

2025-2029 STATE OF WEST VIRGINIA CONSOLIDATED PLAN



WEST VIRGINIA DEVELOPMENT OFFICE | WEST VIRGINIA HOUSING DEVELOPMENT FUND

Executive Summary

ES-05 Executive Summary - 91.300(c), 91.320(b)

1. Introduction

The U.S. Department of Housing and Urban Development (HUD) requires the State of West Virginia to complete a five-year strategic plan known as the Consolidated Plan. The Consolidated Plan identifies the State's housing and community development needs and outlines how HUD federal funding received by the State will be utilized to address these needs. HUD allocates funding to the State for the following programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships (HOME)
- Housing Trust Fund (HTF)
- Emergency Solutions Grant (ESG), and
- Housing Opportunities for Persons with AIDS (HOPWA).

The West Virginia Department of Economic Development (WVDED), a division of the West Virginia Department of Commerce (WVDEDC), administers the CDBG, ESG, and HOPWA programs. The West Virginia Housing Development Fund (WVHDF) administers the HOME and HTF programs.

This document is West Virginia's Five-year Consolidated Plan for 2025-2029 beginning July 1, 2025 and ending June 30, 2029 and its fiscal year 2025 Action Plan program year, beginning July 1, 2025 and continuing through June 30, 2026. Development of the plan included input and participation from the general public as well as key stakeholders such as community agencies, local government leaders, nonprofit service providers, and other interested parties.

The plan provides the strategies, priorities, and methods of implementing the programs identified above to the general public and program stakeholders. In addition, it identifies the needs that serve as the basis for implementing those programs.

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

The federal statutes governing the programs indicated above identify three basic goals by which HUD evaluates performance under the plan:

- Provide decent affordable housing
- Create suitable living environments
- Create economic opportunities

Following these three basic goals, activities and projects funded by the programs included in this plan focus on the following objectives:

- Increase multifamily rental housing for extremely low to moderate income persons.
- Support housing stability efforts by providers in the Continuum of Cares (CoCs) to assure special needs persons can access services and housing.
- Support the development of viable infrastructure systems (e.g., water, sewer, stormwater, sidewalks, etc.) to improve living conditions and bolster economic development.
- Improve quality of life by enhancing public facilities and eliminating factors that affect environmental quality or public health through activities such as mitigating blighted and abandoned properties, supporting the remediation of brownfield sites, and enhancing parks and recreational facilities.
- Develop local strategies through community planning to support improved living environments and strengthen economic and community development.
- Promote fair housing to educate low to moderate income citizens about their rights to available and accessible housing.

Outcomes include increasing the affordability, accessibility, and availability of the services and activities listed above to serve primarily, low- and moderate-income residents of the state, as well as improving the ability of communities to sustain necessary functions and become more resilient in the face of natural and economic disturbances.

3. Evaluation of past performance

The WVDED and WVHDF and their respective U.S. Department of Housing and Urban Development (HUD) programs have made significant progress towards meeting housing, community development, and homelessness needs in West Virginia over the past five years. Both organizations strive to continue to address these ongoing needs over the next five years through meeting the objectives noted earlier in the Executive Summary.

Over the last five years, the demand for funding exceeded the amount of funds available in all programs. As a result, each program was extremely competitive. Projects were selected and implemented to assist in the development of viable communities in low- to moderate-income areas throughout the State. Each investment of program funding helped to increase decent affordable housing opportunities, create suitable living environments, and/or promote expanded economic opportunities.

During the 2020-2024 Consolidated Plan, the WVDED and WVHDF achieved the following accomplishments:

HOME/HTF:

According to IDIS Report PR-22, WVHDF's HOME program successfully completed projects that included 64 new construction HOME residential rental units and 69 rehabilitated HOME residential rental units.

WVHDF's HTF program successfully completed projects that included 69 new construction HTF residential rental units and 95 rehabilitated HTF residential rental units.

ESG:

Through the WVDED's ESG program, 2745 individuals received assistance from Street Outreach, 6951 received assistance from Emergency Shelter, 1441 households received Rapid Re-housing assistance, and 927 households received Homelessness Prevention assistance. 13,952 total individuals were assisted by ESG.

HOPWA:

Through the WVDED's HOPWA program, 82 households received Tenant-Based Rental Assistance (TBRA), 63 households benefited from Short-Term Rent, Mortgage, Utility Assistance Program (STRMU), and 638 individuals received Supportive Services. 829 total individuals were assisted by HOPWA.

CDBG:

During the 2020-2024 Consolidated Plan period, the WVDED completed water projects which benefited approximately 6,661 households. Additionally, 288 derelict buildings were demolished using CDBG-DR funds.

Please note, the accomplishment data above does not include PY2024 as the program year is still active and has not been reported at the time of this submission. Additionally, it should be noted that the performance during the PY2020-2024 State of West Virginia Consolidated Plan was greatly hindered due to the coronavirus disease 2019 (COVID-19) pandemic. Due to the global outbreak of COVID-19, nearly all CDBG-funded projects in the State of West Virginia were stalled due to quarantine requirements, work limitations, and the inability to conduct business as usual. Unfortunately, the negative impact of COVID-19 continued well beyond the conclusion of the pandemic in May 2023 and was easily seen in the construction supply chain. Many producers of essential building materials and supplies either closed completely during the pandemic or significantly reduced their staffing and capacity which lead to a great shortage of materials. As a result, materials were more difficult to obtain and significantly more expensive which often delayed CDBG-funded projects more as subrecipients needed to identify and secure additional funding. In some cases where additional funding was unavailable, the projects were found to be no longer feasible and canceled.

4. Summary of citizen participation process and consultation process

The working group developing the Consolidated Plan included WVDED and WVHDF program managers and staff members representing CDBG, ESG, HOPWA, HOME, and HTF programs. The State followed a documented Citizen Participation Plan revised on a yearly basis. An online survey was directly sent to stakeholders and advertised in six newspapers. The survey was available to the general public on the WVCAD/WVHDF websites from May 16, 2025 to June 13, 2025. Paper copies were made available upon request and at public hearings during the needs assessment phase. There were five public hearings held during the development of the Consolidated Plan/Annual Action Plan. These hearings were held at 12:00 p.m. in via virtual meeting on Microsoft Teams on Monday, and in person meetings in Charleston on June 2, 2025 at 3:00 p.m., in Beckley on Tuesday, June 3, 2025 at 5:30 p.m., in Petersburg on Wednesday, June 4, 2025 at 2:00 p.m., and in Wheeling on Thursday, June 5, 2025 at 12:00pm.

A copy of the public notice was directly emailed to the Regional Planning and Development Councils (RPDCs), Community Action Agencies (CAAs) and West Virginia Department of Health and Human Resources (WVDHHR). WVDHHR was requested to send a copy of the public notice to local field offices/program affiliates with instructions to post at service entrances. An additional request was made for PHAs and CAAs to post the public notice, and CoC members to distribute. Public hearing notices were placed on the WVDED and WVHDF websites. A public notice advertising the public hearings ran in six newspapers of regional/local circulation at least 15 days before the public hearings on Monday, June 2, 2025.

A second round of four Public Hearings were held during the draft phase of the Consolidated Plan/Annual Action Plan via virtual meeting on July 8, 2025, and in-person in Charleston on July 8, 2025, Petersburg on July 9, 2025, and in Wheeling on July 10, 2025. Public hearing notices were posted on the WVDED and WVHDF websites. A public notice advertisement ran in six newspapers of regional and local circulation at least 15 days before the public hearings on Tuesday, July 8, 2025. A draft copy was available for a 30-day review and comment period from June 27, 2025 to July 28, 2025 on the WVDED website. An executive summary of the draft plan was sent to the State's 11 Regional Planning and Development Councils (RPDCs) requesting they circulate to the mayors and county commissions in each region. Six focus group meetings were held for the RPDCs, as well as the individual municipalities and agencies within each RPDC. A complete copy of the draft Consolidated Plan was posted at <http://WVCAD.org/resources> and sent to RPDC offices.

5. Summary of public comments

To summarize the June and July 2025 Public Hearings, there was interest and emphasis on affordable housing, rental housing, cost burden, water and sewer, zoning, code enforcement, demolition of dilapidated buildings, broadband access, lack of mental health facilities, ADA and homeless needs.

All comments submitted to WVDED and WVHDF were accepted and used in the analysis and prioritization of State strategies and allocations. All written comments submitted during the 30-day formal response

period are attached for review. A complete review of the Citizen Participation process is provided in section PR-15. Attachment provides the survey results and summary of comments received during the online survey.

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

All comments were considered in the development of the plan.

7. Summary

The State of West Virginia followed its Citizen Participation Plan to gather public input and comments through newspaper ads, public hearings, a web-based survey, focus groups, and direct consultations. Information from the public, market analysis, WVHDF housing needs assessment, CEDs Plans, HUD CHAS data, HIC data, and PIC data was utilized to identify the needs, goals, and activities of the 2025-2029 Consolidated Plan.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.300(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	WEST VIRGINIA	West Virginia Department of Economic Development
HOPWA Administrator	WEST VIRGINIA	West Virginia Department of Economic Development
HOME Administrator	WEST VIRGINIA	West Virginia Housing Development Fund
ESG Administrator	WEST VIRGINIA	West Virginia Department of Economic Development
HTF Administrator	WEST VIRGINIA	West Virginia Housing Development Fund

Table 1 – Responsible Agencies

Narrative

West Virginia Department of Economic Development (WVDED) focuses on strengthening communities and expanding the state economy community. WVDED supports community development and the various programs aimed at improving the quality of life for West Virginians by encouraging strong civic engagement through initiatives related to infrastructure, sustainability, compliance, and resilience. This agency administers State and federal programs (including the CDBG program); provides resources, funding, and support for a wide range of community needs, including economic development, community growth, and disaster preparedness; serves as the lead agency for the overall consolidation planning process; and prepared the economic development and infrastructure portions of the plan. The WVDED provides technical assistance, funding and coordination links to local governments, regional planning and development councils, state infrastructure agencies, and economic development agencies regarding economic development and infrastructure matters. WVDED also manages the State’s anti-poverty agency, administers the ESG and HOPWA programs. This agency prepared the social services and anti-poverty portions of the plan. Additional management includes technical assistance, funding and coordination links to local governments, nonprofits, community action agencies, and State health and human service agencies concerning human service matters.

The West Virginia Housing Development Fund (WVHDF) is the State’s housing finance agency. It administers the HOME and HTF programs in West Virginia. This agency prepared with the WVDED the housing portions of the plan. The WVHDF provides technical assistance and funding and coordination links to local governments, nonprofit organizations, and public housing agencies concerning the development of affordable housing and related matters.

The West Virginia Human Rights Commission has been designated as HUD's equivalent agency concerning the State's fair housing compliance and is responsible for investigating and litigating, where appropriate, fair housing complaints. This agency provides legal assistance to local human rights agencies and complainants concerning fair housing matters.

Consolidated Plan Public Contact Information

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

1. Introduction

The West Virginia Department of Economic Development (WVDED) and West Virginia Housing Development Fund (WVHDF) consulted with various stakeholders to gather input and data to develop the priorities set forth in the 2025-2029 Consolidated Plan. Each agency plays a role in coordinating programs in an effort to collaborate and maximize funding resources.

Provide a concise summary of the State’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

WVDED CDBG community and economic development activities are carried out through contractual agreements with units of local government in non-Entitlement areas with project management provided by the Regional Planning and Development Councils (RPDCs).

WVDED engages State agencies to coordinate public and assisted housing initiatives and governmental health, mental health, and service agencies throughout the state, addressing the needs of the homeless population. Working groups have been established to address specific needs throughout the state. The Continuum of Care (CoC) working group is comprised of the four West Virginia CoCs and the WVDED ESG/HOPWA Program Manager collaborating to coordinate the CoC strategic plans. Through agency collaboration with all entities of the council, it gives the State the ability to effectively and efficiently address any issues, concerns, or trends with this vulnerable population, connect existing resources and services, and to develop new opportunities to address any unmet needs.

The WVHDF enhances coordination among public and assisted housing providers through its involvement in various housing-related meetings throughout the year, involvement in the Annual WV Housing Conference, and the WV Association of Public Housing Authorities.

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.

The West Virginia Development Office (WVDO) convenes quarterly meetings with all four Continuums of Care (CoCs) to discuss the diverse needs of the homeless population they serve, focusing particularly on chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. These meetings also address the challenges faced in providing support to these groups and include discussions on trends to improve program coordination and collaboration for leveraging additional resources. The strategic plans of each CoC are regularly reviewed to ensure alignment and progress.

To enhance coordination across the state among the CoCs, the WVDO Housing Programs Manager plays an active role, participating in varying capacities with each of the four CoCs. This includes serving on one executive board and chairing the ranking and rating committee to select CoC projects for the upcoming program year. These collaborative relationships are essential, as they enable us to assess the services and resources available to homeless populations more effectively while facilitating the sharing of state resources and networking opportunities.

Moreover, this engagement allows the WVDO to identify and address any gaps in service delivery. Our focus is on streamlining services throughout the state for the homeless population, which includes improving the utilization and data quality of the Homeless Management Information System (HMIS) and enhancing the efficiencies of each CoC's Coordinated Entry System.

Describe consultation with the CoCs that serves the state in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

In our recent consultation with the Continuum(s) of Care that serve the state, we focused on developing a strategic approach for the allocation of Emergency Solutions Grant (ESG) funds. This collaborative process involved establishing performance standards and evaluating outcomes to ensure that funding is directed effectively and transparently. We worked closely to develop comprehensive funding policies and procedures that govern the administration of the Homeless Management Information System (HMIS). This initiative aims to enhance data accuracy and reporting capabilities, ultimately improving service delivery and support for individuals experiencing homelessness. Going forward, we will continue to engage with the Continuum(s) of Care to refine these systems and ensure alignment with the best practices.

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.

Agencies who participated in the process include those who provide ESG/HOPWA services-homeless shelters, domestic violence shelters, agencies that provide rapid rehousing and homeless prevention, case management, and health services in their community. The issues addressed the most across all agencies who participated were lack of affordable/available housing, FMR standards from HUD, lack of mental health services, lack of funding, agency staffing issues, and a major increase in homeless and domestic violence victims in the areas.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Region I Planning and Development Council
	Agency/Group/Organization Type	Other government - County Regional organization
	What section of the Plan was addressed by Consultation?	Basic Infrastructure Public Services Public Facilities Economic Development Blighted Structures and Abandoned Buildings Transportation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The WVDED consulted with the RPDC Region I at a CDBG focus group on June 3, 2025. The virtual focus group included a session in which the 2025-2029 Consolidated Five-Year Plan process was explained. Representatives from the region were given the opportunity to speak on their region’s greatest needs, barriers and limitations, and other matters pertinent to the planning process. From May 16, 2025 to June 13, 2025, the WVDED Office provided an online survey for further input. The survey provided all citizens, including RPDC members, an additional opportunity to provide more detailed information regarding its region's greatest needs and most difficult barriers. The consultations with the RPDCs provided data on the community development needs throughout the state. Additionally, it verified the importance for the continued need for community planning, transportation needs, economic diversification, broadband expansion, community health centers, and public services to be included in the 2025-2029 Consolidated Plan.
2	Agency/Group/Organization	Region II Planning and Development Council
	Agency/Group/Organization Type	Other government - County Other government - Local Planning organization Business and Civic Leaders

	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> Basic Infrastructure Public Services Public Facilities Economic Development Blighted Structure and Abandoned Buildings Transportation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The WVDED consulted with the RPDC Region II at a CDBG focus group on June 3, 2025. The consultation was combined with that of RPDC Region III. The virtual focus group included a session in which the 2025-2029 Consolidated Five-Year Plan process was explained. Representatives from the region were given the opportunity to speak on their region’s greatest needs, barriers and limitations, and other matters pertinent to the planning process. From May 16, 2025 to June 13, 2025, the WVDED Office provided an online survey for further input. The survey provided all citizens, including RPDC members, an additional opportunity to provide more detailed information regarding its region's greatest needs and most difficult barriers. The consultations with the RPDCs provided data on the community development needs throughout the state. Additionally, it verified the importance for the continued need for property acquisition funding, transportation needs, public services, basic infrastructure (water, sewer), public services, and economic development to be included in the 2025-2029 Consolidated Plan.</p>
3	Agency/Group/Organization	Region III Planning and Development Council
	Agency/Group/Organization Type	<ul style="list-style-type: none"> Other government - County Other government - Local Planning organization Business and Civic Leaders

	What section of the Plan was addressed by Consultation?	<p>Basic Infrastructure</p> <p>Public Services</p> <p>Public Facilities</p> <p>Economic Development</p> <p>Blighted Structure and Abandoned Buildings</p> <p>Transportation</p>
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The WVDED consulted with the RPDC Regions III at a CDBG focus group on June 3, 2025. The consultation was combined with that of RPDC Region II. The virtual focus group included a session in which the 2025-2029 Consolidated Five-Year Plan process was explained. Representatives from the region were given the opportunity to speak on their region’s greatest needs, barriers and limitations, and other matters pertinent to the planning process. From May 16, 2025 to June 13, 2025, the WVDED Office provided an online survey for further input. The survey provided all citizens, including RPDC members, an additional opportunity to provide more detailed information regarding its region's greatest needs and most difficult barriers. The consultations with the RPDCs provided data on the community development needs throughout the state. Additionally, it verified the importance for the continued need for property acquisition funding, transportation needs, public services, basic infrastructure (water, sewer), public services, and economic development to be included in the 2025-2029 Consolidated Plan.</p>
4	Agency/Group/Organization	Region IV Planning and Development Council
	Agency/Group/Organization Type	<p>Regional organization</p> <p>Planning organization</p>
	What section of the Plan was addressed by Consultation?	<p>Basic Infrastructure</p> <p>Public Services</p> <p>Public Facilities</p> <p>Economic Development</p> <p>Blighted Structures and Abandoned Buildings</p>

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The WVDED consulted with the RPDC Region IV at a CDBG focus group on June 3, 2025. The virtual focus group included a session in which the 2025-2029 Consolidated Five-Year Plan process was explained. Representatives from the region were given the opportunity to speak on their region’s greatest needs, barriers and limitations, and other matters pertinent to the planning process. From May 16, 2025 to June 13, 2025, the WVDED Office provided an online survey for further input. The survey provided all citizens, including RPDC members, an additional opportunity to provide more detailed information regarding its region's greatest needs and most difficult barriers. The consultations with the RPDC provided data on the community development needs throughout the state. Additionally, it verified the importance for the continued need for infrastructure and dilapidated structures, mapping infrastructure, childcare, housing, public facilities, and stormwater issues to be included in the 2025-2029 Consolidated Plan.</p>
5	<p>Agency/Group/Organization</p>	<p>Region V Planning and Development Council</p>
	<p>Agency/Group/Organization Type</p>	<p>Other government - Local Regional organization</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Basic Infrastructure Public Facilities Economic Development</p>

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The WVDED consulted with the RPDC Region V at a CDBG focus group on June 4, 2025. The consultation was combined with that of RPDC Region VII. The virtual focus group included a session in which the 2025-2029 Consolidated Five-Year Plan process was explained. Representatives from the region were given the opportunity to speak on their region’s greatest needs, barriers and limitations, and other matters pertinent to the planning process. From May 16, 2025 to June 13, 2025, the WVDED Office provided an online survey for further input. The survey provided all citizens, including RPDC members, an additional opportunity to provide more detailed information regarding its region's greatest needs and most difficult barriers. The consultations with the RPDCs provided data on the community development needs throughout the state. Additionally, it verified the importance for the continued need for affordable housing, infrastructure (water, sewer), aging infrastructure, and infrastructure extensions, stormwater management, homelessness and blight, public facilities, operational funding, and qualified infrastructure operators to be included in the 2025-2029 Consolidated Plan.</p>
6	<p>Agency/Group/Organization</p>	<p>Region VI Planning and Development Council</p>
	<p>Agency/Group/Organization Type</p>	<p>Other government - County Other government - Local Planning organization Business and Civic Leaders</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Funding Basic Infrastructure Public Services Economic Development</p>

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The WVDED consulted with the RPDC Region VI at a CDBG focus group on June 6, 2025. The consultation was combined with those of RPDC Regions X and XI. The virtual focus group included a session in which the 2025-2029 Consolidated Five-Year Plan process was explained. Representatives from the region were given the opportunity to speak on their region’s greatest needs, barriers and limitations, and other matters pertinent to the planning process. From May 16, 2025 to June 13, 2025, the WVDED Office provided an online survey for further input. The survey provided all citizens, including RPDC members, an additional opportunity to provide more detailed information regarding its region's greatest needs and most difficult barriers. The consultations with the RPDCs provided data on the community development needs throughout the state. Additionally, it verified the importance for the continued need for access to funding, eligibility issues, aging infrastructure, blighted structures, public services, economic opportunity, and energy efficiency to be included in the 2025-2029 Consolidated Plan.</p>
7	<p>Agency/Group/Organization</p>	<p>Region VII Planning and Development Council</p>
	<p>Agency/Group/Organization Type</p>	<p>Other government - Local Regional organization</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Basic Infrastructure Public Facilities Economic Development</p>

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The WVDED consulted with the RPDC VII at a CDBG focus group on June 4, 2025. The consultation was combined with that of RPDC Region V. The virtual focus group included a session in which the 2025-2029 Consolidated Five-Year Plan process was explained. Representatives from the region were given the opportunity to speak on their region’s greatest needs, barriers and limitations, and other matters pertinent to the planning process. From May 16, 2025 to June 13, 2025, the WVDED Office provided an online survey for further input. The survey provided all citizens, including RPDC members, an additional opportunity to provide more detailed information regarding its region's greatest needs and most difficult barriers. The consultations with the RPDCs provided data on the community development needs throughout the state. Additionally, it verified the importance for the continued need for affordable housing, infrastructure (water, sewer), aging infrastructure, and infrastructure extensions, stormwater management, homelessness and blight, public facilities, operational funding, and qualified infrastructure operators to be included in the 2025-2029 Consolidated Plan.</p>
8	<p>Agency/Group/Organization</p>	<p>Region VIII Planning and Development Council</p>
	<p>Agency/Group/Organization Type</p>	<p>Other government - Local Regional organization Planning organization</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Funding Basic Infrastructure Public Services Public Facilities Blighted Structures and Abandoned Buildings Economic Development</p>

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The WVDED consulted with the RPDC Region VIII at a CDBG focus group on June 5, 2025. The consultation was combined with that of RPDC Region IX. The virtual focus group included a session in which the 2025-2029 Consolidated Five-Year Plan process was explained. Representatives from the region were given the opportunity to speak on their region’s greatest needs, barriers and limitations, and other matters pertinent to the planning process. From May 16, 2025 to June 13, 2025, the WVDED Office provided an online survey for further input. The survey provided all citizens, including RPDC members, an additional opportunity to provide more detailed information regarding its region's greatest needs and most difficult barriers. The consultations with the RPDCs provided data on the community development needs throughout the state. Additionally, it verified the importance for the continued need for access to funding, eligibility issues, aging infrastructure, blighted structures, public services, economic opportunity, and energy efficiency to be included in the 2025-2029 Consolidated Plan.</p>
<p>9</p>	<p>Agency/Group/Organization</p>	<p>Region IX Planning and Development Council</p>
	<p>Agency/Group/Organization Type</p>	<p>Other government - Local Regional organization Planning organization</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Funding Basic Infrastructure Public Services Public Facilities Blighted Structures and Abandoned Buildings Economic Development</p>

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The WVDED consulted with the RPDC Region IX at a CDBG focus group on June 5, 2025. The consultation was combined with that of RPDC Region VIII. The virtual focus group included a session in which the 2025-2029 Consolidated Five-Year Plan process was explained. Representatives from the region were given the opportunity to speak on their region’s greatest needs, barriers and limitations, and other matters pertinent to the planning process. From May 16, 2025 to June 13, 2025, the WVDED Office provided an online survey for further input. The survey provided all citizens, including RPDC members, an additional opportunity to provide more detailed information regarding its region's greatest needs and most difficult barriers. The consultations with the RPDCs provided data on the community development needs throughout the state. Additionally, it verified the importance for the continued need for access to funding, eligibility issues, aging infrastructure, blighted structures, public services, economic opportunity, and energy efficiency to be included in the 2025-2029 Consolidated Plan.</p>
10	<p>Agency/Group/Organization</p>	<p>Region X Planning and Development Council</p>
	<p>Agency/Group/Organization Type</p>	<p>Other government - County Other government - Local Planning organization Business and Civic Leaders</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Funding Basic Infrastructure Public Services Economic Development</p>

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The WVDED consulted with the RPDC Region X at a CDBG focus group on June 5, 2025. The consultation was combined with those of RPDC Regions VI and XI. The virtual focus group included a session in which the 2025-2029 Consolidated Five-Year Plan process was explained. Representatives from the region were given the opportunity to speak on their region’s greatest needs, barriers and limitations, and other matters pertinent to the planning process. From May 16, 2025 to June 13, 2025, the WVDED Office provided an online survey for further input. The survey provided all citizens, including RPDC members, an additional opportunity to provide more detailed information regarding its region's greatest needs and most difficult barriers. The consultations with the RPDCs provided data on the community development needs throughout the state. Additionally, it verified the importance for the continued need for access to funding, eligibility issues, aging infrastructure, blighted structures, public services, economic opportunity, and energy efficiency to be included in the 2025-2029 Consolidated Plan.</p>
<p>11</p>	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p>	<p>Region XI Planning and Development Council</p> <p>Other government - County Other government - Local Planning organization Business and Civic Leaders</p> <p>Funding Basic Infrastructure Public Services Economic Development</p>

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The WVDED consulted with the RPDC Region XI at a CDBG focus group on June 5, 2025. The consultation was combined with those of RPDC Regions VI and X. The virtual focus group included a session in which the 2025-2029 Consolidated Five-Year Plan process was explained. Representatives from the region were given the opportunity to speak on their region’s greatest needs, barriers and limitations, and other matters pertinent to the planning process. From May 16, 2025 to June 13, 2025, the WVDED Office provided an online survey for further input. The survey provided all citizens, including RPDC members, an additional opportunity to provide more detailed information regarding its region's greatest needs and most difficult barriers. The consultations with the RPDCs provided data on the community development needs throughout the state. Additionally, it verified the importance for the continued need for access to funding, eligibility issues, aging infrastructure, blighted structures, public services, economic opportunity, and energy efficiency to be included in the 2025-2029 Consolidated Plan.</p>
<p>12</p>	<p>Agency/Group/Organization</p>	<p>Wyoming County Economic Development Authority</p>
	<p>Agency/Group/Organization Type</p>	<p>Other government - County</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Basic Infrastructure Public Services Public Facilities Economic Development Blighted Structures and Abandoned Buildings Transportation</p>

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in an advisory focus group to give input on the Con Plan, verifying the importance for the continued need for Community Planning, Transportation Needs, Economic Diversification, Broadband Expansion, Community Health Centers, and Public Services to be included in the 2025-2029 Consolidated Plan.
13	Agency/Group/Organization	WesBanco
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Other government - County Other government - Local Planning organization Business and Civic Leaders
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in an advisory focus group to give input on the Con Plan, verifying the importance for the continued need for Property Acquisition Funding, Transportation Needs, Public Services, Basic Infrastructure (water, sewer), Public Services, and Economic Development to be included in the 2025-2029 Consolidated Plan.
14	Agency/Group/Organization	West Virginia Regional Technology Park
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Other government - County Other government - Local Planning organization Business and Civic Leaders
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in an advisory focus group to give input on the Con Plan, verifying the importance for the continued need for Property Acquisition Funding, Transportation Needs, Public Services, Basic Infrastructure (water, sewer), Public Services, and Economic Development to be included in the 2025-2029 Consolidated Plan.
15	Agency/Group/Organization	New River Engineers
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Other government - County Other government - Local Planning organization Business and Civic Leaders

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in an advisory focus group to give input on the Con Plan, verifying the importance for the continued need for Property Acquisition Funding, Transportation Needs, Public Services, Basic Infrastructure (water, sewer), Public Services, and Economic Development to be included in the 2025-2029 Consolidated Plan.
16	Agency/Group/Organization	City of South Charleston
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Other government - County Other government - Local Planning organization Business and Civic Leaders
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in an advisory focus group to give input on the Con Plan, verifying the importance for the continued need for Property Acquisition Funding, Transportation Needs, Public Services, Basic Infrastructure (water, sewer), Public Services, and Economic Development to be included in the 2025-2029 Consolidated Plan.
17	Agency/Group/Organization	Town of St. Albans
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Other government - County Other government - Local Planning organization Business and Civic Leaders
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in an advisory focus group to give input on the Con Plan, verifying the importance for the continued need for Property Acquisition Funding, Transportation Needs, Public Services, Basic Infrastructure (water, sewer), Public Services, and Economic Development to be included in the 2025-2029 Consolidated Plan.
18	Agency/Group/Organization	Mingo County Economic Development Authority
	Agency/Group/Organization Type	Other government – County
	What section of the Plan was addressed by Consultation?	Other government - County Other government - Local Planning organization Business and Civic Leaders

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in an advisory focus group to give input on the Con Plan, verifying the importance for the continued need for Property Acquisition Funding, Transportation Needs, Public Services, Basic Infrastructure (water, sewer), Public Services, and Economic Development to be included in the 2025-2029 Consolidated Plan.
19	Agency/Group/Organization	Boone County Economic Development Authority
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Other government - County Other government - Local Planning organization Business and Civic Leaders
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in an advisory focus group to give input on the Con Plan, verifying the importance for the continued need for Property Acquisition Funding, Transportation Needs, Public Services, Basic Infrastructure (water, sewer), Public Services, and Economic Development to be included in the 2025-2029 Consolidated Plan.
20	Agency/Group/Organization	Huntington Area Development Council
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Other government - County Other government - Local Planning organization Business and Civic Leaders
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in an advisory focus group to give input on the Con Plan, verifying the importance for the continued need for Property Acquisition Funding, Transportation Needs, Public Services, Basic Infrastructure (water, sewer), Public Services, and Economic Development to be included in the 2025-2029 Consolidated Plan.
21	Agency/Group/Organization	Putnam County Economic Development Authority
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Other government - County Other government - Local Planning organization Business and Civic Leaders
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in an advisory focus group to give input on the Con Plan, verifying the importance for the continued need for Property Acquisition Funding, Transportation Needs, Public Services, Basic Infrastructure (water, sewer), Public Services, and Economic Development to be included in the 2025-2029 Consolidated Plan.
22	Agency/Group/Organization	Greenbrier Valley Economic Development Authority
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Basic Infrastructure Public Services Public Facilities Economic Development Blighted Structures and Abandoned Buildings
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in an advisory focus group to give input on the Con Plan, verifying the importance for the continued need for Infrastructure and Dilapidated Structures, Mapping Infrastructure, Childcare Needs, Housing Needs, Public Facilities Requests, Stormwater Issues, and Training for Local Leaders to be included in the 2025-2029 Consolidated Plan.
23	Agency/Group/Organization	City of Ravenswood
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Basic Infrastructure Public Facilities Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in an advisory focus group to give input on the Con Plan, verifying the importance for the continued need for Affordable Housing, Infrastructure Issues, Stormwater Funding, Homelessness and Blight, Public Facilities, Infrastructure Extensions, Aging Infrastructure, Funding for Services, and Qualified Infrastructure Operators to be included in the 2025-2029 Consolidated Plan.
24	Agency/Group/Organization	New River Gorge Regional Development Authority
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Other government - Local Regional organization Planning organization
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in an advisory focus group to give input on the Con Plan, verifying the importance for the continued need for Access to Funding, Eligibility Issues, Aging Infrastructure, Blighted Structures, Public Services, Economic Opportunity, and Energy Efficiency to be included in the 2025-2029 Consolidated Plan.
25	Agency/Group/Organization	Town of Romney
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Other government - Local Regional organization Planning organization
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in an advisory focus group to give input on the Con Plan, verifying the importance for the continued need for Access to Funding, Eligibility Issues, Aging Infrastructure, Blighted Structures, Public Services, Economic Opportunity, and Energy Efficiency to be included in the 2025-2029 Consolidated Plan.
26	Agency/Group/Organization	Region I PDC, Economic Recovery Corps Fellow
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Other government - Local Regional organization Planning organization

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in an advisory focus group to give input on the Con Plan, verifying the importance for the continued need for Access to Funding, Eligibility Issues, Aging Infrastructure, Blighted Structures, Public Services, Economic Opportunity, and Energy Efficiency to be included in the 2025-2029 Consolidated Plan.
27	Agency/Group/Organization	Eastern Panhandle Transit Authority
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Other government - Local Regional organization Planning organization
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in an advisory focus group to give input on the Con Plan, verifying the importance for the continued need for Access to Funding, Eligibility Issues, Aging Infrastructure, Blighted Structures, Public Services, Economic Opportunity, and Energy Efficiency to be included in the 2025-2029 Consolidated Plan.
28	Agency/Group/Organization	Town of Bolivar
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Other government - Local Regional organization Planning organization
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in an advisory focus group to give input on the Con Plan, verifying the importance for the continued need for Access to Funding, Eligibility Issues, Aging Infrastructure, Blighted Structures, Public Services, Economic Opportunity, and Energy Efficiency to be included in the 2025-2029 Consolidated Plan.
29	Agency/Group/Organization	Town of Wardensville
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Other government - Local Regional organization Planning organization

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in an advisory focus group to give input on the Con Plan, verifying the importance for the continued need for Access to Funding, Eligibility Issues, Aging Infrastructure, Blighted Structures, Public Services, Economic Opportunity, and Energy Efficiency to be included in the 2025-2029 Consolidated Plan.
30	Agency/Group/Organization	City of Cumberland
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Funding Basic Infrastructure Public Services Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in an advisory focus group to give input on the Con Plan, verifying the importance for the continued need for Infrastructure Condition, Funding Challenges, Interconnected Issues, Economic Impact, Homelessness and Housing, and Connectivity and Development to be included in the 2025-2029 Consolidated Plan.
31	Agency/Group/Organization	Institute for Policy Research and Public Affairs, West Virginia University
	Agency/Group/Organization Type	Public Facility
	What section of the Plan was addressed by Consultation?	Funding Basic Infrastructure Public Services Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in an advisory focus group to give input on the Con Plan, verifying the importance for the continued need for Infrastructure Condition, Funding Challenges, Interconnected Issues, Economic Impact, Homelessness and Housing, and Connectivity and Development to be included in the 2025-2029 Consolidated Plan.

32	Agency/Group/Organization	Preston County Economic Development Authority
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Funding Basic Infrastructure Public Services Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in an advisory focus group to give input on the Con Plan, verifying the importance for the continued need for Infrastructure Condition, Funding Challenges, Interconnected Issues, Economic Impact, Homelessness and Housing, and Connectivity and Development to be included in the 2025-2029 Consolidated Plan.
33	Agency/Group/Organization	Harrison County Chamber of Commerce
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Funding Basic Infrastructure Public Services Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in an advisory focus group to give input on the Con Plan, verifying the importance for the continued need for Infrastructure Condition, Funding Challenges, Interconnected Issues, Economic Impact, Homelessness and Housing, and Connectivity and Development to be included in the 2025-2029 Consolidated Plan.
34	Agency/Group/Organization	West Virginia Housing Development Fund Headquarters
	Agency/Group/Organization Type	Other government
	What section of the Plan was addressed by Consultation?	Funding Basic Infrastructure Public Services Housing

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A public hearing was scheduled for 3:00 p.m., June 2, 2025 at the WV Housing Development Fund First Floor Training Room in Charleston. The State distributed public notices and an online registration form. In spite of the public notices, the public hearing was unattended but unmet needs discussions were held with programs staff members.
35	Agency/Group/Organization	Eastern Action
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Economic Development Non Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A public hearing was scheduled for 2:00 p.m., June 4, 2025 at Eastern Action in Petersburg. The State distributed public notices and an online registration form. The meeting was attended by three members of the public, who held a spirited discussion on affordable housing and shelter for the homeless. Coordination and collaboration appear to be strengthened as a result of this meeting.
36	Agency/Group/Organization	Branches Domestic Violence Shelter
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Trends Services Gaps Challenges and Barriers for service

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The initial consultation was by email with the provider in which greatest needs, housing and community development needs, barriers and constraints, and programmatic suggestions were discussed. The consultation resulted in an in-depth, in the community look at homelessness and the challenges in serving the population, improved programmatic coordination, and connection to available resources. This also includes ongoing conversations and site visits as the provider is a current recipient of the Emergency Solutions Grant funds.
37	Agency/Group/Organization	WVCEH (Coalition)
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs Homeless Trends Service Gaps Challenges or Barriers for services

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The initial consultation was by email with the provider in which greatest needs, housing and community development needs, barriers and constraints, and programmatic suggestions were discussed. The consultation resulted in an in-depth, in the community look at homelessness and the challenges in serving the population, improved programmatic coordination, and connection to available resources. Lack of area housing was a major concern, as well as FMR. A sudden increase in the homeless population in the area was cited as an immediate concern. Widespread lack of affordable housing across rural and urban areas was a concern. Efforts to address this will include ongoing communication and site visits as the provider is a current recipient of the Emergency Solutions Grant funds.</p>
<p>38</p>	<p>Agency/Group/Organization</p>	<p>Southwestern Comm. Action Council, Inc.</p>
	<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment Service-Fair Housing Regional organization</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Homelessness Strategy Homeless Needs Homeless Trends Service Gaps Challenges or Barriers for services</p>

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The initial consultation was by email with the provider in which greatest needs, housing and community development needs, barriers and constraints, and programmatic suggestions were discussed. The consultation resulted in an in-depth, in the community look at homelessness and the challenges in serving the population, improved programmatic coordination, and connection to available resources. Lack of area housing was a major concern, as well as FMR. A sudden increase in the homeless population in the area was cited as an immediate concern. Efforts to address this will include ongoing communication and site visits as the provider is a current recipient of the Emergency Solutions Grant funds.</p>
39	<p>Agency/Group/Organization</p>	<p>YWCA Wheeling</p>
	<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment Services - Victims Regional organization</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Homelessness Strategy Homeless Needs Homeless Trends Service Gaps Challenges or Barriers for services</p>

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The initial consultation was by email with the provider in which greatest needs, housing and community development needs, barriers and constraints, and programmatic suggestions were discussed. The consultation resulted in an in-depth, in the community look at homelessness and the challenges in serving the population, improved programmatic coordination, and connection to available resources. The main concerns were lack of available housing in the area. Efforts to address this include ongoing conversations and site visits as the provider is a current recipient of the Emergency Solutions Grant funds.
40	Agency/Group/Organization	Raleigh Co. Community Action Assoc., Inc.
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs Homeless Trends Service Gaps Challenges or Barriers for services

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The initial consultation was by email with the provider in which greatest needs, housing and community development needs, barriers and constraints, and programmatic suggestions were discussed. The consultation resulted in an in-depth, in the community look at homelessness and the challenges in serving the population, improved programmatic coordination, and connection to available resources. The main concerns were lack of available housing in the area, no shelter in Southern WV, and low funding. Efforts to address this include ongoing conversations and site visits as the provider is a current recipient of the Emergency Solutions Grant funds.</p>
<p>41</p>	<p>Agency/Group/Organization</p>	<p>YWCA-SOJOURNERS/Resolve</p>
	<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-Children Services-homeless Services-Education Services-Employment Regional organization</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Homelessness Strategy Homeless Needs Homeless Trends Service Gaps Challenges or Barriers for services</p>

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The initial consultation was by email with the provider in which greatest needs, housing and community development needs, barriers and constraints, and programmatic suggestions were discussed. The consultation resulted in an in-depth, in the community look at homelessness and the challenges in serving the population, improved programmatic coordination, and connection to available resources. Main concerns were lack of safe affordable housing in the area, and an increase in unhoused homeless domestic violence victims. unhoused Homeless trafficking victims are also an immediate concern being seen in the community. Efforts to address this include ongoing conversations and site visits as the provider is a current recipient of the Emergency Solutions Grant funds.
42	Agency/Group/Organization	Randolph County Homeless Shelter
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs Homeless Trends Service Gaps Challenges or Barriers for services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	homeless Homeless
43	Agency/Group/Organization	Milan Puskar Health Right

	Agency/Group/Organization Type	<p>Services - Housing</p> <p>Services-Children</p> <p>Services-Elderly Persons</p> <p>Services-Persons with Disabilities</p> <p>Services-Victims of Domestic Violence</p> <p>Services-homeless</p> <p>Services-Education</p> <p>Services-Employment</p> <p>Services - Victims</p> <p>Regional organization</p>
	What section of the Plan was addressed by Consultation?	<p>Homelessness Strategy</p> <p>Homeless Needs</p> <p>Homeless Trends</p> <p>Service Gaps</p> <p>Challenges or Barriers for services</p>
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The initial consultation was by email with the provider in which greatest needs, housing and community development needs, barriers and constraints, and programmatic suggestions were discussed. The consultation resulted in an in-depth, in the community look at homelessness and the challenges in serving the population, improved programmatic coordination, and connection to available resources. Major concerns included increased homeless population, lack of available housing, and staffing concerns. Efforts to address this will include ongoing conversations and site visits as the provider is a current recipient of the Emergency Solutions Grant funds.</p>
44	Agency/Group/Organization	Mountain CAP
	Agency/Group/Organization Type	<p>Services - Housing</p> <p>Services-Children</p> <p>Services-homeless</p> <p>Services-Education</p> <p>Regional organization</p>

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs Homeless Trends Service Gaps Challenges or Barriers for services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The initial consultation was by email with the provider in which greatest needs, housing and community development needs, barriers and constraints, and programmatic suggestions were discussed. The consultation resulted in an in-depth, in the community look at homelessness and the challenges in serving the population, improved programmatic coordination, and connection to available resources. The biggest concerns were lack of housing, FMR, lack of mental health services in the area, and an increase in homeless and domestic violence victims. Efforts to address this will include ongoing conversations and site visits as the provider is a current recipient of the Emergency Solutions Grant funds.
45	Agency/Group/Organization	CHANGE Inc. - HOPWA
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Education Health Agency Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Service Gaps Challenges or Barriers

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The initial consultation was via email in which the current challenges, needs, strategies, and resources available in serving the HIV/AIDS population. The consultation resulted in an in-depth, in the community look at this population and the challenges in connecting them to available resources and programs. The Agency claimed to not have any service gaps or barriers for service. Did not express any concerns regarding productivity.
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3 Describe cooperation and coordination among the State and any units of general local government, in the implementation of the Consolidated Plan (91.315(I))

WVDED and WVHDF encouraged participation in the development and review of the Consolidated Plan through activities to engage numerous stakeholders.

Needs for the CDBG program were identified with West Virginia's 11 Regional Planning and Development Councils. Established in 1972, the Regional Councils are a statewide network of cooperating organizations that support community and economic development, planning and inter-governmental cooperation. Each region includes the county and municipal governments located within its geographic area. Implementation meetings and training are conducted throughout the year to program administrators receiving CDBG funding. Numerous individuals, organizations, businesses and civic leaders, as well as local elected officials, representing urban and rural areas in all regions of West Virginia are invited to submit their priority project listings through the Regional Councils. This regional approach to planning and development provides direct input about community conditions and needs and encourages efficient solutions to regional challenges.

The online survey was sent to all city and county governments, the Association of Counties, Continuums of Care, public and assisted housing providers, and service agencies, Chambers of Commerce, EDAs, developers, and resiliency government entities regarding the CDBG, HOME, HTF, ESG and HOPWA needs and funding.

Narrative (optional):

The West Virginia Department of Economic Development (WVDED) and West Virginia Housing Development Fund (WVHDF) consulted with stakeholders to gather input and data to develop the priorities set forth in the 2025-2029 Consolidated Plan. Each agency plays a role in coordinating programs in an effort collaborate and maximize funding resources.

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

WVDED and the WVHDF followed a documented Citizen Participation Plan (CPP) to engage stakeholders and communities to have an active role in the planning process. This included outreach to agencies and organizations that assist low-income persons and areas, including state and federal agencies, city and county governments, regional councils of government, CoCs, businesses, community and faith based groups, CHDOS, housing developers, agencies whose primary responsibilities include the management of flood prone areas, public land or water resources, and emergency management agencies.

Outreach included public meetings, focus groups, targeted consultations, six newspaper advertisements, an online survey, and posting the public hearing notices on WVDED and WVHDF websites. The needs assessment phase in 2025 included an online survey and the public hearings notice. Five public meetings were held in person across the state in Beckley, Charleston, Petersburg, and Wheeling, with an additional meeting held virtually via Microsoft Teams. Six focus group meetings were held for the RPDCs as well as the individual municipalities and agencies within each RPDC. The public comment period commenced on June 27 and concluded on July 28, 2025.

Four additional public hearings were held in July 2025. Draft copies of the Consolidated Plan, Annual Action Plan, and Citizen Participation Plan were available for a 30-day review and comment period beginning June 27 to July 28, 2025, on the WVDED website as well as advertised in six newspapers on June 20, 2025. An executive summary of the draft plan was sent to the state's 11 Regional Planning and Development Councils (RPDCs) requesting they circulate it to the mayors and county commissions. A complete copy of the draft Consolidated Plan was posted on WVCAD.org/resources and requested to be posted on RPDC websites and/or placed at the RPDC entrances.

WVDED and WVHDF encouraged citizen participation by offering a web-based survey, adding focus groups, and conducting public hearings in low-to moderate-income areas. This impacted goal setting by identifying additional needs and priority goals. Please refer to the Citizen Participation Outreach Chart for a review of submitted comments. All comments were accepted. The comments and responses are attached.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Planned Actions/Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Online survey on WVCAD website	Non-targeted/ broad community	Sent online survey link to stakeholders, advertised availability of survey in 6 newspapers			
2	Internet Outreach	Minorities Persons with disabilities Stakeholders	Sent email notice of Public Hearings in 2025			
3	Newspaper Ad	Non- targeted/broad community	Ran newspaper ad for the June public hearings in 6 newspapers at least 15 days prior to June 2, 2025			
4	Internet Outreach	Non- targeted/broad community	Posted survey and 2025 public hearings on the WVCAD and WVHDF websites			
5	Public Hearing	Non- targeted/broad community	Held on June 2, 2025 in Charleston, WV at 12:00pm (virtual) and 3:00pm (In-person).			
6	Public Hearing	Non- targeted/broad community	Held on June 3, 2025 in Beckley, WV at 5:30pm.			

Sort Order	Mode of Outreach	Target of Outreach	Planned Actions/Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Hearing	Non- targeted/broad community	Held on June 4, 2025 in Petersburg, WV at 2:00pm.			
8	Public Hearing	Non- targeted/broad community	Held on June 6, 2025 in Wheeling, WV at 12:00pm.			
10	Newspaper Ad	Non- targeted/broad community	Ran newspaper ad for the July draft plan public hearings in 6 newspapers at least 15 days prior to July 8, 2025			
11	Internet Outreach	Non- targeted/broad community	Posted 2025 public hearing notice on the WVCAD and WVHDF websites			
12	Internet Outreach	Minorities Persons with disabilities Stakeholders	Sent an email and mail direct notice of Public Hearings in 2025			
13	Internet Outreach	Non- targeted/broad community	Sent an Executive Summary of Consolidated Plan and Draft of all plans to RPDCs.			
14	Internet Outreach	Non- targeted/broad community	Posted the draft plans for public review from June 27, 2025 to July 28, 2025 at WVCAD.org/resources			

Sort Order	Mode of Outreach	Target of Outreach	Planned Actions/Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
15	Public Hearing	Non- targeted/broad community	Held on July 8, 2025 – Virtual			
16	Public Hearing	Non-targeted/broad community	Held on July 8, 2025 – Charleston, WV			
17	Public Hearing	Non- targeted/broad community	Held on July 9, 2025 – Petersburg, WV			
18	Public Hearing	Non-targeted/broad community	Held on July 9, 2025 – Wheeling, WV			

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The State of West Virginia used the 2016-2020 CHAS default needs assessment data, 2025 West Virginia Housing Development Fund (WVHDF) Housing Needs Assessment, ACS data, 2025 Housing Inventory Count data, comments received during the 30 day comment periods, public hearings, focus groups and consultations to identify the affordable housing needs for the next five years. Additionally, as the data populated in IDIS was older, 2017-2022 CHAS data and more current ACS data were utilized when assessing community need and developing strategies.

The West Virginia Department of Economic Development (WVDED) and WVHDF consulted with stakeholders from the CoC providers, private and nonprofit, including Community Housing Development Organizations (CHDOs) building and rehabbing affordable housing, fair housing, and community development communities around the state. In 2025, WVDED and WVHDF conducted a statewide survey on its citizens' perceptions of housing and housing needs in West Virginia; needs assessment on the state of housing in West Virginia; a Point in Time (PIT) analysis of homelessness in West Virginia; HIC, CoC Strategic Plans, RPDC CEDs and the CDBG-DR Action Plan Unmet Needs. The 2025 West Virginia Housing Needs Assessment Report provides an overview of market conditions and trends to guide affordable housing efforts. The PIT is an annual survey designed to provide a snapshot of homelessness for one night as assigned by HUD. WVDED and WVHDF used the results of all these data and input sources as part of its assessment of need and overall strategic planning in the 2025-2029 Five-Year Consolidated Plan and the 2025 Annual Action Plan.

The following needs assessment is provided pursuant to the HUD Consolidated Plan requirements for the entire state, which is how HUD provided this information. Please note, the CDBG funds that the State uses annually to address these needs are provided to non-Entitlement areas of the state, where needs may be different.

NA-10 Housing Needs Assessment - 24 CFR 91.305 (a,b,c)

Summary of Housing Needs

The purpose of the Needs Assessment Section is to identify the number of households with housing problems by the type of problems, the types of households with housing problems and the race of households with housing problems and to determine if any particular income group, racial or ethnic group, or family type experiences housing problems more than any other group. In addition to identifying the type, number and condition of existing housing units, the State is also responsible for housing programs and strategies that will address the jurisdictions housing problems.

The State is responsible for the provision of financial assistance through the Community Develop Block Grant Program, Emergency Solutions Grant Program, Housing Opportunities for Persons with Aids, HOME Investment Partnerships Program, and Housing Trust Fund. Census data reveals there are 855,635 housing units in the state; 73.5% are owner-occupied units. The balance is renter occupied. In addition to the CHAS data, the WV Statewide Housing Needs Assessment, prepared in September 2019, was used to compile information. The Housing Needs Assessment includes county level profiles with information unique to each county, including demographics and housing stock, opportunity, housing conditions, housing costs and affordability, unmet need, and local subsidized housing units.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	1,851,365	1,836,843	-1%
Households	740,862	737,671	-0%
Median Income	\$0.00	\$44,061.00	

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	95,695	92,230	129,310	73,080	347,360
Small Family Households	29,965	27,330	41,415	26,830	181,580
Large Family Households	3,915	4,145	7,810	4,880	21,940
Household contains at least one person 62-74 years of age	15,930	24,160	36,180	21,565	91,705
Household contains at least one person age 75 or older	10,650	20,325	26,570	11,465	28,795
Households with one or more children 6 years old or younger	15,340	11,805	15,940	9,445	31,630

Table 6 - Total Households Table

Data Source: 2016-2020 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	1,025	545	425	195	2,190	1,040	495	780	280	2,595
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	790	325	370	125	1,610	75	90	245	105	515
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,005	705	730	285	2,725	455	480	845	435	2,215
Housing cost burden greater than 50% of income (and none of the above problems)	27,985	8,250	1,175	40	37,450	16,200	7,650	3,405	870	28,125
Housing cost burden greater than 30% of income (and none of the above problems)	5,980	13,725	11,520	1,470	32,695	8,010	10,840	13,220	6,005	38,075
Zero/negative Income (and none of the above problems)	6,720	0	0	0	6,720	4,670	0	0	0	4,670

Table 7 – Housing Problems Table

Data 2016-2020 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	30,800	9,825	2,700	645	43,970	17,775	8,720	5,280	1,695	33,470
Having none of four housing problems	17,685	27,590	37,335	17,215	99,825	18,045	46,095	83,995	53,525	201,660
Household has negative income but none of the other housing problems	6,720	0	0	0	6,720	4,670	0	0	0	4,670

Table 8 – Housing Problems 2

Data 2016-2020 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	13,500	8,885	4,870	27,255	7,345	6,205	5,870	19,420
Large Related	1,655	1,020	490	3,165	1,120	1,205	1,040	3,365
Elderly	4,985	4,875	2,280	12,140	9,920	8,780	6,840	25,540
Other	15,515	8,100	5,455	29,070	6,655	2,700	3,050	12,405
Total need by income	35,655	22,880	13,095	71,630	25,040	18,890	16,800	60,730

Table 9 – Cost Burden > 30%

Data 2016-2020 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	11,665	3,065	190	14,920	5,380	2,640	1,130	9,150
Large Related	1,400	335	90	1,825	805	465	65	1,335
Elderly	3,115	1,465	320	4,900	5,770	3,545	1,735	11,050
Other	13,285	3,685	635	17,605	4,665	1,070	560	6,295
Total need by income	29,465	8,550	1,235	39,250	16,620	7,720	3,490	27,830

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

5. Crowding (More than one person per room)

	Renter				Total	Owner				Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI		0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	
NUMBER OF HOUSEHOLDS										
Single family households	1,445	875	845	290	3,455	370	345	875	385	1,975
Multiple, unrelated family households	95	124	165	40	424	165	225	245	145	780
Other, non-family households	315	75	165	85	640	15	0	15	10	40
Total need by income	1,855	1,074	1,175	415	4,519	550	570	1,135	540	2,795

Table 11 – Crowding Information – 1/2

Data 2016-2020 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								

Table 12 – Crowding Information – 2/2

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

According to the statisticalatlas.com, there are approximately 221,000 one-person households in the state, which represents 30% of households. CHAS data evidence that approximately 19% of all the state's households are cost burdened. Therefore, it is estimated that approximately 42,000 one-person households need 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.

According to the West Virginia University Center for Excellence in Disabilities, 39.2% of adults in West Virginia have some type of disability. West Virginia has the highest rate of people with disabilities in the nation. Two out of five West Virginians 65+ have a disability, with the 4th highest rate of seniors in the country. Per a 2025 study by Value Penguin, West Virginia also has the highest percentage of the working-age (18 to 64) population receiving SSDI. 7.2% of this population in West Virginia gets disability insurance, at an average of \$1,492 a month.

In West Virginia, data from 2024 indicates a decrease in domestic violence cases compared to the previous year, with 8,860 victims recorded in cases involving protection orders or interim measures, a 2.9% decrease. Women represented 60.6% of these victims, and men accounted for 39.4%.

According to the Coalition Against Domestic Violence, there were more than 171,681 logged service hours and 104,167 shelter nights recorded in West Virginia from 2023 to 2024. Of the people who were helped, 10,990 were non-shelter clients, and 1,646 had to stay in a shelter. 1,782 of the more than 13,000 people helped were children.

What are the most common housing problems?

Cost burden (where residents pay more than 30% of their annual income on housing costs) is the most common housing problem in the state. The cost burden problem affects both renter and owner households. The cost burden problem for all households in the Housing Needs Summary Table ranges from 7% to a high of 53% across all income groups. 136,345 households or approximately 18.5% of the State's 737,671 households pay more than 30% of their annual income for housing. While cost burden housing problem is the primary housing problem for almost all income groups, approximately 70,745 small family owner and renter households experience cost burden.

Substandard housing, overcrowding and zero/negative income represent a less significant housing problem for all income groups. The percentage of renter and owner households in the four income groups that suffer from substandard housing are 0.30% and 0.35%, respectively. The percentage of renter and

owner households that suffer from severe overcrowding are 0.22% and 0.07%, respectively. The percentage of renter and owner households in the four income groups that suffer from overcrowded housing conditions are 0.37% and 0.30%, respectively. The percentage of renter and owner households that suffer from substandard housing are 0.30% and 0.35%, respectively. The percentage of renter and owner households with zero/negative income are 0.91% and 0.63%, respectively.

Cost burden is the primary problem for both renter and owner, low-income rural households in West Virginia. Housing projects and programs, as well as the efforts of other agencies throughout the state, should address the cost burden issue.

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

Renters, particularly extremely low-income renters, are more likely to be affected by housing problems, cost burdens, and overcrowding, than homeowners.

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 rehousing assistance and are nearing the termination of that assistance.

Individuals facing the immediate threat of losing their homes typically experience a mix of financial challenges. This includes not having a job that pays a living wage, spending more than 30% of their income on rent, and dealing with high costs related to childcare, health care, or transportation. In response, the State will maintain its funding for the Homelessness Prevention Program to assist residents who currently have homes but are at immediate risk of becoming unsheltered, as well as the Rapid-Rehousing Program. Additionally, the State will continue to work closely with the CoCs to support the most vulnerable members of our community.

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:

It is difficult to estimate the total numbers of individuals and families at imminent risk of becoming homeless. However, there are several situations where an individual or family can be considered precariously housed at imminent risk of homelessness. These situations include imminent eviction, renters cost burden, substandard housing, overcrowded conditions, and a recent episode of homelessness.

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

Characteristics linked with instability and an increased risk of homelessness include poverty, high housing costs, diminished housing stock, domestic violence, unstable employment, unemployment, untreated mental illness and the occurrence of substance use and untreated mental illness.

Discussion

The 2016-2020 CHAS data indicates that of the 737,675 total households, renters are more affected by housing problems, cost burden, and overcrowding as compared to owners. A total of 43,325 renter households in West Virginia, who would be eligible under the HOME and HTF programs, have one or more housing problems. These housing problems include lack of complete plumbing or kitchen facilities, overcrowding, or cost burden.

Resulting from renters having greater need than owners, WVHDF recognizes the demand for HOME and HTF funds is to increase the supply of affordable rental housing through acquisition, new construction, and/or rehabilitation.

WVHDF acknowledges the existence of owner needs that can be addressed by sources other than HOME and HTF. Funding sources that may address owner needs include the USDA Rural Development 502 and 504 programs, WVHDF Affordable Housing Program, Federal Home Loan Bank programs, and State weatherization programs.

Lack of broadband is particularly acute in low- and moderate-income of the state. In more than one metric, the state measures in the bottom tier, or last, compared to other states across most access and adoption measures. The state's low population density means that there are few potential customers available to subscribe to broadband service, making it costly for most Internet Service Providers (ISPs) to build in these areas without secondary funding. Identifying additional subsidies or creative financing models can support deployment to unserved rural consumers. This causes service to be costly which is a challenge for low to moderate income persons who already have cost burden issues with housing.

At least 1,500 homes were destroyed and another 4,000 damaged in the flooding in 2016. Over 2,300 properties were recorded as having an average high-water mark of two feet or more in their homes throughout basements, first floors, and over roofs. Because of the inundation of water, 98% of these homes were deemed unsafe by FEMA, with most lacking flood insurance. The demographic characteristics of the counties of destruction in an area with vulnerable residents is particularly distressing because of their lack of adequate personal resources to properly recover. Therefore, the State's goal is to continue delivering a housing recovery program that primarily considers and addresses those unmet housing needs with the remaining of CDBG-DR funds that has still available, to create new Multi-family Housing units.

NA-15 Disproportionately Greater Need: Housing Problems - 91.305 (b)(2)

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

Introduction

This section of the Plan examines housing problems by racial and ethnic groups by income in order to determine whether specific racial and ethnic groups experience a disproportionate share of housing problems within a specific income group. A disproportionately greater need occurs when members of a racial or ethnic group within a specified income group experiences a housing problem at a rate greater than 10% of the whole income group. For example, if the <50% HAMFI income group experienced housing problems at a rate of 45%, then any specific racial or ethnic group that experienced housing problems at a rate in excess of 55% would be considered to have a disproportionately greater need based on housing problems.

A household is identified as having a housing problem if they have any one or more of these four problems:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. Overcrowded: More than one person per room
4. Cost burden: Cost of housing is greater than 30% of annual income

The percentages were derived by dividing the number of households with one of the four housing problems by the total number of households in the income group and each racial or ethnic group. The 2011-2015 CHAS data was used to identify any racial or ethnic groups that have a disproportionately greater need with respect to housing problems.

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	65,029	35,714	0
White	57,855	32,535	0
Black / African American	4,127	1,390	0
Asian	546	439	0
American Indian, Alaska Native	238	167	0
Pacific Islander	0	4	0
Hispanic	872	329	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2016-2020 CHAS
 Source:

- *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	41,922	49,363	0
White	36,932	46,873	0
Black / African American	2,532	1,209	0
Asian	388	172	0
American Indian, Alaska Native	86	27	0
Pacific Islander	35	0	0
Hispanic	730	515	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
 Source:

- *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	30,843	98,775	0
White	27,634	93,584	0
Black / African American	1,959	2,622	0
Asian	225	401	0

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
American Indian, Alaska Native	97	255	0
Pacific Islander	0	0	0
Hispanic	528	890	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*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	8,701	64,291	0
White	8,006	60,457	0
Black / African American	327	1,986	0
Asian	75	335	0
American Indian, Alaska Native	34	8	0
Pacific Islander	0	20	0
Hispanic	132	405	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*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%

Discussion

The 2016-2020 CHAS and census data indicate:

- According to 2024 Census estimates, 3.8% of the state’s population is Black. Across all AMI categories, the Black/African American population having one or more household problems ranged from 3.8% to 6.4%. The Black/African American population experiences a disproportionately greater number of one or more housing problems in the 30-50% AMI and 50-80% AMI categories.
- According to 2024 Census estimates, 2.2% of the state’s population is Hispanic. Across all AMI categories, the Hispanic population having one or more household problems ranged from 1.3% to 1.7%.
- According to 2024 Census estimates, 92.8% of the state’s population is White. Across all AMI categories, the White population having one or more household problems ranged from 88% to 92%.
- According to 2024 Census estimates, 0.9% of the state’s population is Asian. Across all AMI categories, the Asian population having one or more household problems ranged from 0.7% to 0.9%.
- According to 2024 Census estimates, 0.3% of the state’s population is American Indian / Alaska Native. Across all AMI categories, the American Indian / Alaska Native population having one or more household problems ranged from 0.2% to 0.4%.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.305(b)(2)

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

Introduction

Census data and 2016-2020 CHAS data indicates that:

- According to 2024 Census estimates, 3.8% of the state’s population is Black. Across all AMI categories, the Black/African American population having one or more household problems ranged from 3.8% to 6.4%. The Black/African American population experiences a disproportionately greater number of one or more housing problems in the 30-50% AMI and 50-80% AMI categories.
- According to 2024 Census estimates, 2.2% of the state’s population is Hispanic. Across all AMI categories, the Hispanic population having one or more household problems ranged from 1.3% to 1.7%.
- According to 2024 Census estimates, 92.8% of the state’s population is White. Across all AMI categories, the White population having one or more household problems ranged from 88% to 92%.
- According to 2024 Census estimates, 0.9% of the state’s population is Asian. Across all AMI categories, the Asian population having one or more household problems ranged from 0.7% to 0.9%.
- According to 2024 Census estimates, 0.3% of the state’s population is American Indian / Alaska Native. Across all AMI categories, the American Indian / Alaska Native population having one or more household problems ranged from 0.2% to 0.4%.

A review of the data reveals that the households with severe housing problems represent a relatively small portion of the total number of households within each income category, as noted below.

- Black/African American and Asian households in 50%-80% AMI represent 6.4% of the total number of households.
- Asian households in 30%-50% AMI represent 0.9% of the total number of households.
- American Indian / Alaska Native households in 30%-50%, 50%-80% AMI, and 80%-100% AMI represent 0.2%, 0.3%, and 0.4% of the total number of households, respectively.
- Pacific Islander households in 30%-50% AMI represent 0.08% of the total number of households.
- Hispanic households in 0%-30%, 30%-50%, and 50%-80% AMI represent 1.3%, 1.7%, and 1.7% of the total number of households, respectively.

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	49,292	51,513	0
White	43,190	47,258	0
Black / African American	3,570	1,954	0
Asian	514	471	0
American Indian, Alaska Native	234	171	0
Pacific Islander	0	4	0
Hispanic	732	469	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*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	16,735	74,598	0
White	14,464	69,434	0
Black / African American	1,263	2,481	0
Asian	242	317	0
American Indian, Alaska Native	59	54	0
Pacific Islander	0	35	0
Hispanic	314	932	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*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	7,892	121,633	0
White	6,995	114,175	0
Black / African American	430	4,138	0
Asian	118	504	0
American Indian, Alaska Native	54	298	0
Pacific Islander	0	0	0
Hispanic	173	1,245	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*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	1,778	71,144	0
White	1,653	66,749	0
Black / African American	30	2,280	0
Asian	20	396	0
American Indian, Alaska Native	15	27	0
Pacific Islander	0	20	0
Hispanic	24	514	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*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

The disproportionately greater need for the above-referenced households is within the margin of error, and there is adequate evidence that the small number of households in each income category is responsible for the significant deviation from the overall income category percentage.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.305 (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

This section examines housing problems by racial and ethnic groups by income in order to determine whether specific racial and ethnic groups experience a disproportionate share of housing problems within a specific income group. A disproportionately greater need occurs when members of a racial or ethnic group, within a specified income group, experiences housing problems at a rate greater than 10% of the whole income group. For example, if the <50% HAMFI income group experienced housing problems at a rate of 45%, then any specific racial or ethnic group that experienced housing problems at a rate in excess of 55% would be considered to have a disproportionately greater need for that category.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No/negative income (not computed)
Jurisdiction as a whole	574,497	78,641	67,438	12,587
White	542,816	71,244	58,853	11,186
Black / African American	14,035	3,854	5,030	717
Asian	3,500	456	880	275
American Indian, Alaska Native	788	107	287	8
Pacific Islander	61	35	0	0
Hispanic	5,896	1,201	1,001	161

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion

The 2016-2020 CHAS data revealed no minority groups experiencing a cost burden exceeding 10% of the cost burden for all households in the State. For housing cost burden greater than 50%:

- The State had an 9.14% rate.
- Black/African American had a 7.46% rate.
- Asian had a 1.30% rate.
- Collectively, the minorities had a 10.67% rate.

A review of the data revealed that Black/African American, American Indian / Alaska Native, Pacific Islanders, and Hispanic households represent a small percentage of the total number of households (0.2% to 3%). While the data for these particular households is well within the margin of error, there is adequate evidence that these households share the same overall cost burden as White households.

According to the Housing Needs Assessment for the State of West Virginia, prepared in September 2019 for WVHDF:

- Renters are more likely to be cost burdened than owners with 37.4% of all renters cost burdened compared to 14.7% of owners.
- Many of the census tracts containing the largest proportion of cost burdened renters are found in Kanawha County. Many of these census tracts are located in Charleston or within commuting distance of the city.
- Clustered near the centers of both Fayette and Jackson Counties, there are several census tracts in which over a third of renters are cost burdened.
- There are only four counties where 17.0% or more of homeowners are cost burdened: Berkeley (23%), Jefferson (24%), and Tucker (17%).

WVHDF reviews all the Affirmative Fair Housing Marketing Plans for projects receiving HOME or HTF to confirm that all minorities are treated equitably for a HOME/HTF project's marketing and renting.

NA-30 Disproportionately Greater Need: Discussion – 91.305 (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?

The 2016-2020 CHAS data confirmed that some racial or ethnic groups had a greater need with respect to housing problems (1 to 4 housing problems), severe housing problems (1 to 4 severe housing problems) or cost burden (housing cost greater than 30% but less than 50% of household income) than the needs of the respective income groups or population groups as a whole; however, the difference between the percentage of the racial or ethnic groups was almost always less than the 10% range allowed under the consolidated plan rules. In most instances, the difference was within the margin of error for the data, or the population group represented a very small portion of the overall population group.

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

According to the 2016-2020 CHAS data in NA-10, 324,765 households or approximately 47.1% of the households in West Virginia have incomes that are less than 80% AMI can be characterized as a significant need. The lack of disposable income means that households are unable to finance the repair, maintenance and upkeep of their housing units or afford to move to a safe, decent, sanitary unit. The lack of income in most areas can be attributed to the decline in the general economies of West Virginia. The lack of income, employment opportunities, and declining coal market represent a significant problem for the State.

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

According to <https://www.census.gov/quickfacts/fact/table/WV/PST045224>, West Virginia's minority population is 7.2%.

According to https://hdpulse.nimhd.nih.gov/data-portal/social/table?age=001&age_options=ageall_1&demo=00022&demo_options=pop_12&race=00&race_options=raceall_1&sex=0&sex_options=sexboth_1&socialtopic=070&socialtopic_options=social_6&statefips=54&statefips_options=area_states, the minority household groups are located in the following counties equaled or exceed 7.2% (percentage represents the minority population in that county): Berkeley, 7.2%; Gilmer, 14.3%; and McDowell, 9.2%.

NA-35 Public Housing – (Optional)

Introduction

Totals in Use

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 in use	0	189	6,270	13,570	78	13,036	116	123	185

Table 22 - 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					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0	10	2	0	2	0	0	0
# of Elderly Program Participants (>62)	0	13	1,794	1,683	6	1,612	6	3	3
# of Disabled Families	0	77	1,640	4,888	17	4,622	57	42	42
# of Families requesting accessibility features	0	189	6,270	13,570	78	13,036	116	123	123
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

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 *
White	0	159	4,773	11,735	30	11,325	76	96	180
Black/African American	0	29	1,476	1,759	48	1,636	39	27	5
Asian	0	1	6	17	0	17	0	0	0
American Indian/Alaska Native	0	0	12	50	0	50	0	0	0
Pacific Islander	0	0	3	9	0	8	1	0	0
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 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	3	86	114	0	109	1	3	1
Not Hispanic	0	186	6,184	13,456	78	12,927	115	120	184

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

Table 25 – 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:

WVDED and the WVHDF don't administer public housing units. The needs of public housing tenants and applicants can be determined by contacting the local PHA.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

WVDED and the WVHDF don't administer public housing units. The number and type of families on the waiting lists for public housing and section 8 tenant based rental assistance can be determined by contacting the local PHA.

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

WVDED and the WVHDF don't administer public housing units. The number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance can be determined by contacting the local PHA.

Discussion:

WVDED and WVHDF don't administer public housing units and do not govern public housing authorities (PHA or PHAs). Nevertheless, WVDED and WVHDF consider PHAs as partner agencies. As necessary, WVDED and WVHDF respond to PHA inquiries and request information from PHAs.

NA-40 Homeless Needs Assessment – 91.305(c)

Introduction:

As of the 2024 Point in Time Count, the State of West Virginia has more than 1,779 people experiencing homelessness. Of the total homeless, this includes 44% who were unsheltered. The number of individuals facing homelessness in West Virginia saw a significant rise of approximately 25% from 2023 to 2024, based on recent point-in-time estimates from the U.S. Department of Housing and Urban Development. In January 2024, there were 1,779 individuals experiencing homelessness, compared to 1,416 in January 2023. According to the HUD 2024 report released in December 2024 marked the highest recorded number of homeless individuals in the United States. On a single night, 771,480 people found themselves in emergency shelters, safe havens, transitional housing programs, or living unsheltered nationwide, reflecting an 18% increase from 653,100 in 2023. The report points to several contributing factors for this surge, including a national affordable housing crisis, escalating inflation, stagnant wages for middle- and lower-income families, and the ongoing impact of systemic racism, all of which have placed immense strain on homelessness service systems.

The State recognizes that to address the rising number of individuals facing homelessness, it is essential to provide a range of housing options and vital services that cater to the diverse needs of this population. This encompasses support for the chronically homeless, individuals with disabilities, and those struggling with substance use disorders. By ensuring that our funded shelters adopt a housing-first approach while remaining low barrier, we can effectively connect individuals to the necessary resources. West Virginia is home to several successful programs dedicated to helping individuals and families experiencing homelessness, as well as those at risk of losing their housing.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	18	230	1,670	660	1,010	30
Persons in Households with Only Children	0	9	93	4	89	30
Persons in Households with Only Adults	230	910	5,032	1,252	3,780	60
Chronically Homeless Individuals	25	100	699	110	589	90

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Families	3	6	127	37	90	30
Veterans	24	113	1,484	137	1,347	45
Unaccompanied Child	15	74	195	53	142	30
Persons with HIV	3	6	276	25	256	60

Table 26 - Homeless Needs Assessment

Data Source Comments: Source: HMIS data from CoCs/annual PIT count

Indicate if the homeless population is: Partially Rural Homeless

Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	12	151	1,200	400	800	30
Persons in Households with Only Children	0	3	62	3	59	30
Persons in Households with Only Adults	151	303	3,250	800	2,450	60
Chronically Homeless Individuals	33	34	461	150	311	90
Chronically Homeless Families	1	4	88	25	63	30
Veterans	16	36	1,200	100	1,100	45
Unaccompanied Youth	10	51	150	40	110	30
Persons with HIV	1	4	125	10	115	60

Table 27 - Homeless Needs Assessment

Data Source Comments: Source: HMIS data from CoCs/annual PIT count

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

The Office of Management and Budget (OMB) and data from the Census Bureau have indicated that according to the following guidelines, the state of West Virginia has been designated rural and this coincides with the homeless population within the state and where they reside. It designates Metropolitan Statistical Areas (MSAs) as areas that include a city with more than 50,000 inhabitants or as urbanized areas with at least 50,000 inhabitants and a total MSA population of more than 100,000. All areas outside MSAs are nonmetropolitan and by implication rural. The Census Bureau definition is also indirect, but it is more specific in that smaller population units are used in the definition. It defines urban areas as those areas and populations of 2,500 or more persons. Areas and populations that are not urban are de facto rural. With over two thirds of the state meeting this definition, as compared to the United States, where 20% of the nation is defined as being rural. In this regard, West Virginia's homeless population is partially rural homeless.

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):

Data provided in charts.

Nature and Extent of Homelessness: (Optional)

Race:	
White	1210
Black or African American	137
Asian	2
American Indian or Alaska Native	11
Pacific Islander	2
Ethnicity:	
Hispanic	23
Not Hispanic	

Data Source

Comments: National Alliance to End Homelessness

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

Data provided in the charts.

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

Rates of Homelessness per 10,000 WV Residents – a total of 1,210 individuals experiencing homelessness are identified as being “White,” 137 as “Black or African American,” 2 as “Asian,” 11 as “American Indian or Alaska Native,” and 2 as “Pacific Islander.”

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Every county within the state is experiencing some degree of homelessness. There are some rural areas where there is no shelter, or adequate transportation is severely lacking to transport individuals experiencing homeless to those available shelters or resources that may be many miles away. Facilities and resources are initially hard to locate for individuals; however, each of the four CoCs do operate a coordinated entry process, single point of entry, to engage, assess, and enter individuals and families into the shelter system. Other agencies, such as the WV Department of Health and Human Resources and health care facilities, work closely with the four CoCs, Emergency Solutions Grant and Housing Opportunities for Persons with AIDS funding providers to connect this most vulnerable population to services.

Discussion (Optional) :

NA-45 Non-Homeless Special Needs Assessment – 91.305 (b,d)

Introduction

There are several households within the state housing Persons living with HIV/AIDS (PLWH) and may include infants, children, adolescents and adults who have been diagnosed with HIV/AIDS and treated in specialized settings for their HIV infection. This special need population has a greater need for safe and sanitary housing options in which they can maintain lower viral counts while also having access to health care and life sustaining medications and treatments.

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	0
Area incidence of AIDS	0
Rate per population	0
Number of new cases prior year (3 years of data)	0
Rate per population (3 years of data)	0
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	2289
Area Prevalence (PLWH per population)	150 cases/100k
Number of new HIV cases reported last year	0

Table 28 – HOPWA Data

Data Source: CDC HIV Surveillance

Current HOPWA formula use:	
Cumulative cases of HIV/AIDS reported	2289
Area incidence of HIV/AIDS	75
Rate per population	6.5
Number of new cases prior year (3 years of data)	276
Rate per population (3 years of data)	6.5
Current HIV surveillance data:	
Number of PLWH	2289
Area Prevalence (PLWH per population)	150
Number of new HIV cases reported last year	100
*Data pulled from CDC HIV Surveillance	

Table 29 - HOPWA

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	0
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (permanent, short-term or transitional)	0

Table 30 – HIV Housing Need

Data HOPWA CAPER and HOPWA Beneficiary Verification Worksheet
Source:

Type of HOPWA Assistance	Estimates of Unmet Need
TBRA	89
STRMU	35
Facility Based Housing	7

Table 31 - HIV Housing Need (HOPWA Grantees Only)

Describe the characteristics of special needs populations in your community:

Special needs populations include non-homeless elderly, physically and mentally disabled, persons with alcohol and/or drug addictions, persons living with HIV/AIDS and victims of domestic violence.

A total of 19.5% or 345,150 individuals residing in West Virginia are living with one or more disabilities. There are 380,550 or 21.5% residents within the state that are 65 years of age or older. Approximately 2,289 existing cases of individuals living with HIV/AIDS within the state and finally, 127,440 or 7.2% of the population are veterans.

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

Individuals with physical disabilities require housing that is not only affordable but also adaptable to their specific physical demands and needs. There are also significant needs or supportive services in addition to the housing component, such as assistance performing daily life activities, in-home assistance and social services such as employment training, counseling, benefits advocacy and independent living skills.

The rural geography of the state tends to be a great barrier to providing adequate services to these special needs populations who are homeless or at risk of becoming homeless within most rural areas of the state where services are limited and other barriers such as transportation and a lack of access to community services exist. The WV Department of Economic Development continues to work with each of the four CoCs as well as the WV Interagency Council on Homelessness (WVICH), a council of State government agencies responsible for coordinating a more effective interagency response to ending chronic homelessness. These agencies also partner with public and private housing providers and programs to

identify, improve and expand services to those areas of need. Needs were determined through the ongoing collaboration between multiple agencies as follows:

- The WV Department of Economic Development consulted on ESG funding decisions with the four CoCs within the state and whether each project sponsor was actively involved within the CoC and their coordinated entry process.
- All four CoCs utilize one statewide Homelessness Management Information System, participate in the coordinated entry process using diversion, and practice a housing-first approach.
- CoCs utilize a coordinated assessment system that ensures all homeless persons are assessed by a common tool and receive appropriate services based on all standards of care.
- West Virginia utilizes SSI/SSDI Outreach, Access, and Recovery (SOAR) to train frontline staff members to improve success rates for initial determinations for the SSI applications.

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

People living with HIV/AIDS in West Virginia experience many of the same challenges as other residents, especially those with low incomes including difficulty finding affordable, good-quality housing, overcoming geographic barriers to access medical care, services, employment, and also limited employment opportunities in many areas across the state.

Many people living with HIV/AIDS who do have lower incomes struggle to afford monthly rent payments and utility costs; for example, those beneficiaries served through the existing HOPWA funding had a median income of \$778 but paid a median \$375 per month for housing. Although public housing authorities provide several types of affordable housing and programs, waiting lists are typically very long. Screening for criminal history, high utility costs, and the need for behavioral health support are other housing barriers for some living with HIV/AIDS.

There was also an emergence of an HIV cluster where the number of confirmed HIV cases in Cabell County, WV, continued to rise. The number of cases in Cabell County during 2019 was more than the entire state of West Virginia since 2008. However, in 2022, Kanawha County saw a total of 31 new HIV cases, with 24 linked to IV drug use. This marks a significant 44% drop from 2021, when the County recorded its highest rates with 55 cases, 46 of which were associated with injectable drug use. Interestingly, this is the first decline in case rates since 2018. Prior to that year, the average annual HIV cases in Kanawha County stood at around 14, with only two related to IV drug use, according to the State Department of Health and Human Resources. In the first half of 2023, Kanawha County reported 10 new HIV diagnoses, with half involving drug use. If this trend continues, we could see a second consecutive decrease in cases for the following year and into 2025.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for

housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion:

The HOPWA program supportive services assist in improving access to housing, financial independence, access to health care, and enhancing their quality of life. Supportive services are even provided when housing assistance is not needed. The objective of the HOPWA supportive services programs is to provide follow-up and complimentary services for these program participants seeking housing and those already in housing. The goal is to create a stable living environment to increase the likelihood of the program participant to maintain that stable and affordable housing while connecting them to any needed supportive services.

NA-50 Non-Housing Community Development Needs - 91.315 (f)

Describe the jurisdiction's need for Public Facilities:

The West Virginia State CDBG program will support community efforts to improve and expand access to public facilities. Support for these efforts will focus on renovations to public facilities for ADA access. Focus group meetings revealed that there are unmet needs for public facilities, especially community centers that offer programming for local residents including the elderly.

West Virginia is one of the oldest states in the nation. According to the West Virginia state profile from the US Census Bureau, 21.5% of the state's population is over 65 years of age, which is higher than the national population with 17.7% over the age of 65. Furthermore, according to the American Community Survey (ACS) published by the Census Bureau (Table S0103), West Virginia has a higher percentage of its population with a disability and a higher percentage of elderly with a disability than any of its surrounding states:

State	Population With any Disability (est.)	65 Years and Over With any Disability (est.)
West Virginia	19.5%	39.4%
Kentucky	18.1%	38.5%
Maryland	11.6%	29.0%
Ohio	14.7%	32.4%
Pennsylvania	14.7%	30.9%
Virginia	12.8%	30.5%

To address this need, the West Virginia CDBG program will support the renovation of existing facilities to enhance or expand ADA accessibility for nonresidential public buildings and facilities such as municipal buildings, county courthouses, senior centers, public libraries, and community centers. These improvements will allow expanded and enhanced access for the disabled population, including the elderly, to vital services and activities that will improve quality of life and health.

The Community Needs Survey revealed that 62% of respondents believed that public facilities in the state were adequate. However, there was agreement in the Focus Groups that additional resources were needed to fund Public Facilities.

How were these needs determined?

The State determined Non-Housing Community Development Needs through research and outreach. Data sources include CHAS, ACS, 2020 ASCE Report Card, and internal resources. Public outreach consisted of a survey, six virtual Non-Housing Community Development Focus Group organized by Regional Planning and Development Councils, and five Public Meetings (four in person and one virtual).

Need for Public Facilities – June 2016 CDBG-DR Allocation

Unprecedented rain in June of 2016 caused extensive flooding, which damaged housing and infrastructure across West Virginia. Significant flooding damaged facilities that provided essential services, such as wastewater treatment plants and educational facilities. The calculated impact to state infrastructure as of March 21, 2017 is \$134 million per federal Public Assistance obligated by FEMA, which does not include housing damage estimates. As a result of the disaster event, the State was awarded \$149,875,000 in CDBG-DR funds..

Most of these funds have been expended as of 2025. The West Virginia Department of Economic Development (WVDED) has been working diligently to complete the CDBG-DR Program. Priorities remain focused around this program and returning survivors of the June 2016 disaster back to safe and secure housing. As the grant is coming to an end in September of 2025, all housing, demolition, bridge, and multifamily units (administered by WVHDF) are 100% complete. WVDED has expended \$136,627,937.11 of the \$149,875,000.00 CDBG-DR grant, with 80% of grant funds serving low to moderate income persons and 80% in our most impacted and distressed counties. WVDED has requested an extension to the CDBG-DR grant to expend the remaining funds. If the extension is granted, the balance of CDBG-DR funds will be spent on new multifamily housing.

Describe the jurisdiction's need for Public Improvements:

The state has enormous needs for Public Improvements, especially basic services such as water, sewer, and stormwater. In addition to the state's extensive need for new and rehabilitated infrastructure, the mitigation of blighted buildings is also a high priority and represents a great need. For the prior Consolidated Plan and in this new cycle as well, basic infrastructure is prioritized because it is the most pressing need, as identified by Focus Groups and interactions with community stakeholders.

Many counties in West Virginia are experiencing a continual decline in population. While natural population loss has been mitigated because of in-migration, the net population of the state continues to decline. This is especially acute in rural areas that tend to be located in the western and central regions of the state. The impacts on public improvements are profound because, as the population in certain communities shrinks, the need for basic infrastructure, both new and rehabilitated, continues to grow. This creates a greater rate burden on existing residents and can generate extremely high fees for basic water and wastewater services.

The West Virginia Infrastructure and Jobs Development Council issued a report, 2023 Needs Assessment, which provides a detailed analysis of water supply systems and sewer facilities. Data from the study indicate current funding needs are \$1 billion for water projects and \$1.3 billion for sewer projects. Future needs, which would include new water and sewer connections, as well rehabilitation of existing systems in need of repair, is \$17.9 billion.*

The following chart provides an estimate of need in the state, which does not account for rehabilitation work (estimated to be around \$4 billion).

Cost to Serve Every Household/Prospective Customer

	Water	Sewer
Number of Households	716,040	716,040
Customers Served	652,150	462,045
Difference (Unserved)	63,890	253,995
Avg Cost per customer to serve	\$33,301	\$46,622
Overall Need	\$2.1 billion	\$11.8 billion

The report cites CDBG funding as a critical resource to enhance the viability of water and sewer projects. In addition to CDBG funds, there are other resources for water and sewer projects such as:

- Lottery revenues
- Bonds and notes
- Abandoned Mines Lands and Reclamation (WVDEP-AML) Waterlines Program
- Appalachian Regional Commission (ARC)
- US Department of Agriculture – Rural Development (USDA-RD)
- U.S. Army Corps of Engineers (USACE)

However, the need for funding greatly exceeds all available resources for water and sewer projects by multiple billions of dollars. In 2020, the American Society of Civil Engineers (ASCE) produced a report card for the state of West Virginia that designated an overall grade of D for the state. This indicates a need for the investment of significant additional resources to improve basic public improvements in the state. The report card is summarized in the following table**

Category	2020 West Virginia	2017 National
Bridges	D+	C+
Dams	D	D
Drinking Water	D	D
Roads	D+	D
Wastewater	D	D+

Each of the categories of needs identified in the report card is summarized as follows:

Bridges

There are 7,291 bridges in West Virginia, and 21% are structurally deficient. The national average is 7%.

Dams

West Virginia will need about \$900 million to address dam deficiencies. Of all the dams in West Virginia, 89% are in fair or satisfactory condition, which exceeds the national average of 71%. There are a number of risks associated with dam failures, and this is discussed in MA-65 Hazard Mitigation.

Drinking Water

Drinking water in West Virginia is supplied either by a private well or through central systems. About 30% of the population relies on cisterns or wells, with the remaining population consuming water provided through a central, regulated supply. There are incidents of water contamination in the state. The extension of potable water lines for both residential and commercial use is a critical need and is supported by the state's CDBG program.

Roads

There are 38,000 miles of roads in West Virginia. Recent investments have greatly improved roads and highway access in the state, notably through the Roads to Prosperity Program. However, road improvements remain a need in the state.

Wastewater

As stated previously, falling numbers of paying customers and aging, failing infrastructure combine to create a perfect storm of affordability and viability for wastewater systems. This is especially true in smaller towns that may not be experiencing consistent growth. Reliable, compliant wastewater systems are the backbone of sustainable community and economic development. These improvements serve both residents and businesses. Wastewater improvements have been and continue to be a focus of CDBG funding in West Virginia.

Non-Housing Community Development Focus Groups

The State held six Non-Housing Community Development Focus Groups. Each meeting was organized by Regional Planning and Development Councils (RPDC), as follows:

June 2, 2025: RPDC 1	June 3, 2025: RPDCs 2 & 3
June 3, 2025: RPDC 4	June 4, 2025: RPDCs 5,7
June 5, 2025: RPDCs 8, 9	June 5, 2025: RPDCs 6, 10, 11

In addition to RPDCs, local government representatives and other community leaders were invited to attend.

Focus Group attendees all concluded that the state needs a continued focus on basic infrastructure. Attendees acknowledged that although there are great needs in all categories, basic infrastructure (public improvements) and removal of blighted buildings were the highest priorities. Attendees emphasized that inadequate public improvements are proving to be an impediment to attracting new businesses and housing, especially large-scale development. The mountainous topography of West Virginia limits the availability of easily developable land. Development on mountains or sloped topography is dramatically more expensive, or even impossible, compared to flatter terrain. The absence of basic public utilities, especially water and sewer, further limits the viability of industrial, retail and residential development.

A common theme in the Focus Groups was the impact of blighted structures on communities in West Virginia. Blighted structures create a dangerous environment for illegal occupancy by homeless individuals. It was commonly reported that groups of homeless people were occupying abandoned and blighted structures, leading to crime and a perception of danger to public safety. Blighted structures were also blamed for discouraging investment, development and tourism. It was noted that visitors to a community with large number of blighted structures were reluctant to stop and visit local stores and restaurants. Among the Focus Groups, there was widespread support for the continuation of CDBG resources to mitigate slum and blight.

In a survey conducted on behalf of the West Virginia Community Advancement and Development, Basic Infrastructure (water and sewer, stormwater) was identified as a Tremendous Need. Of the 58 respondents who answered the question, 45 believed the current state of basic infrastructure in West Virginia is categorized as fair to poor.

State CDBG priorities in the past have focused on public improvements and blight, and it is anticipated that these efforts will continue into the future.

A summary of Focus Group and Public Meeting comments, as well as survey results, is provided in the public participation section of this plan.

The 10 regional councils cover 52 of the state’s overall 55 counties. The project priority lists are developed by each council through regional public input. In total, there were approximately 811 projects on the 10 council lists, ranging from infrastructure to transportation to community development. Most of those projects (53%) were water, wastewater, stormwater, or broadband projects.

According to the West Virginia Abandoned Properties Coalition (APC), there are an estimated 20,902 buildings in the state that need to be demolished. In addition, the APC website also estimates that there are more than 300 vacant and under-utilized school buildings in the state (APC website, <https://badbuildings.wvu.edu/abandoned-properties-coalition/apc-teams>). These structures represent a threat to public safety, drag down property values, and demoralize efforts to improve communities.

All of the data reviewed and Focus Group session results point to overwhelming need for basic infrastructure projects in the state, especially water and sewer projects.

How were these needs determined?

The State determined Non-Housing Community Development Needs through research and outreach. Data sources include CHAS, ACS, 2020 ASCE Report Card, 2023 Needs Assessment, West Virginia Infrastructure and Jobs Development Council, and internal resources. Public outreach consisted of a survey, six virtual Non-Housing Community Development Focus Group organized by Regional Planning and Development Councils, and five Public Meetings (4 in person, and 1 virtual).

*2023 WVDC Needs Assessment

**ASCE 2020 West Virginia Infrastructure Report Card

Describe the jurisdiction's need for Public Services:

While there are significant needs in the state for public services related to community development — such as job training and substance abuse services — there are programs and initiatives in the state addressing these needs that do not utilize CDBG funds. For job training services, Workforce West Virginia is a State government agency that oversees a network of 13 career centers across the state providing job opportunities, training, and unemployment compensation. In addition, the Appalachian Regional Commission (ARC) POWER Initiative has funded job training projects across the state to assist displaced coal miners and other unemployed or under-employed persons in finding new employment opportunities. Another initiative is the WORC (Workforce Opportunity for Rural Communities) grant program from the U.S. Department of Labor. WORC provides funding for enhanced training and support activities to dislocated workers.

Substance abuse disorder has had a substantial impact on the state. Funding for substance abuse disorders has been scaled up and federal government agencies such as USDA and ARC have made it one of their top priorities. The ARC has focused on providing support for those transitioning back into the workforce during and after recovery. ARC has also made transition back into the workforce for those recovering from substance abuse disorders a top priority for POWER funding (see <https://www.arc.gov/>). The WORC initiative noted above also has a focus on individuals affected by substance abuse disorders to help them transition back into the workforce.

Participants in the Focus Groups identified a need for transportation services for people to get to and from jobs. Reliable transportation was identified as a major impediment to employment. The Focus Groups indicated that transportation for the elderly was generally adequate, although there was a need for elderly services in general. (Daytime activities for the elderly were mentioned in several of the Focus Groups sessions.)

How were these needs determined?

The State determined Non-Housing Community Development Needs through research and outreach. Data sources include CHAS, ACS, 2020 ASCE Report Card, and internal resources. Public outreach consisted of a survey, six virtual Non-Housing Community Development Focus Group organized by Regional Planning Councils, and five Public Meetings (four in person, and one virtual).

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Consolidated Plan regulations require a description of the significant housing characteristics of the State's housing markets. The Housing Market Analysis is to identify barriers to affordable housing and determine if available housing stock is enough to meet the housing needs throughout the state. The State is responsible for the development of housing programs and strategies to address the jurisdiction's housing problems.

As noted in the 2020-2024 State of West Virginia Consolidated Plan, the number of available housing units continue to not meet the needs of the state's population. The 2016-2020 CHAS data indicates that 158,935 of the state's owner and renter occupied households (79,980 owner occupied households and 78,955 renters occupied households) have a cost burden greater than 30% of HAMFI. It also indicates that 67,530 of the state's owner and renter occupied households (30,235 owner-occupied households and 37,295 renters occupied households) have a cost burden greater than 50% of HAMFI.

The market for affordable housing is not improving due to changes in the use of housing units, pricing that is outpacing income growth, cost burden, and other factors.

Data sources included the following:

2016-2020 CHAS

2016-2020 ACS 5-year Estimates

2019 WV Housing Needs Assessment

The tables in the Market Analysis and the WV Housing Needs assessment demonstrate that severe cost burden and cost burden limit options to affordable housing.

MA-10 Number of Housing Units – 91.310(a)

Introduction

West Virginia has 889,277 housing units. 134,329 (15%) of these units are non-traditional property types, including mobile homes, boats, RVs, vans, etc. 627,469 (71%) of the property types are single family detached structures. 127,479 property types from 1-unit attached to 20+ units are likely renter occupied.

According to <https://www.homefacts.com/demographics/West-Virginia.html>, the average size of renter-occupied households is 2.4 persons, and the average size of owner-occupied households is 2.5 persons.

According to https://data.census.gov/profile/West_Virginia?g=040XX00US54#housing, West Virginia has a 73.5% homeownership rate.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	627,469	71%
1-unit, attached structure	20,016	2%
2-4 units	43,333	5%
5-19 units	41,045	5%
20 or more units	23,085	3%
Mobile Home, boat, RV, van, etc	134,329	15%
Total	889,277	100%

Table 32 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,491	0%	7,967	4%
1 bedroom	9,734	2%	35,253	18%
2 bedrooms	110,839	21%	80,208	40%
3 or more bedrooms	414,591	77%	77,588	39%
Total	536,655	100%	201,016	101%

Table 33 – Unit Size by Tenure

Data Source: 2016-2020 ACS

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

There are 10,798 Project Based Section 8 subsidized units in the State of West Virginia, which represent 175 projects. These projects serve tenants who are considered low income (at or below 80% AMI), very low income (at or below 50% AMI), and extremely low income (at or below 30% AMI). These units and projects represent:

- Three projects with 47 units serving persons with chronic mental illness/disabilities.
- Seventy-four projects with a total of 5,955 units serving elderly tenants.
- Three projects with a total of 383 units serving family and elderly tenants.
- Ninety-four projects with a total of 4,392 units serving family tenants.
- One project with 21 units serving persons who are elderly/mentally disabled.
- There are 18,468 Low Income Housing Tax Credit units in the state of West Virginia, which represent 485 projects. These projects serve tenants who are at or below 60% AMI.

According to the PR-22 report, there are 1,160 HOME-assisted rental units in the State of West Virginia, which represent 164 HOME-funded projects. These projects received funding through the HOME CHDO or HOME Rental Programs, and they serve tenants who are at or below 60% AMI at original occupancy.

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

Generally, public housing authorities have extensive waiting lists for Housing Choice Vouchers (HCV). Consequently, public housing authorities are unable to meet the demand for rental assistance.

HCVs are portable. Frequently, tenants residing near a bordering state fulfill the one-year West Virginia state residency requirement. Then they move out of state, taking the HCVs with them. Unfortunately, this result is decreased HCVs for eligible West Virginia residents.

No units are expected to be lost in the Section 8 Program, as it is anticipated that Section 8 Contracts will be renewed.

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

The available housing units do not meet the needs of the state's population. The 2016-2020 CHAS data in NA-10 indicates that 70,770 of the state's owner and renter occupied households (38,075 owner occupied households and 32,695 renter occupied households) have a cost burden greater than 30% of AMI. It also indicates that 65,575 of the state's owner and renter occupied households (28,125 owner-occupied households and 37,450 renter occupied households) have a cost burden greater than 50% of AMI.

Moreover, 2016-2020 CHAS data in NA-10 reveals that 77,440 owner- and renter-occupied households have one or more of the four severe housing problems (33,4770 owner-occupied households and 43,970 renter-occupied households). According to 2016-2020 CHAS, 18.49% of all households were cost burdened.

According to the 2019 West Virginia State Housing Needs Assessment:

- There is a need for more affordable housing in the rental market, primarily for households with incomes in the 0-30% AMI income tier. Across the state, the Unmet Needs range from 48% to 80% among renter households with incomes between 0-30% AMI. This means that within this income

tier, 48% to 80% of households do not have affordable and available housing across all counties. Within renter households in the 0-60% AMI tier, Putnam, Lincoln and Boone counties have surpluses. Among the 52 counties without a surplus, the Unmet Needs range from 2% to 28% of households without available and affordable housing. Among renter households with incomes between 0-80% AMI, only two counties (Preston and Monongalia) have Unmet Needs, both of which are 4%.

- There is significant need for affordable housing within the sales market in all income tiers. Among owner households with incomes between 0-30% AMI, the Unmet Needs range from 42% to 85% across all counties. Unmet Needs decrease for owner households with incomes between 0-60% AMI to 27% to 69%. Even within the 0-80% AMI tier, which has a surplus of units in the rental market, approximately 19% to 53% of households do not have affordable and available housing. Unlike in the rental market, there are no income tiers among owners for which there is a surplus of affordable and available units.

Describe the need for specific types of housing:

Affordable housing for extremely low- and low-income households is needed because market rents often translate into high housing costs burden for all low-income households. Accessible housing continues to be needed, especially for the elderly and individuals who are disabled.

Discussion

According to <https://usafacts.org/answers/what-is-the-homeownership-rate/country/united-states/>:

- West Virginia has been the homeownership leader (in the country) for the past five censuses (2020, 2010, 2000, 1990, 1980).
- In 2023, West Virginia's homeownership rate was 77%.

Approximately 25% of households are renter occupied. From the aforementioned statistics, renter-occupied households' needs surpass those of homeowner-occupied households:

- Of the 136,165 households that are cost burdened greater than 30% of HAMFI, 54% are renter occupied.
- Of the 69,065 households that are cost burdened greater than 50% of HAMFI, 58% are renter occupied.
- Of the 79,420 households that have one or more of the four severe housing problems, 57% are renter occupied.

For affordable rental housing projects requesting HOME and HTF funds, WVHDF will rely on project-specific market analysis data to determine and confirm an adequate need exists. When possible, WVHDF will leverage HOME and HTF funds with other sources (LIHTC, USDA Rural Development funds, other HUD

mortgage funding, FHLB, and others) to increase the supply of affordable rental housing throughout the state.

WVHDF recognizes that despite having a lesser need, homeowner occupied households have needs. Therefore, WVHDF offers programs through its Affordable Housing Program to address needs. In addition, WVHDF frequently refers callers inquiring about homeowner problems to departments/agencies involved with affordable mortgages, repair, and weatherization.

MA-15 Cost of Housing – 91.310(a)

Introduction

The median home value increased 8% from 2009 to 2020, from \$111,600 to \$111,600. According Bankrate(<https://www.bankrate.com/real-estate/housing-market/wv/>), home values in West Virginia are 55.5% below the median home value in the United States; according to U.S. News and & World Report (<https://www.usnews.com/news/best-states/rankings/opportunity/affordability>), West Virginia's housing affordability is ranked third in the country.

Median contract rent increased 7% from 2009 to 2020, from \$474 to \$506.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	103,800	111,600	8%
Median Contract Rent	474	506	7%

Table 34 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	114,074	56.8%
\$500-999	75,531	37.6%
\$1,000-1,499	8,646	4.3%
\$1,500-1,999	2,074	1.0%
\$2,000 or more	691	0.3%
Total	201,016	100.0%

Table 35 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of units affordable to households earning	Renter	Owner
30% HAMFI	23,620	No Data
50% HAMFI	69,170	67,530
80% HAMFI	137,660	156,975
100% HAMFI	No Data	220,265
Total	230,450	444,770

Table 36 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

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

Table 37 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

MA-10 information reveals:

The available housing units do not meet the needs of the state’s population. The 2016-2020 CHAS data in NA-10 indicates that 132,360 of the state’s owner and renter occupied households (60,730 owner occupied households and 71,630 renter-occupied households) have a cost burden greater than 30% of AMI. It also indicates that 67,080 of the state’s owner and renter occupied households (27,830 owner-occupied households and 39,250 renter-occupied households) have a cost burden greater than 50% of AMI. Approximately 25% of households are renter occupied. Renter-occupied households’ needs surpass those of homeowner-occupied households.

- Of the 132,360 households that are cost burdened greater than 30% of AMI, 54.1% are renter occupied.
- Of the 71,630 households that are cost burdened greater than 58.5% of AMI, 58% are renter occupied.
- Of the 77,440 households that have one or more of the four severe housing problems, 57% are renter occupied.

Calculate the Total Housing Unmet Need including 20% Resilience Cost, the State added 20% (the industry standard cost of resiliency measures) to the calculated unmet need.

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

Both rents and home prices are likely to continue to increase, which will continue to reduce the number of affordable homes (rental and owned) in West Virginia.

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

Information from the National Low-Income Housing Coalition states that, in West Virginia, the average Fair Market Rent (FMR) for a two bedroom apartment is \$960. In order to afford this level of rent and

utilities, without paying more than 30% of income on housing, a household must earn \$3,200 monthly or \$38,400 annually. Assuming a 40-hour work week, 52 weeks per year; this level of income translates into a Housing Wage of \$18.46.

Discussion

Housing cost burden will likely increase for all households on a fixed income, whether they own or rent. Fewer new housing units are being built, and when they are, their prices are often out of reach for many. Older homes and apartments require more repairs to heating, electrical and other systems, driving up housing costs even further. To accomplish affordability, both the inventory and condition of housing will need to be addressed.

MA-20 Condition of Housing – 91.310(a)

Introduction:

According to the 2019 West Virginia State Housing Needs Assessment, the three counties with Highest Quality housing stock are, in descending order, Jefferson, Putnam and Berkeley Counties; the Lowest Quality housing stock is in Tyler, Wetzel and McDowell Counties. A Housing Conditions Model was created to estimate the housing conditions in each county and, where appropriate, census tracts. The model utilizes data from the American Community Survey (ACS) and includes the following factors: 1) presence of incomplete plumbing, 2) age of unit, 3) median housing value, and 4) poverty levels. The output of the model is a numerical score used to classify jurisdiction's housing conditions into four categories: Lowest, Lower, Higher, and Highest Quality. Classifications are based on the median score throughout the state.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation."

A substandard condition is one that creates a safety or health hazard and includes units that do not meet the minimum standards contained in the State's housing codes and include but are not limited to:

- Lacking complete plumbing or kitchen facilities
- Have more than 1.5 people per room (severely overcrowded)
- Have more than 1 to 1.5 people per room (overcrowded)
- Have a housing cost burden greater than 50% income
- Have a housing cost burden greater than 30%

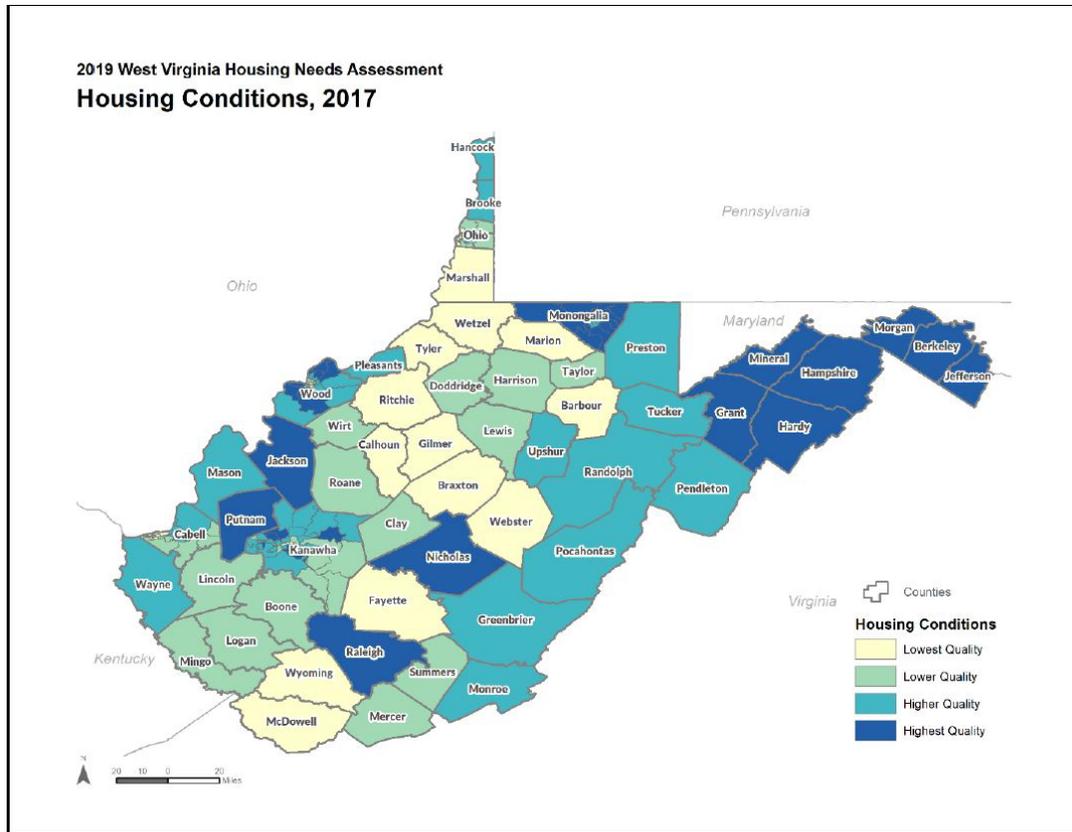
Units with substandard conditions but suitable for rehabilitation are those that are structurally sound and for which the cost of rehabilitation is substantially less than the cost of new construction or considered economically warranted.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	79,089	15%	75,170	37%
With two selected Conditions	2,209	0%	3,568	2%
With three selected Conditions	231	0%	240	0%
With four selected Conditions	15	0%	12	0%
No selected Conditions	455,111	85%	122,026	61%
Total	536,655	100%	201,016	100%

Table 38 - Condition of Units

Data Source: 2016-2020 ACS



Source: 2013-2017 ACS, Mullin & Lonergan Associates, Inc.

Housing Conditions Map

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	84,969	16%	24,691	12%
1980-1999	140,104	26%	52,489	26%
1950-1979	193,595	36%	77,079	38%
Before 1950	117,987	22%	46,757	23%
Total	536,655	100%	201,016	99%

Table 39 – Year Unit Built

Data Source: 2016-2020 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	311,582	58%	123,836	62%
Housing Units build before 1980 with children present	44,385	8%	30,145	15%

Table 40 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	70,064	88,375	158,439
Abandoned Vacant Units	300	20,902	21,202
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 41 - Vacant Units

Data Source Comments: REO Data unavailable

Need for Owner and Rental Rehabilitation

The housing stock in West Virginia has very few housing units that have any of the following housing problems: lack of complete kitchen and bathroom facilities, overcrowding and negative income. The primary housing problem is cost burden and severe cost burden. Approximately 132,360 owner occupants and renters spend more than 30% of the AMI on housing according to information in NA-10. This problem is aggravated by the fact that approximately 265,926 of the housing units were built prior to 1980. The lack of disposable income to repair and maintain these older housing units underscores the need to provide homeownership and rental rehabilitation programs.

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

According to the above Risk of Lead-Based Paint (LBP) Hazard table, 435,418 units were built before 1980 (311,582 owner-occupied and 123,836 renter-occupied). According to NA-10, approximately 17.53% (129,310/737,675) of total households are considered low- or moderate-income (50% to 80% AMI). Therefore, it is estimated that approximately 73,326 low- or moderate-income owner-occupied units have the risk of lead-based paint hazards, and 2,795 low- or moderate-income owner-occupied units with children present have the risk of lead-based paint hazards.

Discussion:

Rehabilitation projects (built prior to 1980) requesting HOME or HTF funds must submit lead-based paint (LBP) analysis. If the project contains LBP and receives an award of HOME or HTF, it must have a LBP remediation plan. In 2016, there was one rehabilitation project that contained LBP that received a HOME award. The LBP was remediated during the project's rehabilitation. In 2017, there was one rehabilitation project that contained LBP that received an HTF award. The LBP was remediated during the project's rehabilitation. In 2018, there was one rehabilitation project that contained LBP that received an HTF award. The LBP will be remediated during the project's rehabilitation. According to the West Virginia State Hazard Mitigation Plan (HMP), flooding has, historically, caused the most damage to West Virginia and its citizens. In the West Virginia State HMP, Social Vulnerability is limited to factors such as income,

employment status, age, housing occupancy, and race. Persons with one or more of these factors is considered less able to recover from a disaster.

MA-25 Public and Assisted Housing – (Optional)

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	190	6,769	15,073	134	6,943	1,388	1,962	3,244
# of accessible units			49						
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 42 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

(Optional)

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:

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 – 91.310(b)

Introduction

In 2019, it was estimated through the annual Point-In-Time count that there were at least 1,023 homeless people in the state. In the past few years, homeless facilities located throughout the state have been encouraged by the CoCs to follow a low-barrier, housing-first practice in serving the population.

West Virginia’s plan to address homelessness is overseen through the WV Interagency Council on Homelessness, the organization pulled together several state agencies including the WV Department of Health and Human Resources, WV Department of Veterans Assistance, WV Department of Education, WV Housing Development Fund, WV Department of Military Affairs and Public Safety, and the WV Department of Economic Development to research and devise a plan to combat homelessness within the state. In 2020, the State will see the revitalization of the organization and an update to “Opening Doors in West Virginia: A Plan to Prevent and End Homelessness.”

Working closely with the four CoCs within the state, the West Virginia Department of Economic Development uses the Emergency Solutions Grant to provide additional funding to state agencies in assisting the homeless population to find housing and be connected to available resources.

Facilities Targeted to Homeless Persons

	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)	642	25	77	423	0
Households with Only Adults	697	149	68	646	0
Chronically Homeless Households	0	0	590	0	0
Veterans	42	0	583	0	0
Unaccompanied Youth	6	0	20	0	0

Table 43 - Facilities Targeted to Homeless Persons

Data Source
Comments:

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.

All mainstream resources available to those experiencing homelessness in West Virginia are used to complement the services provided by WVDED through the Emergency Solutions Grant program. WVDED

and the project sponsors within the ESG program coordinate efforts with other federal, state, and local entities to provide a true continuum of services to those most vulnerable within our communities. ESG providers specifically meet their dollar-for-dollar match requirements using other mainstream funding and resources including those provided through the Department of Health and Human Resources and other emergency shelter funding. Additionally, domestic violence providers use other resources to blend with those already in use with ESG in order to provide other services, TANF, Housing Choice Vouchers, and obtaining any additional resources to strengthen those services offered to victims of domestic violence. Many shelters throughout the state connect homeless individuals to health and mental health services through case management and support services and even offer job training and employment services to ensure the greater ability to be self-sustaining once affordable housing is found for them.

The WV Department of Economic Development, through their administration of the Emergency Solutions Grant Program requires successful grantees to utilize mainstream resources to assist in stabilizing a household if warranted. As part of the application process, potential subrecipients must list all of the potential mainstream services they will be contacting in aiding the household to get out of their homelessness. During the evaluation process of the applications, these connections are reviewed and considered during the scoring process. Examples of mainstream services utilized are drug and alcohol services, mental health counseling, career counseling, job services, transportation, childcare, and intermediate units that aid in educational needs.

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.

The state continues to see a reduction in homeless veterans and believes this is due in part to a large influx of the Supportive Services for Veterans Families (SSVF) grant that is preventing many veterans from ever becoming homeless and rapidly rehousing those veterans from the streets and within shelters. One ESG provider, Roark-Sullivan Lifeway Center, began offering transitional living and a service center to support the needs of veterans experiencing homelessness or at risk of homelessness. The transitional living facility offers 12 beds of transitional housing to male veterans. Once a resident, each individual receives case management services designed to assist them on their journey to self-sufficiency. It is programs like this that have resulted in the reduction of veteran homelessness as they connect veterans to much needed resources while also accessing other funding streams such as SSVF.

Many shelters throughout the state have space available for households with adults and children offering rooms that can accommodate and house families There are also many organizations throughout the state that target and assist unaccompanied youth. One such organization in the Charleston metro area is in operation. Daymark, Inc.'s Patchwork program assists unaccompanied youth in finding shelter and being connected with supportive services. Patchwork, licensed by the State of West Virginia is a runaway and homeless shelter for youth ages 12+ and offers crisis support services for the WV Department of Health

and Human Resources. Patchwork is never closed, providing free and confidential services on a voluntary basis 24 hours a day, seven days a week. Patchwork's mission is to respond to the needs of youth and families in crisis and to provide youth in high-risk situations with a safe alternative to the streets. Services include individual, group, family, telephone and walk-in counseling, as well as information concerning and referral to community agencies and other resources that may be of benefit to the youth and families in need. Emergency services such as food and clothing; advocacy; outreach; and community education are also provided. Follow-up services are provided whenever possible.

In addition to federal funding, the State has a number of programs through the WV Department of Health and Human Resources to aid in addressing the needs of the homeless. The ones most often leveraged with ESG funding are SAMSHA PATH program, housing assistance programs, and SOAR.

MA-35 Special Needs Facilities and Services – 91.310(c)

Introduction

The State of West Virginia contains a diversity of programs and services for persons with disabilities and other special needs. These programs are available through multiple state agencies, mostly the WV Department of Health and Human Resources. Each of these separate service systems has plans and information about the variety of facilities and services to meet these needs. Information on their various programs may be found on their respective websites.

HOPWA Assistance Baseline Table

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	0
PH in facilities	0
STRMU	0
ST or TH facilities	0
PH placement	0

Table 44 – HOPWA Assistance Baseline

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	95
PH in Facilities	7
STRMU	178
ST or TH Facilities	0
PH Placement	82

Table 43 – HOPWA Assistance Baseline

To the extent information is available, describe the facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The WV Department of Health and Human Resources (DHHR) supports programs for individuals with disabilities throughout the state with a focus on individualized care and benefits programs designed to meet the specific needs of each person. From assisted living and personal care homes to individual supports plans for community services, to medical assistance, WV DHHR seeks to meet the needs of individuals with disabilities throughout the community.

Within the WV DHHR, exists the Bureau for Behavioral Health (BBH), with the goal to ensure that West Virginians with mental health or substance use disorders, intellectual/developmental disabilities, chronic

health conditions, or long-term care needs experience services that are comprehensive, readily accessible, and tailored to meet individual, family, and community needs. The Bureau recognizes that participant-centered planning, family-centered care, and community involvement are critical to develop and improve services in West Virginia. The Bureau supports partnerships, data-informed decision-making, and evidence-based practice as key to every aspect of behavioral health. The principles that guide the work of the BBH are aligned with Substance Abuse and Mental Health Services Administration (SAMHSA) principles in understanding that the evidence base behind behavioral health prevention and promotion, treatment, and recovery services continues to grow and promises better outcomes for people with or at risk for mental and substance use disorders.

The Unit of Intellectual and Developmental Disabilities within the WV DHHR Bureau for Behavioral Health provides leadership, facilitation, technical assistance and funding to support children and adults who have intellectual/developmental disabilities. The Division works in partnership with the public and private organizations, at both the state and local levels, to promote evidence-based practices that enable individuals to live, work and participate in their communities and with their families. The Division promotes self-determination, protects humans rights and supports services in the most integrated setting possible.

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

WVDED plans to work with the Department of Health and Human Resources, Bureau for Children and Families, and the Department of Corrections through the WV Interagency Council on Homelessness in forming discharge policies from funded institutions or systems of care, so as to provide a seamless transition from the institution to housing thus keeping the patient, prisoner or child exiting foster care from ever experiencing homelessness.

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)

The State of West Virginia will continue its interagency planning to expand community-based housing opportunities for people with disabilities and work toward a coordinated process for discharge of these persons into regular society to be as seamless as possible.

While specific use of HOPWA funds is driven by regionally identified needs, there is a broad need for affordable, accessible housing for low-income families affected by HIV. Short-term rent, mortgage, and utility payments and tenant-based rental assistance are the most needed services. Other services needed are permanent housing placement, supportive services / case management, and resource identification.

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))

Not Applicable

MA-40 Barriers to Affordable Housing – 91.310(d)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The WVHDF and partner agencies have been active in the development of affordable housing for low- and moderate-income families since 1968 and will continue to work towards overcoming all barriers to affordable housing. The WVHDF and its partners have identified four barriers to affordable housing and initiated strategies to eliminate those barriers.

Each barrier is identified in section MA-40, and the strategy to remove the barrier is described in SP-55.

Community Opposition

A lack of knowledge regarding affordable housing can cause communities to oppose its development out of fears that are often unfounded. In addition, lack of land use planning and zoning could adversely affect affordable residential construction or rehabilitation by creating regulatory hurdles or obstructions that are inconsistent across jurisdictions and create difficulty for developers trying to navigate the different issues.

Cost of Affordable Housing

Many housing options in areas of West Virginia are too expensive and are therefore inaccessible to many low-income families. Due to higher levels of poverty and limited access to affordable mortgage credit, communities often struggle to meet the housing needs of many. Although overall housing costs are generally lower in West Virginia, lower incomes and higher poverty rates make housing options unaffordable for many residents. West Virginia is the fourth poorest state in the nation. The most recent American Community Survey data indicates West Virginia's statewide poverty rate is 16.7%. The 2022 American Community Survey reports a U.S. metro area poverty rate of 12.1% and nonmetro poverty rate of 15.5%.

Housing Quality

Poor housing quality is another barrier to affordable housing in many areas of the state. Units that are available are often in need of extensive repair or improvements to just meet basic health and safety levels. According to NA-10 data, 33,470 of homeowner households and 43,970 of renter households experience severe housing problems. Poor housing quality contributes to significant health problems, including infections and chronic disease, injury, and poor childhood development. Children living in substandard housing are more likely to develop serious illnesses like asthma and lead poisoning, both of which negatively affect their education.

Zoning and Land Use Planning

Due to its mountainous topography, the state has somewhat limited amounts of developable land. Further, many of the state's communities were built along river valleys and streams and did not adequately consider the risk of flooding. Awareness of land use planning and more effective land use is needed to provide safer communities, improve livability, and increase community development.

Rent Restrictions

The rent restrictions required in the HOME Program create a barrier in the development of affordable rental housing. Whenever HOME funds are used to assist with the development of affordable rental housing in combination with other sources of funds, the rent limitations, and the lesser of the Fair Market Rent or High/Low Home Rent for the area, often make the project financially infeasible.

MA-45 Non-Housing Community Development Assets -91.315(f)

Introduction

This section describes the business assets and needs in the state, workforce training needs and initiatives, and economic development initiatives within the state.

Economic Development Market Analysis

Data Source Comments:

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	21,570	23,028	4	6	2
Arts, Entertainment, Accommodations	61,050	50,808	12	13	1
Construction	36,380	31,246	7	8	1
Education and Health Care Services	105,272	68,448	21	18	-4
Finance, Insurance, and Real Estate	21,969	14,450	4	4	-1
Information	7,378	5,018	1	1	0
Manufacturing	46,146	41,750	9	11	1
Other Services	18,272	14,564	4	4	0
Professional, Scientific, Management Services	33,399	21,189	7	5	-1
Public Administration	0	0	0	0	0

Retail Trade	74,397	61,137	15	16	1
Transportation and Warehousing	18,677	16,301	4	4	0
Wholesale Trade	19,463	15,793	4	4	0
Total	463,973	363,732	--	--	--

Table 44 – Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Occupations by Sector	Number of People
Management, business and financial	123,235
Farming, fisheries and forestry occupations	18,629
Service	73,737
Sales and office	136,242
Construction, extraction, maintenance and repair	72,773
Production, transportation and material moving	42,523

Labor Force

Total Population in the Civilian Labor Force	681,754
Civilian Employed Population 16 years and over	637,560
Unemployment Rate	6.32
Unemployment Rate for Ages 16-24	16.94
Unemployment Rate for Ages 25-65	3.71

Table 45 – Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	123,235
Farming, fisheries and forestry occupations	18,629
Service	73,737
Sales and office	136,242
Construction, extraction, maintenance and repair	72,773
Production, transportation and material moving	42,523

Table 46 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	377,554	63%
30-59 Minutes	160,226	27%
60 or More Minutes	59,457	10%
Total	597,237	100%

Table 47 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	29,137	4,366	50,894
High school graduate (includes equivalency)	192,752	14,655	116,042
Some college or associate degree	156,163	8,105	59,421
Bachelor's degree or higher	141,012	2,571	26,854

Table 48 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,106	2,445	3,524	14,240	26,913
9th to 12th grade, no diploma	13,925	13,266	12,779	38,303	32,293
High school graduate, GED, or alternative	49,828	66,271	68,867	188,629	138,579
Some college, no degree	41,807	40,643	39,142	74,682	52,054
Associate degree	5,928	15,679	18,803	35,308	14,928
Bachelor's degree	9,424	31,048	28,065	49,497	26,479
Graduate or professional degree	960	13,504	17,727	31,721	24,107

Table 49 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	4,980,988
High school graduate (includes equivalency)	16,300,358
Some college or associate degree	15,133,600
Bachelor's degree	16,752,412
Graduate or professional degree	15,626,655

Table 50 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

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

Education and health care services is the category of the state's largest private sector employer at 105,272 people, followed by the retail trade with 74,397 people, and arts and entertainment accommodation with 61,050 people. Other major private sector employers include the manufacturing, construction, and professional, scientific, and management sectors.

Describe the workforce and infrastructure needs of business in the state.

According to the West Virginia Economic Outlook 2024-2029, produced by the Bureau of Business and Economic Research at West Virginia University, the rate of labor force participation in West Virginia is the second lowest among all 50 states. Likewise, income is the second lowest in the U.S. Only 55% of West Virginia's adult population is either working or looking for work. Unemployment brought about by COVID peaked at 16% in the spring of 2020 but has since fully regained to the lowest unemployment on record at 3.5% in 2022.

In West Virginia, economic growth and the employment base are unevenly distributed between regions. According to the Economic Outlook, 25 counties are expected to add jobs in the next five years, but the gains are centered on North-Central, Potomac Highlands, and Eastern Panhandle regions. The top 15 counties added 18,841 jobs, while the remaining 40 counties lost 26,380 jobs. The result is a net loss of 7,539 jobs in the state as a whole between 2014 and 2024.

Similarly, population growth and distribution are uneven. About 5% of the population, which is equal to about 80,000 people, have left the state since 2012. Generally, the western portion of the state is more likely to experience a decline in population than the eastern portion. In migration and population, stabilization is expected to stem the outflow of residents in the coming years.

Data indicate that output from a handful of industries (energy, health care, information, and professional services) accounts for a disproportionate share of economic activity, whereas the overall economy is

contracting at 1% per year since 2017. It is critical, therefore, for the workforce to adapt to fill the jobs in which there is high growth.

The infrastructure needs of businesses in West Virginia center on two critical needs: water and sewer infrastructure and broadband. Water and sewer services are needed for all manufacturing processes, and retail businesses also require adequate water services in order to operate. The provision of water infrastructure is a necessity for attracting potential businesses and industries to the state. Likewise, broadband is necessary not just for industries but also for small businesses and entrepreneurs who can utilize the internet for e-commerce. During Focus Group sessions on Non-Housing Community Development Needs, participants from local Regional Planning and Development Councils and local governments noted that lack of infrastructure was a major impediment to economic growth.

Focus Group participants discussed at length the challenges of hiring and retaining workers, both in private and public sector employment. In particular, it was noted that retaining licensed water and wastewater workers was becoming increasingly difficult. Focus Group participants stated that the lack of an employable and willing workforce was a major impediment to economic growth.

Describe any major changes that may have an economic impact, such as planned 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.

A major economic development initiative in the state is West Virginia Forward (WV Forward). This initiative began as a collaboration between West Virginia University, Marshall University, and the West Virginia Department of Commerce, with research support from McKinsey & Company. The collaboration has since grown into a statewide effort to identify the state's economic growth assets and begin implementing steps to capitalize those assets. WV Forward has identified six strategies to promote economic opportunity and leverage resources. The six strategic focuses are**:

- Growing the Cybersecurity and IT Sectors.
- Investing in innovation and business growth.
- Promoting WV tourism and livability.
- Creating an inventory of sites ready for development.
- Resolving tangible personal property tax.
- Examining the competitiveness of industrial electricity rates.

Another initiative stemming from WV Forward is addressing the lack of development-ready industrial sites in the state. As WV Forward notes, "Shovel-ready sites are one of the most effective ways to lure new firms to the state, saving companies time and resources while reducing site location risk and development costs" (WV Forward website at [West Virginia Forward at West Virginia University](#)). The WV Department of Commerce is working with public and private sector partners to develop a site-readiness program to

increase the number of industrial sites in the state that are fully prepared for development, which includes infrastructure such as water, sewer, and broadband.

According to the West Virginia Forestry Association, West Virginia is the third most forested state in the nation, behind only Maine and New Hampshire. The association also notes that in West Virginia:

- Forestry and related industries employ over 30,000 people.
- Forestry contributes over \$3 billion annually to the state economy.

Although hampered by the recent recession, West Virginia's "wood products and furniture [industry] will continue to enjoy solid growth over the next several years as the US housing market's recovery stays on course, bolstering demand for framing lumber, flooring, cabinetry and other homebuilding materials." (WVU, Bureau of Business and Economic Research, West Virginia Economic Outlook 2017-2021)

It should also be kept in mind that West Virginia's forests provide other benefits, including wildlife habitat and recreation opportunities that also feed directly into outdoor recreation tourism. The state has several assets in outdoor recreation, including motorized and non-motorized trails, the Monongahela National Forest, and the New River Gorge. Initiatives are already underway to develop these assets.

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

As noted above, West Virginia ranks very low in terms of education and health outcomes. In addition to the second lowest rate of workforce participation in the country, as well as the second lowest per capita income, West Virginia had the highest drug overdose mortality rate in the country in 2022, at 81 deaths per 100,000 people. This hinders the ability to attract industries into the state or to assist business growth and expansion in the state. The West Virginia Economic Outlook 2025-2029 notes that "economic development strategies should focus on ways to improve health outcomes, lower drug abuse, and advance educational and vocational training outcomes in the state to make West Virginia's workforce more attractive to potential businesses."*

The Bureau of Business and Economic Research points out that adult residents who hold at least a bachelor's degree stands at 24%, compared to 36% in the nation. West Virginia fairs more favorably with the percentage of the populations with a high school diploma, 39.7% versus 25.9% for the nation.

Describe current workforce training initiatives supported by the state. Describe how these efforts will support the state's Consolidated Plan.

The State's workforce development agency, Workforce West Virginia, has initiated a regional-based system that establishes and implements business strategies relevant to various sectors of the state. Workforce West Virginia is engaging directly with businesses and the state's community technical

colleges, career and technical centers, and the State higher education agency to develop more appropriate curriculums and training programs for jobs within each sector's area.

The state also supports the Governor's Guaranteed Work Force Program which provides funding for training, retraining, and upgrading the skills of employees of new or expanding companies in the state. Also, the State offers the Competitive Improvement Program (CIP) to companies in the state that need funding for training and certification of employees but are not new or expanding. The CIP program increases job retention and strengthens the ability of these companies to remain competitive in the market.

The West Virginia Community and Technical College System (WVCTCS) partners with the private sector to align the needs of education with the workforce demands of businesses and industries. The WVCTCS develops specialized training and education programs to fit the needs of private sector employers, better preparing workers with relevant skills and certifications and increasing the ability of students and workers to gain employment.

These initiatives, based on collaboration and partnership between the public, private, and nonprofit sectors, will promote economic opportunities for residents of the state, including low- and moderate-income residents.

Describe any other state efforts to support economic growth.

The West Virginia Economic Development Authority (WVEDA) provides loans and direct financing to promote and retain new and existing commercial and industrial development in the state. WVEDA is administered by a nine-member Board of Directors comprised of the governor, tax commissioner and seven at-large members appointed by the governor. WVEDA has statutory authority to borrow funds from the West Virginia Board of Treasury Investments to loan to borrowers.

Twenty-nine counties in West Virginia have one or more designated opportunity zones. These areas are targeted for investment from local, regional, and national investors looking to invest funds in economic revitalization projects that offer a return to investors. The WVEDA is actively partnering with West Virginia University's WV Forward Initiative to promote opportunity zones in the state. The CDBG program in the state can support this effort by providing needed infrastructure in opportunity zones that qualify for CDBG assistance.

*West Virginia Economic Outlook 2024-2029:

** Moving West Virginia Forward, <https://wvforward.wvu.edu/home>

MA-50 Needs and Market Analysis Discussion

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

The 2016-2020 NA-10 CHAS data reveals there are 737,671 total households in West Virginia. 33,470 owner households (4.54%) of the total households have one or more of the four severe housing problems. 43,970 renter households (5.96%) of the total households have one or more of the four severe housing problems. The severe housing problems are 1) lacks kitchen facilities; 2) lacks complete plumbing facilities; 3) severe overcrowding; and 4) cost burden greater than 50%.

- The concentration of households with multiple housing problems is defined as an area where the number of households experiencing one or more severe housing problems exceeds the State's average percentage by more than 10%.

For owner households having one or more of the four severe housing problems, the average is 4.54%. For renter households having one or more of the four severe housing problems, the average is 5.96%. Therefore, any county where the percentage of owner and renter households with severe housing problems exceeds 14.54% and 15.96%, respectively, is considered to have a concentration of households with multiple housing problems.

According to 2017-2021 ACS data:

- Owner household data revealed no counties exceeding 14.54%; therefore, 6.95% concentration of owner households with severe housing problems occurred.
- Renter household data revealed 42 counties exceeded 15.96%. There are concentrations of renter households with severe housing problems in the following counties:
 - Berkeley
 - Boone
 - Brooke
 - Cabell
 - Clay
 - Fayette
 - Gilmer
 - Grant
 - Greenbrier
 - Hancock
 - Hardy
 - Harrison
 - Jackson
 - Jefferson
 - Kanawha
 - Lewis

- Lincoln
- Logan
- McDowell
- Marion
- Marshall
- Mercer
- Mingo
- Monongalia
- Nicholas
- Ohio
- Pendleton
- Pleasants
- Preston
- Putnam
- Raleigh
- Randolph
- Ritchie
- Roane
- Summers
- Tyler
- Upshur
- Wayne
- Webster
- Wirt
- Wood
- Wyoming

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

HUD has defined "concentration" as any neighborhood in which:

- The percentage of households in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the housing market area, i.e., the Metropolitan Statistical Area (MSA) in which the proposed housing is to be located.
- The neighborhood's total percentage of minority persons is at least 20 percentage points higher than the total percentage of all minorities for the MSA as a whole.
- In the case of a metropolitan area, the neighborhood's total percentage of minority persons exceeds 50% of its population.

Following the HUD definition, there are no areas in the state where racial or ethnic minorities are concentrated. According to Census Quick Facts, West Virginia's population is 92.8% White, 3.8% Black or

African American, and the balance is divided between other races. Pursuant to the NIH HDPulse data, portal counties with the highest percentages of minority population (Black or African American) are Berkeley, 7.2%; Gilmer County, 14.3%; Kanawha, 6.2%; McDowell, 9.2%; Preston, 6.6%; and Raleigh, 6.9%.

According to the 2019 WVHDF Housing Needs Assessment, the statewide median poverty rate is 17%. There are 14 counties for which the poverty rate is 20% or higher for the entire county: Barbour, Braxton, Boone, Clay, Lincoln, Logan, McDowell, Mercer, Mingo, Wayne, Webster, Wetzel, Wirt, and Wyoming.

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

The common characteristics for the 14 counties with poverty rates equal to or greater than 20% are:

- Rural counties.
- Counties previously reliant upon the coal industry, which has drastically declined.
- Higher unemployment compared to the rest of the state.

Are there any community assets in these areas/neighborhoods?

West Virginia has numerous career centers, community and technical colleges, and four-year colleges/universities that are assets to the 14 counties. In addition, there are community assets associated with the tourism industry, e.g., Hatfield and McCoy Trails, water recreation (boating, kayaking, canoeing, white water rafting), hunting, and fishing.

Are there other strategic opportunities in any of these areas?

The downtown business districts represent strategic assets that can be developed through the allocation of federal, State, and local financial assistance. Frequently county seats are the principal places of government, businesses, and services.

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.

West Virginia has historically lagged behind national averages in broadband availability and adoption. The problem is particularly acute in low- and moderate-income areas of the state. Providing ready access for household connections in low- and moderate-income households and neighborhoods can help expand connectivity to the residents and communities with the greatest need.

However, connections to the premises, often known as last-mile connections, are just one component of a complete network, which also depends upon the availability of affordable and reliable broadband service. If there is no available existing infrastructure, this can pose an enormous barrier to any Internet Service Provider (ISP) in bringing service to an unserved area – especially if there is no middle mile fiber to transport information from the local service area to a core network.

In 2023, the West Virginia Office of Broadband partnered with the state's 11 Regional Planning and Development Councils (RPDCs) to conduct listening sessions in each of West Virginia's 55 counties. Several themes emerged from the listening sessions:

- Poor internet quality and reliability are major barriers to internet access and usage in West Virginia.
- High cost for broadband internet and a lack of competition among Internet Service Providers prevent many West Virginians from adopting internet services.
- Public resources, including State and federal websites, pose challenges for individuals with disabilities and those with low literacy levels or English learning needs.
- Lack of knowledge and lack of access to internet-capable devices are major barriers to access for some West Virginians.
- Internet connectivity issues prevented participants from accessing telehealth and contacting emergency services.
- Many participants, regardless of demographic, have gone without methods of communication for long periods of time, including without access to emergency services – a dangerous situation.
- Lack of internet access significantly affects learning and economic opportunities in West Virginia.
- The digital divide has created hardships for families, students, and businesses, especially during the COVID-19 pandemic.

Federal programs designed to address this need have been discontinued. Most recently, the Federal Communications Commission (FCC) administered the Affordable Connectivity Program (ACP). The ACP helped ensure that households can afford the broadband they need for work, school, health care, and more by providing a \$30 discount on monthly internet bills. The FCC estimated that about 48 million families were eligible for the program – nearly 40% of households in the U.S.

The FCC announced that the ACP ended in early 2024, fully depleting its \$14.2 billion allocation by April 2024. Before ACP ended:

- West Virginians enrolled 128,571 households in ACP.
- WV counties with the highest number of enrolled households were: Kanawha (15,999), Cabell (8,718), Raleigh (6,317), Mercer (6,313), and Harrison (6,298).
- ACP Provided \$8.61 million to West Virginians.
- From January 2022 to May 2024, the ACP provided over \$81.6 million in support to West Virginians for both internet service and internet enabled devices.^[1]

To date, there is no comparable program available for West Virginians who relied on the ACP for affordable internet service. The FCC's Lifeline Program is insufficient for many, as it only provides a monthly benefit of \$9.25 toward broadband and phone service for qualifying individuals. However, multiple ISPs offer low-cost internet plans, with some committing to lower plan prices in the ACP's absence.

The Office of Broadband, in coordination with the West Virginia Broadband Enhancement Council, continues to administer the West Virginia Broadband Investment Plan (WVBIP), utilizing funds from the American Rescue Plan Act (ARPA), with a specific focus on unserved locations in West Virginia. Enacted in 2021, ARPA consists of two funding sources: the \$136 million Capital Projects Fund (CPF) and the \$90 million State and Local Fiscal Recovery Fund (SLFRF). These funding sources (along with a \$10 million allocation of State funding) provide West Virginia with a combined total of \$236 million to administer competitive grant funding opportunities for broadband development. Both CPF and SLFRF funding sources are administered by the U.S. Department of the Treasury.

In addition, West Virginia continues to work through the National Telecommunication and Information Administration (NTIA) Broadband Equity, Access, and Deployment (BEAD) application process. Upon approval, West Virginia will receive approximately \$1.2 billion to expand broadband to unserved locations.

Since 2022, West Virginia has awarded more than \$200 million in ARPA funding. Upon completion, these projects will result in approximately 4,000 miles of fiber to connect more than 40,000 unserved and underserved locations.

Reliable, affordable broadband service is widely viewed as essential for full participation in daily functions related to education, economic opportunity, public safety, and health care. Connected homes and communities achieve numerous advantages. Perhaps the most critical is inclusion in an economy that relies on internet connectivity. Recognizing that residents in low- to moderate-income areas should achieve the same level of connectivity, the State will continue to utilize all available funding sources to expand broadband in West Virginia. Working together, West Virginia can achieve a more connected future.

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

West Virginia has several challenges related to broadband development, including its mountainous topography, low rural population density, and lack of middle mile infrastructure. These barriers make broadband deployment to unserved communities difficult and expensive.

There are many areas of the state with only one service provider. With few options, consumers must choose between having a service which may or may not meet their needs or fit their budget, or having no service at all.

Additionally, there may be little incentive to expand networks to reach new customers, even when communities demonstrate significant interest. Lack of competition perpetuates these limitations. The West Virginia Legislature has enacted policies designed to improve competition. These include providing easier access to highway rights of way for broadband infrastructure, providing incentives for tower construction, and enabling local communities to form broadband cooperatives.

In the 2023 listening sessions conducted by the West Virginia Office of Broadband and the Regional Planning and Development Councils (RPDCs), many residents reported some experience with internet service providers that charged what users felt were exorbitant prices. These participants often pointed to lack of competition as one of the main catalysts, stemming from limited economic viability of deploying broadband in low population density areas with infrastructure-challenging terrain, such as mountains.

Furthermore, according to a statewide survey conducted by the West Virginia Office of Broadband, 70% of West Virginians are unaware of programs designed to help them afford internet service. All these factors compound to make up West Virginia's overarching affordability barrier and contribute to infrastructure deployment gaps as well.

The West Virginia Department of Economic Development encourages partnerships between local governments and internet service providers (ISPs). Numerous communities have forged creative partnerships with ISPs that have shown interest in upgrading existing services or expanding into new areas. This is crucial to increased competition for service areas and customers. These projects have prompted ISPs to provide a greater array of service offerings to improve access and affordability. However, communities are unable to execute this type of development without a willing ISP partner.

Recent expansion projects, funded by CDBG and other federal agencies, are utilizing the most reliable broadband infrastructure and technology to deliver faster, more reliable service, at more affordable prices. These programs are highly competitive and, again, contingent upon the identification of an ISP partner.

Substantial parts of West Virginia are unserved according to the State's definition of broadband found at <http://code.wvlegislature.gov/31G-1-2/>, which states: "Broadband" or "broadband service" means any service providing advanced telecommunications capability with the same downstream data rate and upstream data rate as is specified by the Federal Communications Commission and that does not require

the end-user to dial up a connection, that has the capacity to always be on, and for which the transmission speeds are based on regular available bandwidth rates, not sporadic or burstable rates, with latency suitable for real-time applications and services such as voice-over Internet protocol and video conferencing, and with monthly usage capacity reasonably comparable to that of residential terrestrial fixed broadband offerings in urban areas: Provided, that as the Federal Communications Commission updates the downstream data rate and the upstream data rate, the council will publish the revised data rates in the State Register within 60 days of the federal update.”

In these areas, there may be some limited level of Internet service, but the service is inadequate to meet the basic needs of residents. Further, it may not be available to every premise within that community. In some areas, there is no Internet service available at all, and these areas persist in West Virginia. The West Virginia Office of Broadband has detailed mapping available at <https://broadband.wv.gov/>. This mapping and data collection helps ensure that limited available funds are used where they are needed most.

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 State of West Virginia is vulnerable to many natural and manmade hazards. In 2023, the State updated its Hazard Mitigation Plan and identified the following most serious hazard risks*:

Dam Failure	Pandemic
Drought	Radiological Incidents
Earthquake	Radon Exposure
Extreme Temperatures	Severe Storms
Flood	Subsidence
Hazardous Materials	Utility Failure
Landslide	Wildfire
Levee Failure	Winter Weather

*2023 State Hazard Mitigation Plan, State of West Virginia

Of the risks identified, most may be exacerbated by changing climate conditions. The West Virginia Emergency Management Department has evaluated all high-risk events and developed strategies and detailed descriptions of the risks. In particular, the state has experienced a high incidence of flood-related disasters.

Throughout the Northeast and Mid-Atlantic regions, populations are concentrated along rivers and their flood plains. In mountainous regions, including much of West Virginia and large parts of Pennsylvania, this development pattern is particularly pronounced since mountain topography discourages development. Intense and more frequent precipitation events creates greater flood risk, particularly in valleys where people, infrastructure, and agriculture tend to be concentrated. Since 1900, average annual precipitation over the U.S. has increased by roughly 5%. The average precipitation has increased in the range of 1 to 5% in a majority of West Virginia, with an approximate 71% increase in very heavy precipitation.

This was evident in June 2016 when a 1,000 year flood event (a flood that has a 1 in 1,000 chance of occurring in any given year, or a 0.1% annual chance flood) caused extensive damage to the state. Between 8 to 12 inches of rain fell and caused states of emergency in 44 of 55 counties. Twenty-three people died. As demonstrated in 2016, excessive rainfall can cause creeks and rivers to reach dangerous flood-stage levels and cause widespread power outages and structural damage to homes, businesses, public infrastructure, and public facilities.

West Virginians are especially susceptible to flooding given the expansive rural modular units and substandard housing conditions located all around the state, situated in valleys, bordering rivers and streams in flood prone areas. These types of structures are more susceptible to being swept away and damaged by high waters and winds. Many of the flood impacted areas throughout the state were outside the floodplain and thus, were not required to carry flood insurance.

Related to flooding, dam failure is another high-risk hazard in the state. The U.S. Army Corps of Engineers has identified 561 dams in the state, of which 419 have high-hazard downstream potential. Of all of the counties in West Virginia, the following five have 20 or more dams, and the majority of them in each county are high hazard dams.

County	Total Number of Dams	Number of High-Hazard Dams
Grant	21	19
Harrison	25	18
Mercer	20	19
Mineral	32	26
Preston	20	11

Other significant hazards, such as drought, landslides, extreme weather, and significant storms, are evaluated in the Hazard Mitigation Plan and identified as significant risk. While plans have been prepared to respond to such hazards, important resources such as the CDBG program are a vital source of assistance in the event of any disaster in the state.

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

Recently West Virginia residents have been hit hard by issues such as the state budget crisis, loss of well-paying coal jobs, aging of the population, and the opioid epidemic. About 25% of the state’s residents are cost burdened, which is 146,079 households. The 2016-2020 ACS data indicate that 43% of households earn 80% or less of Area Median Income (AMI) and technically meet the definition of households eligible for some type of income-qualified assistance. High proportions of cost-burdened households combined with low-income households exacerbate the need for additional assistance during and after a high-hazard event, such as a flood or severe storm. Households with fewer resources of their own will require a higher level of assistance. A natural hazard would compound existing unmet housing needs and increase cost burden. With a high incidence of substandard housing due to the economic depression felt with the decline in coal production, any disaster only exacerbates the housing problem faced by many West Virginians. Considering the high percentage of uninsured properties throughout the declared counties,

there is a substantial share of housing occupied by low- to moderate-income households that are less likely to have flood insurance, renters insurance, or homeowners insurance.

According to the Hazard Mitigation Plan, Page 4-19, certain populations are at greater risk from hazard events because of low income and decreased mobility. These groups may include persons presumed to be low-income, such as the severely disabled or frail elderly. FEMA has identified external stressors that may hinder the resilience of disaster victims, such as limited access to transportation and basic utilities (including broadband services).

Furthermore, the Hazard Mitigation Plan states that “Identifying concentrations of underserved and historically marginalized populations and geographic areas with high social vulnerability can assist communities in prioritizing support and resources to build resilience across the whole community. Information collected through the U.S. Census Bureau, American Community Survey, and other sources is used to provide data on vulnerable populations and barriers contributing to social vulnerability.”

*2023 State Hazard Mitigation Plan, State of West Virginia

**USGCRP, 2018: Impacts, Risks and Adaptation in the United States: Fourth National Climate Assessment, Volume II (Reidmiller, D.R., C.W. Avery, D.R. Easterling, K.E. Kunkel, K.L.M. Lewis, T.K. Maycock, and B.C. Stewart (eds). U.S. Global Change Research Program, Washington, DC, USA 1515 pp: doi: 10.7930/NCA4.2018.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The plan is prepared as a collaborative effort of two agencies. The WVDED is responsible for the CDBG, ESG, and HOPWA programs. The WVHDF is responsible for the HOME and HTF programs. The WVHDF co-sponsored the WV Housing Conference and conducted the 2025 WV Housing Needs Assessment. The WVHDF will continue to engage with housing stakeholders to continue a collaborative approach to address unmet needs identified in the 2025 WV Housing Needs Assessment and CHAS data.

The geographic area for the distribution of CDBG funds is non-Entitlement areas. The geographic area for distribution of HOME, HTF, ESG, and HOPWA is statewide.

The Strategic Plan describes the basis for assigning the priority given to each category of need, identifies obstacles to meeting underserved populations, and discusses accomplishments that the State expects to achieve over the next five years for fiscal years 2025-2029.

SP-10 Geographic Priorities – 91.315(a)(1)

Geographic Area

Table 51 - Geographic Priority Areas

1	Area Name:	Statewide
	Area Type:	Other
	Other Target Area Description:	Other
	HUD Approval Date:	N/A
	% of Low/ Mod:	N/A
	Revital Type:	N/A
	Other Revital Description:	N/A
	Identify the neighborhood boundaries for this target area.	N/A
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	N/A
	Identify the needs in this target area.	N/A
	What are the opportunities for improvement in this target area?	N/A
	Are there barriers to improvement in this target area?	N/A
2	Area Name:	CDBG Non-Entitlement Areas
	Area Type:	Non-Entitlement Areas
	Other Target Area Description:	Non-Entitlement Areas
	HUD Approval Date:	N/A
	% of Low/ Mod:	N/A
	Revital Type:	N/A
	Other Revital Description:	N/A
	Identify the neighborhood boundaries for this target area.	N/A
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	N/A
	Identify the needs in this target area.	N/A
	What are the opportunities for improvement in this target area?	N/A
	Are there barriers to improvement in this target area?	N/A

General Allocation Priorities

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

CDBG Non-Entitlement areas:

The State of West Virginia will prioritize LMI-qualified projects located in counties designated by the Appalachian Regional Commission (ARC) as distressed or at-risk. Using an index-based system, ARC classifies certain counties in the state as distressed (most economically depressed counties) or at-risk (those counties at-risk of becoming economically distressed). ARC reviews and updates the county classifications annually. Projects located in ARC-designated distressed and at-risk counties will receive additional points during the application review and scoring process.

HOME and HTF are allocated throughout the entire state resulting from the multifamily affordable housing need in the state's 55 counties. West Virginia's urban and rural areas demonstrate the need for multifamily residential rental affordable housing, whether it is new construction or rehabilitation of existing structures.

For CDBG-DR funds eligible locations are Clay, Kanawha, Lincoln, Jackson, Summers, Greenbrier, Pocahontas, Monroe, Fayette, Roane, Nicholas, Webster Counties.

The ESG allocation must be made available to the balance of State Continuum of Care nonprofit organizations on a competitive basis. West Virginia will fund eligible applicants representing a broad geographic area in the state with the goal of having all program activities with full state and county coverage as the existence of homelessness and at-risk homelessness is in all 55 counties.

For HOPWA, eligible applicants are nonprofit agencies. Funding will be made available as renewal of last fiscal year's funding distributed to agencies with the goal of full state and county coverage. The formula is based on the number of reported persons living with HIV/AIDS in each of the applicant regions according to the WV Department of Health and Human Resources Bureau for Public Health annual HIV/AIDS Surveillance Program Summary Report.

SP-25 Priority Needs – 91.315(a)(2)

Priority Needs

Table 52 – Priority Needs Summary

1	Priority Need Name	Affordable Housing Opportunities (HOME)
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Other
	Associated Goals	Administration CDBG-DR HOME – Expand Affordable Housing Opportunities.

	Description	This is a priority need since West Virginia’s existing inventory of affordable housing does not meet the current need for individuals and families at or below 60% AMI, which includes extremely low-income and low-income populations. WVHDF will provide HOME funds through its HOME CHDO and HOME Rental Programs to increase the supply of affordable residential rental housing through acquisition, new construction, and/or rehabilitation. As a result, increased affordable residential rental units will be available to extremely low- and low-income individuals and families.
	Basis for Relative Priority	The 2019 WVHDF Housing Needs Assessment recognizes the need for increased affordable housing. The Con Plan Community Needs Assessment survey respondents ranked Homeowner Rehabilitation and Rental Housing as the most important HOME-eligible activities. The USDA RD 504 Program provides funds for homeowner rehabilitation. Since available funding sources are limited for the low-income population and to prevent the replication of programs, HOME acknowledges the USDA RD 504 Program can address most of the homeowner rehabilitation in the state. In addition, the WVHDF Affordable Housing Program offers funds to address homeowner needs. Therefore, HOME recognizes the need for increased affordable housing.
2	Priority Need Name	CHDO Operating Expense Grant Program
	Priority Level	High
	Population	Other
	Geographic Areas Affected	Other
	Associated Goals	Increase the capacity of CHDOs.
	Description	WVHDF will provide less than 5% of its annual HOME award for funding the CHDO Operating Expense Grant Program.
	Basis for Relative Priority	Provide HOME funds for operating expenses for certified CHDOs to maintain or build capacity to implement current or anticipated CHDO eligible activities.
3	Priority Need Name	Affordable Housing Opportunities (HTF)
	Priority Level	High

	Population	Extremely Low Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Other
	Associated Goals	Administration HTF-Expand Affordable Housing Opportunities
	Description	This is a priority need since West Virginia's existing inventory of affordable housing does not meet current need for individuals and families at or below 30% AMI and who are considered extremely low-income. WVHDF will provide HTF funds through its HTF Rental Program to increase the supply of affordable residential rental housing through acquisition, new construction, and/or rehabilitation. As a result, increased affordable residential rental units will be available to extremely low-income individuals and families.
	Basis for Relative Priority	The 2019 WVHDF Housing Needs Assessment recognizes the need for increased affordable housing. The Con Plan Community Needs Assessment survey respondents ranked Rental Housing as the most important HTF-eligible activity. Therefore, HTF recognizes the need for increased affordable housing.
4	Priority Need Name	Homeless Assistance

	Priority Level	High
	Population	Extremely Low Large Families Families with Children Elderly Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Other
	Associated Goals	Administration Rental Assistance and Services for the Homeless
	Description	Through coordination with the Continuums of Care, West Virginia will address the housing needs of the homeless and provide necessary supportive services to help them attain stability. The driving force behind homelessness is often economic/and/or social problems. Subsidies and assistance for housing development programs can help many very low and low-income households overcome their housing problems. However, for the homeless population with little to no income, physical or mental health problems, and/or a variety of addiction problems, housing may often be a secondary issue. While continuing to provide shelter and housing programs for the homeless, WV's goal will be to address the economic and social problems as the primary causes and aid the households in their quest for stability. The best way to accomplish this is to coordinate with the Continuums of Care to best identify the needs of the homeless in their regions.
	Basis for Relative Priority	Homeless assistance was identified as a high priority through focus groups and one-on-one consultations with the State's Continuums of Care, ESG funding recipients, and responses to the online survey. All ESG projects approved for funding must be designed to primarily benefit homeless and at-risk of homelessness individuals and households. During the application review process, projects benefiting a larger percentage of extremely low- and low--income individuals and households will receive greater priority.
5	Priority Need Name	Non-Homeless Special Needs
	Priority Level	High
	Population	Extremely Low Low Elderly Public Housing Residents Persons with HIV/AIDS

	Geographic Areas Affected	Other
	Associated Goals	Administration Housing and Services for Persons with HIV/AIDS
	Description	Through coordination with the Continuums of Care and subrecipients of HOPWA, West Virginia will address the housing and supportive service needs of low-income persons living with HIV/AIDS (PLWHA) and their families in order to provide them with stability and safe, affordable housing. Many individuals within the state who are PLWHA also have additional economic and/or societal challenges, where funding like HOPWA can assist them in connection to vital resources such as leveraged resources like the Ryan White Program and additional supportive services from WV DHHR. The best way to accomplish this is to coordinate with the Continuums of Care, the WV DHHR, and HOPWA providers to identify the needs of PLWHA and how best to connect them to services resulting in stability.
	Basis for Relative Priority	Non-homeless special needs assistance was identified as a high priority through focus groups and one-on-one consultations with the State's Continuums of Care, HOPWA funding recipients, the WVDHHR, local health providers, and responses to the online survey. All HOPWA projects approved for funding must be designed to primarily benefit extremely low-, low- and moderate-income individuals living with HIV/AIDS and their families. During the application review process, projects benefiting a larger percentage of extremely-low-, low-, and moderate-income individuals and households will receive greater priority.
6	Priority Need Name	Basic Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Other
	Associated Goals	Administration Develop Basic Infrastructure Technical Assistance

	Description	Water, Sewer, and Stormwater Improvements have been identified as the greatest needs throughout the state of West Virginia. All Basic Infrastructure projects approved for funding must be designed to primarily benefit extremely low-, low-, and moderate-income individuals and households. During the application review process, projects benefiting a larger percentage of extremely-low-, low-, and moderate-income individuals and households will receive greater priority.
	Basis for Relative Priority	Public Facility and Improvements were identified as a high priority need through the online survey, the public hearings, and focus groups.
7	Priority Need Name	Blighted and abandoned properties
	Priority Level	High
	Population	Low Moderate Non-housing Community Development
	Geographic Areas Affected	Other
	Associated Goals	Administration Mitigate Blighted and Abandoned Properties Technical Assistance
	Description	Demolition of properties to eliminate slum and blight, increasing suitable living environment. All demolition projects approved for funding must be designed to primarily benefit extremely low-, low-, and moderate-income individuals and households. During the application review process, projects benefiting a larger percentage of extremely-low-, low-, and moderate-income individuals and households will receive greater priority.
	Basis for Relative Priority	Demolition was identified as a high priority need through the online survey, the Public Hearings, focus groups, and the RPDCs.
8	Priority Need Name	Community Planning
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Other
	Associated Goals	Administration Support Community Planning Technical Assistance

	Description	Planning activities supporting economic and community development. All Community Planning projects approved for funding must be to primarily benefit extremely low-, low-, and moderate-income individuals and households. During the application review process, planning projects aimed at benefiting a larger percentage of extremely-low-, low-, and moderate-income individuals and households will receive greater priority.
	Basis for Relative Priority	Planning was identified as a high priority need through the online survey, the Public Hearings, focus groups and direct consultations.

Narrative (Optional)

HOME/HTF: HOME and HTF funds can be awarded statewide to increase the supply for multifamily residential rental affordable housing to qualified (at or below 60% AMI for HOME and at or below 30% AMI for HTF) households through the WVHDF programs.

ESG: The State of WV expects each ESG funded site to be an active participant in their Continuum of Care and be active in assisting the CoCs to meet their goals. Due to the geographic diversity throughout the state and the issues faced by these mostly rural communities, the State accepts applications developed by organizations at the local level so that projects can address localized needs. Projects approved for funding must be designed to primarily benefit extremely low-, low-, and moderate-income individuals and households.

HOPWA: The State of WV expects each HOPWA funded site to be an active participant in their Continuum of Care and be active in assisting the CoCs to meet their goals. Due to the geographic diversity throughout the state and the issues faced by these mostly rural communities, the State accepts applications developed by organizations at the local level so that projects can address localized needs. Projects approved for funding must be designed to primarily benefit extremely low-, low-, and moderate-income individuals and households.

SP-30 Influence of Market Conditions – 91.315(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)	WVHDF does not allocate TBRA funds.
TBRA for Non-Homeless Special Needs	TBRA funds are utilized for individuals living with HIV/AIDS and their families as part of the Housing Opportunities for Persons with AIDS (HOPWA) grant. The Market Analysis indicates an existing strong need for affordable rental units throughout the state. In serving this population there is an additional priority to provide housing that is safe as many in this population living with HIV/AIDS have compromised immune systems and comorbidities.
New Unit Production	The Market Analysis (Sections MA-10 and MA-15) indicates a strong need for new affordable rental units, with 54% of renter households being cost burdened greater than 30% of AMI. The HOME Rental, HOME CHDO Rental, and HTF Rental Programs will be used for New Unit Production, which may include Acquisition. Developers of a new construction project that receives an HTF award must reserve a portion of the project's units for extremely low-income renters. Developers of a new construction project that receives a HOME award must reserve a portion of the project's units for very low- and low-income renters, as applicable.
Rehabilitation	The Market Analysis (Sections MA-10 and MA-15) indicates a strong need for rehabilitated affordable rental units, with 57% of renter households having one or more of the four severe housing problems. The HOME Rental, HOME CHDO Rental, and HTF Rental Programs will be used for Rehabilitation, which may include Acquisition. Developers of a rehabilitation project that receives an HTF award must reserve a portion of the project's units for extremely low-income renters. Developers of a rehabilitation project that receives a HOME award must reserve a portion of the project's units for very low- and low-income renters, as applicable.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	<p>The Market Analysis (Sections MA-10 and MA-15) indicates a strong need for new affordable rental units, with 54.1% of renter households being cost burdened greater than 30% of HAMFI. The HOME Rental, HOME CHDO Rental, and HTF Rental Programs will be used for New Unit Production, which may include Acquisition. Developers of an acquisition and rehabilitation project that receives an HTF award must reserve a portion of the project's units for extremely low-income renters. Developers of an acquisition and new construction project that receives a HOME award must reserve a portion of the project's units for very low- and low-income renters, as applicable.</p> <p>The Market Analysis (Sections MA-10 and MA-15) indicates a strong need for rehabilitated affordable rental units, with 57% of renter households having one or more of the four severe housing problems. The HOME Rental, HOME CHDO Rental, and HTF Rental Programs will be used for Rehabilitation, which may include Acquisition. Developers of an acquisition and rehabilitation project that receives an HTF award must reserve a portion of the project's units for extremely low-income renters. Developers of an acquisition and new construction project that receives a HOME award must reserve a portion of the project's units for very low- and low-income renters, as applicable.</p>

Table 53 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.315(a)(4), 91.320(c)(1,2)

Introduction

This plan is prepared as a collaborative effort of two agencies: The West Virginia Department of Economic Development (WVDED) is responsible for the Community Development Block Grant (CDBG), the Emergency Solutions Grant (ESG), and the Housing Opportunities for Persons with AIDS (HOPWA) programs. The West Virginia Housing Development Fund (WVHDF) is responsible for the Home Investment Partnerships (HOME) and the Housing Trust Fund (HTF) programs.

The following table displays the anticipated resources to be allocated to the State of West Virginia broken down by program type. Projections are made for FY 2025 and the remaining four years of the Consolidated Plan.

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 Demolition Public Improvements ADA Accessibility	\$13,783,001	0	0	\$13,783,001	\$55,132,004	All CDBG funds will be available for Basic Infrastructure, Public Facilities Access, Mitigated Blighted Property, Community Planning, Technical Assistance, and Administration.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$4,832,979	1,700,000	0	\$6,532,979	\$26,000,000	HOME funds will be used for Acquisition, Multifamily rental new construction, Multifamily rental rehab, and Administration.

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: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	\$849,715	0	0	\$849,715	\$3,398,860	All HOPWA funds will be available for use listed in this chart. Funding will also be used for administration of the HOPWA program.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid rehousing (rental assistance) Rental Assistance Services Transitional housing	\$1,805,460	0	0	\$1,805,460	\$7,211,840	All ESG funds will be available for uses listed in this chart. Funding will also be used for the administration of the ESG program.
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	\$3,134,373	10	0	3,134,383	\$12,000,040	HTF funds will be used for Acquisition, Multifamily rental new construction, and Multifamily rental rehab.
Other	public - federal	New Multifamily Housing	0	0	\$13,247,062.89	\$13,247,062.89	\$13,247,062.89	The remaining portion of CDBG-DR funds allocated for June 2016 flooding will be used for New Multifamily Housing.

Table 54 - 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 State of West Virginia will utilize multiple sources of State, federal, local, and private funds to address the needs identified in this action plan.

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

To facilitate the development of adequate infrastructure systems, identified as a priority of the CDBG program, local governments may utilize publicly owned land for planned infrastructure improvements which benefit the community. Examples may include existing or acquired property that will serve as the location of a water treatment facility or wastewater treatment facility. In certain circumstances, new utility lines may be constructed in existing rights of way or through an existing easement. Local governments may also acquire property as needed for the provision of adequate water and wastewater facilities and distribution systems.

Additionally, CDBG funds may be used to pay the cost of identifying the property to be acquired, appraisals, the preparation of legal documents, and other costs associated with acquisition required to complete a CDBG project. Such expenses qualify under the area benefit category for infrastructure projects that serve a primarily residential area consisting of residents who are at least 51% low- and moderate-income persons.

Discussion

The WVHDF HOME Program anticipates the use of the HUD HOME award, estimated Program Income, and leveraged funds to successfully implement all aspects of the HOME Program.

The WVHDF HTF Program anticipated the use of the HUD HTF award and leveraged funds to successfully implement all aspects of the HTF Program.

SP-40 Institutional Delivery Structure – 91.315(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
West Virginia Department of Economic Development (WVDED)	Government	Economic Development Homelessness Non-homeless special needs Planning Neighborhood improvements Public Facilities Public Services	State
West Virginia Housing Development Fund	Government	Rental	State
Region I Planning and Development Council	Regional organization	Economic Development Planning Neighborhood improvements Public Facilities	Region
Region II Planning and Development Council	Regional organization	Economic Development Planning Neighborhood improvements Public Facilities Public Services	Region
Region III Planning and Development Council	Regional organization	Economic Development Planning Neighborhood improvements Public Facilities Public Services	Region
Region IV Planning and Development Council	Regional organization	Economic Development Planning Neighborhood improvements Public Facilities Public Services	Region
Region V Planning and Development Council	Regional organization	Economic Development Planning Neighborhood improvements Public Facilities Public Services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Region VI Planning and Development Council	Regional organization	Economic Development Planning Neighborhood improvements Public Facilities Public Services	Region
Region VII Planning and Development Council	Regional organization	Economic Development Planning Neighborhood improvements Public Facilities Public Services	Region
Region VIII Planning and Development Council	Regional organization	Economic Development Planning Neighborhood improvements Public Facilities Public Services	Region
Region IX Planning and Development Council	Regional organization	Economic Development Planning Neighborhood improvements Public Facilities Public Services	Region
Region X Planning and Development Council	Regional organization	Economic Development Planning Neighborhood improvements Public Facilities Public Services	Region
Region XI Planning and Development Council	Regional organization	Economic Development Planning Neighborhood improvements Public Facilities Public Services	Region
WV Balance of State Continuum of Care	Continuum of care	Homelessness	Region
Cabell Huntington Wayne Continuum of Care	Continuum of care	Homelessness	Region
Northern Panhandle Continuum of Care	Continuum of care	Homelessness	Region
Kanawha Valley Collective (KVC)	Continuum of care	Homelessness	Region
Coalfield Development Corporation	CHDO	Ownership Rental	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Woodlands Development Group	CHDO	Ownership Rental	Region
Fairmont Community Development Partnership	CHDO	Ownership Rental	Region
Change, Inc.	CHDO	Ownership Rental	Region
Mountain Cap of West Virginia, Inc.	CHDO	Ownership Rental	Region
RCCR	CHDO	Ownership Rental	Region
Pride Community Services, Inc.	CHDO	Ownership	Region
Community Action of South Eastern WV (CASE)	CHDO	Ownership Rental	Region
Community Resources, Inc.	CHDO	Ownership	Region
Buckeye Community Hope Foundation	CHDO	Rental	Region
The Woda Group, LLC	CHDO	Rental	Region
Clarksburg-Harrison Regional Housing Authority	PHA	Public Housing	Region
Charleston – Kanawha Housing Authority	PHA	Public Housing	Region
Fairmont Morgantown Housing Authority	PHA	Public Housing	Region
Wheeling Housing Authority	PHA	Public Housing	Jurisdiction
HUNTINGTON HOUSING AUTHORITY	PHA	Public Housing	Jurisdiction
Parkersburg Housing Authority	PHA	Public Housing	Jurisdiction
Martinsburg Housing Authority	PHA	Public Housing	Jurisdiction
Housing Authority of Mount Hope	PHA	Public Housing	Jurisdiction
Housing Authority of the City of Williamson	PHA	Public Housing	Jurisdiction
Housing Authority of the City of Keyser	PHA	Public Housing	Jurisdiction
Housing Authority of the City of Moundsville	PHA	Public Housing	Jurisdiction
Housing Authority of the City of Grafton	PHA	Public Housing	Jurisdiction
Housing Authority of the City of Buckhannon	PHA	Public Housing	Jurisdiction
Housing Authority of Benwood and McMechen	PHA	Public Housing	Region
Beckley Housing Authority	PHA	Public Housing	Jurisdiction
Weirton Area Housing Authority	PHA	Public Housing	Region
Housing Authority of the City of Point Pleasant	PHA	Public Housing	Jurisdiction
Bluefield Housing Authority	PHA	Public Housing	Jurisdiction
Housing Authority of the City of Elkins	PHA	Public Housing	Jurisdiction
Housing Authority of the City of St. Albans	PHA	Public Housing	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Housing Authority of the City of South Charleston	PHA	Public Housing	Jurisdiction
Housing Authority of the City of Dunbar	PHA	Public Housing	Jurisdiction
Housing Authority of the City of Spencer	PHA	Public Housing	Jurisdiction
Housing Authority of the City of Weston	PHA	Public Housing	Other
Housing Authority of the City of Piedmont	PHA	Public Housing	Jurisdiction
Housing Authority of the County of Jackson	PHA	Public Housing	Region
Housing Authority of Mingo County	PHA	Public Housing	Region
Housing Authority of Raleigh County	PHA	Public Housing	Region
Housing Authority of Boone County	PHA	Public Housing	Region
Housing Authority of the City of Romney	PHA	Public Housing	Jurisdiction

Table 55 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

West Virginia awards funding to deliver programs and services to local government, nonprofit organizations, and for-profit developers. Some not listed above as recipients may change from Action Plan years. The State coordinates the implementation of funded projects to units of local government through the regional planning and development councils (RPDCs) for CDBG, housing providers such as CHDO and developers for HOME/HTF and the CoC service providers for ESG/HOPWA. This collaborative approach is a strength in the State’s approach. The public housing authorities (PHAs) also deliver the goals of the Consolidated Plan; however, the State does not manage the PHAs, so this could be a gap. WVDED is addressing this by reviewing their plans for consistency with the State Consolidated Plan, holding a PHA focus group and finally, a quarterly meeting will be held with the PHAs to discuss goals, challenges and opportunities as the 2020-2024 Consolidated Plan is implemented. West Virginia does not have an Envision Center.

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		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	

Street Outreach Services			
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
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	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
	X	X	

Table 56 - Homeless Prevention Services Summary

Describe the extent to which services targeted to homeless person and persons with HIV, and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction

In terms of the Emergency Solutions Grant Program, coordination with mainstream resources is mandated. Subrecipients must develop and implement standard policies and procedures for coordination among providers of homeless services, as well as mainstream service and housing providers who offer services for which ESG clients may qualify. (Mainstream services include cash and food assistance and human service programs administered through the Departments of Public Welfare, Health, and Labor & Industry.)

Minimum Standards: The policies shall encompass all providers and programs listed in Sections 576.400 (b) and (c) of HUD regulations to maximize and leverage a comprehensive and seamless service delivery system for ESG clients in order to promote their successful transition from the program.

With HOPWA, case managers conduct a thorough assessment of the current state of who, what, when, and why a person is experiencing a need for housing. A one-to-one informal counseling is done to develop a housing plan with the client. Clients are linked to financial, medical, behavioral health, and other support services, along with referrals that are made to community resources such as consumer credit counseling to assist in preventing homelessness. Clients that are homeless are referred to shelters. Appointments are then set to develop a housing plan and link clients with resources that will assist in obtaining safe and

affordable housing, as well as other services that may be necessary to stabilize their living situation. This is a step-by-step process with the goal and plan for the client to obtain stable housing.

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.

For the ESG Program, successful performance of the program's goals will also be measured by evidence that the subrecipient has coordinated with each Continuum of Care (CoC) to ensure that ESG activities are consistent with CoC's strategies and objectives for preventing and ending homelessness. The impact of ESG funds will ultimately be reported by CoCs through Point-in-Time counts and through other data collected by HUD. In addition, subrecipients are to ensure coordination with other local organizations that are planning and carrying out activities related to prevention and rapid rehousing and to link participants to other mainstream resources. This practice assists in providing a seamless delivery system to the homeless of West Virginia.

One gap that can be found in the system is when a shelter or other organization serving the population is not actively engaged within the Continuum of Care within their catchment area Homeless Management Information System. The State and CoCs continue to encourage organizational involvement with their respectable CoC.

HOPWA case managers frequently review client housing agreements to encourage compliance resulting in stable housing. They have put a significant effort into budget counseling and significant time to build trust with their clients. Case managers stress the importance of becoming more independent, responsible, and accountable to the clients with the goal of reducing homelessness within the HIV/AIDS community. Working with the client daily, weekly, monthly or quarterly is determined by their level of medical and housing needs. It also includes phone calls to remind clients of appointments, to service providers related to health care, to landlords, and to local public housing representatives. This is to ensure that clients do not miss appointments, do not go without medication, are connected to multiple resources, and that all housing needs are satisfied.

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.

The State of West Virginia has increased involvement with each of the four Continuums of Care with quarterly CoC calls and increased engagement. This will allow for a more unified approach to homelessness based on their regional needs. It also provides the ability for coordination of mandated requirements of the Homeless Emergency Assistance and Rapid Transition to Housing (Hearth) Act and services and funding availability to service the homeless population.

For the HOPWA program, case managers maintain their client's stable housing environment by providing appropriate referrals, financial assistance, and budget counseling. Follow-up is also offered because sometimes clients do not maintain their motivation to stay focused on their health and daily living needs.

The focus is on ensuring that clients connect with and utilize program services. One of the primary goals of HOPWA assistance is to obtain permanent housing. While there are long waiting lists for Section 8, case managers continue to work with clients to maximize the benefits of other programs to alleviate other financial burdens. The goal is to assist consumers to maintain or to obtain safe, decent, sanitary and affordable housing. By developing a housing plan and working with the clients on realistic housing goals based on their monthly budget, the case manager empowers the client with better decision making. The short-term needs are addressed first, keeping in mind long-term goals.

SP-45 Goals Summary – 91.315(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HOME – Expand Affordable Housing Opportunities	2025	2029	Affordable Housing	Statewide	Affordable Housing Opportunities (HOME)	HOME: \$ 32,532,979.21	Rental units constructed: 150 Household Housing Unit Rental units rehabilitated: 150 Household Housing Unit
2	HTF – Expand Affordable Housing Opportunities	2025	2029	Affordable Housing	Statewide	Affordable Housing Opportunities (HTF)	HTF: \$ 15,134,353.20	Rental units constructed: 100 Household Housing Unit Rental units rehabilitated: 100 Household Housing Unit
3	Increasing the capacity of CHDOs	2025	2029	HOME CHDO Operating Expense Grant	Statewide	CHDO Operating Expense Grant Program	HOME: \$ 1,200,000	Other: 25 Other
4	Rental Assistance and Services for the Homeless	2025	2029	Homeless	Statewide	Homeless Assistance	ESG: \$9,027,300	Tenant-based rental assistance / Rapid Re-housing: 1,250 Households Assisted Homeless Person Overnight Shelter: 7,500 Persons Assisted Homelessness Prevention: 750 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Housing and Services for Persons with HIV/AIDS	2025	2029	Non-Homeless Special Needs	Statewide	Non-Homeless Special Needs	HOPWA: \$4,248,575	Tenant-based rental assistance / Rapid Rehousing: 250 Households Assisted HIV/AIDS Housing Operations: 7 Household Housing Unit
6	Develop Basic Infrastructure	2025	2029	Non-Housing Community Development	Statewide	Basic Infrastructure	CDBG: \$53,847,555.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 7,500 Households Assisted
7	Improved Access to Public Facilities	2025	2029	Non-Housing Community Development	Statewide	ADA, Public Facility Accessibility	CDBG: 2,500,000	Public Facility or Infrastructure Activities LMC Persons: 1,000 Persons.
8	Mitigate Blighted and Abandoned Properties	2025	2029	Non-Housing Community Development	Statewide	Blighted and abandoned properties	CDBG: \$7,500,000	Buildings Demolished: 300 buildings
9	Support Community Planning	2025	2029	Non-Housing Community Development	Statewide	Community Planning	CDBG: \$2,500,000	Other: 1 Other
10	CDBG-DR	2025	2029	Affordable Housing Homeless Community Development	Statewide	Affordable Housing Opportunities (HOME) Basic Infrastructure Economic Development	CDBG-DR: \$13,247,062.89	New Multifamily Housing for Low/Moderate Income Housing Benefit: 72 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Technical Assistance	2025	2029	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Statewide	Basic Infrastructure Blighted and abandoned properties Community Planning Economic Development Public Facilities	CDBG: \$137,830	Public service activities other than Low/Moderate Income Housing Benefit: 1,000 Persons Assisted Other: 1 Other
12	Administration	2025	2029	Administration	Statewide	Affordable Housing Opportunities (HOME) Affordable Housing Opportunities (HTF) Basic Infrastructure Blighted and abandoned properties Community Planning Homeless Assistance Non-Homeless Special Needs Public Facilities	CDBG: \$1,878,300 HOPWA: \$86,604 HOME: \$3,253,298 ESG: \$412,568 HTF: \$1,513,442	Other: 1 Other

Table 57 – Goals Summary

Goal Descriptions

1	Goal Name	HOME – Expand Affordable Housing Opportunities
	Goal Description	The HOME CHDO and HOME Rental Programs provide construction and permanent financing with attractive terms for the acquisition, new construction, and/or rehabilitation of multifamily residential rental housing.
2	Goal Name	HTF – Expand Affordable Housing Opportunities
	Goal Description	The HTF Rental Program provides construction and permanent financing with attractive terms for the acquisition, new construction, and/or rehabilitation of multifamily residential rental housing.
3	Goal Name	Increase the capacity of CHDOs
	Goal Description	The HOME CHDO Operating Expense Grant Program provides funds for operating expenses for certified CHDOs to maintain or build capacity to implement current or anticipated CHDO eligible activities.
4	Goal Name	Rental Assistance and Services for the Homeless
	Goal Description	Through coordination with the Continuums of Care, West Virginia will address the housing needs of the homeless and provide necessary supportive services to help them attain stability. The driving force behind homelessness is often economic/and/or social problems. Subsidies and assistance for housing development programs can help many very low and low-income households overcome their housing problems. However, for the homeless population with little to no income, physical or mental health problems, and/or a variety of addiction problems, housing may often be a secondary issue. While continuing to provide shelter and housing programs for the homeless, WV’s goal will be to address the economic and social problems as the primary causes and aid the households in their quest for stability. The best way to accomplish this is to coordinate with the Continuums of Care to best identify the needs of the homeless in their regions.
5	Goal Name	Housing and Services for Persons with HIV/AIDS
	Goal Description	Provide the necessary rental assistance for persons suffering with HIV/AIDS to be able to find affordable housing. While specific use of HOPWA funds is driven by regionally identified needs, there is a broad need for affordable, accessible housing for low-income families affected by HIV disease. Short term rent, mortgage, and utility payments and tenant based rental assistance are the most needed services. Other services needed are permanent housing placement, supportive services / case management, and resource identification.

6	Goal Name	Develop Basic Infrastructure
	Goal Description	Support local government efforts to develop and improve basic infrastructure (water, sewer, and stormwater systems) that will strengthen the foundations for economic growth and alleviate conditions that negatively impact environmental quality or public health.
7	Goal Name	Improve Public Facilities Access.
	Goal Description	Reduce or eliminate architectural barriers to public facilities for persons with limited mobility.
8	Goal Name	Mitigate Blighted and Abandoned Properties.
	Goal Description	Demolition of blighted structures to eliminate slum and blight and increase suitable living conditions
9	Goal Name	Support Community Planning.
	Goal Description	Support planning for basic infrastructure (water, sewer, and stormwater) and for the removal of blighted and abandoned properties.

10	Goal Name	CDBG-DR
	Goal Description	<p>The State's CDBG-DR 2016 Allocation Award is designed to support a housing program that will grant funds to homeowners and owners of rental property who have unmet housing needs as a result of the June 2016 severe flooding and severe storms. The focus of the WV Housing Restoration Program is to rehab, replace, and reconstruct single family homes and small rentals with one to four units and restore a safe sanitary home to applicants. The grant will also address the needs identified in the WV Housing Needs Assessment and help bring 53 multifamily rental units to the state that will support affordable housing for vulnerable populations. Under the CDBG-DR Housing Program, the State is implementing a Bridge Home Program that is providing grant funds to repair or reconstruct bridges that provide access to primary residences. Additional funds are being used to support a clearance and demolition program to remove unsafe structures that were damaged beyond repair from the disaster. This program will help remove possible threats to the community. CDBG-DR funds will help support the State's required non-federal local match for FEMA's Hazard Mitigation Grant Program. This approach will ensure that housing recovery is holistic and addresses additional unmet needs specific to West Virginia's landscape that are outside of traditional repair and rehabilitation of housing structures to include infrastructure projects that were damaged by the disaster. The State's CDBG-DR planning and administration activities include activities for the development of the disaster recovery Action Plan and all future amendments, community outreach and implementation of program activities, and planning to increase resilience. .</p> <p>On June 16th, 2025, WVDED submitted a request to HUD to extend the period of performance for the 2016 CDBG-DR allocation. If approved, the State will use the remaining \$13,247,062.89 in CDBG-DR funding to rehabilitate scattered site multi-family affordable housing units. Specifically, a total of 72 affordable housing units will be rehabilitated at 4 different locations.</p>
11	Goal Name	Technical Assistance
	Goal Description	To build and expand the capacity of the people and organizations within the state.
12	Goal Name	Administration
	Goal Description	CDBG, HOME, HTF, ESG and HOPWA administration

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)

It is estimated that the jurisdiction will provide 300 affordable residential rental HOME units to eligible families during the 2025-2029 Con Plan period. It is estimated that 170 families will be very low-income, and 130 families will be low-income.

It is estimated that the jurisdiction will provide 2,000 low-income households with affordable housing options during the 2025-2029 Con Plan period with Emergency Solutions Grant Rapid Re-housing and Homelessness Prevention activities. Additionally, 250 individuals with HIV/AIDS and their families will be provided with Tenant Based Rental Assistance activities.

SP-50 Public Housing Accessibility and Involvement – 91.315(c)

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

There is no Section 504 Voluntary Compliance Agreement; therefore, this is not applicable.

Activities to Increase Resident Involvements

Public Housing Authorities have activities to increase resident involvement such as resident councils, housing and credit counseling and family activities.

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

N/A.

Plan to remove the ‘troubled’ designation

N/A.

SP-55 Barriers to affordable housing – 91.315(h)

Barriers to Affordable Housing

The WVHDF and partner agencies have been active in the development of affordable housing for low- and moderate-income families since 1968 and will continue to work towards overcoming all barriers to affordable housing. The WVHDF and its partners have identified four barriers to affordable housing and initiated strategies to eliminate those barriers. Each barrier is identified in section MA-40 and the strategy to remove the barrier is described in SP-55.

Community Opposition

A lack of knowledge regarding affordable housing can cause communities to oppose its development out of fears that are often unfounded. In addition, lack of land use planning and zoning could adversely affect affordable residential construction or rehabilitation by creating regulatory hurdles or obstructions that are inconsistent across jurisdictions and create difficulty for developers trying to navigate the different issues.

Cost of Affordable Housing

Many housing options in areas of West Virginia are too expensive and therefore are inaccessible to many low-income families. Due to higher levels of poverty and limited access to affordable mortgage credit, communities often struggle to meet the housing needs of many. Although overall housing costs are generally lower in West Virginia, lower incomes and higher poverty rates make housing options unaffordable for many residents. West Virginia is the fourth poorest state in the nation. The most recent American Community Survey data indicates West Virginia's statewide poverty rate is 16.7%. The 2022 American Community Survey report the U.S. metro area poverty rate of 12.1% and nonmetro poverty rate of 15.5%.

Housing Quality

Poor housing quality is another barrier to affordable housing in many areas of the state. Units that are available are often in need of extensive repair or improvements to just meet basic health and safety levels. According to MA-50 data, on average, 4.54% of homeowner households and 5.96% of renter households experience severe housing problems. Poor housing quality contributes to significant health problems, including infections and chronic disease, injury and poor childhood development. Children living in substandard housing are more likely to develop serious illnesses like asthma and lead poisoning, both of which negatively affect their education.

Zoning and Land Use Planning

Due to its mountainous topography, the state has somewhat limited amounts of developable land. Further, many of the state's communities were built along river valleys and streams and did not

adequately consider the risk of flooding. Awareness of land use planning and more effective land use is needed to provide safer communities, improve livability, and increase community development.

Rent Restrictions

The rent restrictions required in the HOME Program create a barrier in the development of affordable rental housing. Whenever HOME funds are used to assist with the development of affordable rental housing in combination with other sources of funds, the rent limitations and the lesser of the Fair Market Rent or High/Low Home Rent for the area, often make the project financially infeasible.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Community Opposition

The partner agencies will continue to review policies and procedures to identify any issues that have the potential to create an obstacle to the creation or location of affordable housing. The partner entities will seek out opportunities to provide training to raise awareness on the facts of affordable housing and to alleviate the primarily unfounded fears many have about affordable housing and the benefits it can offer their community and their friends and neighbors.

Cost of Affordable Housing

WVHDF performs a construction cost analysis for all projects requesting HOME and HTF funds. The analysis confirms that costs are reasonable and necessary. In addition, the partner agencies will continue to consult with the homebuilding industry, local governments, and affordable housing advocates in considering the potential impact of State statutes and State and local regulations on the affordability of housing.

Housing Quality

WVHDF will continue to require that all HOME- and HTF-assisted construction projects meet the provisions of the International Building Code, monitor the attainment of public health and safety goals, and confirm the current HUD inspectable standard are met.

Zoning and Land Use Planning

The WVDED will work with the Regional Planning and Development Councils (RPDCs) in West Virginia to accurately assess and identify communities that have comprehensive planning in place and those that do not. This information will allow the WVDED to work with State partners such as the West Virginia University Land Use and Sustainable Development Law Clinic to better address where local land use planning is needed in the state.

SP-60 Homelessness Strategy – 91.315(d)

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

The responsibility of reaching out to the homeless population and assessing their individual needs is left to the Continuums of Care and the individual shelters and vendors requesting funding from the WV Department of Economic Development. As the needs of homeless persons throughout the state vary from region to region, WVDED keeps the eligible activities of the Emergency Solutions Grant program as flexible as the statute allows so that each applicant can develop the program best suited for their local needs. Representation of the homeless population must be on the governing boards of the CoCs under the HEARTH Act, so it is hoped that through this direct association, the needs will be reflected in the goals and objectives of the CoC and thus become part of the ESG program.

Addressing the emergency and transitional housing needs of homeless persons

All activities allowed under the HEARTH Act for emergency shelters are eligible under WV's ESG program. These include rehabilitation/renovation, operational costs, and essential services. Applicants for the funding must provide the need for the required program as part of the application. This may be in the form of information from the annual Point in Time count, average bed night, referrals to other available service or the HMIS information from the previous year. As for the transitional housing needs, WV through the ESG program may only address this type of housing if they funded them in 2010 in accordance with the statute. Again, the transitional shelters must present evidence to the need for the funding to be able to be considered. In any given year not more than 60% of the ESG allocation will be given out in grants to these types of shelter and/or street outreach.

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 State of West Virginia supports the following five federal goals to end homelessness from the United States Interagency Council on Homelessness' plan, "Home, Together: The Federal Strategic Plan to Prevent and End Homelessness," with the caveats that the goals must be appropriate and achievable for WV and that increased need and limited resources may inhibit the State's ability to meet the federal targeted timelines. Attaining these goals requires the cooperation and full commitment of federal, State, local, and private sector organizations:

- To end homelessness among veterans.
- To end chronic homelessness among people with disabilities.

- To end homelessness among families with children.
- To end homelessness among unaccompanied youth.
- To end homelessness among all other individuals.

These goals have been accepted by the WV Interagency Council on Homelessness and will provide the footprint for policy when dealing with homelessness within the state.

The WV Department of Economic Development works closely with each of the four Continuums of Care, ESG and HOPWA funded agencies, and additional State agencies, to define and address those barriers that could ultimately result in homelessness for individuals and their families. By definition, these are individuals and families who:

- Face imminent eviction without a secured location where they might transition their families.
- Have difficulty locating available, affordable housing options.
- Are close to being discharged from a medical facility or the criminal justice system without a confirmed residence wherein they might transition.
- Do not have access to reliable transportation or reside in areas without adequate public transportation resulting in reduced access to available jobs with livable wages.
- Reside in substandard housing conditions (e.g., without sufficient heat, running water or protection from natural elements).

It is agreed that individuals and families living under these circumstances, will experience homelessness without appropriate interventions and supportive services. Case Management plans for these individuals and families to help them overcome barriers to retaining permanent housing included job readiness/self-sufficiency training, job placement and coaching, childcare, transportation subsidy, parenting training, and in many cases, counseling and/or treatment for alcohol or substance abuse. In cases where mental or physical disabilities were evident, appropriate connections with mental health/mental retardation services and health services were also included.

Serving as the working body to support the efforts of the WV Interagency Council on Homelessness, the four Continuums of Care will serve as the Homeless Steering Committee, which addresses programs and policies to assist the homeless in the state.

As the administrator of the Emergency Solutions Grant Program, the WV Department of Economic Development has identified and prioritized rapid rehousing as its primary tool for reducing homelessness. WVDED will continue this priority until such a time that there are no families needing assistance in finding permanent housing. Under ESG, the chronically homeless, veterans, and families with children are also prioritized so as to direct as many resources necessary to these special targeted populations.

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.

In addition to the rapid rehousing topic described above, WV's ESG program also allows applicants to request funding for homeless prevention. With the increase in availability of rapid rehousing funding within CoC funding competitions, this leaves the State with the ability to focus more toward homeless prevention and street outreach. It is being encouraged that funding applicants pair homeless prevention with street outreach dollars to assist in targeting those unsheltered individuals within our state to connect them to the vital supportive and housing services.

The WVDED plans to work with both the Department of Health and Human Resources and the Department of Corrections in forming a discharge policy, so as to provide a seamless transition from the institution to housing thus keeping the patient from ever experiencing homelessness.

SP-65 Lead based paint Hazards – 91.315(i)

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

While lead-based paint was banned from residential use in 1978, lead remains a hazard in homes constructed before 1978 (especially in homes built before 1950). Paint deterioration and home renovations in these structures significantly elevate the risk for exposure to lead and subsequently lead poisoning. WV's lead law 16-35 and its lead abatement licensing law 64CSR45. It appears 64CSR45 and WV16-45 was last passed and/or updated in 2006. The EPA has recently changed their lead dust standards, so West Virginia is in the process of revising 64CSR45 to meet these new standards. The Environmental Protection Agency is discussing new clearance standards as well. These new standards will more closely align with HUD's recent lead dust and clearance standards. Note WV law follows EPA, not HUD guidelines.

The WV Childhood Lead Poisoning Prevention Program WVDHHR obtains all blood lead levels from providers and labs and they are entered into the CDC-created Healthy Homes Lead Poisoning Surveillance System (HHPSS). WVDHHRs capture demographic information for children and adults: race, age, and home address including county. They also obtain parent information for minors, provider, and lab information. They match with Aetna, capturing Medicaid information and Social Security numbers. When a child 72 months or younger has a blood lead level of 10 mg/dL or higher they make a referral to the Office of Environmental Health. OEHS then performs a lead-based paint assessment of the home and entered in the into the HHPSS database. The WVDED and WVHDF recognize the hazard that lead-based paint poses to children under six years of age and carefully consider the abatement of lead-based paint during the rehabilitation or conversion of older, existing structures into affordable housing for families and other special population groups. Their efforts to abate lead-based paint may be classified as reactive rather than proactive since there is limited funding available to provide the financial assistance required to abate lead-based paint hazards in single-family and rental housing. While they are unable to aggressively pursue a statewide lead-based paint abatement policy, the WVHDF and other agencies require the abatement of lead-based paint hazards in projects funded with federal financial assistance.

The staff of the WVHDF Technical Services Department is qualified to undertake an initial assessment of lead-based paint hazards on projects that are considered for financial assistance under the HOME and HTF Programs. The WVHDF also takes a flexible position during the underwriting of projects that require the abatement of lead-based paint in order to promote the development of housing for low-income families.

If a HOME- or HTF-funded multifamily residential rental project contains lead-based paint, the developer must submit an LBP remediation plan that properly addresses the abatement of the LBP hazards to the WVHDF. Following the implementation of the LBP remediation plan, the developer will submit final clearance testing to confirm the finished project is free of LBP hazards.

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

All WVDED and WVHDF administered HUD programs must conform to federal and state lead regulations. This means that all grantees, subrecipients, project sponsors, developers, or other partners are required to conduct visual lead inspections of any structure where appropriate per program guidelines. Appropriate measures to remove the hazard and reinspection are required where peeling or chipping paint is observed. More extensive measures are required in the case of a child 72 months or younger testing positive in a specific housing unit.

Upon submission of an application for HOME or HTF, HOME and HTF environmental review requirements are triggered. HOME- and HTF-funded projects with five or more units (or for projects with less than five units and constructed prior to 1978) must submit a Phase I ESA-ASTM, which will address the presence of LBP. If LBP is present, it must be remediated during the project's rehabilitation. HOME-funded projects must comply with LBP regulations as noted in 24 CFR 58, including the National Environmental Policy Act; HTF-funded projects must comply with LBP regulations as noted in 24 CFR 93.301 and 93.351.

WVHDF will not enter into project-specific funding commitments until there is satisfactory evidence that all appropriate environmental requirements, including LBP requirements, have been or will be met.

SP-70 Anti-Poverty Strategy – 91.315(j)

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

The State of WV uses combinations of its HUD related funding, State funding, local funding and programs long with private funds to provide affordable housing programs to reduce the housing cost burden, which is frequent among households whose income is near the poverty line. For example, low interest or deferred rehabilitation loans, weatherization programs, and utility discounts based on household income reduce overall housing costs and make money available for other necessities or to help pay toward educational programs or training.

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

The State of West Virginia seeks to help families move out of poverty in ways that promote family self-sufficiency to the highest extent possible. To this end, all ESG and HOPWA program participants are encouraged to engage in case management activities used to specialize their individual housing plans and skill development. It is a priority to assist program participants with finding housing and other services necessary to make progress toward long-term housing sustainability and financial self-sufficiency. CAAs organize a range of services related to the needs of low-income families and individuals, so that these services may have a measurable and potentially major impact on the causes of poverty in the community and may help the families and individuals to achieve self-sufficiency. CAAs utilize innovative and effective community-based approaches to attacking the causes and effects of poverty and of community breakdown. CAAs encourage maximum participation of residents of the low-income communities and members of the groups served by programs assisted through the block grants made under this subtitle to empower such residents and members to respond to the unique problems and needs within their communities.

In addition, the WVHDF HOME and HTF programs offer the following programs, which allow qualified families to escape from cost-burdened housing to affordable housing. As a result, there is a reduction of the number of poverty level families.

1. CHDO Rental Program: CHDOs are awarded HOME funds to develop affordable rental units that will be rent restricted in accordance to the Low HOME and High HOME limits.
1. HOME Rental Program: Developers are awarded HOME funds to develop affordable rental units that will be rent restricted in accordance to the Low HOME and High HOME limits.
1. HTF Rental: Developers are awarded HTF funds to develop affordable rental units that will be rent restricted in accordance to the HTF limits.

WVDED CDBG programs gives priority to non-Entitlement communities projects submitted throughout the State that are in “Distressed” or “At-Risk” counties as assigned by the Appalachian Regional Commissions (ARC).

SP-80 Monitoring – 91.330

Describe the standards and procedures that the State 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.

CDBG

The CDBG projects are monitored on an on-going basis with a two-tiered process that includes:

- Financial accounts and audit monitoring
- Project/grantee level monitoring

Financial management of each project is provided through a desk review of every reimbursement request that is submitted. The request comes in to the appropriate Community Development Representative, who is the first to review and contact the project administrator if additional documentation is needed. The packet is then sent to accounting staff for review and payment. Review of project administrative financial records are monitored in the field by the Community Development Compliance Representatives. The CDBG Program staff is responsible for project/activity set-up, requests and approvals (by two separate division positions) of drawdowns, de-obligations or re-obligations.

CDBG staff monitors program spending and practices to assure that the department is meeting its action plan targets and complying with federal regulations on the amount of funds committed and expended by the program.

On a project or activity level, project sponsors, grantees, and subrecipients are monitored on a regular basis in accordance with program specific guidelines and risk assessments. The WVDED Compliance staff conducts these monitoring annually, based on risk assessments, and/or as needed. The approach utilized to project and activity monitoring is to both ensure compliance and to provide appropriate technical assistance to assure the long-term success of our partners, programs, and the clients that they serve.

ESG and HOPWA

WVDED Staff determines subrecipients based on a set of scoring criteria of submitted applications. Based on the yearly total award from HUD, WVDED then decides on individual award amounts for the ESG program. The Housing Programs Manager is responsible for the RFP process and contracts and assists WVDED accounting staff with setting up fiscal activity in IDIS. The accounting staff is also responsible for the oversight of the fiscal activity set-up, requests and approvals of drawdowns. Requests for extensions are approved by the WVDED Housing Programs Manager. All drawdowns are originated by one division and approved by another division in order to ensure a separation of duties within the office.

All ESG and HOPWA requests are reviewed by an extensive monitoring process. ESG and HOPWA programs' on-site monitoring takes place on an annual basis; risk assessments are utilized to determine monitoring order of all subrecipients. Drawdown requests come from the subrecipient and based on monitoring findings which may include a copy of the original request (utility bill, payment for rental assistance, etc.) and a copy of the check used for payment of request. These requests are used to monitor program spending and practices to assure that each subrecipient is meeting spending goals and project outputs. In addition to on-site monitoring, WVDED does perform desktop monitoring if there is a need to ensure compliance and provide technical assistance. Continued technical assistance is offered to all ESG & HOPWA subrecipients on an ongoing basis as needed.

HOME and HTF PROGRAMS

HOME and HTF are monitored in compliance with the regulations set forth by HUD and WVHDF. See page 134 of the Grantees Unique Appendices Part III (attached) for specific monitoring information.

Expected Resources

AP-15 Expected Resources – 91.320(c)(1,2)

Introduction

This plan is prepared as a collaborative effort of two agencies: The West Virginia Department of Economic Development (WVDED) is responsible for the Community Development Block Grant (CDBG), the Emergency Solutions Grant (ESG), and the Housing Opportunities for Persons with AIDS (HOPWA) programs. The West Virginia Housing Development Fund is responsible for the Home Investment Partnerships (HOME) and the Housing Trust Fund (HTF) programs.

The following table displays the anticipated resources to be allocated to the State of West Virginia, broken down by program type. Projections are made for FY 2025 and the remaining four years of the Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$13,783,001	0.00	0.00	\$13,783,001	\$55,132,004	All CDBG funds will be available for Infrastructure, Public Facilities (ADA), Mitigated blighted property, Community Planning, Technical assistance, and administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$4,832,979	\$1,700,000		\$6,532,979	\$26,000,000	HOME funds will be used for acquisition, multifamily rental new construction, multifamily rental rehab, and administration.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	\$849,715	\$0	\$0	\$849,715	\$3,398,860	All HOPWA funds will be available for the uses listed in this chart. Funding will also be used for administration of the HOPWA program.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid rehousing (rental assistance) Rental Assistance Services Transitional housing	\$1,805,460	\$0	\$0	\$1,805,460	\$7,221,840	All ESG funds will be available for the uses listed in this chart. Funding will also be used for administration of the ESG program.
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	\$3,134,373	\$10.00	\$0	\$3,134,383	\$12,000,040	HTF funds will be used for acquisition, multifamily rental new construction, and multifamily rental rehab.
Other	public - federal	New Multifamily Housing	0.00	0.00	\$13,247,062.89	\$13,247,062.89	\$13,247,062.89	CDBG-DR funds will be used towards the uses listed in this chart.

Table 58 - 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 State of West Virginia will utilize multiple sources of State, federal, local, and private funds to address the needs identified in this action plan.

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

To facilitate the development of adequate infrastructure systems, identified as a priority of the CDBG program, local governments may utilize publicly owned land for planned infrastructure improvements which benefit the community. Examples may include existing or acquired property that will serve as the location of a water treatment facility or wastewater treatment facility. In certain circumstances, new utility lines may be constructed in existing rights of way or through an existing easement. Local governments may also acquire property as needed for the provision of adequate water and wastewater facilities and distribution systems.

Additionally, CDBG funds may be used to pay for the cost of identifying the property to be acquired, appraisals, the preparation of legal documents, and other costs associated with acquisition required to complete a CDBG project. Such expenses qualify under the area benefit category for infrastructure projects that serve a primarily residential area consisting of residents who are at least 51% low- and moderate-income persons.

Discussion

The WVHDF HOME Program anticipates the use of the HUD HOME award, estimated Program Income, and leveraged funds to successfully implement all aspects of the HOME Program.

The WVHDF HTF Program anticipated the use of the HUD HTF award and leveraged funds to successfully implement all aspects of the HTF Program.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HOME- Expand Affordable Housing Opportunities	2025	2029	Affordable Housing	Statewide	Affordable Housing Opportunities (HOME)	HOME: \$4,109,681.29	Rental units constructed: 30 Household Housing Unit Rental units rehabilitated: 30 Household Housing Unit
2	HTF-Expand Affordable Housing Opportunities	2025	2029	Affordable Housing	Statewide	Affordable Housing Opportunities (HTF)	HTF: \$2,820,935.88	Rental units constructed: 20 Household Housing Unit Rental units rehabilitated: 20 Household Housing Unit
3	Increase the capacity of CHDOs	2025	2029	HOME CHDO Operating Expense Grant	Statewide	Affordable Housing Opportunities (HOME)	HOME: \$240,000.00	Other: 5 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Rental Assistance and Services for the Homeless	2025	2029	Homeless	Statewide	Homeless Assistance	ESG: \$1,805,460	Tenant-based rental assistance / Rapid Rehousing: 250 Households Assisted Homeless Person Overnight Shelter: 1500 Persons Assisted Homelessness Prevention: 150 Persons Assisted
5	Housing and Services for Persons with HIV/AIDS	2025	2029	Non-Homeless Special Needs	Statewide	Non-Homeless Special Needs	HOPWA: \$849,715.00	Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted HIV/AIDS Housing Operations: 7 Household Housing Unit
6	Develop Basic Infrastructure	2025	2029	Non-Housing Community Development	Statewide	Basic Infrastructure	CDBG: \$10,769,511	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1500 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Improved Access to Public Facilities	2025	029		Statewide		CDBG: \$500,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 200 Persons Assisted
8	Mitigate Blighted and Abandoned Properties	2025	2029	Non-Housing Community Development	Statewide	Blighted and abandoned properties	CDBG: \$1,500,000.00	Buildings Demolished: 60 Buildings
9	Support Community Planning	2025	2029	Non-Housing Community Development	Statewide	Community Planning	CDBG: \$500,000.00	Other: 1 Other
10	CDBG-DR	2025	2029	Affordable Housing	-Statewide	Affordable Housing Opportunities Home Rehab	CDBG-DR: \$13,247,062.89	Other: 72 Affordable Housing Units

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Technical Assistance	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Statewide	Basic Infrastructure Blighted and abandoned properties Community Planning Economic Development Public Facilities	CDBG: \$137,830	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Administration	2020	2024		Statewide	Affordable Housing Opportunities (HOME) Affordable Housing Opportunities (HTF) Basic Infrastructure Blighted and abandoned properties Community Planning Economic Development Homeless Assistance Non-Homeless Special Needs Public Facilities	CDBG: \$375,660 HOPWA: \$17,320.00 HOME: \$483,297.92.00 ESG: \$82,514.00 HTF: \$313,437.32.00	Other: 1 Other

Table 59 – Goals Summary

Goal Descriptions

1	Goal Name	HOME- Expand Affordable Housing Opportunities
	Goal Description	HOME: It is estimated that \$4,109,681.29 of the 2020 HOME award allocated to the State of West Virginia and the estimated \$1,700,000 Program Income will be allocated to Expand Affordable Housing Opportunities in order to increase the supply of affordable housing through acquisition, new construction and/or rehabilitation.
2	Goal Name	HTF-Expand Affordable Housing Opportunities
	Goal Description	HTF: It is estimated that \$2,820,935.88 of the HTF award allocated to the State of West Virginia and the estimated \$10 Program Income will be allocated to Expand Affordable Housing Opportunities in order to increase the supply of affordable housing through acquisition, new construction, and/or rehabilitation.
3	Goal Name	Increase the capacity of CHDOs
	Goal Description	It is estimated that \$240,000 of the HOME award allocated to the State of West Virginia will be allocated to CHDO Operating Expense Grant Program in order to provide funds for operating expenses for certified 5 CHDOs to maintain or build capacity to implement current or anticipated CHDO eligible activities.
4	Goal Name	Rental Assistance and Services for the Homeless
	Goal Description	Through coordination with the Continuums of Care, West Virginia will address the housing needs of the homeless and provide necessary supportive services to help them attain stability. The driving force behind homelessness is often economic and/or social problems. Subsidies and assistance for housing development programs can help many very low- and low-income households overcome their housing problems. However, for the homeless population with little to no income, physical or mental health problems, and/or a variety of addiction problems, housing may often be a secondary issue. While continuing to provide shelter and housing programs for the homeless, WV's goal will be to address the economic and social problems as the primary causes and aid the households in their quest for stability. The best way to accomplish this is to coordinate with the Continuums of Care to best identify the needs of the homeless in their regions.
5	Goal Name	Housing and Services for Persons with HIV/AIDS
	Goal Description	Provide the necessary rental assistance for persons suffering with HIV/AIDS to be able to find affordable housing. While specific use of HOPWA funds is driven by regionally identified needs, there is a broad need for affordable, accessible housing for low-income families affected by HIV. Short term rent, mortgage, and utility payments and tenant based rental assistance are the most needed services. Other services needed are permanent housing placement, supportive services / case management, and resource identification.

6	Goal Name	Develop Basic Infrastructure
	Goal Description	To provide reliable and clean water, wastewater, and stormwater systems to local communities. These investments will improve the quality of life for low- and moderate-income residents and promote better public health through the provision of clean water and the efficient collection of wastewater. Basic water and sewer infrastructure provide a necessary foundation for economic development since all industrial and manufacturing processes rely upon an adequate and reliable supply of water. Similarly, the development and upkeep of efficient wastewater systems mitigates pollution in streams which in turn spurs the development of businesses based on outdoor recreation and tourism.
7	Goal Name	Improve Access to Public Facilities
	Goal Description	To eliminate architectural barriers of public facilities for persons with limited mobility. Removal of such obstacles will foster greater inclusion of activities taking place at public facilities.
8	Goal Name	Mitigate Blighted and Abandoned Properties
	Goal Description	To address and mitigate blighted and abandoned properties in their communities. Blighted and abandoned properties can include vacant residential and non-residential buildings as well as unused lots that attract trash and debris. Mitigating blighted and abandoned buildings increases public safety, improves the attractiveness of communities, strengthens the likelihood of attracting businesses to a community, and promotes the reuse of vacant properties for redevelopment. Requests to demolish school buildings or facilities for the purpose of constructing a new school building or facility will not be accepted.
9	Goal Name	Support Community Planning
	Goal Description	Support for planning activities focusing on basic infrastructure, blighted and abandoned properties.
10	Goal Name	CDBG-DR
	Goal Description	<p>The State of West Virginia was awarded \$149,875,000 in CDBG-DR funds due to the flooding in June 2016. The CDBG-DR budget is still available from previous years:</p> <ul style="list-style-type: none"> • Bridge HOME Program - Housing Restoration Program - \$13,247,062.89 <p>Please note, this allocation of CDBG-DR funding will only be used in counties impacted by the flooding in June 2016.</p> <p>The CDBG-DR Plan may be viewed at https://wvloodrecovery.com/</p>

11	Goal Name	Technical Assistance
	Goal Description	State Technical Assistance for the CDBG Program
12	Goal Name	Administration
	Goal Description	Administration of CDBG, HOME, HTF, ESG, HOPWA Programs

AP-25 Allocation Priorities – 91.320(d)

Introduction:

The Annual Action Plan executive summary located at ES-05 is prepared in compliance with 24 CFR 570.91.320(b). The AP-25 is to outline the State's method of distributing funds to local governments and organizations to carry out activities (or activities to be undertaken by the State) using funds that are expected to be received under formula allocations and other HUD assistance received during the program year, including program income.

These funds are expected to be made available to address the housing-related needs and non-housing community development needs described in the strategies, priority needs, and objectives section of the five-year consolidated plan. As required by 91.320, the State of West Virginia will submit this FY2025 Consolidated Action Plan on or before August 14, 2025.

Funding Allocation Priorities

	HOME-Expand Affordable Housing Opportunities (%)	HTF-Expand Affordable Housing Opportunities (%)	Increase the capacity of CHDOs (%)	Rental Assistance and Services for the Homeless (%)	Housing and Services for Persons with HIV/AIDS (%)	Develop Basic Infrastructure (%)	Improved Public Facility Access (%)	Mitigate Blighted and Abandoned Properties (%)	Support Community Planning (%)	Support Community Planning (%)	CDBG-DR (%)	Technical Assistance (%)	Administration (%)	Total (%)
CDBG	0	0	0	0	0	79	4	10		4	0	1	2	100
HOME	85	0	5	0	0	0	0	0	0	0	0	0	10	100
HOPWA	0	0	0	0	97	0	0	0	0	0	0	0	3	100
ESG	0	0	0	95	0	0	0	0	0	0	0	0	5	100
HTF	0	90	0	0	0	0	0	0	0	0	0	0	10	100
Other CDBG-DR	0	0	0	0	0	0	0	0	0	0	100	0	0	100

Table 60 – Funding Allocation Priorities

Reason for Allocation Priorities

HOME:

It is estimated that \$4,109,681.29 of the 2025 HOME award allocated to the State of West Virginia and the estimated \$1,700,000 of 2025 HOME Program Income will be allocated to Expand Affordable Housing Opportunities in order to increase the supply of affordable housing through acquisition, new construction, and/or rehabilitation. It is estimated that \$240,000 of the HOME award allocated to the State of West Virginia will be allocated to CHDO Operating Expense Grant Program in order to provide funds for operating expenses for certified CHDOs to maintain or build capacity to implement current or anticipated CHDO eligible activities.

HTF:

It is estimated that \$2,820,935.88 of the HTF award allocated to the State of West Virginia and the estimated \$10 of the 2025 HTF Program Income will be allocated to Expand Affordable Housing Opportunities in order to increase the supply of affordable housing through acquisition, new construction and/or rehabilitation.

ESG:

Under ESG, no more than 60% of all funding be used for the Street Outreach and Emergency Shelter activities. Through direct consultations with each of the Continuums of Care and the currently funded organizations through ESG within the state, it has been established that a priority of no less than 50% of the remaining funding be used for Rapid Re-housing and Homeless Prevention.

HOPWA:

Distribution of the estimated HOPWA award in West Virginia for fiscal year 2025 will use the fiscal year 2024 funding allocation (a combination of the number of living HIV/AIDS cases, service utilization data, and demonstrated need) as a baseline.

CDBG:

Per the 2020-2024 West Virginia 5-Year Consolidated Plan Community Assessment, the development of Public Infrastructure (water, sewer, and stormwater) continues to be the greatest priority need for the CDBG funding for the State of West Virginia. Realizing that reliable infrastructure

forms the foundation for other opportunities, the State will continue to invest CDBG funds to develop suitable living conditions and create an environment conducive to future community and economic development.

During several consultations and focus groups, the State was informed of the growing concern regarding abandoned and dilapidated structures. In response to this, the State of West Virginia will also prioritize CDBG funds to address this need. Blighted and abandoned properties can include vacant residential and nonresidential buildings, unused lots that attract trash and debris. Also noted during several consultations was the need for improved access to public facilities for those with limited mobility. Due to the aging population of the State, the State of West Virginia will also allocate CDBG funds to address this need. Lastly, the State will prioritize CDBG funds to support community planning. As noted in the community assessment, adequate planning continues to be a struggle for smaller communities in West Virginia. Local units of government interested in applying for planning funds should focus their proposals on the goals and priorities outlined in this action plan and in the 2025-2029 West Virginia CDBG Consolidated Plan. These goals and priorities are centered around basic infrastructure (water, sewer, and stormwater) and mitigating abandoned and blighted properties. Requests for general community and economic development planning are not encouraged.

How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?

HOME Rental Program: Will receive approximately 70% of the HOME award (estimated \$3,384,681.29) and HOME Program Income (estimated \$1,700,000) to provide funds for nonprofit and for-profit developers to increase the supply of affordable rental units through acquisition, new construction and/or rehabilitation. It is estimated that 56 families will be served from the HOME Rental Program.

CHDO Rental Program: Will receive no less than 15% of the HOME award (estimated \$725,000) to provide CHDOs funds to increase the supply of affordable rental units through acquisition, new construction and/or rehabilitation. It is estimated that four qualified families in the state will be served from the CHDO Program.

CHDO Operating Expense Grant Program: Will receive no more than 5% of the HOME award (estimated \$240,000) and will provide grant funds for certified CHDOs to maintain or build capacity to implement current or anticipated CHDO eligible projects. It is estimated that five certified CHDOs will benefit from this program.

HOME Administration: Will receive 10% of the HOME award (estimated \$483,297.29) and 10% of HOME Program Income, which will be used by

the WVHDF to administer HOME.

HTF Rental: Will receive 90% of the HTF award (estimated \$2,820,935.88) and will provide funds for nonprofit and for-profit developers to increase the supply of affordable rental units through acquisition, new construction and/or rehabilitation. It is estimated that 40 families will be served from the HTF Rental Program.

HTF Administration: Will receive 10% of the HTF award (estimated \$313,437.32) and 10% of HTF Program Income, which will be used by the WVHDF to administer HTF.

ESG: It is the goal of the WVDED to disperse funds throughout the entirety of the state ensuring that all funding components of ESG are available throughout.

HOPWA: In prior years, distribution of the HOPWA funds and coverage areas by each organization has been erratic; however, it is the goal of the WVDED to keep these consistent to prevent any confusion or service gaps for individuals currently receiving HOPWA funds, and to assist organizations in the ability to plan adequately and serve their HIV/AIDS population continuously without interruption. The estimated HOPWA award of \$512,579 for the upcoming year was applied across all the entire state using the funding distribution noted above.

CDBG: The bulk of the CDBG funds will be devoted to basic infrastructure, a priority need that was identified in public hearings, consultations, and the community assessment. Mitigating blighted buildings, improving the accessibility of Public Facilities, and planning were also identified in the consolidated plan as priority needs and objectives and will receive priority in CDBG project selection after basic infrastructure.

AP-30 Methods of Distribution – 91.320(d)&(k)

Introduction:

The methods of distribution for CDBG, CDBG-DR, HOME, HTF, ESG, and HOPWA are described below. Each program has its own unique timeline and method for distributing funds, and eligible entities will be able to apply for funding subject to the parameters outlined for each program. The State will adjust allocation amounts as necessary within each category to align with demonstrated needs and to ensure that all CDBG funding is distributed in an efficient and timely manner. Funds not obligated at the end of each CDBG funding cycle, and/or recaptured funds, will be returned to an available status and may be used to fund applications in other eligible categories.

Distribution Methods

Table 45 - Distribution Methods by State Program

1	State Program Name:	CDBG-DR
	Funding Sources:	CDBG-DR
	Describe the state program addressed by the Method of Distribution.	The CDBG-DR Action Plan outlines the Method of Distribution and may be viewed at https://wvfloodrecovery.com/ .
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	See above.
	If only summary criteria were described, how can potential applicants access application manuals or other State publications describing the application criteria (CDBG only)?	See above.
	Describe the process for awarding funds to State recipients and how the State will make its allocation available to units of general local government, and nonprofit organizations, including community and faith-based organizations (ESG only).	See above.

	Identify the method of selecting project sponsors, including providing full access to grassroots faith-based and other community-based organizations (HOPWA only).	See above.
	Describe how resources will be allocated among funding categories.	See above.
	Describe threshold factors and grant size limits.	See above.
	What are the outcome measures expected as a result of the method of distribution?	See above.
2	State Program Name:	Community Development Block Grant (CDBG)
	Funding Sources:	CDBG
	Describe the State program addressed by the Method of Distribution.	CDBG funds will be awarded on a competitive basis through an annual open application process. The WVDED will notify all 11 of the state's Regional Planning and Development Councils (RPDCs) when the grant application period is open. The RPDCs will forward the notice to their regional member governments (municipalities and counties). WVDED will also make all application guidelines and materials available on its website at www.wvcad.org/resources and will make the application available upon request. Applications are reviewed by WVDED staff and recommendations are made to the governor, who approves the recommendations and announces awards. WVDED reserves the right to conduct a supplemental open competition for applications in a program year if it determines that the first open competition did not result in an adequate pool of projects that are ready-to-proceed. WVDED will use the same public notification process for the supplemental open competition that was used for the initial open competition. Applications for community/project planning will be accepted year-round. All other project applications will only be accepted during the announced open grant application period or the supplemental open grant application period (if necessary).

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>All Application Review: All applications determined to be eligible and meet a national objective will be reviewed for funding. To the extent applicable, criteria to be considered during the review will include:</p> <ul style="list-style-type: none"> • National objective and percentage of low- and moderate-income persons served. • The relationship to CDBG program design objectives. • The public health, environmental, and economic development benefits of the project. • The degree to which the project will correct identified deficiencies or achieve compliance with required standards. • The cost effectiveness of the project. • The availability of secured matching funds for the project. • A match (not required) but scored with additional points. • Projects located in ARC-designated distressed and at-risk counties will be scored with additional points. • The readiness of the project to proceed. • Resiliency measures incorporated in the project <p>In quantitative terms, the proposed outcomes and accomplishments the project is to achieve open grants, other requests from the same area, and the applicant’s capacity to administer and implement the project.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria (CDBG only)?</p>	<p>CDBG application, instruction forms and the CDBG Implementation Manual are available on WVDED's website at http://wvcad.org/resources. The application and instruction forms provide a comprehensive review of application procedures, criteria for eligibility, applicable federal and State regulations, and details regarding the CDBG program design. Recipients may also contact the office for a paper or electronic copy. Revisions and/or additions to this manual will be updated and made available on the WVDED website at www. WVDED.org/resources.</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations (ESG only).</p>	<p>Not applicable.</p>

<p>Identify the method of selecting project sponsors, including providing full access to grassroots faith-based and other community-based organizations (HOPWA only).</p>	<p>Not applicable.</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>Priority will be placed on project applications that focus on the following categories: water, sewer, stormwater, , blighted and abandoned properties, and planning. Resources will be allocated as follows: Basic Infrastructure (water, sewer, stormwater,): \$10,796,511Blighted and Abandoned Properties: \$1,500,000Community Planning: \$500,000Inaccessible Public Facilities: \$500,000. The allocations specified above are estimates. WVDED reserves the right to adjust the allocations between the categories above based upon the actual number of applications received, amounts requested by applicants, and project readiness to proceed.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>Water, sewer, and stormwater projects have an award limit of \$3,000,000. Matching funds are not required. WVDED will consider adding additional funds to awarded projects to assist in covering unanticipated costs such as bid overruns. Such requests are dependent upon availability of funds. The total or aggregate limit of CDBG funds awarded to any one basic infrastructure project over its lifetime will be limited to \$6,000,000. Projects for blighted and abandoned properties have an award limit of \$250,000. No match is required. Requests for additional funds post-award for blighted and abandoned buildings projects will not be considered. Projects for inaccessible public facilities have an award limit of \$250,000. No match is required. Additional funds may be considered to assist in covering unanticipated costs such as bid overruns. Such requests are dependent upon availability of funds. The total aggregate limit of CDBG funds awarded to any one public facility accessibility project will be limited to \$500,000. Planning grants shall be limited to \$500,000. Matching funds are not required. Requests for additional funds post-award for planning projects will not be considered.</p>
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>The following outcome measures are expected to be achieved during the 2025 Program Year:</p> <ul style="list-style-type: none"> • LMI Households Benefit from Basic Infrastructure: 1500 Households • Buildings Demolished: 60 Buildings • Improved Public Facility Accessibility: 200 LMI-C Individuals • Community Planning: 2 Other (plans)

3	State Program Name:	Emergency Solutions Grant (ESG)
	Funding Sources:	ESG
	Describe the state program addressed by the Method of Distribution.	Emergency Solutions Grant (ESG) is federal grant funding for the rehabilitation or conversion of buildings for use as emergency shelters for the homeless, for the payment of certain expenses related to operating emergency shelters, for essential services related to emergency shelters and street outreach for the homeless, and for homelessness prevention and rapid rehousing assistance, HMIS and administration. The intent of ESG assistance is to rapidly transition program participants to stability, either through their own means or through public assistance, as appropriate. Funding provided under ESG is not intended to provide long-term support, nor will it be able to address all of the financial and supportive service needs of individuals and families. All activities are to be an important part of the process to finding stability and should provide a comprehensive approach to eradicating homelessness in West Virginia.

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>All Application Review: All applications determined to be eligible will be reviewed for funding. To the extent applicable, criteria to be considered during the review will include:</p> <ul style="list-style-type: none"> • ESG program proposal and estimation of homeless/at-risk of homelessness persons/households served. • The relationship to ESG program design objectives. • The Continuum of Care's review and recommendation of the applicant to successfully administer the grant program and how it supports the CoC Strategic Plan. • The degree to which the project will address homelessness in the service area and how the applicant will use referrals and M.O.U.s with partner organizations to assist in the accomplishment of applicant program goals. • The cost effectiveness of each proposed program activity in comparison to the estimated number served. • The availability of secured matching funds for the applicant's proposed program. • The degree to which the project achieves State, regional, and local goals in providing stable and affordable housing and supportive services to homeless/at-risk of homelessness households. • The readiness of the program to begin with awarded funds and the organizational and programmatic capacity to administer activities. • The proposed outcomes and accomplishments the project is to achieve any open ESG awards and any past grant awards, in regard to monitoring findings, both programmatic and fiscal. • Any past instances in which past awarded funding has been revoked or recaptured for reallocation.
<p>If only summary criteria were described, how can potential applicants access application manuals or other State publications describing the application criteria (CDBG only).</p>	<p>Not applicable to the Emergency Solutions Grant program.</p>

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and nonprofit organizations, including community and faith-based organizations (ESG only).</p>	<p>The WV Department of Economic Development will accept applications from any nonprofit 501(c)(3).</p> <p>Applicants should complete the ESG proposal and associated forms and attachments by submission to the WV Department of Economic Development by mail, or electronically to the current program manager in accordance with instructions outlined in the guidelines as posted at http://www.wvcad.org/emergency-solutions-grant.</p> <p>Eligible activities include all activities listed in the interim rule. Emphasis will be placed on the Rapid Rehousing and Homelessness Prevention categories of the program with no less than 50% of the State's grant allocation will be allocated to Rapid Rehousing and Homelessness Prevention activities.</p> <p>All applications will be reviewed for completeness and eligible activities. Then the applications will be evaluated based on a 205-point scale. Part of the evaluation is based on the participants' involvement in the CoC and knowledge of the programs or activities of the applicant and/or its vendors. No application will be funded with less than 75% of available points.</p>
<p>Identify the method of selecting project sponsors, including providing full access to grassroots faith-based and other community-based organizations (HOPWA only).</p>	<p>Not applicable to the Emergency Solutions Grant program.</p>

<p>Describe how resources will be allocated among funding categories.</p>	<p>In accordance with the Interim Rule of December 5, 2011, emphasis will be placed on the Rapid Re-housing and Homelessness Prevention categories of the program. As prescribed by the program regulations, no less than 50% of the State's grant allocation will be allocated to Rapid Re-housing and Homelessness Prevention. In addition, despite the preference by some organizations to use the ESG funds for Homelessness Prevention rather than Rapid Re-housing, it is critical that certain subpopulations of households who are already homeless receive priority due to their vulnerability. Therefore, WV will give greater priority to applicants for Rapid Re-housing of those who are chronically homeless, homeless veterans, and/or homeless families and children. In attempting to keep with the U.S. Interagency Council's request to use the majority of the ESG funding for rapid-rehousing, WV will seek to use at least 50% of its allocation of ESG funds for Rapid Re-housing and Homelessness Prevention (excluding administration and HMIS) for rapid rehousing, but reserves the right to adjust this as the need becomes evident. To ensure that this goal is met, applicants requesting Rapid Re-housing funds will receive a priority. The WVDED understands that with WV's unique geographical and socioeconomic makeup of the state, it is understood that each agency has diverse and differing needs to serve the homeless population. It is in this regard that the WVDED does not attempt to dictate what eligible activities are to be used but instead let the organizations decide on what is best for their coverage areas.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>WV intends to make grant awards of no less than \$10,000 and no more than \$175,000 per applicant for the provision of the following ESG components: 1. Street Outreach 2. Emergency Shelter 3. Homelessness Prevention 4. Rapid Re-housing 5. Homeless Management Information System (HMIS) 6. Administration or any combination of components. Applicants must demonstrate that the proposed activities will meet all program requirements and be undertaken in a timely fashion.</p>
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>The expected outcomes for the 2020 ESG program are:</p> <ul style="list-style-type: none"> • Shelter beds provided – 1,500 persons • Rapid rehousing - 250 persons <p>Homelessness Prevention - 150 persons</p>
<p>4 State Program Name:</p>	<p>HOME</p>
<p>Funding Sources:</p>	<p>HOME</p>

<p>Describe the State program addressed by the Method of Distribution.</p>	<p>The projected use of funds reflects the strategy of the State's HOME funds to increase the supply of decent, safe, sanitary, and affordable housing. This strategy is based upon the Consolidated Plan, the identification of local priorities, and making commitments that are consistent with the objectives of the HOME Program. The method of distribution is designed so that the supply of decent, safe, sanitary, and affordable housing is increased providing funds that will allow for the acquisition, new construction, and/or rehabilitation of rental units; provide operating expense grants to CHDOs; and allow the State to administer the HOME Program in the entire state.</p>
<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>HOME Rental Program: The criteria to be considered during the review will include developer capacity; fiscal soundness of developer(s); continuous site control in the name of the ownership entity; identification and commitment of other funding sources; project feasibility; examination of market conditions to ensure an adequate need; number of assisted units; and subsidy layering of federal funds.</p> <p>CHDO Rental Program: The criteria to be considered during the review will include developer capacity; fiscal soundness of developer(s); continuous site control in the name of the ownership entity; identification and commitment of other funding sources; project feasibility; examination of market conditions to ensure an adequate need; number of assisted units; and subsidy layering of federal funds.</p> <p>CHDO Operating Expense Grant Program: As a result of HUD's approval, the criteria to be considered during the review will include a need for Grant Program funds; experience and qualifications of paid employees; and timeliness and accuracy of past draw submissions.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other State publications describing the application criteria (CDBG only)?</p>	<p>Not applicable.</p>

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and nonprofit organizations, including community and faith-based organizations (ESG only).</p>	<p>Not applicable.</p>
<p>Identify the method of selecting project sponsors, including providing full access to grassroots faith-based and other community-based organizations (HOPWA only).</p>	<p>Not applicable.</p>
<p>Describe how resources will be allocated among funding categories.</p>	<ol style="list-style-type: none"> 1. HOME Rental Program will provide funds for nonprofit and for-profit developers to increase the supply of affordable rental units through acquisition, new construction and/or rehabilitation. 2. CHDO Rental Program will provide funds for nonprofits who are certified CHDOs to increase the supply of affordable rental units through acquisition, new construction and/or rehabilitation. 3. CHDO Operating Expense Grant Program will provide grant funds for certified CHDOs to maintain or build capacity. 4. Administration will be used by the West Virginia Housing Development Fund in the administration of the HOME Program in the state.

<p>Describe threshold factors and grant size limits.</p>	<p>HOME Rental Program: Funding is limited to the availability of funds as described in the annual RFP and must comply with the maximum per unit subsidy limit. Approximately 70% of the annual HOME award (estimated to be \$3,384,681.29) will be available for the HOME Rental Program. Funding is limited to \$800,000 per project unless WVHDF underwriting determines otherwise, and it must not exceed the HOME maximum per unit subsidy limits.</p> <p>CHDO Rental Program: Funding is limited to the availability of funds as described in the annual RFP and must comply with the maximum per unit subsidy limit. No less than 15% of the annual HOME award (estimated to be \$725,000) will be available for the CHDO Rental Program. Funding must not exceed the HOME maximum per unit subsidy limits.</p> <p>CHDO Operating Expense Grant Program: Funding is limited to no greater than 5% of the FY2020 HOME allocation (estimated to be \$240,000); the CHDO must currently be receiving CHDO Set-Aside funding for a specific project or must expect to receive such funding with 24 months; and the amount may exceed the higher of \$50,000 or 50% of the CHDO's annual operating budget.</p> <p>Administration: Funding is limited to 10% of the FY 2025 allocation (estimated to be \$483,297.92 and 105% of HOME program income).</p>
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>HOME Rental Program: As a result of the method of distribution, the outcome measure is 56 rental units.</p> <p>CHDO Rental Program: The outcome measure is four rental units.</p> <p>CHDO Operating Expense Grant Program: The outcome measure is anticipated to provide operating expense grants to five CHDOs.</p> <p>Administration: As a result of HUD's approval, the outcome measure is to provide the WVHDF with the funds necessary to operate the HOME Program for the entire state.</p>
<p>5 State Program Name:</p>	<p>Housing Opportunity for Persons with AIDS</p>
<p>Funding Sources:</p>	<p>HOPWA</p>

Describe the State program addressed by the Method of Distribution.

Housing Opportunities for Persons with AIDS (HOPWA) is federal grant funding dedicated to the housing needs of people living with HIV/AIDS for projects that benefit low-income persons living with HIV/AIDS and their families. Eligible activities include tenant-based rental assistance, short-term mortgage, rent, and utility payments, supportive services, housing information, relocation and stabilization, permanent housing placement, facilities operations and administration. The WVDED HOPWA program allocates funds on a formula basis to regional grantees. The formula to allocate these funds is primarily based on the number of persons living with HIV/AIDS in each region and the grantees' expressed funding needs.

Grantees will establish grant agreements or directly disperse funds based on the need for a full range of eligible housing activities. Each grantee has prioritized needs for its respective region through a formal process reflective of demographic and epidemiological differences that exist within the regions. The formula to allocate these funds is primarily based on the number of persons living with HIV/AIDS in each region.

In order to maintain adequate flexibility in responding to local needs which may vary across the state, WVDED will not establish priorities by activity types. The grantee must demonstrate the intent and capacity to fulfill all program requirements.

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>All Application Review: All applications determined to be eligible will be reviewed for funding. To the extent applicable, criteria to be considered during the review will include:</p> <ul style="list-style-type: none"> • HOPWA program proposal and estimation of HIV/AIDS individuals and households served. • The relationship to HOPWA program design objectives. • The degree to which the project will assist HIV/AIDS individuals and households in the service area and how the applicant will use referrals and M.O.U.'s with partner organizations to assist in the accomplishment of applicant program goals. • The cost effectiveness of each proposed program activity in comparison to the estimated number served. • The proposed plan of the organization that includes their ability to subset funds by connecting them to additional supportive service and housing resources, whereas HOPWA is a last resort funding use. • The degree to which the project achieves State, regional, and local goals in providing stable and affordable housing and supportive services to HIV/AIDS individuals and their families. • The readiness of the program to begin with awarded funds and the organizational and programmatic capacity to administer activities. • The proposed outcomes and accomplishments the project is to achieve. • Any open HOPWA awards, any past grant awards, in regard to monitoring findings, both programmatic and fiscal. • Any past instances in which past awarded funding has been revoked or recaptured for reallocation.
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria (CDBG only)?</p>	<p>Not applicable to the Housing Opportunities for Persons with AIDS program.</p>

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and nonprofit organizations, including community and faith-based organizations (ESG only).</p>	<p>Not applicable to the Housing Opportunities for Persons with AIDS program.</p>
<p>Identify the method of selecting project sponsors, including providing full access to grassroots faith-based and other community-based organizations (HOPWA only).</p>	<p>The WV Department of Economic Development will accept applications from any nonprofit 501(c)(3).</p> <p>Applicants should complete the HOPWA proposal and associated forms and attachments by submission to the WV Department of Economic Development by mail, or electronically to the current program manager in accordance with instructions outlined in the guidelines as posted at http://www.wvcad.org/housing-opportunities-for-persons-with-aids.</p> <p>All applications will be reviewed for completeness and eligible activities. Then the applications will be evaluated based on a 205-point scale. Part of the evaluation is based on the participants' involvement in the CoC and knowledge of the programs or activities of the applicant and/or its vendors. No application will be funded with less than 75% of available points.</p> <p>Grantees will disperse the funds based on the need for the full range of eligible activities: short term rent, mortgage, and utility payments; tenant based rental assistance; resource identification; and permanent housing placement and supportive services.</p>

<p>Describe how resources will be allocated among funding categories.</p>	<p>Each applicant provides a detailed response to the six areas delineated in the HOPWA program announcement listed below along with their outcome measures.</p> <ol style="list-style-type: none"> 1. Estimate the number and characteristics of eligible persons who will be served by the proposed activities. Provide a description of how their eligibility for participation in the program will be determined. 2. List the general locations and costs of the proposed activities. 3. Describe how the proposed activities will address urgent and supportive service needs (not currently addressed by available public and private resources) of eligible persons. Include a description of the public and private resources that are to be made available in connection with the proposed HOPWA-supported activities. 4. Describe the method used (outreach, referrals, existing shelter network) to inform eligible persons of housing assistance/services availability. Describe the process for selecting program participants. 5. Describe procedures that have been, or will be, implemented to ensure coordination of HOPWA assistance with State and local government agencies responsible for providing services to persons with AIDS or related diseases. Include, where applicable, a description of coordination efforts with the Ryan White Program funded agencies. Describe how community-based, nonprofit HIV/AIDS services organizations have been consulted and involved in the application planning process.
<p>Describe threshold factors and grant size limits.</p>	<p>Usage of HOPWA funding for grantees will be in proportion to the number of live HIV/AIDS cases in each respective region. Additionally, service utilization patterns have been factored into this distribution.</p>
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>Outcome measures are the number of persons/households that will receive housing assistance based on established goals and objectives. The HOPWA program will provide decent affordable housing to benefit low-income persons living with HIV/AIDS by providing services to 644 households through tenant based rental assistance, short term rent, mortgage and utility assistance, supportive services, permanent housing placement, and resource identification. This will enable clients to establish and/or maintain a stable living environment in housing that is decent, affordable, safe and sanitary. Thus, through better access to care and support, there is an improved quality of life and increased housing stability for HIV/AIDS clients and their families.</p>

6	State Program Name:	Housing Trust Fund (HTF)
	Funding Sources:	HTF
	Describe the State program addressed by the Method of Distribution.	The projected use of funds reflects the strategy of the State's HTF funds to increase the supply of decent, safe, sanitary, and affordable housing for extremely low income and very low-income populations. This strategy is based upon the consolidated plan, the identification of local priorities, and making commitments that are consistent with the objectives of the HTF Program. The method of distribution is designed so that (a) the supply of decent, safe, sanitary, and affordable housing is increased by providing funds that will allow for the acquisition, new construction, and/or (b) rehabilitation of rental units for extremely low income and very low-income populations in the State.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	The criteria to be considered during the review will include developer capacity; fiscal soundness of developer(s); continuous site control in the name of the ownership entity; identification and commitment of other funding sources; project feasibility; examination of market conditions to ensure an adequate need; number of assisted units; subsidy layering of federal funds; and the extent to which to project has federal, State or local project-based rental assistance so rents are affordable to extremely low-income and very low-income populations in the state.
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria (CDBG only)?	Not applicable.
	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations (ESG only).	Not applicable.
Identify the method of selecting project sponsors, including providing full access to grassroots faith-based and other community-based organizations (HOPWA only).	Not applicable.	

<p>Describe how resources will be allocated among funding categories.</p>	<p>HTF Rental Program will provide funds for nonprofit and for-profit developers for the development (acquisition, new construction, and/or rehabilitation) of rental housing for extremely low-income and very low-income populations in the state. Ninety percent of the grant award (estimated \$2,700,000) will be allocated to this funding category.</p> <p>Administration will be used by the WVDHF in the administration of the HTF Program for the State. Ten percent of the grant award (estimated \$313,437) will be allocated to this funding category.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>HTF Program: Funding per award is limited to the availability of funds as described in the annual RFP and must comply with the maximum per unit subsidy limit. Ninety percent of the annual HTF award (estimated to be \$2,820,935.88) will be available for the HTF Rental Program. Funding is limited to \$1,300,000 per project unless WVHDF underwriting determines otherwise, and it must not exceed the HTF maximum per unit subsidy limits.</p> <p>Administration: Funding is limited to 10% (estimated to be \$313,437) of the annual HTF allocation that the State receives.</p>
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>HTF Program: As a result of the method of distribution, the outcome measure is 0 rental units.</p> <p>Administration: As a result of the method of distribution, the outcome measure is to provide the State with the funds necessary to operate the HTF Program</p>

Use of the 1% Set-Aside for CDBG TA

Use of the 1% Set-Aside for CDBG Technical Assistance:

Pursuant to Section 106(d)(5) of the Housing and Community Development Act of 1974 as amended, the WVDED will use its 1% technical assistance set-aside funds as needed and as funds are available for the following purposes:

1. Providing UGLG's with the capability of using the Integrated Disbursement and Information System (IDIS). The purchase of appropriate materials and equipment including computers and computer software for UGLG's is eligible to aid in developing and sustaining increased capacity at the local level.
2. Compiling the infrastructure needs of the non-entitlement jurisdictions in the state so that UGLG's will know specifically what their needs are in developing CDBG applications
3. Writing technical assistance handbooks or developing technical assistance in other media (film, slides, and computer programs) for potential applicants and program participants
4. Giving workshops (including satellite conferences) on applying for and implementing CDBG programs
5. State staff time that is spent on technical assistance provided onsite during a monitoring visit and technical assistance sessions to help potential applicants for State CDBG funds learn the application process
6. Training state staff to provide technical assistance to UGLG's and nonprofits on specific aspects of program administration or application preparation (for example, economic development loan underwriting, procurement rules, Davis-Bacon requirements)
7. Assistance provided to UGLG's in affirmatively furthering fair housing. This can include assistance in preparing an analysis of impediments to fair housing (AI). This can also include assisting PHA's in developing the AI component of their PHA plans and ensuring consistency between PHA and state AI's.
8. Aiding UGLG's to help plan and implement community revitalization strategies
9. Providing TA to troubled PHA's to help them improve their operations

WVDED will distribute the funds as needed and as they are available by providing the technical assistance directly with State staff, hiring a contractor to provide the assistance, or by directly allocating funds to nonprofits and units of general local governments to secure/contract for technical assistance.

Discussion:

Cost Overruns:

Cost or bid overruns will be considered for basic infrastructure projects. Requests can be submitted at any

time of the year; any requests for cost or bid overruns are dependent upon the availability of funds.

Cost Underruns:

WVDED reserves the right to recapture all unexpended funds remaining upon project completion. If the total amount of the awarded project contract (or contracts) is less than the approved budget cost for construction, excess CDBG funds cannot be used to add items or activities or change the scope of the project unless additives were used in the bid document. All requests must have prior approval from WVDED.. Grant funds that remain available following a cost underrun or bid underrun are subject to recapture and may be prorated with other funding agencies.

Grant Anticipation Notes (GANS):

Due to the WVDED's efforts to improve its expenditure rate, a new program is being initiated to allow grantees that have a full split year commitment to borrow funds in anticipation of a future CDBG allocation. This will allow projects to move forward in a timely manner and not wait for the formal commitment of CDBG funds. The application forms have been altered to include a line item for all costs associated with the GANS. If project has potential to be considered for a GANS, a \$50,000-line item is recommended to ensure that all soft costs associated with this interim financing program are covered.

Minimize Displacement:

Section 104(d) of Title I of the Housing and Community Development Act of 1974 contains requirements for a residential anti-displacement and relocation assistance plan. Each State recipient must adopt, make public, and certify to the State that it is following a "residential anti-displacement and relocation assistance plan." The Federal Register at 24 CFR, Part 570.488, sets forth relocation, displacement, replacement housing, and real property acquisition policies and requirements applicable to the State CDBG program.

Land Acquisition Requirements Prior to Bidding:

Grantee must obtain all land/rights-of-ways/easements prior to bidding the project and shall comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), 42 USC 4601 – 4655, 49 CFR Part 24, 24 CFR Part 42, and 24 CFR 570.606.

AP-35 Projects – (Optional)

Introduction:

HOME

The HOME Program does not identify specific projects requiring HOME funds. However, the WVHDF HOME Department issues RFPs for nonprofit and for-profit developers to request HOME funds in order to develop a project. The WVHDF adheres to the Method of Distribution for the HOME program as mentioned in AP-30.

HTF

The HTF Program does not identify specific projects requiring HTF funds. The WVDHF HTF Program issues RFPs for nonprofit and for-profit developers to request HTF funds in order to develop a project. Please note, the WVHDF adheres to the Method of Distribution for the HTF program as noted in AP-30.

ESG

The ESG program does not identify specific projects to be funded in the 2020 Annual Action Plan. The WVDED uses the Method of Distribution mentioned above for the ESG Program and funds those projects that best meet the needs of their CoC and communities. Allocation priorities were decided through direct consultations with Continuums of Care and homeless service providers, annual PIT Count and HMIS data. The greatest need for funding allocation is Rapid Re-housing and Homelessness Prevention as expressed through the consultations conducted.

HOPWA

The HOPWA program does not identify specific projects to be funded in the 2020 Annual Action Plan. The WVDED uses the Method of Distribution

mentioned above for the HOPWA Program and funds those projects that best meet the needs of their communities.

CDBG

The CDBG program does not identify specific projects to be funded in the action plan. WVDED will use the method of distribution outlined above to identify projects and will award funds based upon the priorities and parameters for the CDBG program outlined in this document and the Consolidated Plan.

#	Project Name

Table 46 – Project Information

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

CDBG: Basic infrastructure is needed to ensure quality of life for residents through the provision of clean and reliable water. It also promotes economic development by preventing the pollution of streams, which in turn strengthens efforts to develop and expand outdoor recreation tourism in the state. In addition, a reliable capacity of water is needed for almost all manufacturing and commercial enterprises. The need for infrastructure is very critical in underserved areas of the state which normally lack the local resources and capacity necessary to fund and implement large capital improvement projects. WVDED is committed to working with State partners such as the Regional Planning and Development Councils to assist low-income and underserved areas in identifying and accessing federal and State sources of funding to implement needed infrastructure projects.

Mitigating blighted and abandoned properties increases public safety and health. By addressing such properties and structures, local communities can create momentum for further improvements and improve the attractiveness of their communities for quality of life and investment. For underserved areas that are frequently experiencing population loss, cleaning up blighted properties shows that such communities can reverse negative community trends and provides a foundation to begin mobilizing and planning for improvements.

Planning will facilitate the ability of communities to identify and prioritize capital improvements in their communities and improve their ability to access funding. For underserved areas in particular, planning can give them a “leg-up” in applying for and accessing funding sources by addressing funder’s concerns about the feasibility and need for proposed improvements. Planning will also allow low-income communities to prioritize needs when available funding is limited.

HOME/HTF:

In addition to the challenges associated with infrastructure development, specific obstacles to meeting underserved housing needs include:

- West Virginia housing costs exceed household income.
- Significant quantity of substandard housing.
- Absence of state resources for affordable housing.

Increased federal priority on community integration for disabled persons has highlighted a severe shortage in subsidized, affordable, and accessible housing.

- Serious market decrease in the demand for tax exempt bonds has limited leveraging opportunities
- Rural challenges to providing homeless services

ESG:

In order to provide the most coverage per funding component and availability to the homeless population throughout the state, it is the goal of the WVDED to disperse ESG funds to organizations covering all geographical areas of the state. Obstacles identified in addressing underserved needs. Allocation priorities were decided through direct and continued consultations with the State's Continuums of Care, current ESG project sponsors, and availability of other existing grant programs serving the homeless/at-risk of homeless such as DHHR shelter grant funds, CoC Rapid Re-housing grant funds, DV shelter funds.

HOPWA:

It is the goal of the WVDED that HOPWA funding is to be allocated to the same regional organizations each year moving forward as they are trained to administer the program properly and have experience in working with the HIV/AIDS population within their respective region

CDBG-DR:

The State of West Virginia was awarded \$149,875,000 in CDBG-DR funds due to the flooding in June 2016. However, the State has invested the 88% of these funds in previous years and is expected to intend to allocate the remaining \$13,247,062.89 for new Multi-family Housing units.

The CDBG-DR Plan may be viewed at <http://wvfloodrecovery.com/useful-resources/>

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
This Table was intentionally left in blank as there are no specific projects defined at this time.									

AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

Will the State help non-Entitlement units of general local government to apply for Section 108 loan funds?

No

Available Grant Amounts

The State of West Virginia will not help non-Entitlement units of general local government apply for Section 108 Loans. Available grant amounts for Section 108 Loan Guarantee is \$0.00.

Acceptance process of applications

Not applicable.

AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)

Will the State allow units of general local government to carry out community revitalization strategies?

No

State's Process and Criteria for approving local government revitalization strategies

Not applicable. The State will not allow units of general local government to carry out community revitalization strategies.

AP-50 Geographic Distribution – 91.320(f)

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

Investing across a large and diverse area is challenging; however, WVDED and WVHDF continue to evaluate its methods of distribution to assure that funds for these critical programs (CDBG, ESG, HOPWA, HOME, HTF) meet the priority needs within West Virginia. Each program varies in its methods for fund distribution, but generally WVDED gives priority to non-Entitlement communities throughout the state that are in “Distressed” or “At-Risk” counties as assigned by the Appalachian Regional Commissions (ARC). Each specific program is tailored to meet federal and program specific regulations and to best meet the needs specific to each target population.

Geographic Distribution

Target Area	Percentage of Funds
Statewide	

Table 47 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

HOME and HTF:

The geographic areas in which an affordable housing project may receive direct HOME and/or HTF assistance includes all 55 counties in the state. The WVHDF conducts a Site Inspection for each proposed HOME or HTF project to confirm compliance with 24 CFR 92.202 and 24 CFR 93.150, respectively, in order to provide housing that is suitable from the standpoint of facilitating and furthering full compliance with the applicable provision of title VI of the Civil Rights Act of 1964, the Fair Housing Act, and promotes greater choice of housing opportunities. This review ensures compliance with 24 CFR 983.57(e) and notates the (i) adequacy of site; (ii) site conditions; and (iii) site standards.

The rationale for the entire state as the entire geographic priority area results from: The need for affordable housing, whether new construction or rehabilitation, exists for the State’s 55 counties. Consequently, there are no Target Areas within the state receiving a percentage of HOME

and/or HTF funds.

Because the State's significant affordable housing needs exceed the limited amount of HOME and HTF funding, the WVHDF equitably ranks proposed projects so that HOME and HTF funds are judiciously awarded. Moreover, the WVHDF provides technical assistance and offers a reasonable, competitive developer fee to encourage developers to submit proposals that respond to the affordable housing needs throughout the state. All these features are used to encourage the submission of project applications so that HOME and HTF funds may be used to address communities needing affordable rental housing.

ESG:

Funds are distributed with the goal to cover every county in West Virginia while providing the full range of allowable activities available within the ESG grant program, leaving the grantees with the responsibility of addressing the needs of the underserved in their communities. Additional allocation priority information is part of the method of distribution which can be found in AP-30.

HOPWA:

Funds are distributed accordingly statewide based on living HIV/AIDS cases within each agency catchment area. HOPWA funding is typically allocated to the same regional grantees each year as they are trained to administer the program properly. Additional allocation priority information is part of the method of distribution which can be found in AP-30.

CDBG:

CDBG funding supports projects and activities in non-CDBG entitlement areas. As noted above, priority is given to project applications that are in "Distressed" or "At-Risk" counties as identified by the Appalachian Regional Commission (ARC). Priority is given to these counties as they are the most economically depressed counties with the greatest needs in West Virginia. ARC uses three economic indicators to measure economic distress: three-year average unemployment rates, per capita market income, and poverty rates.

Below are the ARC-Designated Distressed Counties in West Virginia for Fiscal Year 2025:

Barbour

Braxton

Calhoun

Clay

Fayette

Lincoln

Logan

McDowell

Mingo

Nicholas

Roane

Summers

Webster

Wirt

Wyoming

Below are the ARC-Designated At-Risk Counties in West Virginia for Fiscal Year 2025:

Boone

Boone

Gilmer

Greenbrier

Jackson

Lewis

Mason

Mercer

Pocahontas

Raleigh

Randolph

Upshur

Wayne

Wetzel

Discussion

Obstacles to meeting underserved needs include:

- West Virginia housing costs exceed household income.
- Significant quantity of substandard housing.
- Absence of State resources for affordable housing.
- Increased federal priority on community integration for disabled persons has highlighted a severe shortage in subsidized, affordable, and

accessible housing.

- Serious market decrease in the demand for tax exempt bonds has limited leveraging opportunities.
- Rural challenges to providing homeless services.
- Lack of or limited local, State, and federal resources for the development of necessary infrastructure.
- Community development needs are greater than available funding.
- Significantly greater costs for infrastructure projects.
- Insufficient local capacity to access funding and implement projects.
- Most communities statewide are utilizing infrastructure that is past its lifecycle.

Affordable Housing

AP-55 Affordable Housing – 24 CFR 91.320(g)

Introduction:

The State will focus its HOME Program resources on the following:

(1) HOME Rental Program (estimated \$3,384,681.29 HOME award and \$1,700,000 Program Income) with loans to developers to increase the supply of affordable rental housing through acquisition, new construction and/or rehabilitation.

(2) Community Housing Development Organizations (CHDOs):

(a) CHDO Rental Program: No less than 15% of the State's annual HOME award (estimated \$725,000) will be set-aside for CHDO developers to increase the supply of affordable rental housing through acquisition, new construction and/or rehabilitation.

(b) CHDO Operating Expense Grant Program: An estimated \$240,000 (but no more than 5% of the State's annual HOME award) will be provided for operating expenses of certified CHDOs to maintain or build capacity to implement current or anticipated CHDO eligible activities.

The State's HOME Program is operated as a direct program. The WVHDF, the State-designated HOME participating jurisdiction, issues a permanent financing commitment for a project when all HOME conditions are met, and the State retains full control of the quality of the loans.

The State will focus its HTF Program resources on the following:

(1) HTF Rental Program (estimated \$2,820,935.88 HTF award and \$10 Program Income) with loans to developers to increase the supply of affordable rental housing through new construction, acquisition, and/or rehabilitation of rental housing units for extremely low- and very low-income populations.

The State's HTF Program (Program) is operated as a direct program. The WVHDF, the State-designated HTF Program administrator, issues a

permanent financing commitment for a project when all Program conditions are met, and the State retains full control of the quality of the loans.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Total	0

Table 65 - One Year Goals for Affordable Housing by Support Requirement

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

Table 66 - One Year Goals for Affordable Housing by Support Type

Discussion:

The goals listed are in relation to HOME and HTF funding only. The limited HOME and HTF resources awarded by HUD to the State of West Virginia are insufficient to satisfactorily address all housing needs of the state. Therefore, the WVHDF will actively work with other groups, including nonprofit agencies, housing authorities, community development agencies, community action programs, other organizations, and for-profit developers to expand the supply of affordable housing in the state. Each of these agencies has the potential to provide the technical expertise to address the housing problems in their respective geographic areas. Moreover, the WVHDF seeks to leverage HOME and HTF with other investments in order to increase the supply of affordable housing in the state.

AP-60 Public Housing - 24 CFR 91.320(j)

Introduction:

Public housing authorities are an important component of the State affordable rental housing delivery system. The public housing authorities provide subsidized rental housing units and tenant based rental assistance (certificates/vouchers) for low and moderate income households throughout the state. However, since local housing authorities are established by units of local government subject to State enabling legislation, neither the State nor the WVHDF have direct oversight of the operations of local public housing authorities.

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

While the WVHDF does not have jurisdiction over public housing agencies, several public housing authorities and other housing and community development agencies that use federal funds are required to obtain a certification that their program plans are consistent with the Consolidated Plan for their jurisdiction. The State Consolidated Plan serves the majority of the state since only a few local jurisdictions develop Consolidated Plan documents. The WVDED serves as the lead agency for reviewing housing plans for consistency with the housing component of the State Consolidated Plan. Applicants for federal funds submit their requests for a Certification of Consistency with the Consolidated Plan to the WVDED prior to submitting their applications to the appropriate federal agency.

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

There are no current programs to become more involved in management and participation in homeownership.

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

Public housing authorities are an important component of the State affordable rental housing delivery system. The public housing authorities provide subsidized rental housing units and tenant based rental assistance (certificates/vouchers) for low- and moderate-income households throughout the state. However, since local housing authorities are established by units of local government subject to State enabling legislation,

neither the State nor the WVHDF have direct oversight of the operations of local public housing authorities.

Discussion:

Public housing authorities are an important component of the State affordable rental housing delivery system. The public housing authorities provide subsidized rental housing units and tenant based rental assistance (certificates/vouchers) for low- and moderate-income households throughout the state. However, since local housing authorities are established by units of local government subject to State enabling legislation, neither the State nor the WVHDF have direct oversight of the operations of local public housing authorities. Currently, no Public Housing Authorities have submitted an application for the Rental Assistance Demonstration (RAD) program.

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

Introduction

The WV Department of Economic Development is engaged in interagency planning to expand community-based housing opportunities for people with disabilities who are at risk of, or who are currently living in places such as nursing homes, mental health institutions, personal care homes, facilities for people with developmental disabilities, and other forms of congregate residential settings. This planning activity is also directed toward the needs of the homeless or at risk of homelessness, as they face similar issues when finding affordable housing. These individuals face significant barriers to accessing standard housing in the community, such as a lack of affordable accessible housing; difficulties coordinating community-based supportive services; discrimination by public and private landlords due to disabling conditions; and obstacles resulting from criminal histories and insufficient rental histories, often connected to periods of institutionalization and disability. WV has a number of organizations within its governmental limitations that deal with the State's issues on homelessness and special needs.

In order to maintain adequate flexibility in responding to local needs which may vary across the state, the WV Department of Economic Development will not establish sub-priorities by activity types.

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 WV Department of Economic Development through coordination with the four Continuums of Care within the state, have worked in collaboration to provide the most efficient delegation of Emergency Solutions Grant funding resources and not duplicate any other available funding sources while also providing the best allocation of resources where limited or no resources exist within a specific area.

It is hoped through this interaction with the Continuums will better assess the needs of the homeless in their regions and incorporate these needs into their own strategic plans, goals and objectives of the CoC and ESG programs. This connection should also be carried to the WV Interagency Council on Homelessness which will consider these needs when making policy that affects all of the State's homelessness programs.

Data gathered through one-on-one consultations with homeless service providers and the online survey expressed the need to connect unsheltered individuals throughout the state with housing and supportive services. The WV Department of Economic Development will encourage the use of ESG funds, more specifically the partnering of funding within the Emergency Shelter and Street Outreach components, to target the

unsheltered homeless population throughout the state in getting them connected to these vital services. Through coordinated pairing of these two vital components, agencies can best use available resources to target this vulnerable population and have greater success in getting individuals off the streets and into shelters, leading them to permanent housing and stability, and resulting in a reduction of the unsheltered population.

Addressing the emergency shelter and transitional housing needs of homeless persons

All activities allowed under the HEARTH Act for emergency shelters are eligible under WV's ESG program. These include rehabilitation/renovation, operational costs, and essential services. Applicants for the funding must provide the need for the required program as part of the application. This may be in the form of information from the annual Point in Time count, average bed night, referrals to other available service, or the HMIS information from the previous year. In any given year not more than 60% of the ESG allocation will be given out in grants to these types of shelter and/or street outreach. It is the goal of the ESG program within WV to serve 1,500 individuals with emergency shelter and street outreach services.

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 State of West Virginia supports the following five federal goals to end homelessness from the United States Interagency Council on Homelessness' plan, "Home, Together: The Federal Strategic Plan to Prevent and End Homelessness," with the caveats that the goals must be appropriate and achievable for WV and that increased need and limited resources may inhibit the State's ability to meet the federal targeted timelines. Attaining these goals requires the cooperation and full commitment of federal, State, local, and private sector organizations:

- To end homelessness among veterans.
- To end chronic homelessness among people with disabilities.
- To end homelessness among families with children.
- To end homelessness among unaccompanied youth.
- To end homelessness among all other individuals.

These goals have been accepted by the WV Interagency Council on Homelessness and will provide the footprint for policy when dealing with

homelessness within the state.

The WV Department of Economic Development works closely with each of the four Continuums of Care, ESG and HOPWA funded agencies, and additional State agencies, to define and address those barriers that could ultimately result in homelessness for individuals and their families. By definition, these are individuals and families who:

- Face imminent eviction without a secured location where they might transition their families.
- Have difficulty locating available, affordable housing options.
- Are close to being discharged from a medical facility or the criminal justice system without a confirmed residence wherein they might transition.
- Do not have access to reliable transportation or reside in areas without adequate public transportation resulting in reduced access to available jobs with livable wages.
- Reside in substandard housing conditions (e.g., without sufficient heat, running water or protection from natural elements).

It is agreed that individuals and families living under these circumstances, will experience homelessness without appropriate interventions and supportive services. Case Management plans for these individuals and families to help them overcome barriers to retaining permanent housing included job readiness/self-sufficiency training, job placement and coaching, childcare, transportation subsidy, parenting training and in many cases, counseling and/or treatment for alcohol or substance abuse. In cases where mental or physical disabilities were evident, appropriate connections with mental health services were also included.

Serving as the working body to support the efforts of the Interagency Council on Homelessness, the four Continuums of Care will serve as the Homeless Steering Committee, which addresses programs and policies to assist the homeless in the state.

As the administrator of the Emergency Solutions Grant Program, the WV Department of Economic Development has identified and prioritized rapid rehousing as its primary tool for reducing homelessness with a goal of connecting individuals to housing in 30 days or less and use rapid rehousing activities to connect 250 individuals to housing. WVDED will continue this priority until such a time that there are no families needing assistance in finding permanent housing. Under ESG, the chronically homeless, veterans, and families with children are also prioritized so as to

direct as many resources necessary to these special targeted populations.

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

In addition to the rapid rehousing topic described above, WV's ESG program also allows applicants to request funding for homeless prevention. With the increase in availability of rapid rehousing funding within CoC funding competitions, this leaves the State with the ability to focus more toward homeless prevention and street outreach. It is encouraged that funding applicants pair homeless prevention with street outreach dollars to assist in targeting those unsheltered individuals within the state to connect them to the vital supportive and housing services with a yearly goal to use homeless prevention funds to assist 150 households in remaining in housing.

The WVDED plans to work with the Department of Health and Human Resources, Bureau for Children and Families, and the Department of Corrections through the WV Interagency Council on Homelessness in forming discharge policies from funded institutions or systems of care so as to provide a seamless transition from the institution to housing, thus keeping the patient, prisoner, or child exiting foster care from ever experiencing homelessness.

Discussion

There are many challenges that exist for the homeless and other special needs populations in West Virginia. In working closely with the four Continuums of Care, current recipients of ESG and HOPWA funding, and other agencies and State organizations, the WV Department of Economic Development has identified a number of challenges that either prevent an individual from accessing services or make it extremely difficult to do so including such as lack of adequate public transportation, lack of affordable childcare, sparse available funding opportunities and the geographic makeup of the state. The WV Department of Economic Development plans to continue engagement with each of these homeless and special needs stakeholders to come up with viable solutions to these challenges in the hopes that individuals attempting to access services or those existing publicly funded institutions will be connected to housing and other supportive services.

AP-70 HOPWA Goals – 91.320(k)(4)

One-year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	75
Tenant-based rental assistance	50
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	7
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	132

AP-75 Barriers to affordable housing – 91.320(i)

Introduction:

The partner agencies (WVDED and WVHDF) have identified several barriers and potential barriers to the creation and availability of affordable housing. We have outlined these barriers in the Market Analysis section of this consolidated plan at MA-40. The State has also developed a long-term strategy for alleviating or eliminating these identified barriers and the State has outlined that in the Strategic Plan section of this plan at SP-55.

Due to continued diminishing funding and limited staff resources, states are restricted as to the options available to deal with these types of issues. Therefore, states must leverage resources and create an annual plan of action addressing certain issues that when added together can culminate in achieving the strategic vision for the elimination of the identified barriers. Below we discuss the actions expected to be taken in this coming year that will move us toward achieving that goal.

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

Community Opposition

The partner agencies will continue to review policies and procedures to identify any issues that have the potential to create an obstacle to the creation or location of affordable housing. The partner entities will seek out opportunities to provide training to raise awareness on the facts of affordable housing and to alleviate the primarily unfounded fears many have about affordable housing and the benefits it can offer their community and their friends and neighbors.

Cost of Affordable Housing

WVHDF performs a construction cost analysis for all projects requesting HOME and HTF funds. The analysis confirms that costs are reasonable and necessary. In addition, the partner agencies will continue to consult with the homebuilding industry, local governments, and affordable housing

advocates in considering the potential impact of state statutes and State and local regulations on the affordability of housing.

Housing Quality

WVHDF will continue to require that all HOME- and HTF-assisted construction projects meet the provisions of the International Building Code, monitor the attainment of public health and safety goals, and confirm the current HUD inspectable standard are met.

Discussion:

The WVDED will continue to work with each of the four Continuums of Care, as well as the Interagency Council on Homelessness, which is a council of government agencies with the responsibility of coordination more effective interagency response to end chronic homelessness, as well as public and private housing providers to continue to improve and expand services to those areas of need.

- The WVDED coordinated all ESG funding decisions with the four CoCs in the state.
- All four CoCs utilize one statewide Homelessness Management Information System.
- All CoCs utilize a coordinated assessment system. The coordinated assessment assures all homeless persons are assessed by a common tool and receive appropriate services based on standards of care.
- West Virginia utilizes a SSI/SSDI Outreach, Access, and Recovery (SOAR) to train frontline workers to improve success rates for initial determinations for the Social Security Income (SSI) applications.

AP-85 Other Actions – 91.320(j)

Introduction:

The WVDED and WVHDF currently provide a variety of services to the citizens of the State of West Virginia, some funded by CDBG, HOME, HTF, ESG, and HOPWA with private, State, and other federal funding. In doing so, additional assets are leveraged and used to meet a variety of needs. Below are some of the actions currently performed by the State to meet these needs.

Actions planned to address obstacles to meeting underserved needs

Through ESG and HOPWA funded project sponsors work to identify unmet needs of those they serve and those homeless households as having underserved needs. This includes individuals and families who cannot secure or maintain affordable and safe housing and lack a fixed residence or reside at night in an emergency shelter or other place not meant for human habitation. Numerous homeless sub-populations exist throughout the state and have specific needs that require more intense specialized attention to resolve their homelessness such as mental illness and substance use disorder. These sub-populations include veterans, youth, senior, and disabled individuals.

In addition:

- The WVHDF's website offers a link to the Statewide Housing Needs Study, which offers a comprehensive overview of housing in West Virginia. This provides a venue in which developers can assess and recognize underserved housing areas in the state.
- The WVHDF's website has multiple locations in which a user can click to request more information about the HOME and HTF programs. Frequently, underserved West Virginians communicate in this manner to inquire about programs to meet their housing needs.
- Developers submitting a HOME or HTF application must submit a market analysis that thoroughly examines neighborhood market conditions and realistically demonstrates the need for the project for which HOME/HTF funds are being requested.

Actions planned to foster and maintain affordable housing

The State of West Virginia will remove barriers to affordable housing by continuing its program for affordable housing through the HOME and HTF programs.

The WVDED will continue to work with the four Continuums of Care to coordinate statewide community efforts to broaden partnerships in support

of affordable housing; continue participation in the West Virginia Interagency Council on Homelessness; continue to fund emergency shelters, domestic violence shelters, rapid rehousing and targeted homelessness prevention programs; and continue to research a variety of risk factors affecting the ability to provide low to moderate income housing, including housing burden, employment trends, and population.

In addition:

- The WVHDF sponsors a HOME & HTF Rental Training (conducted annually) to provide instruction regarding HOME & HTF compliance requirements. This allows employees of owners/developers of HOME/HTF projects to learn and/or be reminded of HUD regulations for the project's affordability period, which aids in fostering and maintaining affordable housing.
- The WVHDF maintains a list serve in order to communicate information related to the HOME and HTF programs and regulations, which aids in fostering and maintaining affordable housing.
- The WVHDF is a co-sponsor of the WV Housing Conference, which occurs annually each September. This conference (approximately 16 hours) allows housing agencies and stakeholders throughout the state to learn about a variety of housing topics, which positively impacts the fostering and maintaining of affordable housing.
- The WVHDF sponsors CHDO and nonprofit agency Advisory Group meetings. These meetings provide forums for attendees to interact with WVHDF HOME/HTF staff and network to learn of best practices, which aids in fostering and maintaining affordable housing.

Actions planned to reduce lead-based paint hazards

All WVDED and WVHDF administered HUD programs must conform to federal and State lead regulations. This means that all grantees, subrecipients, project sponsors, developers, or other partners are required to conduct visual lead inspections of any structure where appropriate per program guidelines. Appropriate measures to remove the hazard and reinspection are required where peeling or chipping paint is observed. More extensive measures are required in the case of a child 72 months or younger testing positive in a specific housing unit. Enacted in 1999, the

West Virginia Lead Abatement Law and Rule enables the State to:

- Require certification and license of all lead abatement professionals and contractors.
- Establish certification requirements for lead training providers.
- Require refresher courses for all disciplines.
- Require education/experience pre-requisites for certification examinations.
- Provide enforcement to certify or revoke state licenses.
- Develop protocols for reporting, data collection and processing of certified professionals and lead abatement projects.
- Provide public outreach/education.
- Require notification of lead abatement projects.
- Provide penalties for violating State law.

Since implementation of the WV Lead Abatement Law, Chapter 16-35 and the enactment of the Lead Abatement Rule, CSR 64-45, the State's HOME and HTF programs have followed and will continue to follow the policy of abating lead-based paint during rehabilitation or reconstruction of projects identified as having a lead-based paint hazard as efficiently as possible under the regulations. The legal requirements relating to lead-based paint from OSHA, EPA and HUD apply to all buildings, whether the building or transaction is assisted by the West Virginia Housing Development Fund or not.

Actions planned to reduce the number of poverty-level families

The State of West Virginia seeks to help families move out of poverty in ways that promote family self-sufficiency to the highest extent possible. To this end, all ESG and HOPWA program participants are encouraged to engage in case management activities used to specialize their individual housing plans and skill development. It is a priority to assist program participants with finding housing and other services necessary to make progress toward long-term housing sustainability and financial self-sufficiency.

In addition, the WVHDF HOME and HTF programs offer the following programs, which allow qualified families to escape from cost-burdened housing to affordable housing. As a result, there is a reduction of the number of poverty level families.

- CHDO Rental Program: CHDOs are awarded HOME funds to develop affordable rental units that will be rent restricted in accordance to the Low HOME and High HOME limits.

- HOME Rental Program: Developers are awarded HOME funds to develop affordable rental units that will be rent restricted in accordance with the Low HOME and High HOME limits.
- HTF Rental: Developers are awarded HTF funds to develop affordable rental units that will be rent restricted in accordance to the HTF limits.

Actions planned to develop institutional structure

The State has established an institutional structure to address the needs of poverty-level families and homeless persons. The WV Department of Health and Human Resources (WV DHHR) is the primary agency responsible for the delivery of financial services and other services to poverty-level families. WV DHHR operates offices in almost every county of the state and representatives process applications for financial assistance.

The WVDED provides services to homeless persons through an established network of service providers. These service providers include public agencies, quasi-public agencies, nonprofit organizations, and private contractors. THE WVDED agents and contractors deliver financial assistance and other services to homeless persons through an established network of service providers. It should be noted that both the WV DHHR service providers and the WVDED service providers often collaborate with nonprofit organizations such as Community Action Agencies and Public Housing Authorities to address the needs of poverty-level families and the homeless. The WVDED will continue to work with the CoCs of the State to encourage shelters and organizations receiving ESG funding to be active participants in the administering and governing process.

Additionally, the WVDED collaboratively works with 11 Regional Planning and Development Councils throughout the State of West Virginia to implement the CDBG Program. WVDED staff work closely with the RPDCs to provide guidance, technical assistance and training to promote on-going learning and understanding of the CDBG program. In turn, the RPDCs work closely with the CDBG Grantees (Non-entitlement Communities) to ensure all activities and projects are wholly compliant with all HUD requirements.

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

Unlike the coordination among homeless service providers, there is less coordination among affordable housing providers to coordinate service delivery. The housing providers primarily work separately with social service agencies, and the service providers know the programs and housing offered by each housing agency. One goal is to foster coordination among all affordable housing providers. This coordination would help ensure

that the resources of agencies serving low-income community members are used efficiently.

Discussion:

The WVDED and WVHDF currently provide a variety of services to the citizens of the State of West Virginia, and both agencies strive to use CDBG, HOME, HTF, ESG, and HOPWA to leverage other funds to meet the needs of West Virginians. HOME and HTF program funds are used to increase and preserve multifamily residential rental affordable housing in the state. ESG and HOPWA funded project sponsors work to identify unmet needs of those they serve and those homeless households as having underserved needs. All WVDED and WVHDF administered HUD programs comply with regulatory requirements.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

Introduction:

The CDBG program anticipates receiving no program income. The State CDBG Program has not undertaken a project under the Urgent Need category. This category could be utilized in circumstances which meet stringent regulations. Additionally, the State CDBG program has not undertaken a Section 108 program and, therefore, reports no proceeds.

WVHDF HOME and HTF Programs anticipate the use of the HUD HOME and HTF awards, estimated Program Incomes, and leveraged funds to successfully implement all aspects of the HOME and HTF Programs. HOME and HTF Program Income is generated by each program. Other descriptions include:

Eligible applicants:

Eligible HOME applicants earn up to and including 60% AMI; eligible HTF applicants earn up to and including 30% AMI. Eligible HOME and HTF developers include for profit and nonprofit entities.

Process for soliciting applications:

WVHDF will use the Request for Proposals (RFP) process to solicit applications to receive requests for HOME and HTF funds. Developers of affordable multifamily residential rental housing must submit a completed RFP on or prior to the date noted on the website and RFP documents. WVHDF will not limit the beneficiaries or give preferences to any particular segment of the extremely low-, very low-or low-income population.

Process for funding applications:

WVHDF will thoroughly process each RFP. Resulting from limited HOME and HTF funds, RFP processing is competitive, and RFPs will be ranked

according to the scoring criteria to determine the projects to be funded with the available HOME and HTF funds.

Where detailed information may be obtained:

Developers and applicants receive HOME/HTF information through: (a) network of nonprofits throughout the state; (b) WVHDF website; and (c) public hearings. Developers receive HOME and HTF information through: (a) WVHDF website; (b) information received through the WVHDF HOME/HTF emails; and (c) a variety of meetings that a WVHDF HOME/HTF representative attends (e.g., public hearings, FAHE meetings, and the annual WV Housing Conference).

**Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.320(k)(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. 100.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.320(k)(2)

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

Not applicable: No other forms of investment are being used 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:

WVHDF does not intend to use HOME funds for homebuyer activities.
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:

WVHDF does not intend to use HOME funds for homebuyer activities.
3. 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:

There are no plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

4. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
5. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
6. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)).
Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

**Emergency Solutions Grant (ESG)
Reference 91.320(k)(3)**

1. Include written standards for providing ESG assistance (may include as attachment).

Subrecipients of ESG must develop and implement standard policies and procedures for the determination and verification of an applicant/family's eligibility for assistance under the Emergency Solutions Grant program. These standards must evidence how subrecipients will prioritize which eligible families and individuals will receive ESG assistance.

Minimum Standards:

- a. Consistency with the definition of homeless and at-risk homeless as stated in 24 CFR § 576.2
 - b. The record keeping requirements as stated in 24 CFR § 576.500 (b – e) (HUD regulations)
 - c. Subrecipients are encouraged to give preference to families with children for both Homelessness Prevention and Rapid Re-housing assistance, to the maximum extent feasible, keeping the family units intact.
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that

centralized or coordinated assessment system.

Each CoC within the state has a centralized coordinated assessment system that meets HUD requirements and prioritizes individuals based on the VI-SPDAT which assesses and scores individuals in regard to their greatest needs. Each CoC provides a coordinated entry phone line and process which serves as an entry point for the emergency shelter system within the state; though diversion is practiced first to divert those individuals who may find other sources of housing with family or friends, giving those individuals at the greatest risk priority in being connected to available services.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The WVDED provides a NOFA to all Continuums of Care and homeless service agencies throughout the state when the application round is open and organizations are able to begin applying for funds. The WVDED accepts applications from any State-recognized registered nonprofit within the state that serves the homeless population allowing each to decide what their needs are with the ESG program and the amount of funding in which they apply for under the eligible activities they feel are needed within their individual coverage areas. The WVDED then reviews the requests for eligibility and fundability under the ESG program.

The WVDED has an evaluation and scoring process that also takes into consideration information provided by each respective Continuum of Care on the applicant's active participation within the CoC and their ability to administer a grant funded program.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The WVDED relies on the inclusion of homeless participation within each Continuum of Care and project sponsor governing board to develop policies and funding decisions that are the most needed by the homeless population.

5. Describe performance standards for evaluating ESG.

The WVDED, like HUD, recognizes that performance standards are key to successful implementation of the Emergency Solutions Grant program. As subrecipients improve their program outcomes through the evaluation of HMIS data and through integration of ESG-funded services into their local Continuum of Care systems, scoring of returning applicants will take into consideration their past performance utilizing the ESG program.

To assist in the evaluation of the 2020 ESG applications, the WVDED is building into the application process HMIS related CoC verified data scoring within each eligible funding activity. These measurements will be a portion of the evaluation used to determine the capacity of the subrecipient in conducting an effective program under the 2020 ESG program. Similar measurements will be used in future funding proposals for the ESG Program. Using these goals as a framework, performance standards for ESG will be measured by the following:

- Number of households served
- Street Outreach - number of households reaching shelter or permanent housing
- Emergency Shelter - number of households entering Rapid Re-housing program
- Emergency Shelter - number of households attaining permanent housing and remaining in unit for more than 3 months
- Rapid Re-housing - number of households attaining permanent housing and remaining in unit for more than 3 months
- Homelessness Prevention - Number of households retaining permanent housing and remaining in unit for more than 3 months
- Mainstream Resources - Number of households utilizing additional resources to assist needs

*Performance will also be measured by evidence that the subrecipient has coordinated with the local Continuum of Care (CoC) to ensure that ESG activities are consistent with CoC's strategies and objectives for preventing and ending homelessness. The impact of ESG funds will ultimately be reported by CoCs through Point-in-Time counts and through other data collected by HUD. In addition, subrecipients are to ensure coordination with other local organizations that are planning and carrying out activities related to prevention, rapid rehousing and to link participants to other mainstream resources.

Housing Trust Fund (HTF)
Reference 24 CFR 91.320(k)(5)

1. How will the grantee distribute its HTF funds? Select all that apply:

☐ Applications submitted by eligible recipients

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter "N/A".

N/A.

3. If distributing HTF funds by selecting applications submitted by eligible recipients,

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A."

Eligible applicants for HTF funding include nonprofit and for-profit entities and must meet minimum qualifications and demonstrate proficiency as developers and asset managers.

b. Describe the grantee's application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

- Will comply with the requirements of the HTF program and that rental units assisted with HTF will comply with HTF requirements.
- Demonstrate financial capacity to undertake, comply with, and manage the HTF eligible activity.
- Have experience and capacity to conduct eligible HTF activities by demonstrating ability to own, construct, manage and operate an affordable multifamily residential rental project that includes HTF units.
- Show familiarity with the requirements of other federal, state, or local housing programs that will be used in conjunction with HTF funds to ensure compliance with all applicable requirements and regulations of such program through demonstrated experience with

developing, owning, and managing affordable multifamily residential rental projects.

- Demonstrate the ability to understand and manage practices related to leasing to tenant populations at or below 30% AMI, including homeless households or persons with special needs.

c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A.”

In addition to regulations (24 CFR 93) and State application criteria, eligible applicants submitting an application for HTF funding will be reviewed according to the following:

- The extent to which a proposed project has federal, state, or local project-based rental assistance (up to 25 points available)
- Demonstrate that the project is financially feasible for the 30-year affordability period (minimum requirement, no points awarded).
- Gross tenant paid rent (tenant paid rent plus utility allowance) must not exceed HTF Rent Limitations pursuant to 24 CFR 93.302(b) (minimum requirement, no points awarded)
- Sources and uses of funds are clearly defined (minimum requirement, no points awarded).
- Financial commitments (for HTF applications also requesting LIHTC, up to 25 points will be awarded for financial commitments)
- Current market demand in the neighborhood in which the project will be located (minimum requirement, no points awarded)
- Experience and capacity of applicant as evidenced by previous projects developed in the State (minimum requirement, no points awarded)
- Developer (development team) has no outstanding and/or unresolved issues of noncompliance after the end of the correction period as regulated by the State’s Asset Management Department (minimum requirement, no points awarded).

When an application is received, it will be reviewed for eligibility, scored, and ranked.

Applications that comply with both the HTF regulations and application requirements will be issued a letter (letter of intent, waiting list letter, or denial letter). Applicants receiving a denial letter will not be further considered but should reevaluate the application and apply in response to a future HTF funding round. Applications that are not fully completed and/or received after the submission date will be returned and not further considered.

All projects receiving a letter of intent will be subject to credit underwriting and undergo a subsidy layering review to ensure that the financing awarded is no greater than what is needed for financial feasibility. The affordability period for HTF projects will not exceed 30 years, since the

WVHDF anticipates projects will require re-capitalization at approximately 30 years.

The State will be responsible for executing contracts.

d. Describe the grantee's required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A."

Resulting from the relatively small amount of HTF funds available, the State will limit one HTF award per census tract in the 2025 funding cycle, unless no feasible alternative exists.

e. Describe the grantee's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A."

While no application points are awarded for this category, since it's a minimum requirement, a review of the developer's capacity, from prior performance records, will include an assessment of the developer's ability to own, construct, manage, and operate an affordable multifamily residential rental project that includes HTF units. Developers who do not have a history of or have demonstrated an inability to own, construct, manage, and operate an affordable multifamily residential rental project that received federal funds will not receive a letter of intent for HTF funds.

f. Describe the grantee's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A."

For rental housing, the extent to which the project has federal, State or local project-based rental assistance so rents are affordable to extremely low-income families: For projects receiving HTF:

- 15 points will be awarded to a property which has property-based rental assistance (e.g. Rural Development, HUD, or applicable public housing authority) for at least 25% but less than 50% of the residential rental units in the property; OR
- 20 points will be awarded to a property which has property-based rental assistance (e.g. Rural Development, HUD, or applicable public housing authority) for at least 50% but less than 75% of the residential rental units in the property; OR
- 25 points will be awarded to a property which has property-based rental assistance (e.g. Rural Development, HUD, or applicable public

housing authority) for at least 75% of the residential rental units in the property.

g. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A."

Developers whose projects receive HTF funding will execute and record a Declaration of Restrictive Covenants document for a 30-year affordability period. Complying with the 30-year affordability period is a minimum requirement, and no points are awarded for this category.

h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A."

Funding includes the project's quality of housing characteristics, including:

- Energy Star Certified Whole-Unit HVAC, up to 15 points awarded.
- Energy Star Certified Appliances and Kitchen Range Hoods, up to 15 points awarded.
- Energy Star Certified Exterior Doors and Windows, up to 15 points awarded.
- Stove Top Fire Suppression or Prevention, up to 15 points awarded.
- Energy Star Certified Light Fixtures, Ceiling Fans, and Bath Exhaust Fans, up to 10 points awarded.
- Energy Star Certified Washer and Dryer, up to 20 points awarded.
- High Speed Internet Access, up to 15 points awarded.

i. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A."

For projects requesting HTF, with or without HOME, application points will be awarded for the federal funds requested in relation to the total

project costs.

LEVERAGE—PROPOSED HOME AND/OR HTF FUNDS REQUEST RELATIVE
TO TOTAL HOME and/or HTF PROJECT COSTS EQUALS: (maximum 30 points)

Less than or equal to 20%	30
Greater than 20% to less than or equal to 40%.	20
Greater than 40% to less than or equal to 60%.	10
Greater than 60% to less than or equal to 100%	100

4. Does the grantee’s application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select “N/A.”

Yes

5. Does the grantee’s application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select “N/A.”

Yes

6. Performance Goals and Benchmarks. The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee’s goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

Yes

7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds. Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

Please see the attached 2019 Maximum Per Unit Subsidy Limits for the HTF Program, which are identical to the HOME Program as a result of consistent construction costs throughout the state.

8. Rehabilitation Standards. The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); State and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); State and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

Please see the attached Rehabilitation Standards.

9. Resale or Recapture Guidelines. Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A."

N/A

10. HTF Affordable Homeownership Limits. If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95% of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A."

þ The grantee has determined its own affordable homeownership limits using the methodology described in § 93.305(a)(2) and the limits are attached.

N/A.

11. Grantee Limited Beneficiaries or Preferences. Describe how the grantee will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the grantee will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

N/A.

12. Refinancing of Existing Debt. Enter or attach the grantee’s refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter “N/A.”

N/A.

Discussion:

WVHDF commits HTF funds to eligible project owners for the acquisition, new construction, and/or rehabilitation of multifamily residential rental projects that will serve tenants at or below 30% AMI. To date, all HTF-funded projects have project-based subsidies/vouchers. All HTF-project owners will execute and record a Declaration of Restrictive Covenants document for the HTF 30-year affordability period, which ensures compliance with HTF regulations.

Appendix - Alternate/Local Data Sources

1	Data Source Name Housing Inventory Count-HIC
	List the name of the organization or individual who originated the data set. Continuum of Cares
	Provide a brief summary of the data set. Count of homeless inventory
	What was the purpose for developing this data set? Count the housing inventory to homelessness
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Entire State
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2019
	What is the status of the data set (complete, in progress, or planned)? Complete
	Data Source Name Housing Inventory Count-HIC
	Data Source Name West Virginia Abandoned Properties Coalition
2	List the name of the organization or individual who originated the data set. West Virginia Abandoned Properties Coalition (APC)

	<p>Provide a brief summary of the data set.</p> <p>Data set for blighted and abandoned properties</p>
	<p>What was the purpose for developing this data set?</p> <p>APC assesses the number of blighted and abandoned properties</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>State of West Virginia</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2019</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
	<p>Data Source Name</p> <p>West Virginia Abandoned Properties Coalition</p>
	<p>Data Source Name</p> <p>2017-2021 CHAS</p>
3	<p>List the name of the organization or individual who originated the data set.</p> <p>West Virginia Housing Development Fund.</p>
	<p>Provide a brief summary of the data set.</p> <p>The 2017-2021 CHAS Data Set provides detailed information regarding the housing and the household information in the entire state, which is covered under the State of West Virginia HOME Program.</p>
	<p>What was the purpose for developing this data set?</p> <p>The 2017-2021 CHAS (NCC) Data Set was developed for the purpose of evaluating the housing needs of the forty-four (44) rural counties that are covered under the State of West Virginia HOME Program. The 2017-2021 CHAS (NCC) Data provides a more accurate picture of the housing conditions and households in rural West Virginia.</p>

	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>The 2017-2021 CHAS (NCC).</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>The 2017-2021 CHAS were provided by HUD.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>The 2017-2021 CHAS Data Set is based on the information that was used by the U.S. Census to prepare the Comprehensive Housing Affordability Strategy Data Set that was provided to the U.S. Department of Housing & Urban Development.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>The 2017-2021 CHAS Data Set is based on the information that was used by the U.S. Census to prepare the Comprehensive Housing Affordability Strategy Data Set that was provided to the U.S. Department of Housing & Urban Development.</p>
4	<p>Data Source Name</p> <p>2025 WVHDF Housing Needs Assessment</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>West Virginia Housing Development Fund</p>
	<p>Provide a brief summary of the data set.</p> <p>Housing needs assessment</p>
	<p>What was the purpose for developing this data set?</p> <p>To provide data for the CDBG-DR and Consolidated Plan</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Entire State of West Virginia</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>202515-2019</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>

5	Data Source Name 2016-2020 American Community Survey 1-Year Estimates
	List the name of the organization or individual who originated the data set. American Community Survey
	Provide a brief summary of the data set. ACS Vacancy Status report
	What was the purpose for developing this data set? Vacancy Status report concerning following units: For rent; Rented, not occupied; For sale only; Sold, not occupied; For seasonal, recreational, or occasional use; For migrant workers; and Other vacant
	Provide the year (and optionally month, or month and day) for when the data was collected. January 1, 2016, through December 31, 2020
	Briefly describe the methodology for the data collection. ACS methodology was used for the data collection.
	Describe the total population from which the sample was taken. State of West Virginia
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. State of West Virginia
6	Data Source Name 2020 Report Card for West Virginia's Infrastructure WV-2020-Infrastructure-Report-Card-UPDATED.pdf ,
	List the name of the organization or individual who originated the data set. American Society of Civil Engineers (ASCE)
	Provide a brief summary of the data set. ASCE's summary of public infrastructure needs for West Virginia.

	<p>What was the purpose for developing this data set?</p> <p>The purpose of the dataset is to provide background on infrastructure need in West Virginia as a basis for the allocation of non-housing community development funding.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The dataset includes the entire state.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Although the ASCE report cards are updated annually, the latest year for West Virginia is 2020.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
7	<p>Data Source Name</p> <p>2023 Needs Assessment, West Virginia Infrastructure and Jobs Development Council</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p><u>West Virginia Infrastructure and Jobs Development Council</u></p>
	<p>Provide a brief summary of the data set.</p> <p>The dataset is a comprehensive estimate of unmet water and wastewater needs for the State of West Virginia.</p>
	<p>What was the purpose for developing this data set?</p> <p>The purpose of the dataset is to provide background on infrastructure need in West Virginia as a basis for the allocation of non-housing community development funding.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The dataset covers the entire state and is based on GIS data of existing and potential water and sewer needs. It is comprehensive.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2023</p>

	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
8	<p>Data Source Name</p> <p>www.census.gov</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>United States Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>The data set provides statistics for the entire state.</p>
	<p>What was the purpose for developing this data set?</p> <p>The purpose of the data set is to list housing units, population, households, minority population, and other demographic information.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The data is comprehensive; it includes the entire state.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2020 to 2024</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>The data set is complete.</p>
9	<p>Data Source Name</p> <p>https://www.bankrate.com/real-estate/housing-market/wv/</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Bankrate</p>
	<p>Provide a brief summary of the data set.</p> <p>The data set provides information about the West Virginia housing market.</p>

	<p>What was the purpose for developing this data set?</p> <p>The purpose of the data set was to capture information about the cost of housing in West Virginia.</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The data is comprehensive; it includes the entire state.</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2024 and 2025</p> <p>What is the status of the data set (complete, in progress, or planned)?</p> <p>The data set is complete.</p>
10	<p>Data Source Name</p> <p>https://www.usnews.com/news/best-states/rankings/opportunity/affordability</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>U.S. News and World Report</p> <p>Provide a brief summary of the data set.</p> <p>The data set provides information about the affordability of living in West Virginia, including housing.</p> <p>What was the purpose for developing this data set?</p> <p>The purpose of the data set was to capture information about the affordability of housing in West Virginia.</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The data is comprehensive; it includes the entire country.</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2024 and 2025</p> <p>What is the status of the data set (complete, in progress, or planned)?</p> <p>The data set is complete.</p>

11	<p>Data Source Name https://www.homefacts.com/demographics/West-Virginia.html</p>
	<p>List the name of the organization or individual who originated the data set.</p>
	<p>Provide a brief summary of the data set. The data set provides information about renter- and owner-occupied households in West Virginia.</p>
	<p>What was the purpose for developing this data set? The purpose of the data set was to capture information about the average size of households in West Virginia.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The data is comprehensive; it includes the entire state.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2024 and 2025</p>
	<p>What is the status of the data set (complete, in progress, or planned)? The data set is complete.</p>