



COMMUNITY DEVELOPMENT
Housing Programs Division

Staunton Housing Strategy Workgroup Meeting #1 - September 30, 2024

	AGENDA
1.	Welcome and Introductions a. Workgroup Coordinator/Planner Introduction b. "Homework" Question
2.	Housing 101 Briefing
3.	The What and Why of a Housing Strategy Discussion
4.	Housing Data Review Update
5.	Additional Comments from Workgroup Members
6.	Next Meeting: Thursday, November 7, 2024 at 5:30 p.m.
7.	Adjournment

"The ache for home lives in all of us, the safe place where we can go as we are and not be questioned"

- *Maya Angelou*

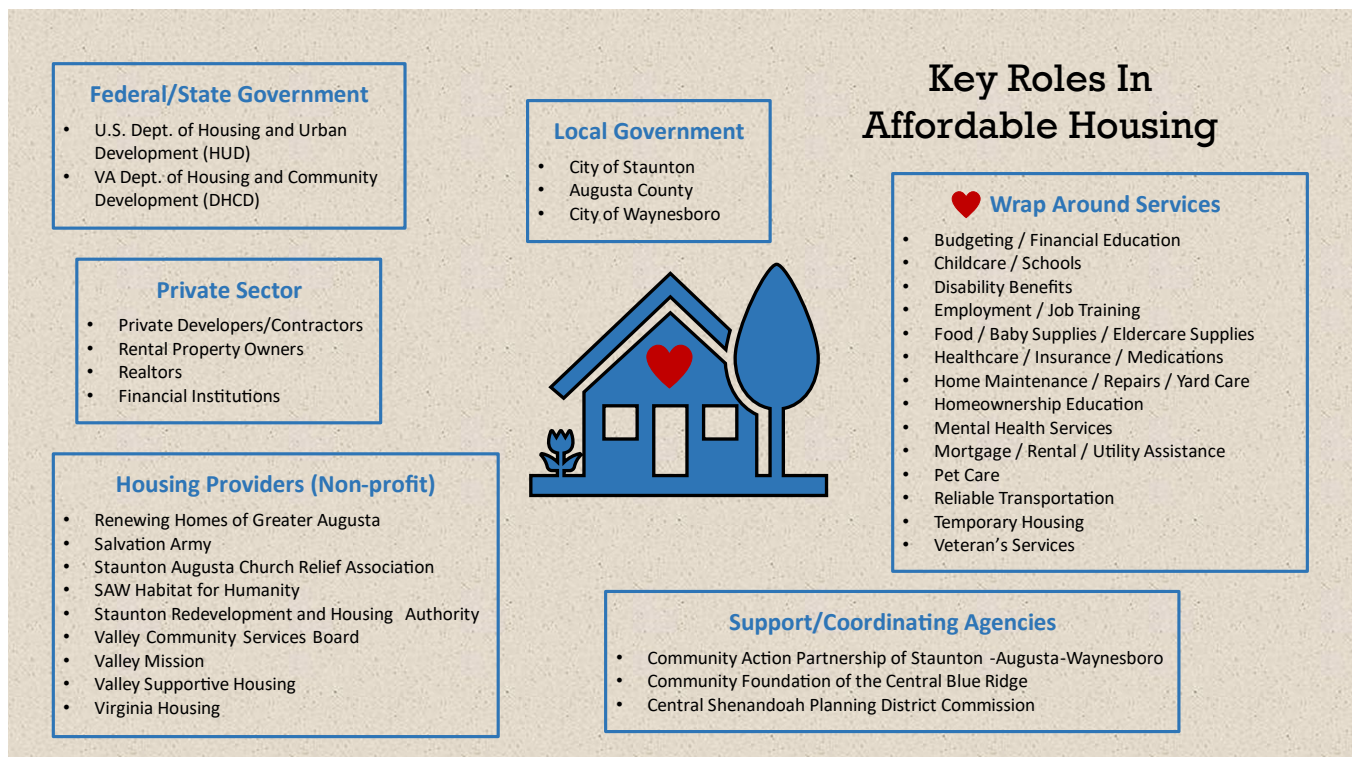
Staunton Housing Strategy Workgroup Meeting #1 - September 30, 2024

MEETING NOTES

Agenda Item: 1

- a. If I could express my deepest concern to the City's leadership (elected officials and staff) about housing or housing-related challenges in Staunton in a single phrase or sentence, what would I say?
- b. Is there any consensus around the following ideas:
- Everyone has a right to safe, sound, affordable housing.
 - Housing is healthcare. Like any other aspect of healthcare each person's situation is unique and requires solutions that meet their individual needs.
 - Housing is a complex social issue and improving it is also complex with many moving parts. It is challenging, frustrating, and rewarding work to make a positive difference tackling a social issue. It is o.k. to feel uncomfortable with the process.
 - Addressing housing challenges in a community cannot be solved by one organization or group of individuals on their own. To improve the housing challenges in the City of Staunton, it will take involvement of federal, state, and local government organizations, the private sector, nonprofit and for-profit housing and other service providers, and committed individuals.

Agenda Item: 2





Housing Program Focus Area #1: People-centered Needs

1. Sheltering the Unhoused
2. Transitional Housing
3. Permanent Supportive Housing
4. Maintenance/Repairs for Low-Income Homeowners
5. Affordable Rental Units and Workforce Rental Units
6. Affordable/Workforce Homeownership Opportunities

Tight housing market and lack of services causing congestion.
People unable to move beyond where they are in life.



Housing Program Focus Area #2: Housing Stock Needs

- Economic Development – Housing for Workforce to Fill Abundant Vacant Positions
- Need for Diversity of Housing Stock Types
- Need for Neighborhoods of Mixed-Use Housing Options
- Maintenance / Upkeep of Aging Large Apartment Complexes In The Future and Aging Single-Family Homes
- Incentives for Builders to Develop Housing that Allows People To Age In Place
- Lack of Knowledge About Vacant Developable Land and Buildings with Potential for Reuse in the City
- Developer-Friendly - Incentives/Fee Waivers/Zoning Changes

- **“Affordable Housing”** – housing that is either subsidized or naturally occurring for people with low to moderate incomes, including people who are elderly or persons with disabilities.
- Affordable Housing – housing including the cost of utilities not over 30% of a person’s gross income. For purposes of discussing this typed of housing during the strategy planning process, we will try to use the term **“Economical Housing”**.

Agenda Item: 3

Objectives

The Housing Strategy will:

- Analyze data on current and future housing conditions to illustrate what housing looks like in the City and what housing challenges need to be addressed.
- Conduct a Capability and Capacity Assessment to determine what human capital and financial resources currently exist in the City and what is needed for housing services in the future.
- Provide stakeholder and community engagement opportunities throughout the planning process with creation of a Workgroup, public input sessions, and a brief community survey.
- Define the policies the City hopes to achieve through the Housing Strategy.
- Identify funding sources, current and potential partners, and contingencies.
- Develop an Action Plan for implementing housing policy objectives. The Action Plan will include strategies, a timeline, responsible parties, partnering organizations, funding requirements, and milestones to monitor progress.

Time Frame

The planning process to develop the Housing Strategy will take place over an eight (8) month period, September 2024 – April 2025.

Agenda Item: 4 **DRAFT INFORMATION!**

- The SAW region is home to just over 126,000 people, comprising roughly 50,400 households. Most households (59%) live in the County, while 22% live in Staunton and 19% live in Waynesboro.
- The majority of households (70%) are owners; this is primarily driven by a high rate of homeownership in Augusta County (78.5%). Renters are more concentrated in Staunton and Waynesboro where homeownership rates are 59% and 60% respectively.
- Most households in the SAW region are one (29%) or two-person (36%) households. Only 16% are 3-person and 18% include 4 or more people.
- Approximately 42% of the region's households have low incomes, 80% of the HUD Area Median Income or lower. More than half (53%) of Waynesboro households have low incomes (4,855), 45% (4,800) in Staunton and 38% (11,110) in Augusta County. An estimated 4,760 households including someone 75 or older have low income.
- Several of the Staunton MSA's top earning occupations, including truck drivers, registered nurses, general laborers, and general/operations managers, are associated with higher wages and will find most rental units affordable in the region. However, workers in service or support occupations may struggle to find affordable rental housing, especially those who are living independently or supporting a family as a single earner.