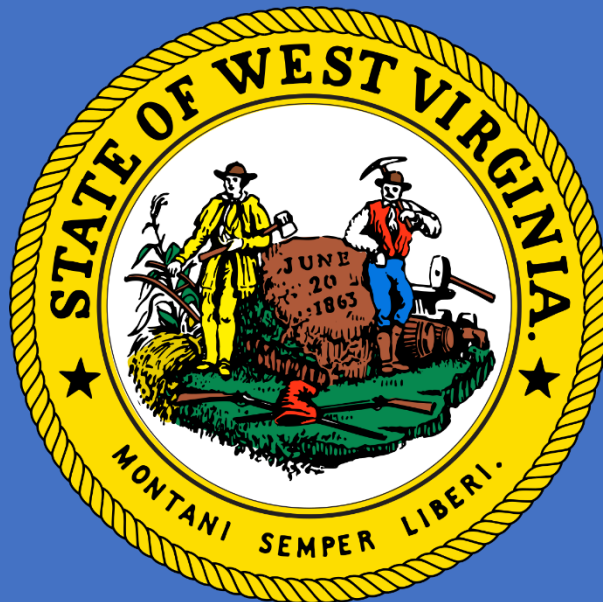


STATE OF WEST VIRGINIA  
PY2023 CONSOLIDATED ANNUAL  
PERFORMANCE AND  
EVALUATION REPORT (CAPER)

DRAFT



## **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.

Funds provided by the U.S. Department of Housing and Urban Development (HUD) were utilized to address the housing, community development and homelessness needs described in the strategies, priority needs, and objectives outlined in the State's 2020-2024 Consolidated Five-Year Plan. As required by 24 CFR 570.91.320, the State of West Virginia submitted its 2020-2024 Consolidated Five-Year Plan the State of West Virginia submitted its 2024 Annual Action Plan (AAP) on May 13, 2024.

As a recipient of federal funds under the Consolidated Plan, the State of West Virginia is required to provide this annual Consolidated Annual Performance and Evaluation Report (CAPER) within 90 days of the end of the State's program year or by Friday September 27, 2024. The PY2023 CAPER is prepared as a collaborative effort of two agencies: the West Virginia Department of Economic Development (WVDED) and the West Virginia Housing Development Fund (WVHDF). The West Virginia Department of Economic Development (WVDED) is responsible for the Community Development Block Grant (CDBG) program, Community Development Block Grant Cares Act (CDBG-CV) program, the Emergency Solutions Grant program (ESG), the Emergency Solutions Grant Cares Act (ESG-CV), the Housing Opportunities for Persons with AIDS program (HOPWA), and the Housing Opportunities for Persons with AIDS Cares ACT (HOPWA-CV) programs. The West Virginia Housing Development Fund (WVHDF) is responsible for the HOME Investment Partnerships Program and the Housing Trust Fund (HTF). The data provided in this CAPER provides a review of the uses of CDBG, CDBG-CV, ESG, ESG-CV, HOPW, HOPWA-CV, HOME and HTF funds and accomplishments made during program year 2023.

The purpose of this report is to provide a summary of the State's method of distributing funds to local governments and organizations to carry out activities (or the activities to be undertaken by the State) using funds that were received under formula allocations, and other HUD assistance received during the program year, including program income. The State has made progress in meeting the objectives outlined in the 2020-2024 Consolidated Five-Year Plan and has developed strategies to meet the needs of the State more quickly. Please note that the WVDED is in the process of reviewing PY2023 CDBG applications and has yet to make awards.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration		CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$ / HTF: \$	Other	Other	1	1	100.00%	1	0	0.00%
CDBG-DR	Affordable Housing Homeless Non-Housing Community Development	CDBG-DR: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	81	0	0.00%			
CDBG-DR	Affordable Housing Homeless Non-Housing Community Development	CDBG-DR: \$	Rental units constructed	Household Housing Unit	53	0	0.00%			

CDBG-DR	Affordable Housing Homeless Non-Housing Community Development	CDBG-DR: \$	Buildings Demolished	Buildings	288	0	0.00%			
CDBG-DR	Affordable Housing Homeless Non-Housing Community Development	CDBG-DR: \$	Other	Other	512	0	0.00%			
Develop Basic Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	7500	0	0.00%	1500	0	0.00%
HOME- Expand Affordable Housing Opportunities	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	175	64	36.57%	17	15	88.24%
HOME- Expand Affordable Housing Opportunities	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	175	69	39.43%	17	11	64.71%

Housing and Services for Persons with HIV/AIDS	Non-Homeless Special Needs	HOPWA: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		250	0	0.00%
Housing and Services for Persons with HIV/AIDS	Non-Homeless Special Needs	HOPWA: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	250	107	42.80%	50	0	0.00%
Housing and Services for Persons with HIV/AIDS	Non-Homeless Special Needs	HOPWA: \$	HIV/AIDS Housing Operations	Household Housing Unit	7	7	100.00%	7	0	0.00%
HTF-Expand Affordable Housing Opportunities	Affordable Housing	HTF: \$	Rental units constructed	Household Housing Unit	125	69	55.20%	12	11	91.67%
HTF-Expand Affordable Housing Opportunities	Affordable Housing	HTF: \$	Rental units rehabilitated	Household Housing Unit	125	95	76.00%	12	45	375.00%
Improve Public Facilities-Parks and Recreation	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	1500	0	0.00%	300	0	0.00%
Increase the capacity of CHDOs	HOME CHDO Operating Expense Grant	HOME: \$	Other	Other	20	25	125.00%	6	3	50.00%

Mitigate Blighted and Abandoned Properties	Non-Housing Community Development	CDBG: \$	Brownfield acres remediated	Acre	100	0	0.00%	20	0	0.00%
Mitigate Blighted and Abandoned Properties	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	500	0	0.00%	100	0	0.00%
Promote Fair Housing	Fair Housing	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	20	0	0.00%			
Rental Assistance and Services for the Homeless	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1250	0	0.00%	250	0	0.00%
Rental Assistance and Services for the Homeless	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	7500	0	0.00%	1500	0	0.00%
Rental Assistance and Services for the Homeless	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	750	0	0.00%	150	0	0.00%
Support Community Planning	Non-Housing Community Development	CDBG: \$	Other	Other	1	0	0.00%	1	0	0.00%

Technical Assistance	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	0	0.00%	200	0	0.00%
Technical Assistance	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	1	0	0.00%			

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

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

**Priorities (HOME/HTF)** Pursuant to the Con Plan and Annual Action Plan, the HOME highest priority needs are the HOME Rental (which includes CHDO) and CHDO Operating Expense Grant Programs. In order to address the affordable housing needs in the State, WVHDF judiciously plans these HOME programs to meet the needs by increasing the supply of affordable housing through 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. Awards of the CHDO Operating Expense Grants allow for enhanced CHDO productivity efficiency, which allows CHDOs

to achieve construction completion of rental units more proficiently.

### **Priorities (CDBG)**

Program Year 2023 was the fourth year of the 2020-2024 State of West Virginia Consolidated Plan. As noted in the 2020-2024 Consolidated Plan, the State of West Virginia CDBG program diversified its array of eligible project types to include: Infrastructure Development (water and sewer), Brownfield Mitigation and Demolition of Abandoned Properties, Public Facilities Improvement (Parks & Rec.), Non-Housing Community Planning, and Fair Housing Activities. These activities were selected in response to the results of the 2020-2024 Consolidated Plan Community Needs Assessment. PY2023 CDBG Applications were due to WVDED on April 18, 2024 and will be awarded in the fourth quarter of 2024. The WVDED received a total of 18 CDBG applications that collectively request a total of \$25,245,289 in CDBG funding. Of the applications received, 7 applications being recommended for funding are water and sewer infrastructure (totaling \$12,935,289), 1 is for planning (totaling \$250,000), and 1 is for a sidewalk improvement project (totaling \$500,000). As awards have yet to be announced, the State is unable to provide details regarding the number of applications awarded, project types selected for funding, and numbers to be served. With that said, it is clear that the priority needs in the state of West Virginia remain the same at the close of PY2023. The majority of applications received (9 of 18) are for projects that will either improve or extend water/sewer infrastructure to communities with no or inadequate services. Regardless of which infrastructure development projects are selected for funding, 100 percent will exceed the 51% low- and moderate-income threshold. Funds committed to low- and moderate-income activities will address the serious and adverse health and environmental effects of inadequate, aging, or non-existent infrastructure systems. A Left unaddressed, these existing conditions can deteriorate, causing significant hazards to individual health and safety, and substantial environmental degradation. Similarly, the lack of basic services is a barrier to the development of suitable living environments. This poses numerous social and economic obstacles, particularly among vulnerable populations. Therefore, these projects will continue to remain the highest priority for CDBG funding. During the 2020-2024 Consolidated Planning process, the deteriorating housing stock and growing number of dilapidated structures throughout the State of West Virginia was identified as a new community development priority. During the PY2023 application cycle, the State only received 4 CDBG Demolition Project applications. Such activities, if awarded funding, will eliminate the health and safety risks associated with dilapidated structures and promote future development as well as foster further economic development in commercial settings.

### **Priorities (CDBG)- 1**

Once awarded, all of the newly funded subrecipients will participate in an Implementation Meeting to initiate project activities. The Implementation Meetings are established to help ensure all subrecipients understand the CDBG program, to review the subrecipient



agreement, learn of the program reporting requirements, and to foster the success of the newly funded CDBG projects. During the 2023 Program Year, the WVDED administered approximately 79 CDBG-funded projects (primarily water, sewer, demolition, planning and broadband projects) in various stages of design, implementation, and construction. The open and active projects represented \$14,002,008.97 in CDBG funds expended throughout the 2023 Program Year. In PY2023, a total of 11 Infrastructure Projects reached project completion, of which 6 have been closed out in IDIS and 5 are to be closed out. In several cases, projects are now in the process of identifying and securing alternative funding in hopes of project completion. The 11 projects completed in PY2023 benefited approximately 25,873 West Virginians with potable water and/or adequate sewer services and reduced slum and blight for many towns/cities.

### **Priorities (CDBG)- 2**

On March 27, 2020, the Coronavirus Act Relief and Economic Security Act (CARES), Public Law 116-136 was signed, providing \$5 billion for Community Development Block Grant (CDBG-CV), Emergency Solutions Grant (ESG-CV) and Housing Opportunities for Persons with AIDS (HOPWA-CV) to prevent, prepare for, and respond to the COVID-19 and the economic and housing impacts caused by this unprecedented crisis. The State of West Virginia received from the U.S. Department of Housing and Urban Development (HUD) a total of \$20,250,608.00 in CDBG-CV funding. Through the citizen participation process, the State identified the following priorities for the CDBG-CV Program: Emergency Mortgage, Rental, and Utility Assistance, Public Facilities Development, and Food Distribution. During the 2023 Program Year, the WVDED administered 25 Projects included 8 Public Facilities Projects, 13 Public Service Projects, and 4 Food Distribution/Pantry Projects. All projects awarded were committed to activities in communities that prevent, prepare for, or respond to the COVID-19 Pandemic. Please note, the WVDED continued to oversee the 25 CDBG-CV projects awarded in PY2020 and 11 have reached completion in the PY2023 program year. The WVDED will continue to administer the remaining 14 projects, many of which are close to completion, and all are expected to reach completion in the PY2024 program year.

### **Priorities (CDBG)- 3**

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 2020-2024 Consolidated Five-Year Plan and all applicable regulations, policies, and guidelines.

## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME	HTF	HOPWA
White	41,247	15	47	83
Black or African American	3,247	10	8	7
Asian	389	0	0	0
American Indian or American Native	45	1	1	0
Native Hawaiian or Other Pacific Islander	49	0	0	0
<b>Total</b>	<b>44,977</b>	<b>26</b>	<b>56</b>	<b>90</b>
Hispanic	25	0	0	0
Not Hispanic	44,647	26	56	90

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

	HESG
American Indian, Alaska Native, or Indigenous	24
Asian or Asian American	8
Black, African American, or African	662
Hispanic/Latina/e/o	49
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	6
White	4,133
Multiracial	25
Client doesn't know	52
Client prefers not to answer	52
Data not collected	270
<b>Total</b>	<b>5,281</b>

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

### Narrative

NOTE: CAPER DOES NOT INCLUDE ALL CATEGORIES FOR RACIAL & ETHNICITY STATUS

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. This data is 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. Please note, racial and ethnic data was not provided above as the projects completed during PY2023 were not tied to the 2020-2024 Consolidated Plan or FY2023 Annual Action Plan.

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 Data (V2022), West Virginia's total population of 1,798,716 consists of 171,794 total minority population. African American residents represent the largest minority group at 60,797 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 (13.2%), Berkeley (17.8%), Monongalia (15%), Cabell (10.6%), and Raleigh (11.5%) 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%), Huntington (15.4%), Beckley (26.9%), Martinsburg (30.9%) and Morgantown (15%).

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 2022 was \$93,744 and \$75,725, respectively; the median income for a family of four in McDowell and Mingo Counties in 2022 was \$28,235 and \$38,305 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 anticipates HOME CHDO funds will be used in rural counties that have or limited access to established financial assistance programs. Similarly, CDBG funds are used to provide area-wide benefit to low- and moderate-income communities to the greatest extent possible.



## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	14,252,696	14,002,009
HOME	public - federal	7,757,193	4,152,053
HOPWA	public - federal	807,359	860,238
ESG	public - federal	1,689,524	1,689,524
HTF	public - federal	3,066,423	861
Other	public - federal	0	

**Table 3 - Resources Made Available**

### Narrative

During the PY2022 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 2020-2024 Consolidated Five-Year Plan.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Statewide	100	100	Other

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

### Narrative

During the PY2023 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 2020-2024 Consolidated Five-Year Plan.

CDBG Funding priorities were identified through the 2020-2024 Consolidated Planning Process by way of eight public meetings, the analysis of secondary data, programmatic meetings to discuss community conditions, consultations with state and local housing and social service agencies, and the review of regional development plans. The resulting plan guides the allocation of available funding for projects which will:

- Increase multifamily rental housing for extremely low to moderate income persons.
- Support housing stability efforts by providers in the Continuum of Cares to assure special needs persons can access services and housing.

- Support the development of viable infrastructure systems (such as water, sewer, storm water, and broadband) to improve living conditions and bolster economic development.
- Improve quality of life by enhancing public facilities and eliminating factors that affect environmental quality or public health.
- Improve quality of life by enhancing public facilities and eliminating factors that affect environmental quality or public health through activities such as mitigating blighted and abandoned properties, supporting the remediation of brownfield sites, and enhancing parks and recreational facilities.
- Develop local strategies through community planning to support improved living environments and strengthen economic and community development.

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

## Leveraging

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

The WVDED works with numerous federal, state, and local funding sources to leverage CDBG funds to the maximum extent possible. Due to the excessive cost of utility infrastructure development, CDBG grant funding is often coupled with funding from other agencies to achieve a viable funding strategy. The State is currently in the process of selecting and awarding PY2023 projects; however, typically activities selected for funding collectively leverage other funds greater or equal to the annual State's annual CDBG allocation. For example, the State leveraged more than \$24,373,000 in other funds during PY2022 to complement the projects selected for CDBG funding. Many of the units of local government also pledge local funds for these important projects. The State's CDBG does not require a match; however, credit is given for leveraged funds during the review process.

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

This coordination of leveraged funding also ensures that units of local government receive ongoing technical assistance on both the regulatory requirements and project management. Implementation schedules are established that directly impact the local community and the state and federal agencies involved. As a result, project administrators, as well as funding and regulatory agencies representatives, are working as a team to complete projects within the established schedule.

The following agencies and programs provide the most frequently used sources of leveraged funds for CDBG water and sewer infrastructure projects: U.S. Department of Agriculture-Rural Development, U.S. Army Corps of Engineers, Abandoned Mine Lands, Appalachian Regional Commission, West Virginia Infrastructure and Jobs Development Council and Water Development Authority, the West Virginia Bureau of Public Health Drinking Water Treatment Revolving Loan Fund, and the West Virginia Department of Environmental Protection Clean Water State Revolving Loan Fund. Project funding has also been provided by the West Virginia-American Water Company for projects in public-private partnerships.

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

The WVHDF’s Match requirement was zero for the program year ending 9-30-2023. Nevertheless, \$92,843.25 in funds contributed to single family bond financing blended with HOME and \$8,585.22 in closing costs (total of \$101,428.47) were counted toward Match.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	4,298,569
2. Match contributed during current Federal fiscal year	101,428
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	4,399,997
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	4,399,997

**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-2023 cc	09/30/2023	8,585	0	0	0	0	0	0
Non-2023 mrb	09/30/2023	92,843	0	0	0	0	0	0

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 \$
4,421,127	1,902,372	4,152,053	0	2,171,446

Table 7 – Program Income

**Minority Business Enterprises and Women Business Enterprises** – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	18,708,427	0	0	0	0	18,708,427
Number	8	0	0	0	0	8
<b>Sub-Contracts</b>						
Number	70	0	0	0	0	70
Dollar Amount	12,406,457	0	0	0	0	12,406,457
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

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

**Minority Owners of Rental Property** – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

**Relocation and Real Property Acquisition** – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		1	421,000			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		11	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	58	26
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>58</b>	<b>26</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	29	15
Number of households supported through Rehab of Existing Units	29	11
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>58</b>	<b>26</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.

**Discuss how these outcomes will impact future annual action plans.**

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

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

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

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	0	15	56
Low-income	0	9	
Moderate-income	0	2	
<b>Total</b>	<b>0</b>	<b>26</b>	

Table 13 – Number of Households Served

**Narrative Information**

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

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

- Extremely low-income: 71 renter households
- Low-income: 9 renter household
- Moderate-income: 2 renter household

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

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

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

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

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

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

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

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

**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**

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

### **Actions taken to address the needs of public housing**

Public Housing Authorities (PHAs) are an important component of the State's affordable rental housing delivery system. The HUD requirement that all public housing authorities complete a Consolidated Plan has created an ongoing dialogue between the WVDED and the PHAs throughout the State. In 2023, the WVDED reviewed and approved the Certificates of Consistency (HUD Form 50077-SL) of multiple PHAs for compliance with the State Consolidated Plan. It should be noted that the WVHDF did not allocate HOME funds to provide tenant based rental assistance through the HOME Program in PY 2020. 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 22,597 units of subsidized, rental housing through 6,483 public housing units and 16,114 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 WVDED and WVHDF can reasonably conclude that PHAs across the State are generally competent and capable. The State supports their efforts to revitalize and improve their properties and developments, as these projects have improved the quality and quantity of public housing in West Virginia. Although the WVHDF does not own or operate public housing, it opposes the privatization of public housing because of the severe shortage of quality affordable subsidized housing units. The WVHDF believes that qualified public housing tenants could become homeowners, and the WVHDF continues to encourage eligible and qualified public housing tenants to become owners of single-family detached housing through the available WVHDF-administered homeownership programs. This effort will continue as a component of the WVHDF housing strategy as this method not only assists a family or individual in becoming a homeowner, but also makes a subsidized public housing unit available for another family, who may have a much lower income. The shortage of new, additional public housing units and Section 8 vouchers/certificates contribute to the level of homelessness across the State. The State opposes public housing improvement programs that reduce the number of permanently available assisted housing units.

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

Lack of education about the home buying process poses a barrier to affordable housing. A lack



of necessary knowledge regarding all of the different options, requirements, and variables inherent in the home buying process can place potential homebuyers at risk for entering into purchases that do not fit their individual budgets or circumstances. Positive educational efforts can provide potential homebuyers with the base of knowledge they need to make informed decisions and help them find a home that they can afford.

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

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

### **Actions taken to provide assistance to troubled PHAs**

Public Housing Authorities (PHAs) are established by units of local government subject to State enabling legislation. Neither the State nor the WVHDF have direct oversight of the operations of local authorities. Most public housing authorities within the State have either a standard or high performing assessment status. The WVDED will continue to work with the local HUD Office and monitor the status of Public Housing Authorities (PHA). The public housing authorities within the State have either a standard or high performing assessment status. The WVDED will continue to work with the local HUD Office and monitor the status of Public Housing Authorities (PHA). As needed, WVDED will provide technical assistance to troubled PHAs and continue to share information that may be of benefit to public housing authorities and others.

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

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

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

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

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

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

Ronceverte, Town of Shepherdstown, and City of Summersville as well. It should be noted, the Land Use Clinic will develop comprehensive plans, whole or in part, with the following communities in the next program year: Town of Barrackville, Town of Capon Bridge, Calhoun County, Town of Granville, City of Hinton, City of Madison, City of Romney, City of Spencer, Star City, City of Westover, Wirt County.

The Land Use Clinic has also developed a legal toolkit to assist communities in the redevelopment of abandoned property. This widespread and detrimental issue prevents the development of new affordable housing and poses significant challenges to community revitalization efforts in many areas of the State. Therefore, many agencies and organizations are collaborating to help West Virginia communities address this issue.

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

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

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

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

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

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

While lead-based paint was banned from residential use in 1978, lead remains a hazard in homes constructed before 1978 (especially in homes built before 1950). Paint deterioration and home renovations in these structures significantly elevate the risk of exposure to lead and subsequently lead poisoning. The WVHDF and WVDED recognize the hazard that lead-based paint poses to children under

6 years of age and carefully consider the abatement of lead-based paint during the rehabilitation or conversion of older, existing structures into affordable housing for families and other special population groups.

Regulations found at 24 CFR Part 35 govern lead-based paint abatement. These regulations are integrated into housing policies and procedures. The staff of the WVHDF Technical Services Department is qualified to undertake an initial assessment of lead-based paint hazards on projects that are considered for financial assistance under the HOME Program. The WVHDF also takes a flexible position during the underwriting of projects that require the abatement of lead-based paint in order to promote the development of housing for low-income families.

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

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

Enacted in 1999, the West Virginia Lead Abatement Law and Rule enables the State to:

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

Since implementation of the WV Lead Abatement Law, Chapter 16-35 and the enactment of the Lead Abatement Rule, CSR 64-45, the State's HOME program has followed and will continue to follow the policy of abating lead-based paint during rehabilitation or reconstruction of units identified as having a lead-based paint problem as efficiently as possible under the Federal regulation of the HOME program. The legal requirements relating to lead-based paint from OSHA, EPA and HUD apply to all buildings, whether the building or transaction is assisted by the WVHDF or not.

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

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

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

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

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

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

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

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

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 WVDED 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.

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

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

The State is required to address its Analysis of Impediments to Fair Housing (AI) within each CAPER report. West Virginia published its original AI in 1998 and 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 2024.

Through the 2024 update the State of West Virginia determined it necessary to keep all previously identified impediments which include the following:

- **Discrimination in Rental Housing:** The WVHDF, WVDED and the Human Rights Commission

typically conducted trainings and provide outreach to alleviate this impediment. On April 18th, 2024, the State hosted the 2024 Fair Housing Conference. Topics of discussion included reasonable accommodations for those with disabilities, sexual harassment, service and emotional support animals, and safe affordable housing. Additionally, all WVDED CDBG subrecipients adopted April 2024 as Fair Housing Month and promoted fair housing rights. In PY2024, the State will continue with its Fair Housing training and outreach efforts.

- **Housing Brokerage Services:** The WV Association of Realtors and the WV Real Estate

Commission train real estate professionals in Fair Housing, Cultural Diversity and Ethics. The

WVDED and WVDHF continue to stress the importance of Fair Housing during all communication

in preparation for the reinstatement of Affirmatively Further Fair Housing (AFFH).

- **Resistance to Low-Income Housing Development:** Public meetings for the FY2024 Action Plan

included discussions related to Fair Housing and AI. WVHDF also integrates Fair Housing into

the LIHTCP, HOME, and HTF through mandatory fair housing marketing plans.

- **Lack of understanding by project administrators, local governments, architects, contractors,**

- and citizens of the Accessibility Requirements in the Fair Housing Amendments Act of 1988:**

Training is conducted with each grantee and subrecipient through meetings and formal

events. Specifically, Fair Housing is addressed with subrecipients during time of application,

during implementation meetings, and throughout the program year to ensure all Fair Housing

requirements are met. Additionally, each grantee's Fair Housing Plan is reviewed in detail and technical assistance is provided as needed.

- **Lack of affordable housing in West Virginia:** The partner agencies have leveraged available

funding to create and maintain more than 1,000 units of affordable housing.

- **Lack of transitional and permanent supportive housing for homeless persons and families in**

**West Virginia:** Annual funding is maximized to support existing housing and adds units through the CoC process.

- **Barriers that zoning and land use can present to the construction or rehabilitation of**

**affordable housing:** The WVDED continues to support initiatives to improve land development, planning and zoning through the Mountain State Land Use Academy and other initiatives.

- **Reports of sexual harassment in rental housing:** The State will produce educational materials and information that will be distributed across the State to publicize the existence of this issue and provide tenants with contact information to appropriate resources.

The State of West Virginia has, and will continue, to review and update the AI on an annual basis 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 PY2023 CAPER 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 WVDED and the WVHDF. Copies of the public notices are included in the attachments to this report.

The CAPER was also posted on the West Virginia Department of Community Advancement and Development website. A 15-day review and comment period began on August 29th, 2022, and concluded on September 13th, 2022.

## **CR-45 - CDBG 91.520(c)**

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

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

Recognizing that broadband connectivity has become essential for West Virginia's citizens, communities, and economy, the State is focused on increasing broadband access, infrastructure, and connectivity throughout the state. To assist in this effort, WVDED has identified several different eligible activities which can aid in the development of broadband access throughout its communities.

During the PY2023, the WVDED received 36 applications for the \$ 14.6million in CDBG funding available. These applications represented more than \$35 million in requests for CDBG funding for projects throughout the State. The number of applications represents the continuing need for infrastructure investment in the State. Further, many applications are submitted over several consecutive years, indicating an ongoing need and commitment to the project. To the extent possible, CDBG funds address the environmental and health deficiencies caused by inadequate infrastructure in the areas that have the highest need for grant funding.

The lack of available funds continues to be the most significant challenge. However, each investment will dramatically improve quality of life and create economic opportunities where they are possible. To facilitate the development of adequate infrastructure systems, Design and Planning Grants are provided to assist local governments with the initial design, development, and administrative requirements associated with large-scale infrastructure projects. Design and Planning Grants are particularly useful in areas where vulnerable populations do not possess the resources needed to assume these costs. The State of West Virginia will continue to promote design and planning grants during the FY2021 CDBG Application Cycle.

Many local governments lack the resources needed to develop viable project applications. Therefore, CDBG funds may be used for preliminary design, accounting services, legal fees, and other necessary costs. Such expenses qualify under the area benefit category for infrastructure projects that serve a primarily residential area consisting of residents who are at least 51 percent low- and moderate-income

persons.

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

No

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

## **CR-50 - HOME 24 CFR 91.520(d)**

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

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

Please see the attached Summary of On-Site Compliance Inspection Activities for PY 2023, July 1, 2023, through June 30, 2024. As required by 24 CFR 92, the appropriate number of HOME properties were inspected, as noted on the Summary of On-Site Compliance Inspection Activities Report, which is attached below. All issues of non-compliance were corrected within the acceptable correction period.

**West Virginia Housing Development Fund  
Asset Management Department  
HOME Multi-Family Rental  
Summary of On-Site Compliance Inspection Activities  
Reporting Period: July 1, 2023 to June 30, 2024**

Property Name	Date Conducted	Inspection Type	Result - Summary
330 Holbert	11/2/2023	file review & physical inspection	1 issue of non compliance
3rd Street	10/11/2023	file review only	no issues found
76 Crow Street	9/31/23	file review only	no issues found
816-818 Virginia Ave	11/2/2023	file review & physical inspection	4 issues of non compliance
817-819 Virginia Ave	11/2/2023	file review & physical inspection	4 issues of non compliance
825-827 Virginia Ave	11/2/2023	file review & physical inspection	3 issues of non compliance
829-831 Virginia Ave	11/2/2023	file review & physical inspection	3 issues of non compliance
832-834 Virginia Ave	11/2/2023	file review & physical inspection	1 issue of non compliance
836-838 Virginia Ave	11/2/2023	file review & physical inspection	4 issues of non compliance
844-846 Virginia Ave	11/2/2023	file review & physical inspection	2 issues of non compliance
918-922 Virginia Ave	11/2/2023	file review & physical inspection	4 issues of non compliance
ARC@Locust	4/25/2024	file review & physical inspection	no issues found
Ashton Pointe Apartments	4/2/2024	file review & physical inspection	1 issue of non compliance
Azalea Place	End of compliance 7/31/2023		
Baltimore Gardens	5/6/2024	file review & physical inspection	1 issue of non compliance
Bentley Apartments	2/14/2024	file review & physical inspection	2 issues of non compliance
Blackwater Avenue Apartments	10/12/2023	file inspection & physical review	1 issue of non compliance
Bradshaw	10/11/2023	file review only	no issues found
Cantrell Manor	6/25/2024		
Carl Jones Place	5/15/2024		

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 Asset Management Department  
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 Reporting Period: July 1, 2023 to June 30, 2024**

Property Name	Date Conducted	Inspection Type	Result - Summary
Carl Jones Place II	5/15/2024		
CASE Rental Housing 2008	4/25/2024	file review & physical inspection	no issues found
CASE Rental Housing 2009	4/25/2024	file review & physical inspection	1 issue of non compliance
Chestnut Manor	7/10/2023	file review & physical inspection	2 issues of non compliance
Chicago Rental	11/2/2023	file review & physical inspection	2 issues of non compliance
Clay Apartments	11/3/2023	file review & physical inspection	9 issues of non compliance
Country Way Apartments	9/28/2023	file review only	no issues found
Dunhill Apartments	3/21/2024	file review & physical inspection	no issues found
East West Apartments	7/6/2023	file review & physical inspection	2 issues of non compliance
Emerald Gardens	7/24/2024	file review & physical inspection	3 issues of non compliance
Fairfax Gardens	9/14/2023	file review & physical inspection	5 issues of non compliance
Glenwood II	5/23/2024	file review & physical inspection	1 issue of non compliance
Glen Elk			
Green Acres	5/16/2024	file review & physical inspection	no issues found
Greenbrier Estates			
Greenville Senior Housing	4/2/2024	file review & physical inspection	no issues found
Helena Manor	6/25/2024		
Hice St.	10/12/2023	file review only	1 issue of non compliance

**West Virginia Housing Development Fund  
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Property Name	Date Conducted	Inspection Type	Result - Summary
Highland Park Apartments	9/21/2023	file review only	2 issues of non compliance
Hobbs Greene	5/30/2024	file review & physical inspection	1 issue of non compliance
Hometown Apartments	7/25/2023	file review & physical inspection	no issues found
Hillside Terrace	End of compliance 7/31/2023		
Hope Living and Learning	off line	water damage	
Island Creek Estates	6/25/2024		
LaBelle Greene II	7/12/2023	file review & physical inspection	no issues found
LaBelle Greene IV	New		
Lynnview	10/20/2023	file review & physical inspection	5 issues of non compliance
McCormick Crossing			
Meadow River	8/3/2023	file review only	2 issues of non compliance
Midland Apts.	10/12/2023	file review only	3 issues of non compliance
Mill Creek Senior	10/11/2023	file review only	2 issues of non compliance
Mill Creek Senior/Disabled	10/12/2023	file review only	2 issues of non compliance
Mill Pond	End of compliance 7/31/2023		
MOC Rental 2010 1bedroom			
Moc Rental 2010 2 bedroom			
MOC Rental 2015			
MOC Rental 2018			
Mountain View	7/12/2023	file review only	2 issues of non compliance
New Beginnings			

**West Virginia Housing Development Fund**  
**Asset Management Department**  
**HOME Multi-Family Rental**  
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**Reporting Period: July 1, 2023 to June 30, 2024**

Property Name	Date Conducted	Inspection Type	Result - Summary
Next Step Permanent	10/31/2023	file review & physical inspection	6 issues of non compliance
Next Step Transitional	10/31/2023	file review & physical inspection	4 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, 2023 to June 30, 2024**

Property Name	Date Conducted	Inspection Type	Result - Summary
North Wheeling HOPE VI			
Northview Apartments			
Oak Valley Garden	11/3/2023	file review & physical inspection	5 issues of non compliance
Paden City Triplex	10/17/2023	file review & physical inspection	6 issues of non compliance
Park Side Apartments	4/22/2024	file review & physical inspection	no issues found
Pine View Apartments	7/12/2023	file review only	no issues found
Pleasant Avenue (122) Apartments	9/21/2023	file review only	2 issues of non compliance
Pleasant Avenue III	9/21/2023	file review only	no issues found
Porter Street	10/12/2023	file review only	no issues found
Potomac Heights	9/14/2023	file review & physical inspection	8 issues found
Preston St. Transitional	8/1/2023	file review only	no issues found
Redbud Senior Apts	10/11/2023	file review only	no issues found
Rental 2009			
Reserve at Rose Bud	5/29/2024	file review & physical inspection	no issues found
Rutledge Run Duplexes	6/25/2024		
Ryan Village			
Shed Rental 2009	8/22/2023	file review only	no issues found
Shed Rental 2014	8/22/2023	file review only	no issues found
Southside Square Apartments	9/28/2023	file review only	1 issue of non compliance
Spence-Maple Rental	11/2/2023	file review & physical inspection	4 issues of non compliance
Sunny Buck	4/24/2024	file review & physical inspection	1 issue of non compliance
Sutton School Apartments	11/3/2023	file review & physical inspection	1 issue of non compliance

**West Virginia Housing Development Fund  
 Asset Management Department  
 HOME Multi-Family Rental  
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 Reporting Period: July 1, 2023 to June 30, 2024**

Property Name	Date Conducted	Inspection Type	Result - Summary
Tucker Manor	12/31/2023	end of compliance period	
Vickers Park II Apartments	2/6/2024	file review & physical inspection	no issues found
Village Road Duplexes	5/21/2024	file review & physical inspection	no issues found
Wayne Avenue	10/12/2023	file review only	2 issues of non compliance
West Run Permanent	10/30/2023	file review & physical inspection	6 issues of non compliance
West Run Transitional	10/30/2023	file review & physical inspection	4 issues of non compliance
West Village	9/12/2023	file review & physical inspection	2 issues of non compliance
Weston Commons	12/11/2023	file review only	no issues of non compliance
Wilmoth Street	End of compliance 7/31/2023		
Wolfe Street			
Woodlands Lane	10/11/2023	file review only	1 issue of non compliance
Rental 2009			

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

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

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

Please see the attached PI Summary for the period of 7-1-23 through 6-30-24, which details the EN activity for which PI was applied. PI was applied to HOME Rental projects.

**Program Income Breakdown**

Program Year	Grant Number	Fund Type	IDIS #	Amount	Voucher #	Voucher Created	Name	Full Payment Partial Payment	AMI %
2022	M22SG540100	PA	5234	\$13,149.04	6822924-001	10/4/2023	WVHDF Admin Activities 2020		
2022	M22SG540100	PA	5356	\$11,103.67	6827945-001	10/19/2023	WVHDF Admin Activities 2022		
2023	M23SG540100	PA	5356	\$24,502.90	6811738-001	09/07/2023	WVHDF Admin Activities 2022		
2023	M23SG540100	PA	5356	\$6,825.93	6822925-001	10/04/2023	WVHDF Admin Activities 2022		
2023	M23SG540100	PA	5481	\$11,333.29	6843693-001	12/05/2023	WVHDF Admin Activities 2023		
2023	M23SG540100	PA	5481	\$20,336.54	6847194-001	12/14/2023	WVHDF Admin Activities 2023		
2023	M23SG540100	PA	5481	\$9,950.74	6875070-001	03/06/2024	WVHDF Admin Activities 2023		
2023	M23SG540100	PA	5481	\$9,899.11	6875071-001	03/06/2024	WVHDF Admin Activities 2023		
2023	M23SG540100	PA	5481	\$8,769.19	6878151-001	03/14/2024	WVHDF Admin Activities 2023		
2023	M23SG540100	PA	5481	\$17,433.06	6898658-001	05/08/2024	WVHDF Admin Activities 2023		
2023	M23SG540100	PA	5481	\$11,537.93	6907818-001	06/06/2024	WVHDF Admin Activities 2023		
2023	M23SG540100	PA	5481	\$21,915.46	6911775-001	06/18/2024	WVHDF Admin Activities 2023		
2020	M20SG540100	PI	5255	\$180,000.00	6886679-001	4/8/2024	Carnegie Greene at 39th (Owens Greene)	Partial	0-60%
2020	M20SG540100	PI	5255	\$20,000.00	6901440-001	5/16/2024	Carnegie Greene at 39th (Owens Greene)	Partial	0-60%
2021	M21SG540100	PI	5426	\$47,294.64	6846087-002	12/12/2023	Loganwood Apartments	Partial	0-50%
2021	M21SG540100	PI	5426	\$389,290.35	6858316-001	01/22/2024	Loganwood Apartments	Partial	0-50%
2021	M21SG540100	PI	5426	\$324,276.75	6864719-001	02/07/2024	Loganwood Apartments	Partial	0-50%
2021	M21SG540100	PI	5426	\$508,290.62	6875865-001	03/08/2024	Loganwood Apartments	Partial	0-50%
2021	M21SG540100	PI	5426	\$289,576.91	6888580-001	04/12/2024	Loganwood Apartments	Partial	0-50%
2022	M22SG540100	PI	5480	\$78,136.95	6846090-001	12/12/2023	Imperial Lofts	Partial	0-60%
2022	M22SG540100	PI	5480	\$91,679.67	6852273-002	01/02/2024	Imperial Lofts	Partial	0-60%
2022	M22SG540100	PI	5441	\$5,892.56	6858400-002	01/22/2024	Washington Greene	Partial	0-60%
2022	M22SG540100	PI	5441	\$138,270.60	6866339-001	02/12/2024	Washington Greene	Partial	0-60%
2022	M22SG540100	PI	5441	\$128,786.75	6871372-001	02/26/2024	Washington Greene	Partial	0-60%
2022	M22SG540100	PI	5441	\$231,306.00	6880964-001	03/21/2024	Washington Greene	Partial	0-60%
2022	M22SG540100	PI	5441	\$246,743.50	6891961-001	04/22/2024	Washington Greene	Partial	0-60%
2022	M22SG540100	PI	5441	\$421,588.15	6901988-001	05/17/2024	Washington Greene	Partial	0-60%
2021	M21SG540100	HP	5426	\$108,070.73	6846087-001	12/12/2023	Loganwood Apartments	Partial	0-50%
2021	M21SG540100	HP	5429	\$512,916.19	6885076-002	04/03/2024	Barnett Commons	Partial	0-60%
2022	M22SG540100	HP	5441	\$97,551.60	6830523-001	10/25/2023	Washington Greene	Partial	0-60%
2022	M22SG540100	HP	5441	\$66,577.90	6846088-001	12/12/2023	Washington Greene	Partial	0-60%
2022	M22SG540100	HP	5441	\$20,707.44	6858400-001	01/22/2024	Washington Greene	Partial	0-60%
2022	M22SG540100	IU	5441	\$78,339.00	6830523-002	10/25/2023	Washington Greene	Partial	0-60%

PI	PA	HP	IU	Admin Funds (PA)	HOMErent (PI)	HP	IU	Total	Receipts
\$3,101,133.45	\$166,756.86	\$805,823.86	\$78,339.00	\$166,756.86	\$3,101,133.45	\$805,823.86	\$78,339.00	<b>\$4,152,053.17</b>	\$1,902,372.01

**Program Income Breakdown**

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

In order to foster and maintain affordable housing, WVHDF conducts inspections of HOME funded rental properties. Properties must meet compliance standards. Properties not meeting compliance standards must correct outstanding issues within the correction period. The mission of the WVHDF LIHTC, HOME, and HTF Departments is to provide safe, affordable housing for all West Virginians. This is accomplished by: 1. Leveraging LIHTC with HOME and/or HTF to produce more affordable housing units. 2. Using LIHTC, HOME, and HTF (individually or leveraged) to rehabilitate existing affordable units or construct new affordable units. 3. Applications submitted for LIHTC, HOME and/or HTF funding: Developers with continuous, unresolved compliance issues with their portfolios will not be considered funding of a new project. Periodically, the WVHDF receives comments about affordable housing. WVHDF proactively takes the initiative to inform and educate the commenter(s) about affordable housing, its value to the community, and the populations qualified to occupy.

## CR-55 - HOPWA 91.520(e)

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

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

<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	75	75
Tenant-based rental assistance	50	52
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	7	7
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0

**Table 14 – HOPWA Number of Households Served**

### Narrative

During FY23, the HOPWA program continued to see exponential growth among all project sponsors. This is the first program year where multiple agencies have run out of funding before the completion of the program year which runs October 1, 2023 – September 30, 2024.

**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	56	0	0	56	0	56
Homebuyer	0	0	0	0	0	0

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

## CR-58 – Section 3

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

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	1	2	0	0	4
Total Labor Hours	0	49,079			122,114
Total Section 3 Worker Hours	0	0			2,036
Total Targeted Section 3 Worker Hours	0	0			1,012

**Table 15 – Total Labor Hours**

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

Other.		2		4
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**Table 16 – Qualitative Efforts - Number of Activities by Program**

**Narrative**

The WVHDF Section 3 Policy & Procedures is provided to all prospective HOME & HTF applicants and developers. WVHDF staff are available to provide Section 3 technical assistance.