

State of West Virginia FY2025 Consolidated Annual Performance and Evaluation Report (CAPER)

JULY 1, 2025 – JUNE 30, 2026

DRAFT



WEST VIRGINIA DIVISION OF ECONOMIC DEVELOPMENT |
WEST VIRGINIA HOUSING DEVELOPMENT FUND

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

As a recipient of federal funds under the Consolidated Plan, the State of West Virginia is required to provide this annual Consolidated Annual Performance and Evaluation Report (CAPER) within 90 days of the end of the State's program year or by Monday September 28, 2026. The PY2025 CAPER is prepared as a collaborative effort of two agencies: the West Virginia Department of Economic Development (WVDED) and the West Virginia Housing Development Fund (WVHDF). The West Virginia Department of Economic Development (WVDED) is responsible for the Community Development Block Grant (CDBG) program, Community Development Block Grant Cares Act (CDBG-CV) program, the Emergency Solutions Grant program (ESG), the Emergency Solutions Grant Cares Act (ESG-CV), the Housing Opportunities for Persons with AIDS program (HOPWA), and the Housing Opportunities for Persons with AIDS Cares ACT (HOPWA-CV) programs. The West Virginia Housing Development Fund (WVHDF) is responsible for the HOME Investment Partnerships Program and the Housing Trust Fund (HTF). The data provided in this CAPER provides a review of the uses of CDBG, CDBG-CV, ESG, ESG-CV, HOPW, HOPWA-CV, HOME and HTF funds and accomplishments made during program year 2025.

The purpose of this report is to provide a summary of the State's method of distributing funds to local governments and organizations to carry out activities (or the activities to be undertaken by the State) using funds that were received under formula allocations, and other HUD assistance received during the program year, including program income. The State has made progress in meeting the objectives outlined in the 2025-2029 Consolidated Five-Year Plan and has developed strategies to meet the needs of the State more quickly. Please note that the WVDED is in the process of reviewing PY2025 CDBG applications and has yet to make awards.

Funds provided by the U.S. Department of Housing and Urban Development (HUD) were utilized to address the housing, community development and homelessness needs described in the strategies, priority needs, and objectives outlined in the State's 2025-2029 Consolidated Five-Year Plan. As required by 24 CFR 570.91.320, the State of West Virginia submitted its 2025-2029 Consolidated Five-Year Plan the State of West Virginia submitted its 2025 Annual Action Plan (AAP) on August 5th, 2025.

HOME: The expected HOME Rental units constructed and rehabilitated were 17 and 13; the actual units were 23 and 5, respectively. Collectively, the actual units were approximately 93% of the expected amount.

HTF: The expected HTF Rental units constructed and rehabilitated were 4 and 20; the actual units were 0 and 12, respectively. Collectively, the actual units were 50% of the expected amount. This resulted form no new construction projects requesting HTF funds and the difficulty in estimating precise units.

ESG: The Emergency Solutions Grant (ESG) program in West Virginia continues to serve as a critical component of the State’s housing stability and homelessness response infrastructure. Throughout the 2025 Program Year (07/01/2024 – 06/30/2025), the ESG program faced sustained high demand, where the need for services consistently exceeded available annual allocations. Despite these resource constraints, the State successfully maximized the reach of ESG funding by fostering deep collaboration with local Continuums of Care (CoCs) and prioritizing a data-driven.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$ / HTF: \$	Other	Other	1	1	100.00%	1	1	100.00%

CDBG-DR	CDBG-DR	CDBG-DR: \$	Rental units constructed	Household Housing Unit	72	0	0.00%	72	0	0.00%
Develop Basic Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	7500	1942	25.89%	1500	1942	129.47%
HOME- Expand Affordable Housing Opportunities	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	65	157	241.54%	17	23	135.29%
HOME- Expand Affordable Housing Opportunities	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	65	84	129.23%	13	5	38.46%
HOME-Increase the capacity of CHDOs	CHDOs	HOME: \$	Other	Other	25	11	44.00%	4	5	125.00%
Housing and Services for Persons with HIV/AIDS	Non-Homeless Special Needs	HOPWA: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	479	0	0.00%	179	0	0.00%
Housing and Services for Persons with HIV/AIDS	Non-Homeless Special Needs	HOPWA: \$	HIV/AIDS Housing Operations	Household Housing Unit	1495	0	0.00%	299	0	0.00%

HTF-Expand Affordable Housing Opportunities	Affordable Housing	HOME: \$2820944.88 / HTF: \$	Rental units constructed	Household Housing Unit	0	18				
HTF-Expand Affordable Housing Opportunities	Affordable Housing	HOME: \$2820944.88 / HTF: \$	Rental units rehabilitated	Household Housing Unit	120	119	99.17%	20	12	60.00%
Improved Access to Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	0	0.00%	200	0	0.00%
Mitigate Blighted and Abandoned Properties	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	300	40	13.33%	60	40	66.67%
Rental Assistance and Services for the Homeless	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1250	0	0.00%	250	0	0.00%
Rental Assistance and Services for the Homeless	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	7500	0	0.00%	1500	0	0.00%

Rental Assistance and Services for the Homeless	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	750	0	0.00%	150	0	0.00%
Support Community Planning	Non-Housing Community Development	CDBG: \$	Other	Other	10	5	50.00%	2	5	250.00%
Technical Assistance	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5	1	20.00%	200	200	100.00%
Technical Assistance	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	0	0.00%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Program Year 2025 was the first year of the 2025-2029 State of West Virginia Consolidated Plan. As noted in the 2025-2029 Consolidated Plan, the State of West Virginia CDBG program diversified its array of eligible project types to include Infrastructure Development (water and sewer), Demolition of Abandoned and Unsafe Properties, Public Facilities ADA Compliance, and Non-Housing Community Planning Projects. These

activities were selected in response to the results of the 2025-2029 Consolidated Plan Community Needs Assessment.

During Program Year 2025, the PY2024 CDBG awards were officially announced on September 18, 2025. The WVDED received 17 applications totaling \$29,503,220 in funding requests. Seven projects were ultimately selected for funding: 4 water and sewer infrastructure projects (\$10,318,080), 1 stormwater planning project (\$3,000,000), and 2 sewer and water planning projects (\$500,000). Except for the planning grants, all funded initiatives met the Benefit to Low- and Moderate-Income (LMI) Persons National Objective. Recipients have since attended implementation meetings, executed their contracts, and are currently in the design and planning stages.

Additionally, during Program Year 2025, WVDED opened an application round for PY2025 CDBG funding on December 18, 2025, with applications due on March 31, 2026. WVDED received 20 applications requesting a total of \$ 28,198,300.00 in CDBG funding. Of applications received, 11 were for water and sewer infrastructure development activities, 6 were for demolition activities, 2 were for planning activities, and 1 was for a Public Facility ADA activity. With this being the case, it is clear the priority needs in the State of West Virginia remain the same at the close of the program year. Recommendations have been made to the Governor's Office for approval and PY2025 CDBG awards are expected to be announced no later than the end of September 2026.

Regardless of which infrastructure development projects are selected for funding, 100 percent will exceed the 51% low- and moderate-income threshold. Funds committed to low- and moderate-income activities will address the serious and adverse health and environmental effects of inadequate, aging, or non-existent infrastructure systems. Left unaddressed, these existing conditions can deteriorate, causing significant hazards to individual health and safety, and substantial environmental degradation. Similarly, the lack of basic services is a barrier to the development of suitable living environments. This poses numerous social and economic obstacles, particularly among vulnerable populations. Therefore, these projects will continue to remain the highest priority for CDBG funding.

During the 2025-2029 Consolidated Planning process, the deteriorating housing stock and growing number of dilapidated structures throughout the State of West Virginia continued to be identified as a community development priority. During the PY2025 application cycle, the State received 6 CDBG Demolition Project applications requesting CDBG funding to raze various commercial and residential structures . Such activities, if awarded funding, will eliminate the health and safety risks associated with dilapidated structures and promote future development as well as

foster further economic development in commercial settings.

The HOME highest priority needs are the HOME Rental and CHDO Operating Expense Grant Programs, and these needs are met by increasing the supply of affordable housing through the new construction and rehabilitation of rental units and operating expense grant funds. The HTF priority need is rental, and the HTF program meets this need by increasing the supply of affordable housing through the new construction and rehabilitation of rental units.

1 - CDBG

Once awarded, all the newly funded subrecipients will participate in an Implementation Meeting to initiate project activities. The Implementation Meetings are established to help ensure all subrecipients understand the CDBG program, to review the subrecipient agreement, learn of the program reporting requirements, and to foster the success of the newly funded CDBG projects. During the 2025 Program Year, WVDED administered approximately 71 CDBG-funded projects (primarily water, sewer, demolition, planning and broadband projects) in various stages of design, implementation, and construction. The open and active projects represented \$11,871,016 in CDBG funds expended throughout the 2025 Program Year. In PY2025, a total of 21 CDBG-funded Projects reached completion, which includes 8 Infrastructure Projects, 8 Demolition Projects, and 5 Broadband Planning Projects. The 21 projects completed in PY2025 resulted in 1,942 households, 5,440 West Virginians with potable water and/or adequate sewer services, 40 derelict and unsafe structures were demolished, and the completion of 5 Broadband Planning projects throughout the State. Due to elevated materials and supply costs, several projects that are still underway are now in the process of identifying and securing additional funding from other resources to reach project completion.

2 - CDBG

On March 27, 2020, the Coronavirus Act Relief and Economic Security Act (CARES), Public Law 116-136 was signed, providing \$5 billion for Community Development Block Grant (CDBG-CV), Emergency Solutions Grant (ESG-CV) and Housing Opportunities for Persons with AIDS (HOPWA-CV) to prevent, prepare for, and respond to the COVID-19 and the economic and housing impacts caused by this unprecedented crisis. The State of West Virginia received from the U.S. Department of Housing and Urban Development (HUD) a total of \$20,250,608.00 in CDBG-CV funding. Through the citizen participation process, the State identified the following priorities for the CDBG-CV Program: Emergency Mortgage, Rental, and Utility Assistance, Public Facilities Development, and Food Distribution. During the 2025 Program Year, the WVDED closed 11 CDBG-CV-funded Projects which included 5 Public Facilities Projects and 1 Food Distribution/Pantry Project. All projects awarded were committed to activities in communities that prevent, prepare for, or respond to the COVID-19 Pandemic. Through these projects, approximately 66,864 West

Virginians have access to enhanced healthcare facilities, 537 West Virginians accessed emergency food services, and 371 households/1000 West Virginians achieved housing stability via rental/mortgage assistance.

3 - CDBG

The demand for funding in the CDBG, HOME, HTF, ESG, and HOPWA programs far exceeds the amount of funds available in all programs. As a result, each program remains extremely competitive. It is not uncommon for applications for the same projects to be submitted for several consecutive years. Projects are implemented to assist in the development of viable communities in low- to moderate-income areas. Each investment of program funding helps to develop decent housing, create a suitable living environment, and promote expanded economic opportunities. The CDBG, HOME, HTF, ESG, and HOPWA program requirements are enforced to ensure compliance with the 2025-2029 Consolidated Five-Year Plan and all applicable regulations, policies, and guidelines.

Priority HOPWA

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 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.

Priority ESG

Emergency Solutions Grant (ESG) program in West Virginia played a vital role in addressing homelessness and housing instability, consistent with the goals outlined in the 2025-2029 Consolidated Plan. ESG funds supported a range of eligible activities, including emergency shelter operations, rapid re-housing, homelessness prevention, and street outreach. These services were delivered in coordination with local Continuums of Care (CoCs) to ensure a targeted, data-driven approach to meeting community needs. Focusing on quickly connecting individuals and families to stable housing without preconditions, while providing supportive services to promote long-term housing retention. ESG subrecipients reported measurable outcomes, including the number of individuals housed, shelter bed utilization rates, and the duration of homelessness among clients served. Overall, ESG contributed significantly to the state's efforts to reduce homelessness, improve housing

stability, and expand access to critical resources for vulnerable populations.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	HTF	HOPWA
White	5,112	16	186	12
Black or African American	211	12	66	0
Asian	0	0	2	0
American Indian or American Native	117	0	3	0
Native Hawaiian or Other Pacific Islander	0	0	0	0
Total	5,440	28	257	12
Hispanic	30	0	0	1
Not Hispanic	5,410	28	363	11

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	3
Asian or Asian American	0
Black, African American, or African	1
Hispanic/Latina/e/o	12
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	7
White	3,551
Multiracial	36
Client doesn't know	14
Client prefers not to answer	14
Data not collected	52
Total	3,690

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

While the ethnic and racial characteristics of the rural areas of the State have remained consistent over the years, there is a significant disparity in the social and economic characteristics of the rural areas. While the median family income in Jefferson and Putnam counties in 2026 was \$98,806 and \$79,527, respectively; the median income for a family of four in McDowell and Mingo Counties in 2026 was

\$31,559 and \$38,119 respectively.

The gap between rural county family incomes and the more urban county family incomes has continued to widen, limiting both housing ownership opportunities and affordable rental housing opportunities for low-income families in West Virginia. To address the continued need and demand for safe, decent, and affordable housing, the WVHDF anticipates HOME CHDO funds will be used in rural counties that have or limited access to established financial assistance programs. Similarly, CDBG funds are used to provide area-wide benefit to low- and moderate-income communities to the greatest extent possible.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	13,783,001	11,871,016
HOME	public - federal	6,468,376	3,662,114
HOPWA	public - federal	849,715	824,224
ESG	public - federal	1,805,460	1,805,460
HTF	public - federal	3,136,331	0
Other	public - federal	0	6,295,577

Table 3 - Resources Made Available

Narrative

During the PY2025 program year, the State of West Virginia utilized multiple sources of state, federal, local, and private funds to address the housing, community development and homelessness needs as described in the 2025-2029 Consolidated Five-Year Plan.

The HOME & HTF Programs anticipate the use of the HUD awards, estimated Program Incomes, and leveraged funds to successfully implement all aspects of the HOME & HTF Programs

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG non-Entitlement Areas	72	100	non-Entitlement Areas
Statewide	28	100	Other

Table 4 – Identify the geographic distribution and location of investments

Narrative

During the PY2025 program year, the State of West Virginia utilized multiple sources of state, federal, local, and private funds to address the housing, community development and homelessness needs as described in the 2025-2029 Consolidated Five-Year Plan.

CDBG Funding priorities were identified through the 2025-2029 Consolidated Planning Process by way of eight public meetings, the analysis of secondary data, programmatic meetings to discuss community conditions, consultations with state and local housing and social service agencies, and the review of regional development plans. The resulting plan guides the allocation of available funding for projects which will:

- Increase multifamily rental housing for extremely low to moderate income persons.
- Support housing stability efforts by providers in the Continuum of Cares to assure special needs persons can access services and housing.
- Support the development of viable infrastructure systems (such as water, sewer, storm water, and broadband) 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.
- 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.

The HOME & HTF Programs anticipate the use of the HUD awards, estimated Program Incomes, and leveraged funds to successfully implement all aspects of the HOME & HTF Programs.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The WVDED works with numerous federal, state, and local funding sources to leverage CDBG funds to the maximum extent possible. Due to the excessive cost of utility infrastructure development, CDBG grant funding is often coupled with funding from other agencies to achieve a viable funding strategy. With the PY2024 awarded projects, more than \$18 million in other funds were leveraged with CDBG funds this program year. Many of the units of local government also pledge local funds for these important projects. CDBG does not require a match; however, credit is given for leveraged funds during the review process.

The West Virginia Infrastructure and Jobs Development Council (IJDC) promotes the coordination of infrastructure projects throughout the State. Enacted in 1994 by the West Virginia Legislature, the IJDC was created to be West Virginia's funding clearinghouse for water and wastewater projects. This coordination provides the opportunity for funding agencies to review all project applications and determine strategies to maximize funding through all available state and federal sources.

This coordination of leveraged funding also ensures that units of local government receive ongoing technical assistance on both the regulatory requirements and project management. Implementation schedules are established that directly impact the local community and the state and federal agencies involved. As a result, project administrators, as well as funding and regulatory agencies representatives, are working as a team to complete projects within the established schedule. The following agencies and programs provide the most frequently used sources of leveraged funds for CDBG water and sewer infrastructure projects: U.S. Department of Agriculture-Rural Development, U.S. Army Corps of Engineers, Abandoned Mine Lands, Appalachian Regional Commission, West Virginia Infrastructure and Jobs Development Council and Water Development Authority, the West Virginia Bureau of Public Health Drinking Water Treatment Revolving Loan Fund, and the West Virginia Department of Environmental Protection Clean Water State Revolving Loan Fund. Project funding has also been provided by the West Virginia American Water Company for projects in public-private partnerships.

Local governments may acquire land directly associated with the infrastructure projects. All acquisitions are reported by the local government in a Land Acquisition Report as part of the Final Performance Report obtained upon the completion of each project.

The WVHDF's Match requirement was zero for the FFY ending 9-30-2025. Nevertheless, \$588,151,.50 was contributed to single family bond financing blended with HOME and \$1,267.90 in closing costs were counted toward Match.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	4,765,347
2. Match contributed during current Federal fiscal year	589,419
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	5,354,766
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	5,354,766

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
non-2025-cc	09/30/2025	1,268	0	0	0	0	0	1,268
non-2025-mrb	09/30/2025	588,152	0	0	0	0	0	588,152

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
3,517,519	1,430,129	3,662,114	0	1,490,802

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	22,951,959	0	0	0	0	22,951,959
Number	5	0	0	0	0	5
Sub-Contracts						
Number	111	0	0	1	0	110
Dollar Amount	16,335,834	0	0	15,309	0	16,320,526
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	22,951,959	7,300,000	15,651,959			
Number	5	1	4			
Sub-Contracts						
Number	110	1	109			
Dollar Amount	16,320,526	22,290	16,298,236			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	30	28
Number of Special-Needs households to be provided affordable housing units	0	0
Total	30	28

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	17	23
Number of households supported through Rehab of Existing Units	13	5
Number of households supported through Acquisition of Existing Units	0	0
Total	30	28

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Number of homeless, non-homeless, and special-needs households provided affordable housing units: WVHDF relies on previous project close-out reports to determine estimates for these categories. Actual numbers frequently differ resulting from the:(a) Competitive nature of funding application rounds and the type of developer awarded HOME funds (this is particularly true when the developer is applying for LIHTC and HOME simultaneously); and (b) Rapidly changing demographics of the state caused by high unemployment and the resultant population exodus seeking jobs in other states.

Number of households supported through Production of New Units and Rehab of Existing Units: WVHDF relies on previous HOME performance to determine estimates for these categories. Actual numbers frequently differ resulting from the: (a) Difficulty in accurately estimating the type of projects that will be awarded HOME funds – new construction or rehabilitation; (b) Percentage of HOME funds to total development cost per project awarded; and (c) Project size receiving award – often a small project has a diseconomy of scale and requires more HOME funds per unit to allow for financial feasibility.

Discuss how these outcomes will impact future annual action plans.

WVHDF will continue to monitor actual data to formulate future annual action plans. Acknowledging that actual data indicates the adequacy of the market to support specific populations (homeless, non homeless, and special-needs), certain types of units (new, rehab, acquisition), and the demand for funding type (rental or homeownership). WVHDF will continually evaluate data to determine the most effective methods of HOME and HTF program designs so that safe, decent, sanitary affordable housing is increased in the State; thereby benefiting the eligible populations desperately needing this affordable housing.

The partner agencies have worked diligently to leverage available funding sources and have created scores of new units of affordable housing, serving individuals and families at or below 60 % AMI. Resources and programs contributing to this production include: The HOME Investment Partnerships (including CHDO, and HOME Rental), Housing Trust Fund, Low-Income Housing Tax Credits, and other special WVHDF programs.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	0	16	12
Low-income	0	8	
Moderate-income	0	4	
Total	0	28	

Table 13 – Number of Households Served

Narrative Information

All HOME and HTF activities require determination of income by family size to confirm eligibility. Determination of income by family size includes, but is not limited to, verification of employment and documentation of benefits received.

Of the above statistics concerning income, zero homeless persons were served. Other statistics are as follows:

- Extremely low-income: 28 renter households
- Low-income: 8 renter household
- Moderate-income: 4 renter household

WVHDF relies on the definition of affordable rental housing as noted in Section 215 of the National Affordable Housing Act.

In order to address worst case needs for affordable housing, WVHDF encourages developers to apply for project-based vouchers for projects and to utilize housing authority's wait lists to accelerate lease up. In addition, WVHDF is available to provide technical assistance to developers during all phases of the project: development, construction, lease up, and affordability period compliance.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

1. Outreach Efforts: Across the state of West Virginia, Street Outreach efforts funded by ESG, PATH, and other programs have become more cohesive, structured, and consistent. In Charleston, our subrecipients have conducted evening/night street outreach to contact individuals who are not being reached during the day. In the Balance of State, CoC Outreach teams work cohesively across county lines to establish a network of providers for individuals most at-risk and unsheltered.
2. Individual Needs Assessment: All agencies are required to have utilized risk assessments for individuals experiencing homelessness for the purpose of ascertaining vulnerability and prioritization of resources for the most vulnerable. Systematically, in recent years, the VI-SPDAT was given as the industry standard for this purpose. While some subrecipients are still utilizing the VI or more comprehensive SPDAT, the industry has moved away from it citing several deficiencies. It is ESG policy at an agency that utilizes some assessment tool and state in their policies what/how it will be used. Most Domestic Violence (DV) providers utilize the Dangerous Lethality Assessment guide, to adequately measure the risk of individuals fleeing from or who have experienced domestic violence in addition to vulnerability.
3. Data and Metrics on Progress: In PY2025, the ESG program contacted 4,147 uniquely identifies persons experiencing homelessness in an unsheltered environment. Of 4147 served, there were 2,521 leavers, with 98 leavers exiting permanent housing.
4. Challenges and Solutions: Rising costs of living in terms of housing costs, household goods, and transportation has pushed many individuals to the brink of homelessness. Encampments that have previously been addressed have seen new individuals taking over public spaces abandoned by formerly homeless individuals. This has always been an observable dynamic in street outreach, but in recent years, these spaces have been reclaimed by newly identified individuals more quickly. The Supreme Court decision that allows state and local governments to ban homeless individuals from public spaces has already begun to revibrate within communities, creating distrust among our homeless neighbors.
5. Coordination with Other Services: All ESG-funded programs must participate in the CoC's centralized or coordinated assessment system to ensure consistent screening, assessment, and referrals. Victim service providers may, under specific conditions determined in consultation with the CoC, opt out of the coordinated assessment while remaining active participants in the CoC. Partnerships with mental health, substance abuse, wellness have allowed street outreach programs to become qualitative In 2025., of care and housing transition not seen in most regions.

Addressing the emergency shelter and transitional housing needs of homeless persons

Demand for Emergency Shelter Grant services across all of its program components is up considerably,

and the jurisdiction has exceeded its expected goals for both the 5-year plan and for its annual program year. Homeless Prevention services have become more attractive to subrecipients who are seeing more individuals on the cusp of homelessness reach out for preventive services. Direct assistance including rental and utility assistance has become community support necessary to mitigate homelessness. Emergency Shelters seeking ESG funding must have a permanent housing program in place, which is usually funded by Rapid Rehousing or Continuum of Care funding. This allows agencies assisting individuals experiencing homelessness in West Virginia to assess, apply triage, and create a housing sustainability plan.

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

One barrier to progress is some clients refusing follow-up services because of the excitement of being housed. Many hospitals and regional jails discharge individuals into local shelters, reducing space for those with greater need. This has also created a transitory issue where (a) communities are complaining about new traffic from the jails, and (b) these clients have been traditionally harder to house/stabilize in housing. Providers work with publicly funded institutions to revise their discharge policies. Providers also assist low-income individuals and families to avoid becoming homeless, especially low-income individuals and families and those who are likely to become homeless after being discharged from publicly funded institutions and systems of care. Coordinated entry lines within each Continuum of Care serve as one of the entry points into the shelter system and works with individuals to prevent homelessness by directing them to resources and providers in their area, which may include medical and mental health facilities. During contact with the entry lines, initial eligibility is checked, and information and referral is provided to those housing and supportive service programs offered by local agencies in which the individual or family may qualify. Providers work with agencies and non-profit organizations to identify previously homeless individuals and families currently housed, but at risk of becoming homeless. After being identified, providers can better serve these individuals and provide them with resources to stay in their homes. Continuums of Care work closely with the providers in their catchment area to move those at greatest risk to safety, such as unaccompanied youth and those aging out of foster care facilities, the chronically homeless, domestic violence victims, and those with comorbidities to housing. By being active members of the community and local organizations coordinating efforts for entry and discharge of individuals, families, unaccompanied youth, those aging out of foster care facilities, disabled and elderly persons and the homeless population as a whole are better served. This includes providing the tools and services to lower the client's chances of fleeing domestic violence or individuals experiencing homelessness again in the future; getting clients with substance abuse problems into treatment facilities to enable them to find and keep employment and maintain a stable housing situation; consistently following-up with appointments to track the individual's progress after

moving into transitional or permanent housing; and emphasizing resources via support service teams with a philosophy that reinforces support is available until a client no longer needs it. Coordinated entry systems and prioritization increase the likelihood that those at greater risk, including youth and CAPER 25 OMB Control No: 2506-0117 (exp. 09/30/2021) individuals with special needs find housing.

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

Currently, providers are still using the Service Prioritization Decision Assistance Tool (VI-SPDAT) to assess client vulnerability, prioritize housing, and guide case management. By using this tool, individuals and families with the highest need are offered housing first. By providing case management and assisting in the housing search, providers ensure individuals have the ability, resources and tools needed to maintain and live independently. We partner with other agencies to provide opportunities and support for clients. Providers also monitor a client's housing-related payments to ensure good standing. Recently, deficiencies have been made available at the national level surrounding the VI-SPDAT's ability to identify vulnerable populations, especially within minority communities. Efforts have been made to identify an alternative or strengthen this assessment tool, but an alternative has not yet been identified for us. Providers help clients build a strong support system that includes medical care, safe housing, mental health care, transportation, and emergency assistance, if needed. Housing stability is a major barrier. Individuals may not be eligible for additional benefits and have a difficult time finding employment, especially in rural areas. Larger-sized families with four or more children are difficult to place in permanent housing because there are very few affordable units to accommodate that many individuals. To be more effective, providers plan to conduct business outreach activities and increase case manager training. By reaching out to businesses, we increase the employment opportunities of clients and their ability to live independently. As necessary, it is important for shelters to identify individuals who are living on the street versus those at risk of living on the street and diverting the less vulnerable away from emergency shelter. Encouraging shelters during the client intake process or coordinated entry to practice diversion also assists those individuals who may find other available options for shelter from entering the shelter system to begin with. These diversion practices free up space for those most vulnerable without any other housing options. Unaccompanied youth and those aging out of foster care facilities create another unique challenge for homeless housing and service providers. Continuums of Care work closely with our State's WV Department of Housing and Human Resources and WV Bureau for Children and Families to respond to this need. Coordinated entry and assessment lines provide information and referral about shelter and housing opportunities for these youth along with connecting them to critical supportive services. CAPER 26 OMB Control No: 2506-0117 (exp. 09/30/2021) Prioritization of unaccompanied youth and families allows for Continuums of Care and rapid re-housing programs funded with ESG to quickly house this population.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Public Housing Authorities (PHAs) are an important component of the State's affordable rental housing delivery system. The HUD requirement that all public housing authorities complete a Consolidated Plan has created an ongoing dialogue between the WVDED and the PHAs throughout the State. During the 2025 Program Year, the WVDED reviewed and approved the Certificates of Consistency (HUD Form 50077-SL) of multiple PHAs for compliance with the State Consolidated Plan. It should be noted that the WVHDF did not allocate HOME funds to provide tenant based rental assistance through the HOME Program in PY 2024. The WVHDF does not own or operate any public housing and has no responsibilities related to the monitoring of activities of the PHAs across the State. Therefore, the agency is not qualified to address the revitalization needs of public housing. However, based upon visits by WVHDF Field Representatives to public housing sites across the State and contact with managers and residents, it is observed that a portion of the public housing is in need of rehabilitation and modernization due to the age of structures and lack of adequate building maintenance. Major rehabilitation and modernization projects are underway in Charleston and Huntington, and smaller scale projects are underway throughout the State. The State's 34 PHAs provide nearly 23,000 units of subsidized, rental housing through public housing units and tenant vouchers/certificates for low- and moderate-income households throughout the state. PHAs offer numerous services to individuals and families, including rehabilitation and construction of rental residential housing (multi-family) and family self-sufficiency programs. Based upon available data, WVDED and WVHDF can reasonably conclude that PHAs across the State are generally competent and capable. The State supports their efforts to revitalize and improve their properties and developments, as these projects have improved the quality and quantity of public housing in West Virginia. Although the WVHDF does not own or operate public housing, it opposes the privatization of public housing because of the severe shortage of quality affordable subsidized housing units. The WVHDF believes that qualified public housing tenants could become homeowners, and the WVHDF continues to encourage eligible and qualified public housing tenants to become owners of single-family detached housing through the available WVHDF-administered homeownership programs. This effort will continue as a component of the WVHDF housing strategy as this method not only assists a family or individual in becoming a homeowner but also makes a subsidized public housing unit available for another family, who may have a much lower income. The shortage of new, additional public housing units and Section 8 vouchers/certificates contribute to the level of homelessness across the State. The State opposes public housing improvement programs that reduce the number of permanently available assisted housing units.

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

Lack of education about the home buying process poses a barrier to affordable housing. A lack of necessary knowledge regarding all of the different options, requirements, and variables inherent in the home buying process can place potential homebuyers at risk for entering into purchases that do not

fit their individual budgets or circumstances. Positive educational efforts can provide potential homebuyers with the knowledge they need to make informed decisions and help them find a home that they can afford.

WVHDF can provide homebuyer education program providers, who explain the home purchasing process to potential home buyers.

Public Housing Authorities (PHAs) in West Virginia also assist residents with a number of programs designed to help motivated families work toward personal, financial, and residential goals. As the largest public housing authority in the State, the Charleston-Kanawha Housing Authority (CKHA) models programs that support residential involvement and leadership. Five of the CKHA's 12 housing locations maintain strong, active councils. The CKHA management team meets with these councils on a quarterly basis to discuss management practices and policies, resident concerns, complaints, and activities. The CKHA distributes information regarding annual and five-year plans for comments and concerns. Together these resident councils act as the overall Resident Advisory Board (RAB) for CKHA.

Actions taken to provide assistance to troubled PHAs

Public Housing Authorities (PHAs) 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 authorities. Most public housing authorities within the State have either a standard or high performing assessment status. The WVDED will continue to work with the local HUD Office and monitor the status of Public Housing Authorities (PHA). The public housing authorities within the State have either a standard or high performing assessment status. The WVDED will continue to work with the local HUD Office and monitor the status of Public Housing Authorities (PHA). As needed, WVDED will provide technical assistance to troubled PHAs and continue to share information that may be of benefit to public housing authorities and others.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

WVDED supports land use planning and zoning, as well as planned remediation and reuse of property, through collaboration with numerous organizations. WVDED staff regularly interact with the Land Use and Sustainable Development Law Clinic and participate in the annual Mountain State Land Use Academy. The Land Use and Sustainable Development Law Clinic (Land Use Clinic) provides legal and planning services to conserve land and water, supports local land use planning, and offers educational opportunities for law students and citizens of WV.

WVDED also works closely with the RPDCs on the use of CDBG funds throughout the State and supports increased awareness of proper land use planning and zoning. The planned reuse of abandoned residential property, and the reuse of idled and underutilized commercial, industrial, and post-mining properties, will maximize this valuable resource and foster the redevelopment of areas with existing public infrastructure. In addition, many communities continue to struggle with abandoned properties that decrease property value and deter the development of additional affordable housing.

According to State Code, Chapter 8: Land Use Planning, each local government must update its comprehensive plan every 10 years to address the following issues: Land Use, Housing, Transportation, Infrastructure, Public Services, Recreation, Economic Development, Community Design, Preferred Development Areas, Renewal and/or Redevelopment, Financing, and Historic Preservation. In addition, comprehensive plans must be prepared prior to a subdivision or zoning ordinance. However, many local governments lack the expertise to fully implement each component of the land use planning law. As mentioned above, The West Virginia University College of Law, Land Use and Sustainable Development Law Clinic) provides legal resources to local governments, landowners, and nonprofit organizations to develop land conservation strategies and sustainable development practices that are consistent with State law.

Actions taken to remove or ameliorate the negative effects of public policies

If a community cannot afford to hire a consultant, the LUSD Law Clinic will draft an entire land use planning document. If a community can afford to hire a consultant, the LUSD Law Clinic may advise the consultant in the preparation of relevant land use planning documents. To date, the Land Use Clinic has work with the following local governments to develop comprehensive plans: Town of Alderson, Town of Athens, Town of Beverly, Doddridge County, City of Dunbar, City of Elkins, Town of Fayetteville, Town of Gauley Bridge, Hampshire County, Harrison County, City of Lewisburg, Town of Marlinton, Mercer County, McDowell County, Town of Moorefield, City of Montgomery, City of Moundsville, City of Philippi, City of Ravenswood, City of Richwood, City of Smithers, Town of Sophia, Town of Wardensville,

City of Wellsburg, City of Weston, City of White Sulphur Springs, and Wyoming County. . The Land Use Clinic partnered with consultants to develop comprehensive plans for the City of Mount Hope, City of Ronceverte, Town of Shepherdstown, and City of Summersville as well. It should be noted, the Land Use Clinic will develop comprehensive plans, whole or in part, with the following communities in the next program year: Town of Barrackville, Town of Capon Bridge, Calhoun County, Town of Granville, City of Hinton, City of Madison, City of Romney, City of Spencer, Star City, City of Westover, Wirt County. The Land Use Clinic has also developed a legal toolkit to assist communities in the redevelopment of abandoned property. This widespread and detrimental issue prevents the development of new affordable housing and poses significant challenges to community revitalization efforts in many areas of the State. Therefore, many agencies and organizations are collaborating to help West Virginia communities address this issue.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The primary obstacle to meeting underserved needs remains the lack of available funds; however, all of the programs have leveraged other private, local, state, and federal resources to foster and maintain affordable housing. The State continues to focus HTF Program resources on Rental with loans to promote the improvement and creation of rental housing opportunities for extremely low-income families; and HOME Program resources on: Community Housing Development Organizations (CHDOs); and HOME Rental with loans to promote the improvement and creation of rental housing opportunities for low- and very low-income families.

Limited economic development and unemployment continue to underline the need for decent rental housing opportunities for low-income families throughout West Virginia. The replacement of existing substandard housing through the construction of rental housing, as well as the rehabilitation of existing rental housing increases the quality housing opportunities and choices for low-income families in the state.

The WVHDF has also provided financing opportunities through the WVHDF Land Development Loan Program which allowed for the acquisition of the property and installation of infrastructure to develop affordable housing projects. Furthermore, WVHDF is leveraging ERA2 funds with multifamily residential rental projects, which will provide a soft source of financing for projects with gaps.

The WVHDF maintains frequent communication with USDA RD, FHLB Affordable Housing Program, the State's Affordable Housing Program, and other similar programs to provide additional affordable housing opportunities.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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 of exposure to lead and subsequently lead

poisoning. The WVHDF and WVDED recognize the hazard that lead-based paint poses to children under 6 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.

Regulations found at 24 CFR Part 35 govern lead-based paint abatement. These regulations are integrated into housing policies and procedures. 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 Program. 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.

While unable to aggressively pursue a statewide lead-based paint abatement policy, the WVHDF, WVDED and other agencies require the abatement of lead-based paint hazards, in accordance with federal regulations, for projects funded with federal financial assistance, including projects funded through the HOME program.

All WVDED and WVHDF administered HUD programs must conform to federal and state lead regulations. This means that all grantees, sub-recipients, 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 re-inspection 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; and
- Provide penalties for violating the 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 program has followed and will continue to follow the policy of abating lead-based paint during rehabilitation or reconstruction of units identified as having a lead-based paint problem as efficiently as possible under the Federal regulation of the HOME program. 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 WVHDF or not.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

While the ESG and HOPWA programs provide necessary emergency support for individuals at risk of and experiencing homelessness, targeting the specific causes of poverty is a harder task. Upon being provided direct assistance, individuals receive the services of a case provider who will assist individuals in creating housing sustainability that includes but is not limited to (a) creating and maintaining a personal budget (b) education on housing rights, fair housing, and understanding the rights and responsibilities of a rental lease (c) education surrounding the availability of community resources and how to access them.

Within the HOPWA program, federal regulations are followed in that program participants are not required to participate in case management but encouraged to do so at their own will to do so. These case management services are (a) aimed at identifying and facilitating long-term housing for individuals experiencing homelessness and at-risk/imminent risk of homelessness, and those persons living with HIV/AIDS (PLWHA) living in unsafe, unsanitary, and unhealthy living conditions (b) working with the client to identify and eliminate barriers to long-term housing stability. Examples of this include budgeting, lease counseling, landlord negotiation, and community integration efforts.

It is also through these housing connections that program participants within HOPWA can gain the necessary supportive service connections, through organizations such as Ryan White, necessary to maintain or obtain stable permanent housing options. These more comprehensive actions assist in lifting individuals and families out of poverty.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

A coordinated effort occurs across the state between providers that include the State of West Virginia, participating in the Continuum of Cares, Community Action agencies, and nonprofits serving individuals experiencing homelessness. This network of providers is enhanced by coordinated assessment and coordinated entry efforts that allow providers to track services, avoid duplication of efforts, and establish homeless chronicity. Continued efforts to identify services gap areas using PIT county and CAPER data, and efforts to find additional service partners who may be able to reach neglected areas are ongoing. The State of West Virginia seeks to create a stronger network of ESG funded providers using competitive performance standards, annual evaluations, and collaborative review of existing funded entities.

The WVDED provides services to those experiencing homelessness and at-risk/imminent risk of

homelessness through an established network of supportive service and housing providers. These providers include public agencies, quasi-public agencies, nonprofit organizations, and private contractors. WVDED agents and contractors deliver financial assistance and other services to those experiencing homelessness and at-risk/imminent risk of homelessness through an established network of service providers.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Those experiencing homelessness and at-risk/imminent risk of homelessness, Victims of Domestic Violence and Sexual Assault, Persons Living with HIV/AIDS (PLWHA), and other special needs populations result from our division's relationships with a network of nonprofit service providers including shelters and units of local government across the State of West Virginia. Appropriate service coverage and the logistics of getting the funding and activities to the areas of need within West Virginia are ongoing challenges. The solution in many cases is long-term and evolving with continued networking and growth of opportunities to engage new community organizations to develop local assets for meeting local needs.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

West Virginia published its original AI in 1998 and due to the age of the State of West Virginia's AI, the State continues to update the AI annually.

Through the latest update to the Analysis of Impediments to Fair Housing (AI), the State of West Virginia determined it is necessary to keep all previously identified impediments which include the following:

- **Discrimination in Rental Housing:** The WVHDF, WVDED and the Human Rights Commission (HRC) typically conduct training and provide outreach to alleviate this impediment. On August 21st 2025, the State attended and participated in the Disability Resource Expo to promote fair housing, provide information, and to connect individuals with disabilities to vital services. Additionally, the WVHRC conducted a listening tour to understand community needs and to create solutions to promote equality and fair housing. Additionally, all new WVDED CDBG subrecipients were educated on Fair Housing and existing subrecipients were reminded of Fair Housing requirements of the CDBG Program. In FY2026, the State will continue with its Fair Housing training and outreach efforts.
- **Housing Brokerage Services:** The WV Association of Realtors and the WV Real Estate Commission train real estate professionals in Fair Housing, Cultural Diversity and Ethics. The WVDED and WVHDF continue to stress the importance of Fair Housing during all communication.
- **Resistance to Low-Income Housing Development:** Public meetings for the FY2026 Action Plan included discussions related to Fair Housing. WVHDF also integrates Fair Housing into the LIHTCP, HOME, and HTF through mandatory fair housing marketing plans.

- Lack of understanding by project administrators, local governments, architects, contractors, and citizens of the Accessibility Requirements in the Fair Housing Amendments Act of 1988: Training is conducted with each grantee and subrecipient through meetings and formal events. Specifically, Fair Housing is addressed with subrecipients during time of application, during implementation meetings, and throughout the program year to ensure all Fair Housing requirements are met. Additionally, each grantee's Fair Housing Plan is reviewed in detail and technical assistance is provided as needed.
- Lack of affordable housing in West Virginia: The partner agencies have leveraged available funding to create and maintain more than 1,000 units of affordable housing.
- Lack of transitional and permanent supportive housing for homeless persons and families in West Virginia: Annual funding is maximized to support existing housing and adds units through the CoC process.
- Barriers that zoning and land use can present to the construction or rehabilitation of affordable housing: The WVDED continues to support initiatives to improve land development, planning and zoning through the Mountain State Land Use Academy and other initiatives.
- Reports of sexual harassment in rental housing: The State will produce educational materials and information that will be distributed across the State to publicize the existence of this issue and provide tenants with contact information to appropriate resources.

The State of West Virginia has, and will continue, to review and update the AI on an annual basis or as required.

CR-40 - Monitoring 91.220 and 91.230

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

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The public notice for the PY2025 CAPER was advertised in five newspapers – The Charleston Gazette, The Wheeling News-Register, The Register Herald, The Dominion Post, and The Herald-Dispatch. The complete document was available at the offices of WVDED and WVHDF. Copies of the public notices are included in the attachments to this report.

The CAPER was also posted on the West Virginia Department of Community Advancement and Development website. A 15-day review and comment period began on August 24th, 2026, and concluded on September 18th, 2026.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The primary objective of the CDBG program is to benefit low- and/or moderate-income persons. The development of reliable water and wastewater systems continues to be a critical need, therefore a majority of CDBG funds allocated to the State continue to be dedicated to this purpose. With that said, in recent years the State expanded its array of eligible activities to include demolition, and public facilities accessibility. Many of the projects selected for funding addressed serious environmental and health concerns. All funds are dedicated to projects that benefit low- to moderate-income areas. Many of these projects benefit families living within the poverty level. This investment in the State's infrastructure is critical to the overall health and well-being of State residents and is often the foundation of economic opportunities.

Recognizing that broadband connectivity has become essential for West Virginia's citizens, communities, and economy, the State is focused on increasing broadband access, infrastructure, and connectivity throughout the state. To assist in this effort, WVDED has identified funding sources other than CDBG to aid in the development of broadband access throughout its communities.

During PY2025, WVDED received 120 applications for the \$ 13.7million in CDBG funding available. These applications represented more than \$28.1 million in requests for CDBG funding for projects throughout the State. The number of applications represents the continuing need for infrastructure investment in the State. Further, many applications are submitted over several consecutive years, indicating an ongoing need and commitment to the project. To the extent possible, CDBG funds address the environmental and health deficiencies caused by inadequate infrastructure in the areas that have the highest need for grant funding.

The lack of available funds continues to be the most significant challenge. However, each investment will dramatically improve the quality of life and create economic opportunities where they are possible. To facilitate the development of adequate infrastructure systems, Design and Planning Grants are provided to assist local governments with the initial design, development, and administrative requirements associated with large-scale infrastructure projects. Design and Planning Grants are particularly useful in areas where vulnerable populations do not possess the resources needed to assume these costs. The State of West Virginia will continue to promote design and planning grants during FY2026 and future CDBG Application Cycles.

Many local governments lack the resources needed to develop viable project applications. Therefore, CDBG funds may be used for preliminary design, accounting services, legal fees, and other necessary costs. 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 percent low- and moderate-income

persons.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Please see the attached Summary of On-Site Compliance Inspection Activities for PY 2025, July 1, 2025, through June 30, 2026. As required by 24 CFR 92, the appropriate number of HOME properties were inspected, as noted on the Summary of On-Site Compliance Inspection Activities Report, which is attached below. All issues of non-compliance were corrected within the acceptable correction period.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The WVHDF has established procedures, which are outlined in the Affirmative Fair Housing Marketing Procedure Guide. Developers who receive HOME funds must follow the AFHM Procedure Guide in marketing units.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Please see the attached PI Summary for the period of 7-1-25 through 6-30-26, which details the EN activity for which PI was applied. PI was applied to HOME Rental projects.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

In order to foster and maintain affordable housing, WVHDF conducts inspections of HOME funded rental properties. Properties must meet compliance standards. Properties not meeting compliance standards must correct outstanding issues within the correction period. The mission of the WVHDF LIHTC, HOME, and HTF Departments is to provide safe, affordable housing for all West Virginians. This is accomplished by: 1. Leveraging LIHTC with HOME and/or HTF to produce more affordable housing units. 2. Using

LIHTC, HOME, and HTF (individually or leveraged) to rehabilitate existing affordable units or construct new affordable units. 3. Applications submitted for LIHTC, HOME and/or HTF funding: Developers with continuous, unresolved compliance issues with their portfolios will not be considered funding of a new project. Periodically, the WVHDF receives comments about affordable housing. WVHDF proactively takes the initiative to inform and educate the commenter(s) about affordable housing, its value to the community, and the populations qualified to occupy.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	89	64
Tenant-based rental assistance	90	58
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	7
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0

Table 14 – HOPWA Number of Households Served

Narrative

During FY254, the HOPWA program continued to see growth among most project sponsors. This is the third consecutive program year where multiple agencies have run extremely low on funding before the completion of the year which runs October 1, 2025 – September 30, 2026.

CR-56 - HTF 91.520(h)

Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.

WVHDF's compliance with its approved HTF allocation plan and 24 CFR 93 requirements were demonstrated by:

- Prior to commitment, all projects complied with the environmental provisions of 24 CFR 93.301.
- HTF commitments were made to multifamily residential rental projects that will service the extremely low-income tenant population for a thirty-year affordability period.
- HTF commitments were within the maximum per-unit subsidy limits.
- HTF commitments were made for projects whose developers/owners have (a) appropriate qualifications and proficiencies, (b) experience and capacity to own, construct, manage and operate an affordable multifamily residential rental project that includes HTF units; and (c) the ability to understand and manage practices related to leasing to tenant populations at or below 30% AMI.
- WVHDF achieved the commitment and expenditure deadlines of 24 CFR 93.400.
- There were no emergency transfers requested under 24 CFR 5.2005(e) and 24 CFR 93.356, pertaining to victims of domestic violence, dating violence, sexual assault, or stalking.

During the period of 7-1-25 through 6-30-26, 12 HTF units were completed resulting from the timing of HTF commitments and delays in projects achieving project completion.

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	12	0	0	12	0	12
Homebuyer	0	0	0	0	0	0

Table 15 - CR-56 HTF Units in HTF activities completed during the period

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	5	0	0	2
Total Labor Hours	322	0			28,623
Total Section 3 Worker Hours	0	0			3,019
Total Targeted Section 3 Worker Hours	0	0			0

Table 15 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.		3			
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	1	1			
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					1
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.	1	1			1
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Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name WEST VIRGINIA
Organizational DUNS Number 138838532
UEI R9BKAALC8MQ7
EIN/TIN Number 550515944
Identify the Field Office PITTSBURGH
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance

ESG Contact Name

Prefix Mrs
First Name Shelly
Middle Name J
Last Name Woda
Suffix
Title Sustainability Unit Manager

ESG Contact Address

Street Address 1 1900 Kanawha Boulevard East
Street Address 2 Building 3, Suite 700
City Charleston
State WV
ZIP Code 25301-

CAPER

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Phone Number 3043524154
Extension
Fax Number
Email Address Shelly.J.Woda@wv.gov

ESG Secondary Contact

Prefix Mr
First Name Michael
Last Name Horn
Suffix
Title ESG Program Manager
Phone Number 3043524135
Extension
Email Address Michael.O.Horn@wv.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2025
Program Year End Date 06/30/2026

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: MOUNTAIN CAP OF WEST VIRGINIA, INC.
City: Buckhannon
State: WV
Zip Code: 26201, 2714
DUNS Number:
UEI:
Is subrecipient a victim services provider: Y
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 100000

Subrecipient or Contractor Name: RELIGIOUS COALITION FOR COMMUNITY RENEWAL
City: Charleston
State: WV
Zip Code: 25311, 2511
DUNS Number:
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 110000

Subrecipient or Contractor Name: RALEIGH COUNTY COMMUNITY ACTION ASSOCIATION, INC.

City: Beckley

State: WV

Zip Code: 25801, 1777

DUNS Number:

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 150000

Subrecipient or Contractor Name: CHANGE, INC

City: WEIRTON

State: WV

Zip Code: ,

DUNS Number:

UEI:

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 50000

Subrecipient or Contractor Name: BRANCHES DOMESTIC VIOLENCE SHELTER

City: Huntington

State: WV

Zip Code: 25701,

DUNS Number: 969071836

UEI:

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 110000

Subrecipient or Contractor Name: COVENANT HOUSE

City: Charleston

State: WV

Zip Code: 25301, 1230

DUNS Number: 167440494

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 142700

Subrecipient or Contractor Name: DAYMARK

City: Charleston

State: WV

Zip Code: 25311, 2509

DUNS Number: 119780203

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 50000

Subrecipient or Contractor Name: West Virginia Coalition to End Homelessness

City: Bridgeport

State: WV

Zip Code: 26330, 4697

DUNS Number: 147532753

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 150000

Subrecipient or Contractor Name: North Central WV Comm Action

City: Fairmont

State: WV

Zip Code: 26554, 1345

DUNS Number: 108900317

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 126000

Subrecipient or Contractor Name: Cabell Huntington Coalition for the Homeless, Inc.

City: Huntington

State: WV

Zip Code: 25701, 1320

DUNS Number: 622802437

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 110000

Subrecipient or Contractor Name: Huntington City Mission, Inc.

City: Huntington

State: WV

Zip Code: 25701, 2322

DUNS Number: 125643593

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 110000

Subrecipient or Contractor Name: Southwestern Comm. Action Council, Inc.

City: Huntington

State: WV

Zip Code: 25701, 1908

DUNS Number: 063472088

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 50000

Subrecipient or Contractor Name: YWCA Family Violence Prevention Program

City: Wheeling

State: WV

Zip Code: 26003, 2922

DUNS Number:

UEI:

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 74000

Subrecipient or Contractor Name: YWCA of Charleston, WV Inc

City: Charleston

State: WV

Zip Code: 25301, 3002

DUNS Number: 072681976

UEI:

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 130000

Subrecipient or Contractor Name: Kanawha Valley Collective, Inc.

City: Charleston

State: WV

Zip Code: 25301, 1000

DUNS Number: 138387381

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 75000