housing providers and social service agencies in efforts to coordinate programs and services.

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

Currently, the Hampton Redevelopment Housing Authority offers 260 units in their public housing developments. There are approximately 411 people on the wait list for public housing in Hampton. The goals for this Annual Action Plan specific to public housing; include offering housing services to those who have low-income status. Those housing services include homeowner classes which educate future homeowners on financial matters, home maintenance, and other essential skills needed to become a successful homeowner. These classes culminate in a certificate which can assist in home loans from the Virginia Housing Development Authority. Typically, loans from the Virginia Housing Development Authority do not require down payments or are based on lower credit scores to assist those families who may need it. Providing opportunities for individuals to transition from public housing into their own homes is a major goal of the Strategic Plan. The HRHA owns and operates the public housing developments as well as a number of market rate and tax credit projects to help supplement their projects.

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

Persons living in public or assisted housing may want to leave public housing if their living situation is stabilized or if homeownership opportunities were available. Family self-sufficiency programs and homeownership programs provided such opportunities. In order to move public housing and housing choice voucher holders along with the continuum of independence, the Hampton Redevelopment and Housing Authority will continue to administer the Family Self-Sufficiency (FSS) Program to the extent that funding remains available. Additionally, HRHA offers down payment and closing costs assistance to those who complete their homeowner classes. Offering these programs assists those in public housing obtain their own home and transition from public housing.

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

provided or other assistance

The Hampton Redevelopment and Housing authority has not been designated as troubled by HUD. The Authority maintains clean audits and no monitoring findings need to be resolved.

Discussion

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

Introduction

The Greater Virginia Peninsula Homelessness Consortium (GVPHC) is the local Consortium of Care which focuses on addressing the area's homelessness needs by offering Permanent Supportive Housing Renewals, Rapid Re-housing, Emergency Shelter, and Prevention programs. The GVPHC also coordinates with local non-profits and churches to ensure there are thermal shelters for those who may need it in Hampton. The Service Coordination and Assessment Network (SCAAN) is a subcommittee of GVPHC. This subcommittee is composed of social/human service departments, housing providers, and other agencies within the Continuum of Care (CoC) who are available to assist person's in need with access to support services that include but are not limited to wrap-around support services, shelter exits, and prioritize veterans and those chronically homeless. The Hampton Redevelopment Housing Authority (HRHA) offers assistance to special needs individuals such as the elderly and disabled. The existing rehabilitation programs such as the wheelchair ramp program and specific public housing units especially for seniors and disabled will continue.

Because the GVPHC is the CoC for the City of Hampton, this allows more CDBG and HOME funds to be directed toward the special needs population in the City. One of the main goals of the Consolidated Plan is to provide quality affordable housing which includes rehabilitation projects. These projects include funding for the wheelchair ramp program and homeowner rehabilitations.

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 GVPHC provides individual assessments through the Point in Time Count and through their many other services. In addition, the City of Hampton, through the Hampton Redevelopment Housing Authority (HRHA), provides services to low-income families and those who qualify including homeless.

Based on annual data from the Homeless Management for Hampton, between 2012 and 2022, the number of people receiving homeless assistance in Hampton grew from 645 in 2012 to 1,158 in 2021-22, which is an increase of 44%. Part of this increase may be due to improved outreach and identification of persons experiencing homelessness. However, national estimates report that that homelessness steadily decreased overall by 7% from 2012 to 2020 (latest data available). Further, in 2022, the average rent for a 1-Bedroom unit in Hampton rose by 9% from the previous year, putting more households at risk of homelessness.

The number of households without children (single adults) increased significantly over the past ten years, from 58% in 2012 to 88% in 2021-22, while families with children reduced by 26% over the same

period. By comparison, nationally, the number of homeless single adults increased by 7% and households with children decreased by 28%.

Hampton, as part of the Greater Virginia Peninsula Homelessness Consortium, is required to work within a Coordinated Entry System with all other homeless service providers, utilizing a standard assessment tool to prioritize the most vulnerable households to match to appropriate housing and service options. In 2022, 185 single adults and 83 families were assessed through CES and either matched to housing or are on a waiting list currently. 43% are female and 57% are male. 42 single adults and 9 families are veterans. While the total of single adults held steady from the previous year, families more than doubled from the 40 in 2021 to 83 in 2022.

Homeless children under age 18 and adults between 35-54 have been the largest age groups experiencing homelessness over the past ten years. However, the number of homeless persons over age 55 continues to make up a larger share of the homeless population nationwide as well as in Hampton. A recent report from the National Alliance to End Homelessness notes that fixed incomes, rising housing costs and job loss due to the Great Recession and the COVID-19 pandemic puts older adults at greater risk than other age groups for becoming homeless.

Over the past ten years, the majority of persons experiencing homelessness in Hampton have been Black/African American, and the increase was from 65% to 71% most recently. This was followed by White, which decreased from 23% to 18%. Persons who are Multiracial increased from 3% to 7%, and Other (which includes Asian, American Indian/Native Alaskan, and Native Hawaiian/Pacific Islander) decreased from 9% to just 4% of the total served. Nationally and locally, Black/African American persons experience homelessness at a proportionally higher rate than other races. The percent of Hispanic persons (of any race) has ranged between 3% and 4% of the total.

Addressing the emergency shelter and transitional housing needs of homeless persons

All though there is not currently an emergency shelter in Hampton, there are many non-profits in the Hampton area that focus on the needs of homeless persons. The GVPHC specifically provides transitional housing needs for those who are homeless. The City of Hampton will continue to support the Continuum of Care's efforts to provide emergency shelter, transitional housing, permanent supportive housing, and other permanent housing opportunities.

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 City of Hampton's Department of Human Services which manages the Greater Virginia Peninsula Homelessness Consortium (GVPHC) focuses on Permanent Supportive Housing Renewals, Rapid Re-housing, Emergency Shelter, and Prevention programs. An additional source of resources specific to homelessness in Hampton, the Hampton Roads Ecumenical Lodgings and Provisions, Inc. (HELP) is a non-profit whose mission is to ensure people have access to shelter, healthcare, and support. HELP works to ensure the people who need help the most in the Hampton area are provided for.

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 Hampton-Newport News Community Services Board is funded by the Commonwealth of Virginia's Department of Housing and Community Development. The board is composed of respected doctors from various medical fields to provide services and support for those who are affected by mental illness and substance use and intellectual and developmental disabilities. One of the services provided is Transend, a home for adults with serious mental illnesses discharged from Eastern State Hospital.

Discussion

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

Introduction:

There remains an adequate supply of affordable housing in Hampton. However, much of this stock is aging and in substandard condition. With a full understanding of the local demographic and housing landscape described in the Housing Needs and Housing Market Analysis sections of the Consolidated Plan and the extent to which affordable housing is necessary for community vitality, the City of Hampton has expended considerable effort during the last five years to enhance the quality of affordable housing and improve the viability of neighborhoods. However, an assortment of factors beyond the control of the City has affected the local housing market, including outside forces, inherent barriers and changing circumstances. Affordable housing barriers for low- and moderate-income residents living in Hampton are the result of a combination of factors including market barriers, physical barriers and a lack of services to certain areas and populations. In particular, these barriers include (but are not limited to) the following items.

- **Market barriers:** Despite a strong housing market creating renewed demand for housing inventory, especially multifamily units, the City of Hampton continues to have, on the average, lower housing values than elsewhere in the region and rental rates that remain on par with surrounding localities. Lower housing values and market rent rates make multi-family development less economically feasible for investors who need to achieve adequate rentals to retire debt and create a reasonable return. In the end, higher-end housing that could help loosen the market cannot be economically built, and lower-cost development cannot occur without subsidy.
- **Lack of developable land:** The City of Hampton is built-out, with only a few developable parcels remaining. This limits the City's housing development activity primarily to the reuse, recycling or redevelopment of what remains.
- **Potential housing discrimination:** As demonstrated in the Housing Needs section of the Consolidated Plan, Hampton has experienced a rapid and dramatic expansion of diversity during the last 20 years. This demographic shift has created the potential for housing discrimination on the basis of race or origin, which limits fair and affordable housing options for minority households. The potential for limitations on fair housing was fully analyzed as part of the development of the Action Plan.

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's policy responses to each of the potential barriers identified above, especially those regarding fair housing, will be updated as part of the Hampton Roads Regional Analysis of Impediments to Fair Housing Choice. The report will combine demographic and housing market information with a review of City laws, regulations and administrative policies, procedures and practices affecting the location, availability and accessibility of housing, along with the public and private conditions affecting housing choice. Several of the public policies that negatively impact affordable housing in Hampton are not under the control of City government. Nonetheless, the City is an active and supportive partner to area non-profit housing developers and other organizations involved in the creation of affordable housing opportunities for local residents. In addition to a willingness to work with developers, the City implements several programs and initiatives to address existing barriers to affordable housing that can be supported through the use of federal funds. During the next five years, this will include the acquisition, demolition and rehabilitation of abandoned and deteriorated structures, accessibility improvements to existing structures, homeownership assistance and new construction coordinated through CHDOs.

The City of Hampton also regularly reviews permit fees and ordinances to ensure they remain competitive to the surrounding region. In addition, programs such as the Home Repair Blitz and Rock the Block Grant programs to incentivize and encourage improvements to affordable units. The City has also adopted Community Plan policies, strategic Master Plans, and special zoning districts to encourage the strategic development of mixed-income and multifamily housing units that serve emerging markets, seniors, and special needs populations.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Working with the Hampton Redevelopment Housing Authority (HRHA), the City of Hampton's goals are to provide quality affordable housing to low-income families. They are able to provide quality affordable housing through homeowner rehabilitation program, acquisition, demolition, new construction, and other housing programs. The HRHA coordinates with the local Habitat for Humanity which is the approved Community Housing Development Organization (CHDO). This also allows the HOME funds to be used for new construction of affordable quality housing as well as rehabilitation of existing structures.

Actions planned to address obstacles to meeting underserved needs

One of the major obstacles to providing additional services to those who need it is a shortage of resources. The wait lists for rehabilitation assistance and rental assistance is in the hundreds. There is more demand for assistance than there are resources. Some of the obstacles contributing to underserved needs are:

- Increased costs of construction
- Limited supply of land for affordable housing
- Challenges associated with redevelopment (land assembly, lack/age of infrastructure, costs, willing developers)
- Competing demands for other public services

The City's Housing Venture program identified specific areas where public investments could have the largest impact.

Actions planned to foster and maintain affordable housing

The HRHA provides affordable public housing options to those in needs as well as homeowner education classes focused on providing the skills needed to be a successful homeowner. This is a key service that helps to educate people and prepare them to have a successful homeownership experience. In addition, to these programs, the HRHA offers homeowner rehabilitation programs, acquisition, demolition, and new construction that help preserve the quality affordable housing stock in the City. While the City can choose to utilize CDBG funds from many options, most of the HOME and CDBG funds will be used to serve to maintain and improve the quality of the City's supply of affordable housing. The City is also working the HRHA to explore development opportunities to increase affordable senior housing options.

Actions planned to reduce lead-based paint hazards

All actions undertaken by HRHA follow the required federal regulations regarding lead paint abatement

as well as the required building codes. In addition, acquiring older, substandard houses and rehabilitating or reconstructing them ensures the reduction of existing lead paint hazards.

Actions planned to reduce the number of poverty-level families

The City of Hampton is able to provide poverty reducing opportunities to those who may need it by providing as many affordable housing options as possible. By utilizing the CDBG and HOME funds on activities such as acquisition, demolition, rehabilitation, housing programs and disposition, this provides those in low-income situations quality housing. Providing quality affordable housing is proven to reduce intergenerational poverty.

The City can aid in helping to reduce the number of poverty-level families by encouraging economic development opportunities in the City. By diversifying the job base, opportunities for employment become available to people who currently don't have jobs.

Actions planned to develop institutional structure

During the Annual Action Plan for Program Year 2023, the City will continue to strive to establish an institutional structure that maximizes funding sources used for housing and community development needs as well as simplify the process involved in developing new housing, improving conditions of existing housing and creating jobs. The Community Development Department will work toward the following efforts to help to develop institutional structure of the use of CDBG and HOME funds by:

- Continuing to find ways to provide easy access for the public to HUD-related information – through the City's website as well as paper publications that could be strategically placed throughout the City.
- Promoting citizen participation in the Consolidated Plan planning processes • Continuing to strengthen relationships with partner agencies to promote and implement programs and deliver services.
- Working with City Departments to complete HUD-funded activities such as infrastructure improvements.
- Supporting advocacy and planning activities of other organizations who support low- and moderate-income households.

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

Currently, the City of Hampton participates in the Greater Virginia Peninsula Homelessness Consortium (GVPHC). The GVPHC is a regional group of organizations whose focus is to provide services and

resources to the most vulnerable households and individuals covering the following jurisdictions: Newport News, Hampton, Poquoson, Williamsburg, James City County, and York County. This regional body focuses on preventing homelessness. Their mission is to “develop, sustain, and coordinate a comprehensive continuum of care for citizens at risk of, or experiencing, homelessness.” The GVPHC provides the annual Point in Time Count for the participating jurisdictions and is the official Continuum of Care for the Virginia Peninsula (GVPCCC).

In addition, the City of Hampton works closely with the Habitat for Humanity, the approved Community Housing Development Organization (CHDO), which allows the HOME funds to be used for new construction of affordable housing as well as rehabilitation of existing structures. The City will also partner with other non-profits organizations and public agencies to leverage the funds in the most effective way possible.

Discussion:

Program Specific Requirements

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

Introduction:

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.	70.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City does not intend to use HOME funds for other forms of investment beyond those identified

in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

In Hampton, enforcement of the homebuyer provisions contained in the HOME regulations (92.254) will be accomplished through deed restrictions. The deed restrictions ensure, for a period of five (5) to fifteen (15) years (depends on the program), that the initial buyer retains the property as their principal residence and conveys the property only to another low-income subsequent purchaser with affordable payments for use as a principal residence. Affordable payments for a subsequent purchaser will be achieved if the monthly payment for principal, interest, property taxes and insurance do not exceed 30% of the gross monthly income of a family with an annual income that is 80% of the area median income, adjusted for family size. In the event that this deed covenant is violated, the HOME loan will become due and payable. Thus, the homeowner may elect not to sell the HOME-assisted property to a low-income buyer with affordable payments so long as the remaining HOME subsidy is repaid in full upon sale of the property. The deed restrictions will include a provision for a right of first refusal by the HRHA which will assist in ensuring compliance with other HOME provisions.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

It is expected that the sales price to a subsequent buyer will equal the fair market value of the property thereby providing the original owner with a "fair return on investment" including any improvements. Since future appreciation of real estate cannot be projected, the HRHA will consider reducing the outstanding HOME lien in certain situations. Such considerations will be given in cases where the property's fair market value at the time of the sale is not sufficient to pay the balance of the initial HOME funded mortgage and any other mortgages required for the initial purchase of the home

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable. The City does not anticipate using HOME funds to refinance existing debt secured by multi-family housing that is being rehabilitated with HOME funds.