

# State of West Virginia FY2018 Consolidated Annual Performance and Evaluation Report (CAPER)

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JULY 1, 2018 – JUNE 30, 2019



## **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.

To facilitate planned improvements to the quality of life and to strengthen and expand the State's economic base for all West Virginia residents and communities, funds provided through 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 2015-2019 Consolidated Five-Year Plan.

This Comprehensive Annual Performance Evaluation Report (CAPER) is prepared as a collaborative effort of two agencies: The West Virginia Development Office (WVDO) is responsible for the Community Development Block Grant (CDBG) program, the Emergency Solutions Grant program (ESG), and the Housing Opportunities for Persons with AIDS program (HOPWA). The West Virginia Housing Development Fund (WVHDF) is responsible for the HOME Investment Partnerships Program and the Housing Trust Fund (HTF).

As required by 24 CFR 570.91.320, the State of West Virginia submitted its 2015-2019 Consolidated Five-Year Plan on May 15, 2015 and its Program Year 2018 Annual Action Plan was submitted to HUD on September 28th, 2018. The data provided in this CAPER provides a review of the uses and accomplishments associated with PY2018 funding. 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.

This report details the specific uses of PY2018 funds. Future allocations are subject to change. The State has made progress in meeting the objectives outlined in the 2015-2019 Consolidated Five-Year Plan and will continue to dedicate program funds to support these objectives.

### **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
Development of Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		3000	3241	108.03%
Development of Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	7500	3148	41.97%	1100	0	0.00%
Enhance the quality of housing	Affordable Housing	HOME: \$ / Housing Trust Fund: \$	Rental units rehabilitated	Household Housing Unit	50	58	116.00%			
ESG ReHousing and Prevention Goal 1	Homeless Non-Homeless Special Needs	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1500	1690	112.67%	300	350	116.67%
ESG ReHousing and Prevention Goal 1	Homeless Non-Homeless Special Needs	ESG: \$	Homelessness Prevention	Persons Assisted	500	492	98.40%	100	45	45.00%

ESG Shelter Goal 2	Affordable Housing Homeless Non-Homeless Special Needs	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	8500	13365	157.24%	1700	2500	147.06%
Increase affordable, accessible housing	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	3	0	0.00%			
Increase the supply of affordable housing	Affordable Housing	CDBG: \$149875000 / HOME: \$ / Housing Trust Fund: \$	Rental units constructed	Household Housing Unit	53	43	81.13%			
Increase the supply of affordable housing	Affordable Housing	CDBG: \$149875000 / HOME: \$ / Housing Trust Fund: \$	Rental units rehabilitated	Household Housing Unit	50	58	116.00%	300	0	0.00%
Increase the supply of affordable housing	Affordable Housing	CDBG: \$149875000 / HOME: \$ / Housing Trust Fund: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	1		1000	0	0.00%
Increase the supply of affordable housing	Affordable Housing	CDBG: \$149875000 / HOME: \$ / Housing Trust Fund: \$	Other	Other	0	0				

Local Community Development	Affordable Housing	HOME: \$7172848 / Housing Trust Fund: \$3000000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		145	0	0.00%
Local Community Development	Affordable Housing	HOME: \$7172848 / Housing Trust Fund: \$3000000	Rental units constructed	Household Housing Unit	0	0		60	13	21.67%
Local Community Development	Affordable Housing	HOME: \$7172848 / Housing Trust Fund: \$3000000	Rental units rehabilitated	Household Housing Unit	0	0		70	0	0.00%
Local Community Development	Affordable Housing	HOME: \$7172848 / Housing Trust Fund: \$3000000	Homeowner Housing Added	Household Housing Unit	0	0				
Local Community Development	Affordable Housing	HOME: \$7172848 / Housing Trust Fund: \$3000000	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				

Local Community Development	Affordable Housing	HOME: \$7172848 / Housing Trust Fund: \$3000000	Direct Financial Assistance to Homebuyers	Households Assisted	0	0		15	6	40.00%
Local Community Development	Affordable Housing	HOME: \$7172848 / Housing Trust Fund: \$3000000	Other	Other	0	0		5	0	0.00%
Provide Suitable Living Environment HOPWA	Non-Homeless Special Needs	HOPWA: \$	Homelessness Prevention	Persons Assisted	1050	1027	97.81%	240	191	79.58%
Provide Suitable Living Environment HOPWA	Non-Homeless Special Needs	HOPWA: \$	HIV/AIDS Housing Operations	Household Housing Unit	7	1	14.29%	1	1	100.00%
Supporting homeownership opportunities	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	14	11	78.57%			
Supporting homeownership opportunities	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	3	2	66.67%			

**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.**

During Program Year 2018, the State awarded more than \$13 million in CDBG funds for 19 infrastructure projects. Projects included 8 water and sewer infrastructure projects, 4 broadband infrastructure projects and 7 broadband planning projects. Approximately 890 households will receive new broadband infrastructure services and over 2,900 households will directly receive improved water and sewer infrastructure services. It should be noted that a total of 9,253 individuals will benefit through these investments. Of those individuals, 5,972 are from low- and moderate-income households. 100 percent of the infrastructure-projects exceeded the 51% low- and moderate-income threshold. Funds committed to low- and moderate-income activities to date (exclusive of administration and technical assistance) total \$ 13,084,044.

CDBG projects 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 remained the highest priority for CDBG funding.

While funding is primarily utilized for the development of water and sewer infrastructure, the WVDO recognizes that broadband infrastructure is a critical factor in West Virginia’s ability to compete for economic development and job creation opportunities as communities and economies become more connected.

In 2016, HUD directed that States evaluate the availability of broadband access and the vulnerability of housing occupied by low- and moderate-income households to natural hazard risks through its rule titled, “Modernizing the HUD Consolidated Planning Process to Narrow the Digital Divide and Increase Resilience to Natural Hazards.”

In this rule, HUD directs that where access to broadband is not currently available or is minimally available, as in rural areas, States must consider ways to bring broadband access to residents.

Further, where low- and moderate-income residents are at risk of natural hazards, States were directed to consider ways to incorporate appropriate hazard mitigation and resilience into community planning, and development goals. These planning considerations reflect two important community development needs.

In FY 2017, the General Community Development category was expanded to include Broadband Development and Disaster Recovery and Resilience. A supplement to the FY 2017 Action Plan included a budget outline, funding priorities and method of distribution for each category. The State dedicated FY 2018 funding in the amount of \$2,410,000 towards broadband planning and development projects.

Through a Substantial Amendment, the State outlined a plan to adjust allocation amounts as necessary within each category to align with demonstrated needs and to ensure that all CDBG funding was allocated in an efficient and effective manner. Funds in excess of demonstrated needs at the end of each CDBG funding cycle are returned to an "available status" and may be used to fund applications in other categories.

#### **Assess how the state's use of funds addresses the priorities and specific objectives (1)**

West Virginia CDBG funded projects for the 2018 Program Year were awarded and announced by Governor Jim Justice through the months of April and May 2019. All of the newly funded projects received extensive technical assistance and guidance to initiate project activities. This ensured projects were set up to meet all federal and state requirements while moving forward. During the 2018 Program Year, the WVDO administered 61 open infrastructure projects in various stages of design, implementation, and construction. The open and active projects represented approximately \$47,467,487 in CDBG expended funds from the initial project awards through June 2018. While the 12 Broadband Development projects were in their planning and design stages, the existing infrastructure projects made significant progress in providing much needed water and sewer services to small towns and rural areas around the state. Several of these projects will be able to be completed and providing service to residents by the end of the next program year. Their actual outcomes and project impacts will be reported in the 2019 CAPER. The \$300,000 originally set aside from the State's 2017 CDBG formula allotment for Disaster Recovery and Resiliency has not been fully awarded as of yet. No applications have been received to date that meet the criteria for that category. The State Action Plan allows flexibility to move these remaining funds into eligible activities where they are needed.

#### **Assess how the state's use of funds addresses the priorities and specific objectives (2)**



To facilitate planned improvements to the quality of life and to strengthen and expand the economic base for all West Virginia residents, State CDBG funds may be used to: support local government efforts to provide affordable infrastructure systems to strengthen the foundations for economic growth and alleviate conditions that affect environmental quality, public health, or welfare. Support local community development efforts to assist low- to moderate-income citizens to achieve an improved quality of life by supporting locally developed strategies to protect, maintain, and expand access to facilities and services; and to revitalize deteriorating downtown and residential neighborhood areas. Support job creation or retention efforts.

**Assess how the state's use of funds addresses the priorities and specific objectives (3)**

Consistent with these State objectives, CDBG funds may be granted to eligible units of general local government to fulfill one of the three National Objectives: To benefit low- and moderate-income persons; To prevent or eliminate slums or blight; To meet an urgent need that poses a serious and immediate threat to the health or welfare of the community where other financial resources are not available.

**Assess how the state's use of funds addresses the priorities and specific objectives (4)**

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 2015-2019 Consolidated Five-Year Plan and all applicable regulations, policies, and guidelines.

**Assess how the state's use of HOME funds addresses the priorities and specific objectives (1)**

Pursuant to the Con Plan and Annual Action Plan, the HOME highest priority needs are the NewHOME, HOMErent, HOME CHDO, and CHDO Operating Expense Grant Programs. In order to address the affordable housing needs in the State, the WVHDF judiciously plans the aforementioned HOME programs to meet the needs by increasing the supply of affordable housing through homeownership and the new construction and rehabilitation of rental units. In addition, operating expense grant funds are awarded to CHDOs on a competitive basis, which provides a funding source to increase CHDO capacity. Award of the CHDO Operating Expense Grants allow for enhanced CHDO productivity efficiency, which allows CHDOs to achieve construction completion of rental units more proficiently.

**Assess how the state's use of ESG/HOPWA funds addresses the priorities and specific objectives (1)**

Pursuant to the State's Action Plan for ESG and HOPWA for FY 2018, by allocating through a competitive process, subrecipients determine needs that are supported through community needs assessments in coordination with their CoCs. The majority of recipients identify rapid re-housing as a priority need in their service area. WVDO places a focus on rapid re-housing and homelessness prevention programs as a critical piece in ending homelessness for those clients who receive the services. During PY 2018, sub-recipients allocated 47% of the total ESG funds expended toward rapid re-housing while also spending 42% of their total funding within their emergency shelters located throughout the state. HOPWA funding recipients within the state identify tenant based rental assistance as a priority to clients with 26% of PY 2018 funding spent on TBRA. Additionally, 21% of funding was used for STRMU and 13% on Permanent Housing Placement. Recipients have also made known that supportive services are of great need within our state while using 16% of PY 2018 funding for those and looking to other funding opportunities to better serve this population.

**ESG/HOPWA Initiatives and Accomplishments**

During PY2018, the Emergency Solutions Grant program within the state provided funding to 18 non-profit organizations including two domestic violence shelters. Within these 18 organizations, the state funded two Street Outreach programs, 15 Emergency Shelter programs, 12 Rapid Re-housing programs, and three Homeless Prevention programs. Of the PY18 funds spent, \$28,284.46 or 2.45% was expended on Street Outreach, \$406,473.22 or 35.23% was expended on Emergency Shelter, \$39,990.99 or 3.46% was expended on Homeless Prevention, and \$579,323.61 or 50.21% was expended on Rapid Re-housing. Additionally, five organizations used funding toward HMIS in which \$41,934.95 and \$57,679.04 was used on Administration. ESG Re-housing and Prevention Goal 1 TBRA was met both in the Strategic Plan (Goal 1500, actual 1690) and by PY (Goal 300, actual 350). During the PY, the State held a state-wide training in coordination with Cloudburst for all Emergency Solution Grant funding recipients and began quarterly coordination call meetings with all Continuums of Care. The HOPWA program funded four organizations throughout the state during PY18, however there were 11 counties uncovered by providers and this served as a challenge for

existing providers to cover any clients within the coverage area. With the application process during this time period for PY19, awardees covered the entire state. At the end of PY18, a state-wide training in coordination with Cloudburst for all HOPWA funding recipients was held in which providers also met to discuss the current environment in WV for those living with HIV/AIDS and the recently emerged HIV cluster in Cabell County. Additional representation from the WV Department of Health and Human Resources and the HIV/AIDS Task Force were on hand to provide insight, guidance and advice in moving forward toward addressing the cluster and current environment. The goal of providing suitable living environments with HOPWA funding in the category of homeless prevention was nearly met for the Strategic Plan with 1027 of the 1050 goal being served. For PY18, 191 of 240 individuals were served.

### **CDBG Initiatives and Accomplishments**

As noted in the 2015-2019 Consolidated Five-Year Plan, submitted on May 15th, 2015, the State of West Virginia identified the development of public infrastructure (water, sewer, and broadband) as its highest priority for the CDBG Program. During the 2018 Program Year, the State of West Virginia completed and closed a total of 6 Infrastructure projects. Projects that were completed during the 2018 Program Year include the following: 1. Fayette County Commission's Water Line Extension Project. The completion of this project extended potable drinking water to 560 individuals. Of those served, 560 were from Low- and Moderate-Income households. 2. Pendleton County Commission's Seneca Rock Water Project. This water extension project consisted of the construction of a water distribution system from the Riverton system to the Seneca Rocks. A total of 467 individuals benefited from this project. Of those individuals, 303 were from Low- and Moderate-Income households. 3. City of Piedmont's Phase II Water Project. The finalization of this water project provided a new 184,000-gallon water storage tank and an upgraded chlorination room for residents of the City of Piedmont. A total of 876 individuals benefited from this project. Of those served, 674 were from Low- and Moderate-Income households. 4. Town of Rowlesburg's Etam-Macomber Water Line Extension Project. This water extension project that provided new water services to 408 individuals. Of those served, 257 individuals are from Low- and Moderate-Income households. 5. Town of Paw Paw's Waterline Rehab Project. Approximately 9,525 linear feet of water lines were upgraded, 25 gate valves and 22 fire hydrants were replaced, and 56 new water meters were installed through this project. 360 of the 624 individuals served through this project were from Low- and Moderate-Income households. 6. Upshur County Commissions Water Line Extension Project. The completion of this water project extended new water services to 123 new customers and served a total of 306 individuals. Through the completion of the projects listed above, a total of 3,241 West Virginia's throughout the State now have new or improved water services. The State has made great strides towards its 2018 Annual Action Plan and 2015-2019 Strategic Plan Infrastructure Development goals.

## 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	HOPWA	ESG	HTF
White	3,027	11	95	5,001	6
Black or African American	205	1	30	1,440	1
Asian	1	0	0	4	0
American Indian or American Native	8	0	1	16	0
Native Hawaiian or Other Pacific Islander	0	0	0	12	0
<b>Total</b>	<b>3,241</b>	<b>12</b>	<b>126</b>	<b>6,473</b>	<b>7</b>
Hispanic	45	1	2	118	1
Not Hispanic	3,196	11	124	6,355	6

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

### Narrative

Federal regulations for CDBG require that states report all accomplishments achieved for each activity in a program year, excluding planning and administration activities but including planning-only activities for State grantees. Complete information must be reported for each activity. These data are required to demonstrate national objective compliance and to account for the use of the CDBG funds. The data required for each activity are dependent on the activity's matrix code and national objective.

Direct beneficiary data is required for projects in which individuals apply for services based upon income. For these projects, the data will consist of actual recipients of service. Therefore, the data will not be available until the project is completed and the actual beneficiaries are known and reported to the State in a Final Performance Report. This requirement applies to job creation, home ownership, housing rehabilitation and other direct benefit activities.

The geographic area for the distribution of the programs included in this report includes the entire State, with the exception of the State's nine CDBG entitlement jurisdictions. State CDBG funds were not made available in the 9 entitlement jurisdictions, which include: Beckley, Charleston, Huntington, Martinsburg, Morgantown, Parkersburg, Vienna, Weirton, and Wheeling.

West Virginia is a predominately rural state of limited ethnic and racial diversity. According to the ACS 2013-2017 Five-Year Survey, West Virginia's total population of 1,836,843 consists of 9122,252 or 6.66% total minority population. African American residents represent the largest minority group at 4.34% of the total population. In most rural West Virginia counties, white households represent the majority of households; however, certain census tracts and block groups are more diverse.

Minority household groups, such as African American, American Indian-Alaska Native, Asian, Pacific Islander and Hispanic households, are more concentrated in Kanawha (11.48%), Berkeley (12.75%), Monongalia (10.05%), Cabell (9.03%), and Raleigh (11.93%) counties. Jefferson, Mercer, Wood, Marion, and Harrison counties round out the top ten counties. Larger concentrations of minority household groups are located in entitlement jurisdictions, with the top five percentages found in Charleston (18.71%), Huntington (14.39%), Beckley (29.25%), Martinsburg (20.92%) and Morgantown (13.30%).

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 income for a family of four in Jefferson and Putnam counties in 2017 was \$ 72,526 and \$ 59,113, respectively; the median income for a family of four in McDowell and Mingo Counties in 2016 was \$ 25,595 and \$ 31,227 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. In order to address the continued need and demand for safe, decent, and affordable housing, the WVHDF will target the use of HOME CHDO funds to the 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	13,591,796	9,058,696
HOME	public - federal	8,283,516	4,335,201
HOPWA	public - federal	453,725	493,180
ESG	public - federal	1,518,431	2,133,230
HTF	public - federal	0	0
Housing Trust Fund	public - federal	3,000,009	1,842,393

**Table 3 - Resources Made Available**

### Narrative

During the PY2018 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 2015-2019 Consolidated Five-Year Plan.

Funding priorities were identified through a statewide effort of three 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. In addition, a Substantial Amendment was executed in 2017 to facilitate the inclusion of broadband development and disaster resilience as new eligible activities under the CDBG program. The resulting plan guides the allocation of available funding for projects which will:

- Support job creation or retention efforts.
- Support local government efforts to provide affordable infrastructure systems to strengthen the foundations for economic growth and alleviate conditions that affect environmental quality, public health, or welfare.
- Support local community development efforts to assist low- to moderate-income citizens to achieve an improved quality of life by supporting locally developed strategies to protect, maintain, and expand access to facilities, and services and to revitalize deteriorating downtown and residential neighborhood areas.
- Increase the supply of affordable rental housing.
- Supporting homeownership opportunities for low to moderate income first-time homebuyers.
- Increase affordable, accessible housing opportunities for persons with disabilities.
- Enhance the quality of housing for low to moderate income homeowners.
- Support local efforts to assure that households in a housing crisis are able to obtain and/or maintain housing stability.

All activities and projects funded by the programs included in this report have met an objective and outcome as listed below:

- Increase availability/accessibility of decent, affordable housing.
- Increase availability/accessibility of suitable living environment.
- Increase the sustainability of a suitable living environment.

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.

CDBG Program Income is minimal and is reported on a fiscal year basis. Program Income that does not exceed \$35,000 in a single year is retained by the unit of local government. As a result, program income is reported but is generally not utilized for new projects within the State CDBG program. Additionally, the State CDBG program has not undertaken a Section 108 program and, therefore, reports no proceeds.

Performance indicators associated with each objective and outcome are provided throughout this report.

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

The geographic distribution and investment of CDBG funds reflect the State's strategy for the development of non-entitlement communities in the State. This strategy is based upon the consolidated plan, the identification of local priorities, and investments that are consistent with the CDBG program. The method of distribution is designed to permit flexibility in the utilization of other funding sources and the timing of investment decisions. No target areas are identified. All applications determined to be eligible and to meet a HUD National Objective shall advance and be reviewed for funding consideration. The State invested over \$13 million into nineteen worthwhile water, sewer, and broadband development projects in sixteen of West Virginia fifty-five counties including Braxton, Brooke, Fayette, Grant, Greenbrier, Jefferson, Lewis, Marshall, Mason, McDowell, Mercer, Nicholas, Pocahontas, Wetzel, Wyoming, and Wayne. Please note, several broadband planning grants have been executed at a multi-county or regional level with a lead applicant joined by partner counties.

The projected use of the HOME funds reflects the State's strategy to promote the development of decent affordable housing throughout the state. This strategy is based upon the consolidated plan, the

identification of local priorities, and financing programs and projects that are consistent with the objective of HOME Program. The method of distribution is designed to maximize the utilization of other funding sources and promote the development of local delivery systems.

HOME expended \$4,335,201.03 during Program Year 2018: \$2,483,500.02 was expended in WV Congressional District 1; \$728,060.34 was expended in WV Congressional District 2; \$219,361.31 was expended in WV Congressional District 3; \$736,599.93 was expended for administrative costs; and \$167,679.43 was expended for CHDO Operating Expense Grants.



## 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 WVDO 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 2018 program year awarded projects, more than \$17 million in other funds were leveraged with CDBG funds. Many of the units of local government also pledge local funds for these important projects. The State's CDBG does not require a match (with the exception of Planning Grants); 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 ESG program has a dollar-for-dollar matching requirement. Match can be cash or in-kind. All successful ESG recipients in the State of West Virginia were required to match all funds requested. To be considered match, the recipient's expense or in-kind contribution must be allowable expense under the ESG program. During the 2018 program year, a total of \$1,474,602 match was provided. Please refer to the Table 30 - Other Funds Expended on Eligible ESG Activities for additional details.

Pursuant to 24 CFR 92.218(a), the WVHDF must make contributions, not less than 25% of the funds drawn from its HOME Investment Trust Fund Treasury account, to housing that qualifies as affordable housing. For the period of 10-1-17 through 9-30-18, WVHDF's match contributions were satisfied by: (a) payment of closing costs for HOME single family loans; and (b) single family bond financing blended with HOME.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	4,494,111
2. Match contributed during current Federal fiscal year	109,833
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	4,603,943
4. Match liability for current Federal fiscal year	309,787
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	4,294,157

**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-2018 cc-mrb	09/30/2018	109,833	0	0	0	0	0	109,833

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 \$
2,790,231	2,838,895	1,391,731	0	4,276,105

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	7,567,226	0	0	0	0	7,567,226
Number	5	0	0	0	0	5
<b>Sub-Contracts</b>						
Number	21	0	0	0	0	21
Dollar Amount	3,084,659	0	0	0	0	3,084,659
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	7,567,226	0	7,567,226			
Number	5	0	5			
<b>Sub-Contracts</b>						
Number	21	0	21			
Dollar Amount	3,084,659	0	3,084,659			

**Table 8 - Minority Business and Women Business Enterprises**

<b>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</b>						
	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**

<b>Relocation and Real Property Acquisition</b> – 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	140	19
Number of Special-Needs households to be provided affordable housing units	5	0
<b>Total</b>	<b>145</b>	<b>19</b>

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	60	13
Number of households supported through Rehab of Existing Units	70	0
Number of households supported through Acquisition of Existing Units	15	6
<b>Total</b>	<b>145</b>	<b>19</b>

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.

Number of households supported through Acquisition of Existing Units: WVHDF relies on previous *NewHOME* and Leverage Loan performance to determine estimates for this category. Actual numbers frequently differ resulting from the:(a) Difficulty in accurately forecasting the pipeline activity of *HOME* mortgage loan originators; (b) Delayed timing involved with educating and qualifying potential applicants in order to achieve eligibility; and (c) Delayed timing of eligible applicants in locating an HQS-acceptable house within the *HOME* Homeownership Value Limits.

**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 program design so that safe, decent, sanitary affordable housing is increased in the State; thereby benefitting the eligible populations that desperately need 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 80 percent of Area Median Income. Resources and programs contributing to this production include: The HOME Investment Partnerships (including CHDO, NewHOME and HOMErent), Low-Income Housing Tax Credits, WVHDF Single Family Mortgages supported by mortgage revenue bonds, 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	1	7
Low-income	0	8	
Moderate-income	0	3	
<b>Total</b>	<b>0</b>	<b>12</b>	

**Table 13 – Number of Households Served**

## **Narrative Information**

All HOME program activity requires 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: 0 owner households, 8 renter households

Low-income: 3 owner households, 5 renter households

Moderate income: 3 owner households, 0 renter households

Pursuant to the Section 215 definition of affordable housing, all persons served pay less than 30% of their income for housing; therefore, they are not consider cost burdened.

Every month, WVHDF evaluates HUD HOME commitment and disbursement requirements. Meeting these requirements and the subsequent project close-outs reports, determines the statistics of the persons served. The close-out reports are indicative of the income-band of owners or buyers demanding and qualifying for units.

As noted in CR-50, the mission of the WVHDF LIHTC, HOME, and HTF programs is to foster and maintain affordable housing. This is accomplished by (a) leveraging LIHTC with HOME and/or HTF to produce more affordable housing units; and (b) using LIHTC, HOME, and HTF (individually or leveraged) to rehabilitate existing or construct new units.

In order to address the "worst case housing needs" and meet the needs of persons with disabilities: The HOME portion of the WVHDF website includes maps (showing coverage areas of affordable housing providers) and "click-here" options to send an email to inquire about more affordable housing information.



## **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**

Shortening the length of stay within our emergency shelters throughout the state continues to be a great accomplishment with 3,622 individuals finding housing in less than 30 days. Most Rapid Re-Housing clients are housed within one week and paired with the coordinated entry system's practice of diversion, this allows for shelters to have space to accommodate incoming clients.. The housing first model continues to show success with 2,073 individuals being housed within seven days of their arrival at the shelter.

Program providers throughout the State assist program participants in creating individualized housing plans to stably house individuals quickly. One benchmark has been to shorten homeless time to 30 days or less by tracking clients and establishing individual goals. Multiple barriers hinder progress for homeless programs: a lack of affordable housing, a lack of transitional housing; a lack of readily available treatment beds. The problems are magnified in rural areas with limited resources.

Several West Virginia municipalities have passed nuisance ordinances. Nuisance ordinances may adversely affect the disabled, minority communities, crime victims, homeless communities, and other protected classes. The penalties for violating nuisance ordinances vary, but fines are common. Nuisance ordinances can be divided into three categories: anti-drug house ordinances, anti-vagrancy ordinances, and general nuisance ordinances.

Some of the municipalities that have passed nuisance ordinances are participants in West Virginia's Municipal Home Rule Pilot Program ("Home Rule"). Home Rule currently allows thirty-four municipalities to pass ordinances. In West Virginia, ten municipalities have passed anti-drug house ordinances. These municipalities are Martinsburg, Bluefield, Buckhannon, Clarksburg, Elkins, Fairmont, Huntington, Nitro, Parkersburg, and South Charleston.

These ordinances are creating a growing additional barrier for this most vulnerable population to find and keep stable, safe housing. Those organizations receiving funding having coverage areas affected by the ordinances are having a great challenge in providing assistance and housing because of this.

Another barrier is Skyrocketing rents in college areas enable landlords to charge more than the Fair Market Rent (FMR), making it difficult to locate affordable rental units. In some instances, it is difficult to find larger housing units for large families with four or more children. The lack of full-time job opportunities prevents individuals from establishing a stable housing situation because they are unable to earn sufficient income. Clients with a VI-SPDAT score below 7, or those unable to work significant

hours due to health issues or a limited skill set are unable to earn enough to live independently.

Because West Virginia is a rural state, public transportation in many areas is non-existent. Not having public or reliable transportation impacts an individual's ability to work consistent and reduces their income earning potential. Also, pending social security disability claims have caused an increase in the number of homeless individuals because they do not have enough income to pay for their living arrangements. In order to address these barriers, many providers are developing a well-trained, coordinated, centralized assessment team to reach the most difficult clients. Reaching out and developing relationships with local landlords is critical to improving service. These relationships will help providers know when units become available so individuals and family can be housed more quickly. One focus is to reach out to landlords who own older properties that are not as easily rented.

### **Reaching out to homeless persons (1)**

Providers continue to educate institutions such as hospitals, mental health facilities, and community organizations that release individuals into the shelter system or the street. In order to improve and achieve greater stability, the focus must be on the client. Program providers plan to increase client data collected to enable the shelters to assist clients in a timelier fashion, track their progress (and setbacks), and make certain they are assisted. Providers also plan to assess the needs and strengths of each individual or family to best match them with the proper resources. Follow-up meetings will continue with clients as they transition out of the program and afterwards to monitor their progress. Providers will also partner with Workforce Development and similar agencies to assist clients in obtaining gainful employment and expand programs to assist homeless individuals with processing their disability claims.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Many of these barriers are amplified by the rural nature of West Virginia. Providers are working to address these barriers by working with agencies to strengthen established relationships with landlords. Providers will also work with treatment facilities and HUD funded projects.

**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**

Due to intensive case management, providers across West Virginia have a low recidivism rate. Providers do not stop once clients are housed. Providers follow-up with clients and provide them with needed services. 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.

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. Providers work with agencies and non-profit organizations to identify previously homeless individuals 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.

By being active members of the community and local organizations, and coordinating efforts for entry and discharge of individuals, the homeless population is 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.

**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**

In order to better serve clients, providers use the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) for 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.

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. In order 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. 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 frees up space for those most vulnerable without any other housing options.

## **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 WVDO and the PHAs throughout the State. In 2018, the WVDO reviewed and approved the Certificates of Consistency (HUD Form 50077-SL) of multiple PHAs for compliance with the State Consolidated Plan. These include Beckley HA, HA of Mingo County, HA of Raleigh County, HA of Jackson County.

It should be noted that the WVHDF did not allocate HOME funds to provide tenant based rental assistance through the HOME Program in PY 2018.

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 32 PHAs provide 22,834 units of subsidized, rental housing through 6,242 public housing units and 16,592 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, the WVDO 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 base of knowledge they need to make informed decisions and help them find a home that they can afford.

To assist in this regard, the WVHDF will continue to support the homebuyer education program through the payment of homebuyer education fees for loans funded through the NewHOME Program. Homeownership education explains the home purchasing process to potential home buyers. Teaching materials and technical assistance are offered through non-profit organizations in communities across the State.

Qualified instructors teach an eight-hour course and assist the participants in making informed decisions pertaining to all aspects of purchasing a home. Participants are taken through each step of the home buying process, from budgeting to loan closing. Participants learn how to calculate the amount they can afford to pay for a home, how to shop for an affordable mortgage, the details associated with sales contracts and loan applications, and basic home maintenance tips.

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. Eight 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 WVDO will continue to work with the local HUD Office and monitor the status of PHAs.

According to the HUD Real Estate Assessment Center (REAC), there is currently 1 troubled PHA in the state == Weirton Housing Authority. Through consultation with the Field Office, WVDO will continue to

review progress, and provide resources through the Community Service Roundtable. The WVDO will continue to share information that may be of benefit to this public housing authority and others for the continuous improvement of performance. The Field Office has reported that the Weirton Housing Authority's leadership is actively pursuing improvement through participation in training.

## **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)**

The WVDO supports land use planning and zoning, as well as planned remediation and reuse of property, through collaboration with numerous organizations. The WVDO staff participated in the Mountain State Land Use Academy during the FY 2018 program year and will continue to be involved in this initiative, along with many planning commissions and other municipal and county government leaders.

The WVDO also works closely with the Regional Planning and Development Councils 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 8A: 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. The West Virginia University College of Law, Land Use and Sustainable Development Law Clinic (LUSD 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.

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.

The LUSD Law Clinic is currently assisting approximately 22 local governments in the development of comprehensive plans and zoning ordinances and updates. The LUSD 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.



In this regard, the West Virginia Property Rescue Initiative was created in 2015 to assist cities, counties, and other eligible borrowers in the deconstruction, demolition, and acquisition of residential structures. Through this initiative, WVHDF will provide technical assistance and funding to counties and municipalities for the identification, purchase, removal, and rehabilitation of dilapidated properties. The removal of unsafe structures will improve the health and safety communities throughout the State while preparing residential areas for future redevelopment. In most instances, this property will feature the necessary infrastructure necessary for redevelopment.

**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 HOME Program resources on three principal areas: 1) Homeownership through direct loans and leverage loans; 2) Community Housing Development Organizations (CHDOs); and 3) 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 single family housing and rental housing opportunities for low-income families in the rural areas of West Virginia. The replacement of existing substandard housing through the construction of new single family housing and rental housing, as well as the rehabilitation of existing rental housing, that meets the State building code increases the quality housing opportunities and choices for low-income families in rural areas.

The WVHDF has provided deep subsidy mortgage loans through the NewHOME Loan Program and the HOME Leverage Loan program to finance the construction of new single family housing units and acquisition of existing single family housing units. The WVHDF continues to provide construction/permanent loans to finance the construction of rental units through both the CHDO Program and the HOME Rental Program to address the demand for decent, affordable housing units for low-income families.

The WVHDF has also provided loans through the WVHDF Land Development Loan Program and Property Rescue Initiative so that counties, cities, and other eligible entities can finance the acquisition and development of land for low-income housing.

The homeownership programs procedures and guidelines will be subject to regular review and revision by the WVHDF to ensure compliance with federal and state lending laws and regulations in an effort to increase the participation by private lenders, governmental agencies, and local non-profit organizations.

The WVHDF maintains frequent communication with USDA RD, FHLB Affordable Housing Program, the State's Affordable Housing Program, and other similar program 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 WVDO 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, WVDO 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 and the Neighborhood Stabilization Program (NSP).

All WVDO 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)**

Each year, the federal government also establishes a definition of poverty. The 2017 data guided the program for FY 2018. The poverty rate in West Virginia remained above the national average during this period. In 2017, the national poverty threshold for a single person was \$13,064 per year, equivalent to \$1,088.67 per month. For a family of 4, including 2 related children, the national poverty threshold was \$25,465 per year, equivalent to \$2,122.09 per month.

During this period, 336,301 West Virginia residents, 19.1 percent, were living in poverty compared to a national poverty level of 12.3 percent. The poverty rate ranged from a low of 11.2 percent in Jefferson County in the eastern panhandle of West Virginia to a high of 36.3 percent in McDowell County in southern West Virginia.

The State seeks to help families move out of poverty in ways that promote family self-sufficiency to the highest extent possible. The State takes actions to reduce the number of poverty-level families through the ESG and HOPWA programs by requiring participants to engage in case management activities used to specialize their individual housing plans and skill development. ESG program participants, who do not have a high school diploma or GED at time of program entry, are encouraged and given referrals for completion. Referrals to employment programs are among the most common referrals. 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. These more comprehensive actions assist in lifting individuals and families out of poverty.

In addition, the WVHDF HOME program offers 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.

Federal and state lending laws, in particular The SAFE Mortgage Act and The Dodd-Frank Act, and family credit problems continue to make it a challenge for the WVHDF to provide loans through the NewHOME Loan Program and HOME Leverage Loan Program to families with incomes at or below 65 percent of the Median Family Income (MFI). The fact that the WVHDF and the Local Originator may be held directly liable for any loans that are not affordable to a low-income family continue to limit the participation of low-income single-families in the NewHOME Loan Program.

The disparity in the MFI and housing costs across rural counties has required the WVHDF to consider

waivers for families who were below the 65 percent AMFI. In PY 2018: 1 of the 6 families assisted through the NewHOME Program and HOME Leverage Loan Program had an income that was between 31 to 50 percent of the AMFI; while the remaining 5 of the 6 families assisted through the NewHOME Program and HOME Leverage Loan Program had incomes that were between 51 to 80 percent of the AMFI.

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

The State has established an institutional structure to address the needs of poverty-level families and homeless persons. The West Virginia Department of Health and Human Services (WVDHHS) is primary agency responsible for the delivery of financial services and other services to poverty-level families. The WVDHHS operates offices in almost every county of the State. This agency processes applications for financial assistance and provides other services through its field offices. The WVDO 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. WVDO 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 WVDHHS service providers and WVDO service providers often collaborate with nonprofit organizations such as Community Action Programs and PHAs to address the needs of poverty-level families and the homeless.

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

The WVHDF and WVDO work with many different organizations, both public and private, to carry out the State's Consolidated Plan. Community economic development activities are carried out through contractual agreements with units of local government. Housing activities, both production and preservation activities, are accomplished through partnerships with units of local governments, non-profits, housing developers, and specifically through partnerships with state certified Community Housing Development Organizations (CHDOs).

Homelessness, HIV/AIDS, and other special needs services result from the WVDO's and WVHDF'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. The WVDO and WVHDF work with community organizations to develop local assets for meeting local needs.

The WVHDF puts special emphasis on CHDO development and encourages partnerships and collaborations in the work that is done. The WVHDF website provides HOME program coverage area maps that indicate lending partners and CHDO partners, which are tools for social service agencies to quickly determine HOME contacts for each county.

Public Housing Authorities (PHAs) are components in the statewide system for the delivery of affordable housing. Local housing authorities are established through the auspices of local government, subject to enabling legislation. Neither the State nor the WVDO or WVHDF specifically have direct oversight for local PHA organizations; however, the agencies may partner with these entities through a grantee or project sponsor relationship to complete local projects or activities.

### **Coordination with the Continuum of Care**

The WVDO continued coordination with partners in the 4 CoCs and external stakeholders to ensure that the ESG program is part of an integrated, statewide strategy to ending homelessness and improving housing and stability outcomes for families and individuals. During the application review process in the determination of funding awards for ESG funds, all four CoCs are consulted to ensure that applicants are active members of the CoC, that they participate in the Point in Time count and that the policies and practices of the applicants reflect their ability to meet the needs of the population to be served as defined by the CoC. The 4 CoCs in the State identify an HMIS lead which serves on a statewide HMIS steering committee. This steering committee works to develop statewide policies and procedures for HMIS usage. WVDO was a member of the statewide HMIS steering committee.

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

The State is required to address its Analysis of Impediments to Fair Housing (AI) within each CAPER report. West Virginia published its AI in 1998. Additional impediments were added in 2011 through a HUD Special Matters of Advice. Due to the age of the State of West Virginia's AI, and in anticipation of HUD's transition to a new Assessment of Fair Housing (AFH), the State completed an Interim Update to the AI in 2017.

Through the 2017 update, the State removed the following impediments:

Resistance to Group Home Location: The West Virginia Department of Health and Human Resources oversees Group Home facilities and has achieved positive outcomes.

Infrastructure Quality in Areas with a Concentration of Minority Residents: Although minority composition is a factor, demographics do not indicate a prevalence of minority concentrations in non-entitlement areas.

Incidences of Hate Violence: 2014 information pertaining to this impediment indicated that this impediment is not a prevalent issue.

Incidents of Possible Redlining by Lenders: The State has consistently reported that all banks are rated as "outstanding" or "satisfactory," according to the West Virginia Division of Financial Institutions.

Discrimination Against Victims of Domestic Violence: Neither the West Virginia Domestic Violence Coalition nor the West Virginia Department of Health and Human Resources have data to warrant additional review.

**Additional narrative regarding impediments to Fair Housing.**

The following impediments would remain: Discrimination in Rental Housing: The WVHDF, WVDO and the Human Rights Commission have conducted training and outreach to alleviate this impediment. 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 WVDO and WVDHF continue to stress the importance of Fair Housing during all communication in preparation for the AFH. Resistance to Low-Income Housing Development: Public meetings for the FY 2018 Action Plan included discussions related to Fair Housing, the AI and AFH at multiple public housing authority locations. 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 grantees during all Implementation Meetings. Additionally, each grantee's Fair Housing Plan is reviewed in detail and technical assistance is provided as needed. Formal Events included but were not limited to the WV Housing Conference in 2018 the WVHDF Fair Housing and ADA trainings in April 2019, the Human Right's Commission annual Fair Housing Conference. Lack of affordable housing in West Virginia: The partner agencies have leveraged available funding to create and maintain more than 1,040 new 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. Lack of land use planning and zoning and its adverse effect on affordable residential construction or rehabilitation. Barriers that zoning and land use can present to the construction or rehabilitation of affordable housing: The WVDO 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 until a new and comprehensive analysis is completed.

## **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 PY2018 CAPER and the State Performance and Evaluation Report (State PER) was advertised in six newspapers – The Charleston Gazette, The Journal, The Wheeling News-Register, The Register Herald, The Dominion Post, and The Herald-Dispatch. The complete document was available at the offices of the WVDO and the WVHDF. Copies of the public notices are included in this report within the attachment titled "CDBG Micro Strategy Report". A copy of the notice is also saved as a JPEG and attached below labeled "Public Comment Notice".

The CAPER was also posted on the West Virginia Department of Commerce website. A 15-day review and comment period began on August 25th, 2019, and concluded on September 9th, 2019.

## **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. Many of the projects selected for funding addressed serious environmental and health concerns. All funds were 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, WVDO has identified several different eligible activities which can aid in the development of broadband access throughout its communities.

For program year 2018, the State allocated approximately \$2.4 million for Broadband Development in predominantly rural areas. This dedication of funding will assist West Virginia's communities in the pursuit of economic development and job creation through the availability of broadband service, while contributing to the State's overall broadband development strategy. CDBG funding may be dedicated to projects which:

1. Assist in planning, analysis, and assessment activities that further the strategic deployment of broadband across the State;
2. Invest in projects that leverage other Federal, State, and local funding in the deployment of broadband infrastructure; and
3. Provide funding for broadband pilot and demonstration projects that provide for the innovative deployment and installment of broadband facilities and infrastructure.

During the PY2018, the WVDO received 55 applications for the \$13.5 million in CDBG funding available. These applications represented more than \$55 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 in 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 quality of life and create economic opportunities where they are possible. To



facilitate the development of adequate infrastructure systems, Design Grants are provided to assist local governments with the initial design, development, and administrative requirements associated with large-scale infrastructure projects. Design Grants are particularly useful in areas where vulnerable populations do not possess the resources needed to assume these costs.

Many local governments lack the resources need 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 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 §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 §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 FY 2018, July 1, 2018 through June 30, 2019. All 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.

**West Virginia Housing Development Fund  
 Asset Management Department  
 HOME Multi-Family Rental  
 Summary of On-Site Compliance Inspection Activities  
 Reporting Period: July 1, 2018 to June 30, 2019**

Property Name	Date Conducted	Inspection Type	Result - Summary
817-819 Virginia Avenue	9/5/2018	Management and Physical	3 issues of non-compliance
825-827 Virginia Avenue	9/5/2018	Management and Physical	3 issues of non-compliance
829-831 Virginia Avenue	9/5/2018	Management and Physical	7 issues of non-compliance
832-834 Virginia Avenue	9/5/2018	Management and Physical	4 issues of non-compliance
836-838 Virginia Avenue	9/5/2018	Management and Physical	3 issues of non-compliance
844-846 Virginia Avenue	9/5/2018	Management and Physical	3 issues of non-compliance
Chicago Rental	9/6/2018	Management and Physical	9 issues of non-compliance
Spence Maple Rental	9/6/2018	Management and Physical	4 issues of non-compliance
330 Holbert	9/6/2018	Management and Physical	3 issues of non-compliance
Clay Apartments	9/10/2018	Management and Physical	5 issues of non-compliance
70 Crow Street	9/10/2018	Management and Physical	5 issues of non-compliance
3rd Street Apartments	10/9/2018	Management and Physical	1 issue of non-compliance
Bradshaw Duplex	10/9/2018	Management and Physical	2 issues of non-compliance
Hice Street Elderly	10/9/2018	Management and Physical	1 issue of non-compliance
Midland Apartments	10/9/2018	Management and Physical	2 issues of non-compliance
Mill Creek Senior Housing	10/9/2018	Management and Physical	4 issues of non-compliance
Mill Creek Senior/Disabled Housing	10/9/2018	Management and Physical	4 issues of non-compliance
Northview Senior Apartments	10/9/2018	Management and Physical	3 issues of non-compliance
Porter Street Apartments	10/9/2018	Management and Physical	3 issues of non-compliance

**West Virginia Housing Development Fund  
 Asset Management Department  
 HOME Multi-Family Rental  
 Summary of On-Site Compliance Inspection Activities  
 Reporting Period: July 1, 2018 to June 30, 2019**

Property Name	Date Conducted	Inspection Type	Result - Summary
Randolph County Scattered Sites	10/9/2018	Management and Physical	3 issues of non-compliance
Redbud Senior Apartments	10/9/2018	Management and Physical	1 issue of non-compliance
Wayne Avenue	10/9/2018	Management and Physical	1 issue of non-compliance
Wilmoth Street II	10/9/2018	Management and Physical	2 issues of non-compliance
Greenbrier Estates	10/18/2018	Management and Physical	10 issues of non-compliance
Oak Valley Gardens	10/23/2018	Management and Physical	2 issues of non-compliance
Country Way Apartments	10/25/2018	Management and Physical	6 issues of non-compliance
Chestnut Manor	10/30/2018	Management and Physical	No issues of non-compliance
Tucker Manor	11/2/2018	Management and Physical	2 issues of non-compliance
MOC Rental 2010 1bd	11/6/2018	Management and Physical	1 issue of non-compliance
MOC Rental 2010 2bd	11/6/2018	Management and Physical	2 issues of non-compliance
Rental 2009	11/6/2018	Management and Physical	2 issues of non-compliance
MOC Rental 2015	11/6/2018	Management and Physical	2 issues of non-compliance
New Beginnings	11/7/2018	Management and Physical	1 issue of non-compliance
Alpha Street SRO	11/15/2018	Management and Physical	2 issues of non-compliance
ARC of Locust	11/15/2018	Management and Physical	6 issues of non-compliance
Grand Avenue SRO	11/15/2018	Management and Physical	1 issue of non-compliance

**West Virginia Housing Development Fund  
 Asset Management Department  
 HOME Multi-Family Rental  
 Summary of On-Site Compliance Inspection Activities  
 Reporting Period: July 1, 2018 to June 30, 2019**

Property Name	Date Conducted	Inspection Type	Result - Summary
Matthew Street SRO	11/15/2018	Management and Physical	4 issues of non-compliance
North Wheeling HOPE VI	11/16/2018	Management and Physical	No issues of non-compliance
Hope Living and Learning	12/13/2018	Management and Physical	No issues of non-compliance
Steps II	12/13/2018	Management and Physical	No issues of non-compliance
Paden City Triplex	1/9/2019	Management and Physical	8 issues of non-compliance
Reserve at Rose Bud	2/6/2019	Management and Physical	4 issues of non-compliance
Next Step Permanent	2/8/2019	Management and Physical	3 issues of non-compliance
Next Step Transitional	2/8/2019	Management and Physical	2 issues of non-compliance
Fairfax Garden Apartments	2/19/2019	Management and Physical	16 issues of non-compliance
Weston Commons	2/28/2019	Management and Physical	2 issues of non-compliance
Sunny Buck Gardens	3/1/2019	Management and Physical	2 issues of non-compliance
Parkside Apartments	4/11/2019	Management and Physical	1 issue of non-compliance
Emerald Gardens	4/17/2019	Management and Physical	3 issues of non-compliance
Glenwood I	4/23/2019	Management and Physical	1 issue of non-compliance
Glenwood II	4/23/2019	Management and Physical	1 issue of non-compliance
Kennedy Center	4/24/2019	Management and Physical	1 issue of non-compliance
CASE Rental Housing 2008	4/24/2019	Management and Physical	1 issue of non-compliance
Helena Manor	5/15/2019	Management and Physical	5 issues of non-compliance
Cantrell Manor	5/15/2019	Management and Physical	2 issues of non-compliance
Island Creek Estates	5/15/2019	Management and Physical	6 issues of non-compliance
Jameson Street Apartments	5/21/2019	Management and Physical	No issues of non-compliance

**West Virginia Housing Development Fund  
 Asset Management Department  
 HOME Multi-Family Rental  
 Summary of On-Site Compliance Inspection Activities  
 Reporting Period: July 1, 2018 to June 30, 2019**

Property Name	Date Conducted	Inspection Type	Result - Summary
Pine View Apartments	5/21/2019	Management and Physical	No issues of non-compliance
Mountain View Apartments	5/21/2019	Management and Physical	No issues of non-compliance
Regina Apartments	5/29/2019	Management and Physical	5 issues of non-compliance
Green Acres	5/30/2019	Management and Physical	No issues of non-compliance
Old Ash Village II	6/12/2019	Management and Physical	4 issues of non-compliance
Ryan Village	6/19/2019	Management and Physical	3 issues of non-compliance

**Onsite Compliance Inspection Page 5**

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.**

**92.351(b)**

The WVHDF has established procedures, which are outlined in the Affirmative Fair Housing Marketing Procedure Guide. Developers who receive HOME funds and Mortgage Loan Originators who provide services for the direct homebuyer assistance programs, must follow the AFHM Procedure Guide in marketing units and providing homebuyer services, respectively.

**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 JPEG for the PI Summary for the period of 7-1-18 through 6-30-19, which details the EN activity for which PI was applied. PI was applied to NewHOME and HOMErent projects.

Program Income activity FY 2019		Applied to Draws PI		Local Account Receipts	
For year end HOME reporting		Applied to Draws PI	986,856.64	PR09 YTD	3,137,886.41
Balance at 7/1/18:	2,790,231.33	Applied to Draws HP:	424,874.67	Schedule:	
Received 7/1/18-6/30/19:	3,105,713.92	total applied to Draws	1,391,730.71	PI	2,354,561.77
Total Expended during 7/18-6/19:	(1,624,794.01)	10% admin earned & ts'd to GF this FY (include rounding):	233,063.20	IU	299,000.00
Balance on Hand at 6/30/19:	4,271,151.24	Applied to Draws:	1,391,730.71	HP	481,035.93
Cash Balance at 6/30/2019:	4,326,068.00	Expenditures:	1,624,793.91	Total	3,134,897.70
Correction to admin transfer at year end:	(49,962.75)	7/1/18 Balance of PI:	2,747,381.83	Difference	3,297.71
Less Program Income held for TCAP	4,276,105.25	Repayment Schedule:	3,134,597.70		Prior period correction to IDIS
Total HOME Funds available:	4,276,105.25	Less not applied at 6/30/19	(4,254,792.64)		
Set up in IDIS as receipt	4,254,792.38	Applied to Draws	1,627,166.89		
Cash on hand to be set up in IDIS	21,312.87				
Balance at 6/30/19:	4,276,105.25				
	(4,954.01)				

(4,954.01) June 27, 2019 pmts didn't get recorded until July 2019

**Program Income**





1. 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 a comment 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.

<b>Number of Households Served Through:</b>	<b>One-year Goal</b>	<b>Actual</b>
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	80	104
Tenant-based rental assistance	130	28
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	1
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 program year 2018, the State of West Virginia expensed approximately \$493,180 through the HOPWA program. While progress has been made in the HOPWA program, the one-year goal set for serving households through short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family was unrealistic. Collaboration with state HOPWA sub-recipients will allow West Virginia to develop a more realistic goal in the future which will be reflected in the Action Plan.

**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.

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	7	0	0	7	0	7
Homebuyer	0	0	0	0	0	0

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

**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	051205342
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	Mr
First Name	Lee
Middle Name	G
Last Name	Tabor
Suffix	0
Title	ESG/HOPWA Program Manager

#### ESG Contact Address

Street Address 1	1900 Kanawha BLVD East
Street Address 2	Building 3, Suite 700
City	Charleston
State	WV
ZIP Code	25301-
Phone Number	3045582234
Extension	0
Fax Number	0
Email Address	Lee.G.Tabor@wv.gov

#### ESG Secondary Contact

Prefix	Mrs
First Name	LISA
Last Name	BARE FISHER
Suffix	0
Title	CFO
Phone Number	3049572053
Extension	0
Email Address	lisa.j.fisher@wv.gov

### 2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2018
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CAPER

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Program Year End Date

06/30/2019

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

**Subrecipient or Contractor Name:** CHANGE, INC.

**City:** Weirton

**State:** WV

**Zip Code:** 26062, 4635

**DUNS Number:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 13309

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

**City:** Beckley

**State:** WV

**Zip Code:** 25801, 1777

**DUNS Number:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 181901

**Subrecipient or Contractor Name:** CABELL-HUNTINGTON COALITION FOR THE HOMELESS

**City:** HUNTINGTON CONSORTIUM

**State:** WV

**Zip Code:** ,

**DUNS Number:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 31332

**Subrecipient or Contractor Name:** HUNTINGTON CITY MISSION

**City:** HUNTINGTON CONSORTIUM

**State:** WV

**Zip Code:** ,

**DUNS Number:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 96708

**Subrecipient or Contractor Name:** DAYMARK, INC.  
**City:** Charleston  
**State:** WV  
**Zip Code:** 25311, 2509  
**DUNS Number:** 119780203  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 26271

**Subrecipient or Contractor Name:** Greater Wheeling Coalition for the Homeless  
**City:** Wheeling  
**State:** WV  
**Zip Code:** 26003, 3551  
**DUNS Number:** 830284493  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 96364

**Subrecipient or Contractor Name:** Community Networks, Inc.  
**City:** Martinsburg  
**State:** WV  
**Zip Code:** 25401, 4217  
**DUNS Number:** 015900939  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 38860

**Subrecipient or Contractor Name:** BARTLETT HOUSE INC.  
**City:** Morgantown  
**State:** WV  
**Zip Code:** 26507, 0315  
**DUNS Number:** 120264655  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 92955

**Subrecipient or Contractor Name:** BRANCHES DOMESTIC VIOLENCE SHELTER

**City:** Huntington

**State:** WV

**Zip Code:** 25701,

**DUNS Number:** 969071836

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 24792

**Subrecipient or Contractor Name:** ROARK SULLIVAN LIFEWAY CENTER

**City:** Charleston

**State:** WV

**Zip Code:** 25326, 1707

**DUNS Number:** 792179236

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 35294

**Subrecipient or Contractor Name:** YWCA-SOJOURNERS

**City:** Charleston

**State:** WV

**Zip Code:** 25301, 3002

**DUNS Number:** 072681976

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 32759

**Subrecipient or Contractor Name:** West Virginia Coalition to End Homelessness

**City:** Bridgeport

**State:** WV

**Zip Code:** 26330, 4697

**DUNS Number:** 147532753

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 294830

**Subrecipient or Contractor Name:** North Central WV Comm Action  
**City:** Fairmont  
**State:** WV  
**Zip Code:** 26554, 1345  
**DUNS Number:** 108900317  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 103893

**Subrecipient or Contractor Name:** Covenant House, Inc.  
**City:** Charleston  
**State:** WV  
**Zip Code:** 25301, 1230  
**DUNS Number:** 167440494  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 141308

**Subrecipient or Contractor Name:** Community Action of South Eastern WV (CASE)  
**City:** Bluefield  
**State:** WV  
**Zip Code:** 24701, 3063  
**DUNS Number:**  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 135691

**Subrecipient or Contractor Name:** HOPE, Inc. (Task Force on Domestic Violence)  
**City:** Fairmont  
**State:** WV  
**Zip Code:** 26555, 0626  
**DUNS Number:**  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 26894



**Subrecipient or Contractor Name:** Southwestern Community Action Council

**City:** Huntington

**State:** WV

**Zip Code:** 25701, 1908

**DUNS Number:** 063472088

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 14688

**Subrecipient or Contractor Name:** North Central WV Comm Action

**City:** Fairmont

**State:** WV

**Zip Code:** 26554, 1345

**DUNS Number:** 108900317

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 63501

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 16 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 17 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 18 – Shelter Information



**4d. Street Outreach**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 19 – Household Information for Street Outreach**

**4e. Totals for all Persons Served with ESG**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 20 – Household Information for Persons Served with ESG**

**5. Gender—Complete for All Activities**

	<b>Total</b>
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 21 – Gender Information**

**6. Age—Complete for All Activities**

	<b>Total</b>
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 22 – Age Information**

**7. Special Populations Served—Complete for All Activities**

**Number of Persons in Households**

<b>Subpopulation</b>	<b>Total</b>	<b>Total Persons Served – Prevention</b>	<b>Total Persons Served – RRH</b>	<b>Total Persons Served in Emergency Shelters</b>
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
<b>Persons with Disabilities:</b>				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

**Table 23 – Special Population Served**

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	59,860
Total Number of bed-nights provided	38,350
Capacity Utilization	64.07%

Table 24 – Shelter Capacity

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The State of West Virginia will collaborate with all sub-recipients to identify community needs and assets to plan for and allocate new and existing resources, prevent and quickly divert individuals from homelessness, and identify, engage, and respond to the needs of those experiencing homelessness throughout West Virginia.

The WVDO will cooperate in building comprehensive systems of care for people and will work to provide individuals with resources and services and set policy on their behalf, informing ESG and HOPWA sub-grantees of partnerships and the importance of referral and cooperation in ending homelessness by working to build continual systems of rapid housing and care for those experiencing homelessness in West Virginia.

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	6,808	14,517	14,268
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	1,000	2,105	6,638
Expenditures for Housing Relocation & Stabilization Services - Services	1,326	3,350	19,086
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>9,134</b>	<b>19,972</b>	<b>39,992</b>

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	22,126	230,608	239,206
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	18,047	69,392	96,504
Expenditures for Housing Relocation & Stabilization Services - Services	10,903	107,943	243,613
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>51,076</b>	<b>407,943</b>	<b>579,323</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Essential Services	0	41,509	71,869
Operations	5,500	341,974	334,604
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>5,500</b>	<b>383,483</b>	<b>406,473</b>

**Table 27 – ESG Expenditures for Emergency Shelter**

**11d. Other Grant Expenditures**

	<b>Dollar Amount of Expenditures in Program Year</b>		
	<b>2016</b>	<b>2017</b>	<b>2018</b>
Street Outreach	0	6,660	28,284
HMIS	24,408	16,867	41,935
Administration	0	54,503	57,679

**Table 28 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

<b>Total ESG Funds Expended</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
	90,118	889,428	1,153,686

**Table 29 - Total ESG Funds Expended**

**11f. Match Source**

	<b>2016</b>	<b>2017</b>	<b>2018</b>
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	10,536	55,345	312,894
State Government	48,982	376,482	522,130
Local Government	17,928	26,045	62,992
Private Funds	13,822	354,924	401,586



Other	9,983	157,692	175,000
Fees	0	0	0
Program Income	0	0	0
<b>Total Match Amount</b>	<b>101,251</b>	<b>970,488</b>	<b>1,474,602</b>

**Table 30 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
	191,369	1,859,916	2,628,288

**Table 31 - Total Amount of Funds Expended on ESG Activities**