

STATE PERFORMANCE AND EVALUATION REPORT

JULY 1, 2008 – JUNE 30, 2009

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SECTION 1

NARRATIVE REQUIRED BY ALL GRANTEES

STATE PERFORMANCE AND EVALUATION REPORT NARRATIVE REQUIREMENTS

July 1, 2008 - June 30, 2009

SECTION 1 – NARRATIVE REQUIRED BY ALL GRANTEES

A. ASSESSMENT OF THE THREE- TO FIVE-YEAR GOALS AND OBJECTIVES

In order to facilitate planned improvements to the quality of life and to strengthen and expand the economic base of all West Virginia citizens and communities consistent with the Consolidated Plan, the 2008 program was marketed to provide support to activities directed toward the following state objectives as detailed for each program:

Small Cities Block Grant Program:

The applications considered for funding in FY2008 totaled \$79,378,470. In FY2008, the number of projects, amendments and cost overruns funded totaled 36, all of which qualified based on benefit to low- and moderate-income persons. The percent of low- and moderate-income projects funded to date is 100%. The total dollars allocated to low- and moderate-income activities to date (exclusive of administration) is \$16,043,249.

(1) Support job creation or retention efforts.

- Upshur County was awarded \$500,000 to extend sewer service to the Upshur County Industrial Park. Only \$200,000 was released from the FY2008 allocation. The remaining \$300,000 necessary to complete the project will be evaluated and committed based on the county's ability to proceed forward with the project. That was the only project awarded directly for job creation or retention efforts during this program year. However, numerous businesses received benefit from the provision of new or improved infrastructure improvements.

(2) Support local government efforts to provide affordable water and wastewater systems, to strengthen the foundations for economic growth, and alleviate conditions that affect environmental quality, public health, or welfare.

- \$16,043,249 of FY2008 SCBG funds were invested in 36 projects that will serve approximately 12,508 low- to moderate-income persons throughout the State.
- 18 projects received "Letters of Intent" for \$15,000,000 of FY2009 and FY2010 funds.

- (3) Support local community development efforts to assist lower-income citizens to achieve an improved quality of life by supporting locally developed strategies to increase access to facilities and services and to revitalize deteriorating downtown and residential neighborhood areas.
 - \$50,000 was invested to revitalize deteriorating residential neighborhood areas.

HOME Investment Partnership Program

HOME funds are allocated by formula to the State and are administered by the West Virginia Housing Development Fund (WFHDF). In FY 2007, the \$8,679,351 allocated to the HOME Program was allocated to projects and programs that support the State's goal of providing decent, affordable housing for all low- and moderate-income families consistent with the Consolidated Plan. A summary of our activities and accomplishments during FY 2007 has been set forth hereafter.

- (1) Expand homeownership opportunities.

In 2007, the WVHDF financed 39 single family housing units at a total cost of \$3,906,734 through the NewHOME program, HOME Leverage Loan Program and ADDI Program. Thirty-six single family housing units were financed through the NewHOME Program at a total cost of \$3,857,234, one single family unit was financed through the HOME Leverage Loan Program at a total cost of \$29,500, and two single family units were financed through the ADDI Program at a total cost of \$20,000.

- (2) Improve the quality of existing owner-occupied housing.

No funds were directly allocated for the rehabilitation of owner-occupied housing during this program year. The cost of lead based paint abatement and compliance with the Minimum Property Standards established under the State Building Code for older existing owner-occupied units continues to make rehabilitation of these older units an unfeasible activity.

- a. Increase the supply of affordable rental housing units.

In 2008, the WVHDF committed approximately \$7,334,348 to eligible HOME CHDO projects to finance the construction of 58 single family housing units and 6 rental housing projects that would provide 48 rental housing units. The increase in the number of housing units that were committed to the CHDO's in 2008 was based on an increase in the closeout of older projects and an understanding of the new reservation and commitment procedures developed by the WVHDF. In early 2009, the WVHDF committed approximately \$7,334,348 to eligible HOME CHDO projects to finance the construction of 35 single family housing units and 6 rental housing projects that would provide 35 rental housing units. In the last 12 months,

the WVHDF has committed almost one-half of it's HOME CHDO funds to projects that provide affordable rental housing for low-income families.

This year, \$859,062 was distributed to West Virginia homeless shelters to provide transitional housing programs, permanent housing placement assistance, homeless prevention programs, emergency accommodation vouchers, food pantries, physical and mental health care programs, substance abuse assistance, drop-in centers, domestic violence shelters, educational assistance, life skills tutoring, case management, and HIV/AIDS Programs. ESG funds were used to prevent low and extremely-low income families and individuals from becoming homeless. In situations where families or individuals were experiencing homelessness, the emergency shelter or housing needs were addressed in turn, making the transition into permanent housing and independent living possible

Emergency Shelter Grants Program

The Governor's Office of Economic Opportunity, through the 2008 Emergency Shelter Grants Program (ESG), funded 17 political subdivisions and 35 homeless shelters and transitional housing programs with a service area encompassing the entire State of West Virginia. These shelters and transitional housing programs assisted over 6,419 persons experiencing homeless. Of these 6,419 program participants, 426 were employed and working diligently to transition back into permanent housing. In all, a mix of federal, state, local and privately raised resources supported 871 year-round shelter beds for individuals, 246 beds for families (dependent on the number of children in these families).

This year \$918,390 was distributed to West Virginia homeless shelters to provide transitional housing programs, permanent house placement assistance, homeless prevention program, emergency accommodation vouchers, food pantries, physical and mental health care programs. Substance abuse assistance, drop-in centers, domestic violence shelters, educational assistance, life skills tutoring, case management, and HIV/AIDS specific programs. ESG funding was used to prevent low- and extremely low-income families and individuals from becoming homeless. In situations where families or individuals were experiencing homelessness, the emergency shelter or housing needs were addressed in turn, making the transition into permanent housing and independent living possible.

West Virginia understands the integral part that correct and unduplicated reporting play in continued success of all service oriented programs. In 2008, all 35 ESG funded programs, with the exception of domestic violence providers, are reporting on a HUD approved Homeless Management Information System.

B. DESCRIPTION SUMMARIZING STATE AND LOCAL EFFORTS, ACTIONS, AND RESULTS IN AFFIRMATIVELY FURTHERING FAIR HOUSING

CDBG Subgrantees are required by the Title 1 certification not to discriminate in the provision of housing and not to discriminate in CDBG-funded activities that provide

housing, housing services, or housing-related facilities. Subgrantees are required to administer housing and community development programs in a manner to affirmatively promote fair housing in the sale or rental of housing, the financing of housing, and the provision of brokerage services. Both HUD and the State have a legislative mandate to carry out all programs in a manner to affirmatively further fair housing. The State of West Virginia has completed an update to its Analysis of Impediments to Fair Housing Choice.

The education of all West Virginia citizens about fair housing was found to be a key issue throughout the entire process of identifying fair housing impediments. Without knowledge of fair housing laws, people cannot understand how and why protected classes of people suffer from limited housing choices and what can be done to create fair housing opportunities for all state citizens.

The State plans to continue its current activities to promote fair housing choice, including education and enforcement of state and federal fair housing laws. The need for education in regard to fair housing issues is a priority with the State. There is a continued effort to educate, not only ourselves, but also grantees, landlords, and the general public.

Since 1986, the State has annually, under the Governor's signature, issued and distributed a proclamation, which marks the anniversary of the Federal Fair Housing Law. This proclamation is issued with a cover letter to all communities/municipalities from our Community Development Director. HUD's most recent brochures are included with this mailing when available. SCBG recipients carry out special activities.

Primary actions taken by local grantees of Small Cities Block Grant funds to further fair housing during FY2008:

- Passing or reaffirming Fair Housing Resolutions,
- Notifying local newspapers of fair housing initiatives,
- Notifying local realtors of fair housing initiatives,
- Sending information to town halls and county commission offices educating citizens about impediments to fair housing choice, and
- Declaring April as Fair Housing Month (382 localities).

"Press kits" which included press releases that can be sent to the media, are sent to new subgrantees and others as requested. These press releases examine fair housing issues including discrimination due to race, familial status, or handicap. Monitoring visits have shown that these press releases have been utilized throughout the State by subgrantees.

Implementation workshops were held with each new grantee on an individual basis. Chapter 7 (Civil Rights) of the West Virginia Small Cities Block Grant Handbook was covered with emphasis on Fair Housing/EEO and 504 Compliance.

State staff will continue to attend HUD training pertaining to compliance with applicable civil rights laws when it is available.

Fair housing information has been added to the West Virginia Development Office (WVDO) web site with a related link to the Fair Housing Clearinghouse.

C. AFFORDABLE HOUSING

The WVDO partners with the West Virginia Housing Development Fund (WVHDF) and the Office of Economic Opportunity (GOEO) on the provision of decent affordable housing. The WVDO feels strongly that the provision of decent, affordable housing opportunities cannot exist without the necessary infrastructure in place.

The WVHDF continues to work through the Interagency Housing Council for the Disability Community in an effort to assess and address the housing needs of disabled persons. The State continues to provide deep subsidy mortgage loans through its NewHOME program to a limited number of disabled persons that are capable of independent living. There is adequate evidence to support the setaside of \$750,000 of the NewHOME program funding for this special population group. The WVHDF will continue to work with service providers and non-profit organizations to support the development of decent housing for the developmentally disabled.

The WVHDF continues to enforce the Universal Design Standards to promote the development of accessible housing. The Universal Design Standards, which reflect the standards established under the Fair Housing Act, continue to be required for every new single family unit financed through the NewHOME Program.

Every year, the U.S. Department of Housing and Urban Development (HUD) estimates a Median Family Income (MFI) for use with the Section 8 program. MFIs are set for metropolitan areas, for counties, and at the state level. HUD uses Census income data updated with more recent economic data to determine MFIs and intends them to be used to determine eligibility for HUD programs.

MFI is the income level that divides the distribution of family incomes in a given area in half. This means that half of the families in the area have more income than the median, and half have less. MFIs are established for families consisting of 1 to 8 people. This report will use the number established for a family of four unless otherwise noted. MFIs are useful for understanding the income levels in a given area, and for comparing between areas.

The MFI established for West Virginia in 2009 was \$48,400, compared to the national MFI of \$64,400. West Virginia had the second lowest MFI of all 50 states. (Mississippi, with an MFI of \$46,800, had the lowest MFI.) There continues to be considerable variation between the MFI for metropolitan areas versus non-metropolitan areas. MFI varies from a low of \$34,500 in McDowell County to a high of \$69,200 in Jefferson County.

Every year, the federal government also establishes a definition of poverty. It uses income thresholds based on household size; everyone who is in a household that is below the income threshold for that household size is considered to be living in poverty. In 2009, the most recent year for which data is available, the poverty threshold for a family of 4, including 2 related children, was \$22,050 per year, equivalent to \$1,837 per month.

In West Virginia, 17.1 percent of residents were living in poverty compared to a national poverty level of 13 percent. The poverty rate ranged from a low of 8.3 percent in Jefferson County in the Eastern Panhandle to a high of 34.7 percent in McDowell County in the south.

Housing affordability is determined by the relationship of housing cost to income. HUD considers housing to be affordable if it costs 30 percent or less of the renter's gross income. An area with very high average incomes can still be unaffordable if rents are typically very high; conversely, very low rents can be unaffordable in areas where incomes are low. In 2008, the Fair Market Rent for a two-bedroom apartment in West Virginia was \$564 per month. The wage needed to afford that rent was \$10.85 per hour, based on a 40 hour work week. The limited current wage rates and limited employment opportunities make it difficult for many low-income West Virginia families to find affordable rental housing in rural West Virginia counties.

D. CONTINUUM OF CARE NARRATIVE

The West Virginia Coalition to End Homelessness (WVDECH) was founded in 2002 by homeless service providers throughout the State. Service providers solve the need for statewide seamless services availability for West Virginians who are currently homeless or are in danger of becoming homeless. The Coalition consists of services providers who cover 44 of the State's 55 counties not already being served by the Continuums of Care in the larger metropolitan areas such as Charleston, Huntington, and Wheeling. To date the Coalition sites have brought over \$4.5 million in funding to the State that otherwise would have been surrendered to other states and municipalities. The funded Coalition projects have added over 25 new emergency and transitional beds to the State's programs and another 22 permanent housing units are under development and/or operating.

The goals of the West Virginia Coalition to End Homelessness are to:

- Provide a variety of housing options, with services, for homeless individuals and families.
- Ensure the provision of adequate on-site services.
- Prevent extremely low- and low-income families and individuals from becoming homeless.
- Address emergency shelter and transitional housing needs of homeless individuals and families with children.
- Help homeless persons, including persons with special needs, make the transition to permanent housing and independent living.
- To sustain and expand access of homeless persons to programs and services which can meet their basic human needs, so that individuals and families have, at a minimum, a safe place to sleep, food, clothing and necessary health items.

To maximize the number of homeless individuals/families who, with the help of resources available through the WVCEH, are able to obtain housing and develop the necessary skills, resources and self-confidence to sustain that housing and maximize their self-determination.

The WVDO partners with GOEO and the WVHDF, whose programs directly benefit homeless persons and the special needs of persons that are not homeless by requiring supportive housing (including persons with HIV/AIDS and their families). Our contribution is to provide for the infrastructure improvements necessary to allow for the continuum of care for the homeless and persons with special needs to continue in non-entitlement communities. In addition, as stated in the previous section, we provided funds for the rehabilitation of a building to serve as transitional housing for the homeless.

The West Virginia Development Office, Community Development Division, is an active member of the newly established West Virginia Interagency Homelessness Task Force. We have formally requested that Bobby Lewis be appointed to the new council to continue to serve the State's mission to end homelessness.

E. OTHER ACTIONS

□ Obstacles to Underserved Needs:

The primary obstacle is still the lack of available funds; however, all of the programs have leveraged other private, local, state, and federal resources to help alleviate this obstacle.

□ Foster and Maintain Affordable Housing:

The State continues to focus HOME Program resources on three principal areas: 1) homeownership through leverage loans, direct loans and closing cost/down payment assistance loans, 2) Community Housing Development Organizations (CHDOs), and 3) HOMErent with loans to promote the improvement and creation of rental housing opportunities for low- and very low-income families.

The lack of economic development continues to exacerbate the shortage of decent single family housing and rental housing opportunities for low-income families in the rural areas of West Virginia. 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 housing opportunities and choices for low-income families.

The WVHDF, GOEO and the WVDO will continue to partner together to foster and maintain affordable housing. The WVDO is a member of the West Virginia Housing Trust Fund (WVHTF), a legal entity established by the State of West Virginia which was established to provide financial assistance in the form of grants to State non-profit organizations involved in the development of housing for low-income families. The WVHTF provides financing through a Request for Proposal to finance market studies and other predevelopment activities, as well as supplemental financing for low-income housing projects that have already secured financing from other resources such as the WVHDF or HUD.

□ Eliminate Barriers to Affordable Housing:

The WVHDF, GOEO and the WVDO will continue to provide technical assistance to communities on the use of these federal funds for affordable housing. In addition, we provide planning grants to assist communities with comprehensive planning needs that can contain housing and community development components. While low-income families do not have to contend with many of the traditional barriers to affordable housing, such as zoning, impact fees, homeowners associations and real property taxes; these families are faced with limited access to traditional mortgage loans, a limited supply of decent, affordable, existing housing and the limited availability of adequate building lots.

The WVHDF has provided deep subsidy mortgage loans through the NewHOME program to finance the construction of new single family and grants to finance the construction of rental units through the CHDO Program to offset the demand for decent, affordable housing units for low-income families. The WVHDF has also provided loans through its Land Development Loan Program so that eligible non-profit organizations can finance the acquisition and development of land for low-income housing. The terms of the Land Development Loan Program loans are designed so that the non-profit organizations can afford to market lots over an extended period of time.

□ Overcome Gaps In Institutional Structure and Enhance Coordination:

The West Virginia Coalition to End Homelessness was founded in 2002 by homeless service providers throughout the State. Service providers solve the need for statewide seamless services availability for West Virginians who are currently homeless or are in danger of becoming homeless. The Coalition consists of services providers who cover 44 of the State's 55 counties not already being served by the Continuums of Care in the larger metropolitan areas such as Charleston, Huntington, and Wheeling. To date the Coalition sites have brought over \$4.5 million in funding to the State that otherwise would have been surrendered to other state and municipalities. The funded Coalition projects have added over 25 new emergency and transitional beds to the State's programs and another 22 permanent housing units are under development and/or operating. The Coalition works diligently to ensure that all who offer services and/or support for low-income West Virginians as well as all homeless providers in the State have the opportunity to become a member of the WVCEH.

The Infrastructure and Jobs Development Council has assisted the WVDO and numerous other state and federal funding and regulatory agencies by enhancing coordination for all entities involved in project funding and implementation. The process enables units of local government to receive ongoing technical assistance on both the regulatory requirements and the funding process necessary for effective project development. Implementation schedules are established that directly impact the local community and the state and federal agencies involved. All parties, including funding and regulatory agencies, are asked to adhere to the implementation

schedule. The end result is a successful project that is completed in a timelier manner.

□ Improve Public Housing and Resident Initiatives:

The WVDO is not directly involved in the provision of public housing. However, the HUD requirement that all public housing authorities complete a Consolidated Plan has created ongoing dialogue between the WVDO and the public housing authorities throughout the State. We review their annual plans and participate in direct funding of initiatives with both SCBG and HOME funds. These include housing reconstruction, the development of transitional housing, and numerous projects where the public housing authority serves as the loan originator. The WVHDF does not have adequate HOME funds to provide tenant based rental assistance through the HOME Program.

□ Evaluate and Reduce Lead Based Paint Hazards:

The WVDO contracts with the WVHDF on the implementation of all SCBG housing projects and relies on their expertise and programs to address the evaluation and reduction of lead-based paint hazards. The WVHDF recognizes the severity of lead based paint (LBP) poisoning and believes that the existing federally required notification of buyers and renters and the readily available blood testing for elevated lead levels available at local health departments provides adequate warning and protection. The WVHDF has no enforcement or regulatory responsibility under these regulations. OSHA regulates contractors to insure a safe environment for workers dealing with LBP, and the EPA and West Virginia Department of Environmental Protection regulate the disposal of hazardous waste. The WVHDF continues to prohibit the use of HOME funds for lead based paint hazard abatement and strictly limit the use of HOME funds for any housing units built before January 1, 1978.

□ Ensure Compliance with Program and Comprehensive Planning Requirements:

The HOME, ESG and SCBG program requirements are strictly enforced to ensure compliance with all applicable regulations, policies, and guidelines. We provide technical assistance to units of local government with state code requirements (Chapter 8, Article 24) for planning and zoning.

□ Reduce the Number of Persons Living in Poverty:

Every year, the federal government also establishes a definition of poverty. It uses income thresholds based on household size; everyone who is in a household that is below the income threshold for that household size is considered to be living in poverty. In 2009, the most recent year for which county-level data is available, the

poverty threshold for a family of 4, including 2 related children, was \$22,050 per year, equivalent to \$1,837 per month.

In West Virginia in 2007, 17.1 percent of residents were living in poverty compared to a national poverty level of 13 percent. The poverty rate ranged from a low of 8.3 percent in Jefferson County in the Eastern Panhandle to a high of 34.7 percent in McDowell County in the south.

Between 95% and 100% of ESG funding is used to develop and maintain emergency shelter and supportive services for West Virginians below the poverty level. One of the largest shelters funded with ESG (among other) funds is in McDowell County. It is imperative that ESG funding is also used at all ESG funded shelters to expand their services and allow those they serve an opportunity to avail themselves of programs that allow them to move out of poverty and into self-sufficiency.

Between 95% and 100% of the SCBG funds have been expended on projects that benefit low- to moderate-income persons and families. Many of these projects directly benefit poverty level families (i.e., childcare and job training programs for welfare recipients).

The WVHDF continues to target its NewHOME Program to families with incomes at or below 65% of the Median Family Income (MFI). The disparity in the MFI and housing costs across the 44 counties required the WVHDF to consider waivers for families who were above the 65% AMFI. In 2008, eight or 47% of the 17 families assisted through the NewHOME Program, HOME Leverage Loan Program and ADDI Program had incomes that were less than or equal to 50% of the AMFI, while nine or 53% of the 17 families assisted through the NewHOME Program HOME Leverage Loan Program or ADDI had incomes that were between 51 to 80% of the AMFI. The State continues to lead other states in the percentage of housing provided to very-low income families.

F. LEVERAGING RESOURCES

Please refer to the ESG specific narrative for leveraging information.

The WVHDF developed the HOME Leverage Loan Program to increase the number of families that could be assisted through the HOME Program. The leveraging of USDA RD Section 502 loans and private lender loans with HOME funds in the form of \$40,000 closing cost and down payment assistance loans enabled the WVHDF to assist ten families that could not have qualified for financial assistance through the program in FY 2008.

The WVDO works with numerous other federal, state, and local funding sources to leverage SCBG funds to the maximum extent possible. During the 2008 program year, over \$71 million in other funds were leveraged with SCBG funds. Many of the units of local government put funds into their projects. In addition, listed below is a chart detailing other leveraged funding sources utilized.

FUNDING SOURCE	GRANT	LOAN
Rural Utility Service (RUS-USDA)	X	X
Infrastructure and Jobs Development Council (IJDC)	X	X
Abandoned Mine Lands (AML)	X	
U.S. Army Corps of Engineers	X	
Sewer Revolving Loan Fund		X
Drinking Water/Treatment Loan Fund		X
Water Development Authority (WDA)		X
Appalachian Regional Commission (ARC)	X	
U.S. Economic Development Authority	X	
U.S. Department of Environmental Protection	X	

G. CITIZEN COMMENTS

This Draft CAPER was advertised in six newspapers throughout the State and is being made available on site at WVDO, GOEO and the WVHDF for review and comment. Any comments received will be responded to and attached with the final copy to be submitted to HUD (See Section 3).

H. SELF-EVALUATION

The WVDO, in collaboration with the WVHDF and GOEO is meeting the overall goals as established in the Consolidated Plan regulations at 24 CFR Section 91.1(a). Listed below are questions considered as part of a self-evaluation for each program:

Small Cities Block Grant:

- 1) Are the activities and strategies making an impact on the identified needs?

Yes.

- 2) What indicators would best describe the results?

The percentage of funds benefiting low- to moderate-income persons and families and the increase in leveraged funds for SCBG projects.

- 3) What barriers may have a negative impact on fulfilling the strategies and overall vision?

The lack of available funds. In 2008, the WVDO received approximately \$80 million in requests for less than \$17 million of available funds.

HOME Investment Partnership Program

- 1) Are the activities and strategies making an impact on the identified needs?

No.

- 2) What indicators would best describe the results?

The number of units completed under the NewHOME Program, HOME Leverage Loan Program and the ADDI Program decreased from 39 single-family units in FY 2007 to 17 single-family units in FY 2008. The collapse of the housing market, the increase in underwriting guidelines and standards, the change in lending rules and regulations and the increase in unemployment in rural West Virginia adversely affected the ability of the WVHDF to deliver its homeownership assistance program.

The revision of the NewHOME loan program eligibility guidelines and reduction of the availability of financial assistance in the form of “deep subsidy loans” through the NewHOME Program reduced the number of NewHOME loans from 17 in FY 2007 to 5 in FY 2008.

While the number of HOME Leverage Loans increased from 1 in FY 2007 to 10 in FY 2008, participation by both the USDA and private lenders fell far short of expectations.

The limited participation and interest by private lenders in the ADDI Program resulted in only 2 loans in FY 2008.

- 3) What barriers may have a negative impact on fulfilling the strategies and overall vision?

The revision of the HOMEownership programs, the collapse of the housing market, the tightening of credit standards and the lack of private lender participation in the HOME Leverage Loan Program and ADDI Program and reduced non-profit organization participation in the NewHOME Program had an adverse impact on the ability of the WVHDF to deliver it’s homeownership assistance programs.

The HOMEownership programs procedures and guidelines will be revised to increase the participation by private lenders, governmental agencies and local non-profit organizations.

Emergency Shelter Grant Program

The purpose of this program is to help improve the quality of emergency shelters for the homeless in the State of West Virginia by assisting in: establishing programs for the homeless; making available additional emergency shelters; contributing to the development of transitional and supportive housing; and providing direction on how to deliver essential social services for people who are homeless so that these individuals have access to safe, decent and sanitary shelter services and other types of assistance needed to improve their current socioeconomic condition.

The Governor's Interagency Task Force on the Homeless was established on September 4, 1987, by Executive Order 12-87 to coordinate the development and delivery of programs for the homeless in West Virginia. The objectives of the Task Force are to improve existing programs and services, initiate new programs and services, and to enhance cooperative efforts among agencies in state government for the benefit of the homeless in the State. The Task Force also serves as the review committee for the projects submitted for funding consideration under the West Virginia Homeless Shelters Program.

The West Virginia Homeless Shelters Program (WVHSP) was established to expand opportunities for providing shelter for the homeless and to expand the State's existing Emergency Shelter Grants (ESG) Program by including activities and resources of the Office of Economic Opportunity (GOEO), the West Virginia Housing Development Fund, the Department of Health and Human Resources, the Department of Education, and other agencies.

This year, \$918,290 was distributed to West Virginia homeless shelters to provide transitional housing programs, permanent housing placement assistance, homeless prevention programs, emergency accommodation vouchers, food pantries, physical and mental health care programs, substance abuse assistance, drop-in centers, domestic violence shelters, educational assistance, life skills tutoring, case management, and HIV/AIDS Programs. ESG funds were used to prevent low- and extremely low-income families and individuals from becoming homeless. In situations where families or individuals were experiencing homelessness, the emergency shelter or housing needs were addressed in turn, making the transition into permanent housing and independent living possible.

The WHSP is funded from three sources:

1. Emergency Shelter Grants Program (funded through the Office of Economic Opportunity)
2. West Virginia Housing Development Fund and the Office of Economic Opportunity
3. Department of Health and Human Resources, and other agencies

1) Are the activities and strategies making an impact on the identified needs?

Yes.

2) What indicators would best describe the results?

Positive outcomes for the ESG program would include numbers of people served moving from emergency shelter through the homeless continuum of care into transition housing (if needed) then on to permanent housing with the ultimate outcome being complete self-sufficiency.

3) What barriers may have a negative impact on fulfilling the strategies and overall vision?

The lack of available funds. The ESG program needs to expand to offer funding to any eligible entity. Presently, this causes a hardship to both the shelters already funded as there is no way to fund new shelters without cutting the funding of those already funded, and to the new or previously unfunded shelters as they cannot receive adequate funding to build capacity.

SECTION 2

SCBG NARRATIVE

STATE PERFORMANCE AND EVALUATION REPORT NARRATIVE REQUIREMENTS

JULY 1, 2008 – JUNE 30, 2009

SECTION 2 – NARRATIVE REQUIRED FOR GRANTEES RECEIVING SCBG FUNDS

A. ASSESSMENT OF RELATIONSHIP OF SCBG TO OBJECTIVES OF THE CONSOLIDATED PLAN.

See narrative in Section 1-A.

B. DESCRIPTION OF CHANGES IN PROGRAM OBJECTIVES.

No changes occurred in the 2008 program objectives.

C. ASSESSMENT OF GRANTEE'S ACTIVITIES IN CARRYING OUT ACTIONS DESCRIBED IN ITS ACTION PLAN.

The WVDO pursued all resources indicated in our 2008 Action Plan. Approximately 24 Certifications of Consistency with the State Consolidated Plan were signed for numerous discretionary HUD grant applications. No request for certification was denied.

D. NARRATIVE REQUIRED IF GRANTEE DID NOT USE ALL FUNDS FOR THE THREE NATIONAL OBJECTIVES.

All funds were used exclusively to meet the three national objectives.

E. NARRATIVE REQUIRED IF SCBG FUNDS WERE USED FOR ACQUISITION, REHABILITATION, OR DEMOLITION OF OCCUPIED PROPERTY.

No projects involving acquisition, rehabilitation, or demolition of occupied property occurred during this program year.

NARRATIVE REQUIRED IF: 1) JOBS WERE MADE AVAILABLE TO LOW- TO MODERATE-INCOME PERSONS BUT WERE NOT TAKEN BY THEM; 2) LIMITED CLIENTELE ACTIVITIES OCCURRED THAT DID NOT FALL INTO THE HUD-DEFINED CATEGORIES; 3) ACTIVITIES THAT GENERATED PROGRAM INCOME; 4) REHABILITATION PROGRAM DESCRIPTIONS; 5) HUD-APPROVED NEIGHBORHOOD REVITALIZATION STRATEGIES.

1) Upshur County was awarded \$500,000 to extend sewer service to the Upshur County Industrial Park. Only \$200,000 was released from the FY2008 allocation. The remaining \$300,000 necessary to complete the project will be evaluated and committed

based on the County's ability to proceed forward with the project. That was the only project awarded directly for job creation or retention efforts during this program year. However, numerous businesses received benefit from the provision of new or improved infrastructure improvements.

In IDIS, LMC activities that do not fall into the presumed benefit category require a nature/location narrative that demonstrates that the activities benefit a limited clientele at least 51% of which are low- and moderate-income. Please refer to the HUD Activity Summary report narratives for projects 2222, 2495, and 3124 for details on these activities. The majority of the LMC activities were for disabled adults, homeless persons and elderly persons.

2) The Annual Program Income (PI) Activity Reporting Forms were provided to grantees that received SCBG funds for projects with the potential to earn PI even though these grants were closed out. The program income regulations applicable to each project provided \$25,000 threshold guidelines for earning PI. The following PI reports have been received for fiscal year 2008. data will be reported in the final report to HUD.

Clay County Commission- CAEZ Housing Rehabilitation
(Project Number: 95SCBG0004X)

This project received final close out status on July 22, 2002. These SCBG funds were utilized for housing rehabilitation projects. The PI has been generated from housing rehabilitation loan repayments and expended for additional housing rehabilitation.

PI Receipts	\$5,864.40
PI Expenditures	<u>504.88</u>
Balance	\$ 5,359.52

City of Hurricane – Hurricane Small Business Park
(Project Number: 94SCBG0060)

This project received final close out status on July 22, 2002. These SCBG funds were utilized to purchase and renovate buildings on main street to house current on-going businesses.

PI Receipts	\$23,445.96
PI Expenditures	<u>23,445.96</u>
Balance	\$0.00

Mingo County Commission—Housing Rehab/Reconstruction
(Project Number: 95SCBG0087)

This project received final closeout status on April 12, 2002. The SCBG funds were utilized for housing rehab/reconstruction projects. PI earned was generated from loan repayments and previous years expenditures were for the purchase of a building to be utilized for transitional housing within Mingo County

PI Receipts	\$10,575.32
PI Expenditures	<u>0.00</u>
Balance	\$10,575.32

Mingo County Commission—Wood Products Industrial Park
(Project Number: 98CBG0076X)

This project received final closeout status on February 20, 2003. The SCBG funds were utilized for property acquisition and rehabilitation. PI earned was generated from rental.

PI Receipts	\$99,996.00
PI Expenditures	<u>99,996.00</u>
Balance	\$0.00

- 3) The housing programs reported on this report are the Moundsville Housing Rehabilitation and the Fayette Unity Hills Project. Funds were expended during the program year; however, no units were completed prior to June 30, 2007.
- 4) No HUD approval for a neighborhood revitalization strategy occurred with any project reported in this CAPER.

F. SUMMARY OF ACTIVITIES AND RESULTS FROM TECHNICAL ASSISTANCE FUNDING.

The Community Development Division and the Small Cities Block Grant staff provide technical assistance to non-entitlement units of local government. This assistance covers all aspects of the SCBG program operation. This technical assistance ranges from the informal telephone conference calls regarding the program to the formal workshop setting. A major component of the SCBG technical assistance effort includes developing and maintaining a "Grants Management Handbook." Work is underway to update this document and it will be on-line by the end of this year. Recipients are encouraged to use these materials. On-site technical assistance was provided to all new recipients who were approved for funding. These implementation meetings were conducted to review

program requirements and to provide the recipient with the rules, regulations, and technical assistance guides that are applicable to their project.

The SCBG program contracted with the West Virginia Housing Development Fund to assist the Development Office with the SCBG housing program since the Community First program generated much activity in this area. The West Virginia Housing Development Fund sponsored workshops on housing rehabilitation and numerous one-on-one technical assistance meetings were held. Staff conducted one-on-one application and implementation workshops, as requested or needed.

Staff participated in meetings with several associations, including the West Virginia Contractor's Association, the Rural Water Association, and the West Virginia Infrastructure and Jobs Development Council. Approximately 40 on-site technical assistance visits were made to communities and organizations throughout the State. In addition, at least 37 technical assistance meetings and/or training opportunities were completed during the year.

Technical assistance and capacity building continue to be an identified mission of the Community Development Division and are critical to the achievement of the community development objectives and priorities set forth in the SCBG program design.

G. COMPLIANCE WITH APPLICABLE CIVIL RIGHTS LAW

1. Beneficiary/Applicant Data

Section 570.491 of the federal regulations governing the administration of the State Community Development Block Grant (CDBG) program requires states to report data on the racial, ethnic and gender characteristics of persons who are applicants for, participants in, or beneficiaries of CDBG programs undertaken by non-entitlement grantees.

Beneficiary data is to be provided for all activities funded beginning with the FY 1992 allocation. Area data such as census data is acceptable for areawide benefit activities. For direct beneficiary data where individuals apply for services based upon income (job creation, homeownership, housing rehabilitation, etc.), data will consist of actual recipients of service; therefore, the data will not be available until the project is completed and the actual beneficiaries known and reported to the State in the Final Performance Report. The Beneficiary Analysis for the 2006 program year and historical figures from 1996 through 2006 will be provided as part of the final report.

2. Narrative summary of the State's review of recipients' civil rights performance

West Virginia's SCBG staff is responsible for monitoring activities to ensure that SCBG subgrantees promote equal opportunity and comply with federal statutes and Executive Orders prohibiting discrimination. On-site technical assistance is

provided to all subgrantees. In addition, State SCBG staff has developed various technical assistance documents and guides for use by subgrantees.

Each applicant for SCBG funding must certify to the State that it will comply with equal opportunity requirements. When funding is awarded, each subgrantee becomes contractually obligated to comply with equal opportunity requirements.

A formal complaint process has been established to assist complainants and resolve issues. Unresolved civil rights issues are referred to HUD's Regional FHEO Office for investigation and resolution.

The SCBG staff received no civil rights complaints during this reporting period.

3. Summary of the results of actions to use minority- and women-owned businesses in carrying out CDBG-assisted activities

In April 2006 a notification of the on-line address for the Directory of Minority and Women Businesses, developed by the West Virginia Small Business Development Center, was made available to the general public. Our office also distributed this information directly to all FY 2008 SCBG recipients, as well as grant administrators.

Implementation meetings following grant awards were held with grantees and administrators throughout the State. Our SCBG staff emphasizes the need for each grantee to seek out the services of the Small Business Development Center by informing them of the contract award and type of project that they will bid.

Data regarding minority- and women-owned businesses is collected and analyzed on an annual basis. A summary of contractor and subcontractor activity from July 1, 2008, through June 30, 2009, is being collected and will be kept on file in our office.

SECTION 3
HOME NARRATIVE

STATE PERFORMANCE AND EVALUATION REPORT NARRATIVE REQUIREMENTS

JULY 1, 2008 – JUNE 30, 2009

SECTION 3 – HOME NARRATIVE

HOME Program Narrative

HOME funds (HOME Investment Partnership Act) are allocated by formula to the State, and, by the direction of the Governor, are administered by the Housing Development Fund. For Federal FY2008, \$8,494,259 was allocated to the State of West Virginia (the "State") HOME Program. This amount was added to the FY1992 through FY2007 allocations for a cumulative total of \$150,002,578.

HOME funds are distributed principally through three subprograms, NewHOME, HOMErent, and Community Housing Development Organizations (CHDO's). These programs were created by the HDF to best serve the very low- and low-income residents of this mostly rural State. For each Federal fiscal year allocation of HOME funds to the State, 10% of that allocation is used to offset administrative costs. As required by law, at least 15% of the State's HOME funds are reserved for exclusive use by CHDO's. In accordance with the needs identified in the State's Consolidated Plan, the remaining funds are used to focus primarily on new homeownership activities through the NewHOME subprogram. A small portion of funds may be used to serve homeowners with substandard homes in need of repair to meet HUD's housing quality standards. The HOMErent subprogram provides funds to develop rental property within the State.

Below is a table of expenditures for FY2009 as well as expenditures to date since the inception of the HOME Program.

	FY 2009 July 1, 2008-June 30, 2009			FY 1992-2009 Inception of Program-June 30, 2009		
	HOME Funds Disbursed	Program Income	# Units	HOME funds Disbursed	Program Income	# Units
• New Construction--\$237,500 - 3 • Acquisition--\$651,750 - 14						
Single-Family Homeownership Total	\$ 0	* \$ 889,250	17	\$ 78,675,042	\$ 21,632,654	1,710
CHDO Homeownership and Rental	1,120,862	0	15	** 25,853,992	99,626	496
HOMErent Rental	0	0	0	2,759,221	251,538	121
TOTAL PROGRAM	1,120,862	889,250	32	107,288,255	21,983,818	2,327
Administration	577,897	*** 218,578		12,482,684	*** 2,177,819	
TOTAL PROGRAM ADMINISTRATION	\$ 1,698,759	\$ 1,107,828	32	\$119,770,939	\$ 24,161,637	2,327

* Program Income consists of collected monthly mortgage payments, mortgage payoff proceeds and recaptured funds.

** This includes \$291,433 of capacity building funds

*** These funds are not set up in IDIS. This is 10% of Program Income used to offset Administrative costs. Therefore, these funds should not be included in balancing to IDIS reports.

Consolidated Plan

During the reporting period, the State operated its HOME Program under the approved Consolidated Plan for FY 2005-09. This performance report has been prepared by the West Virginia Housing Development Fund to report HOME program activities occurring during the State's FY-07 Consolidated Plan Year.

The Program strategy presented in the FY 2005-09 Consolidated Plan has evolved as experience with the HOME Program increased. From an early "something for everyone" approach, the housing issues portion of the State's comprehensive plan has matured to encompass other State programs' objectives and streamline program goals to activities the HDF does best: turn renters into owners and assisting owners with their housing problems. This housing strategy requires that the HOME Program provide first-time homebuyer assistance to eligible families across the State living in assisted or subsidized rental housing. The households assisted by the HOME Program in the State during FY 2009 are summarized by HUD income categories and family size in the table below.

HOME PROGRAM

Assistance Provided by Income Group	Renters					Owners				Total (J)	Total Section 215 (K)
	Elderly 1 & 2 Member House- holds (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other House- holds (D)	Total Rent- ers (E)	Existing Home- owners (F)	1st-Time Homebuyers		Total Home- owners (I)		
							With Child- ren (G)	All Others (H)			
1. Very Low- Income (0 to 30% of MFI)*						0	3	1	4	4	4
2. Very Low- Income (31 to 50% of MFI)*						0	2	2	4	4	4
3. Other Low- Income (51 to 80% of MFI)*						0	5	4	9	9	9
4. Income information not available**											
5. Total Low- Income (lines 1+2+3+4)						0	10	7	17	17	17

* Or based upon HUD adjustment income limits, if applicable

5. Racial/Ethnic Composition of Total Low-Income	1. Hispanic	0
	2. Non-Hispanic White	16
	3. Black	1
	4. Native American	0
	5. Asian & Pacific Islander	0
	6. Other (unknown)	0
	7. Total (must equal total on line 4, Column D)	17

**Activities to Affirmatively Further Fair Housing
July 2008- June 2009**

Minority Outreach

During the reporting period for West Virginia's HOME Program, one contract and no subcontracts were completed. None were completed by minority-owned (MBE) or women-owned (WBE) business enterprises.

To encourage the use of minority and women's business enterprises in connection with HOME funded activities, the HDF set forth statements in the originator and contractor agreements stating that the participating organization/business will assure to the greatest extent feasible that contracts for the procurement of goods and services to be performed in connection with housing improvements or housing construction are awarded to business concerns and minority and women owned businesses will be utilized.

**West Virginia HOME Program Activity
Minority/Women's Business Enterprise Utilization
For the period July 1, 2008-June 30, 2009**

Dollars Awarded	\$ Amount to MBEs	MBE % of Total	\$ Amount to WBEs	WBE% of Total
Contracts (\$0)	\$ 0	0%	\$ 0	0%
Subcontracts (\$0)	\$ 0	0%	\$ 0	0%

Program Match Requirements

The State of West Virginia received a 100% match waiver for fiscal years 1992 through 2002. For FY 2003 through 2009, the State has a 50% match requirement with the exception of the counties that were declared federal disaster areas. Those particular counties for each Federal Fiscal Year received a 100% match waiver.

Please see the attached HUD form 40107-A for the HOME Match Log as of June 30, 2009.

<u>Property Name and Location</u>	<u>Date Conducted</u>	<u>Inspection Type</u>	<u>Result - Summary</u>
Alderson Bank Building	October 24, 2007	Management and Physical Reviews	There were no Issues of Programmatic Noncompliance.
Bair Street Transitional	August 21, 2007	Management and Physical Reviews	There were no Issues of Programmatic Noncompliance.
Walnut Manor Apartments	June 19, 2008	Management and Physical Reviews	There were no Issues of Programmatic Noncompliance. This property was in excellent condition. The managerial and tenant files were in impeccable condition.
Clay Apartments	June 4, 2008	Management and Physical Reviews	There were no Issues of Programmatic Noncompliance.
Country Way Apartments	November 28, 2007	Management and Physical Reviews	There were no Issues of Programmatic Noncompliance.
Hollister Street Apartments	April 22, 2008	Management and Physical Reviews	There was one managerial programmatic noncompliance issue noticed during the review that has been corrected. There was one HQS Violation that has been corrected.
Hope Living and Learning	June 11, 2008	Management and Physical Reviews	There were no Issues of Programmatic Noncompliance.
Kennedy Center	December 20, 2007	Management and Physical Reviews	There were no Issues of Programmatic Noncompliance.
Main Street Hurricane	October 18, 2007	Management and Physical Reviews	There were no Issues of Programmatic Noncompliance.
Moundsville HOME Rentals	June 12, 2008	Management and Physical Reviews	There were several areas of concern regarding the management of this property. There were missing documentation in files, no Management Plan or Agreement, and there were twenty-two physical issues of noncompliance in the four buildings. The Moundsville Housing Authority has requested an extension of the due date for ninety more days which has been granted due to the large number of issues and concerns.
Mountain View Apartments	June 3, 2008	Management and Physical Reviews	There were two managerial programmatic noncompliance issues and two HQS violations. The property is in the initial compliance period.
North Wheeling HOPE VI	October 25, 2007	Management and Physical Reviews	There were no Issues of Programmatic Noncompliance.

WEST VIRGINIA HOUSING DEVELOPMENT FUND (Continued)
ASSET MANAGEMENT DEPARTMENT
HOME MULTI-FAMILY RENTAL
Summary of On-Site Compliance Inspection Activities
Reporting Period July 1, 2007 through June 30, 2008

<u>Property Name and Location</u>	<u>Date Conducted</u>	<u>Inspection Type</u>	<u>Result - Summary</u>
Randolph County Scattered Sites	May 7, 2008	Management and Physical Reviews	There were no managerial programmatic noncompliance sited, and there were two physical issues of noncompliance in that there were two HQS Violations that have been corrected.
SAFE Transitional (aka Hemphill School)	September 18, 2007	Management and Physical Reviews	There were no Issues of Programmatic Noncompliance.
Seabolt I	September 27, 2007	Management and Physical Reviews	There were some physical deficiencies noted that were resolved during the correction period.
Seabolt II	September 27, 2007	Management and Physical Reviews	There were some physical deficiencies noted that were resolved during the correction period.
South Street Apartments	April 22, 2008	Management and Physical Reviews	There was one managerial programmatic noncompliance issue noticed during the review that has been corrected. There were no physical issues of noncompliance noticed.
Starland Heights I	September 18, 2007	Management and Physical Reviews	There were no Issues of Programmatic Noncompliance.
Starland Heights II	September 18, 2007	Management and Physical Reviews	There were no Issues of Programmatic Noncompliance.
Starland Heights III	September 18, 2007	Management and Physical Reviews	There were no Issues of Programmatic Noncompliance.
Steps I	June 10, 2008	Management and Physical Reviews	There were two managerial issues of noncompliance and five HQS Violations. This property is in the initial correction period for the correction of the noncompliance.
Steps II	June 10, 2008	Management and Physical Reviews	There were three managerial issues of noncompliance and nine HQS Violations. This property is in the initial correction period for the correction of the noncompliance.
Victory House Apartments	June 10, 2008	Management and Physical Reviews	There were six managerial issues of noncompliance and one HQS Violation. This property is in the initial correction period for the correction of the noncompliance.
Woodlands Lane	May 7, 2008	Management and Physical Reviews	There were no managerial programmatic noncompliance sited, and there were three physical issues of noncompliance in that there were two HQS Violations that have been corrected.

<u>Property Name and Location</u>	<u>Date Conducted</u>	<u>Inspection Type</u>	<u>Result - Summary</u>
Alpha Street Group Home Clarksburg, West Virginia	April 26, 2007	Compliance and Physical	The property was in excellent condition. The files and managerial documentation was at a high level of compliance.
Grand Valley SRO Bridgeport, West Virginia	March 15, 2007	Compliance	The files and managerial documentation was present and in accordance with programmatic regulations.
Green Valley Townhouses Jumping Branch, West Virginia	September 15, 2006	Compliance and Physical	The property was in excellent condition. The files and managerial documentation was at a high level of compliance.
Highland Park Apartments Elkins, West Virginia	April 26, 2007	Compliance and Physical	The managerial documentation was organized and thorough. There were two minor physical issues that have been corrected.
HOPE Living Center Martinsburg, West Virginia	June 7, 2006	Compliance and Physical	The property was in excellent condition. The files and managerial documentation was at a high level of compliance.
Kennedy Center Bluefield, West Virginia	December 28, 2006	Compliance and Physical	The property is in good condition. There has been a change in property manager. Jason Brooks is now the manager and has organized the tenant files.
Locust Avenue Clarksburg, West Virginia	March 15, 2007	Compliance	The files and managerial documentation was present and in accordance with programmatic regulations.
Matthew Street SRO Elkins, West Virginia	March 15, 2007	Compliance	The files and managerial documentation was present and in accordance with programmatic regulations.

SECTION 4

ESG NARRATIVE

STATE PERFORMANCE AND EVALUATION REPORT NARRATIVE REQUIREMENT

JULY 1, 2008 - JUNE 30, 2009

SECTION 4 – ESG NARRATIVE

- A. For over fifteen years the West Virginia Governor's Office of Economic Opportunity (GOEO) has annually funded the operation of emergency shelter facilities through HUD's Emergency Shelter Grants Program (ESG). In 2008, the State allocated \$918,390 in ESG funding to 35 shelters and drop-in centers for those experiencing homelessness or near homeless. These shelters and drop-in centers provide not only emergency shelter but transitional housing, permanent housing placement assistance, homeless prevention programs, emergency accommodation vouchers, food pantries, physical and mental health care programs, substance abuse counseling referral and assistance, safe-havens from domestic violence situations, education assistance, life skills tutoring and HIV/AIDS programs. Over the past year, 6,419 persons, (some persons may be duplicated in this count), were sheltered for at least one night in the ESG funded shelters.

In addition to the funding concerns particular to housing and services, there is a crisis in affordable housing in the United States. Unprecedented economic growth has not raised all incomes equally, although it has raised housing costs. Clearly, people with disabilities depending on Supplemental Security Income (SSI)—equivalent to just 60 percent of federal minimum wage in 2005—have even fewer housing choices.

At a basic level, homelessness results from poverty and a lack of housing that is affordable. Individuals and families who are homeless may have no income, receive benefits, or be employed continually, seasonally, or sporadically. Homelessness for individuals and families may also be linked to mental health issues, developmental disabilities, substance use, criminal history, lack of child support and childcare resources, and/or language and cultural barriers. The ESG funded West Virginia shelters have served 2,636 people who suffer from a serious mental illness. The shelters also serve 1,971 victims of domestic violence and 2,056 people suffering the effects of drug and/or alcohol abuse.

It is estimated that on any given night, three-quarters of a million Americans are homeless. A quarter of these individuals are minors under the age of 18. Up to 2 million are homeless at some point each year. Substance use and homelessness are also closely associated with incarceration and involvement with the criminal justice system. Having a criminal history can make a person ineligible for many types of housing and services, as well as limit employment opportunities. Appropriate services and housing for people with histories of homelessness, mental illness, substance use, and/or incarceration can make a critical difference in improving health and quality of life. Individuals who have had histories of substance use, mental illness, and homelessness often need ongoing support services in order to maintain stable housing. People affected

by these issues may need job skills training and ongoing support in order to obtain and maintain employment.

Homelessness in urban areas looks different from rural areas. While a person without a regular place to stay in an urban area may sleep in an emergency shelter or in a public place, people without a place to stay in rural areas are more likely to move in with friends or family until they wear out their welcome, then move into a shelter not intended for permanent habitation, including abandoned shacks, vehicles, and campgrounds. This means that people who are homeless in rural areas are less visible, making it difficult to estimate the true extent of rural homelessness.

Providing the level of support that many of these individuals need in order to maintain their housing and income is very expensive. However, a 2002 study by the Corporation for Supportive Housing found that supportive housing for people with mental illness actually saved more than \$16,000 per person per year in public funds due to the reduced costs of hospitalizations, incarceration, and shelter. Still, demands on all of the systems serving the homeless are increasing and resources for meeting identified needs are not expected to increase significantly in the future. GOEO, through the ESG program, is working diligently to combat the problems the homeless in our larger cities face as well as meeting the needs of the more rural homeless population.

Every year, the federal government also establishes a definition of poverty. It uses income thresholds based on household size; everyone who is in a household that is below the income threshold for that household size is considered to be living in poverty. In 2004, the most recent year for which county-level data is available, the poverty threshold for a single person under age 65 was \$9,645 per year, equivalent to \$804 per month. For a family of 4, including 2 related children, the poverty threshold was \$19,307 per year, equivalent to \$1,609 per month.

In West Virginia in 2004, 16.2 percent of residents were living in poverty. The poverty rate ranged from a low of 9 percent in Jefferson County in the Eastern Panhandle to a high of 33 percent in McDowell County in the south.

Housing affordability is determined by the relationship of housing cost to income. HUD considers housing to be affordable if it costs 30 percent or less of the renter's gross income. An area with very high average incomes can still be unaffordable if rents are typically very high; conversely, very low rents can be unaffordable in areas where incomes are low.

In prioritizing housing needs in the *HUD Consolidated Development Plan*, homeowners earning below 30 percent of median income and large, related renter families earning below 30 percent of median were the highest priority. Small, related renter families earning below 30 percent of median were a medium priority. Among homeless needs, assessment/outreach, emergency shelter, and permanent supportive housing for people with special needs were given medium priority. Transitional housing and permanent housing for people with special needs were given low priority.

B. Continuum of Care Narrative

The West Virginia Coalition to End Homelessness was founded in 2002 by homeless service providers throughout the State. Service providers solve the need for statewide seamless services availability for West Virginians who are currently homeless or in danger of becoming homeless. The Coalition consists of service providers who cover 44 of the State's 55 counties not already being served by the Continuums of Care in the larger metropolitan areas such as Charleston, Huntington, and Wheeling. To date the Coalition sites have brought over \$4 million in HUD funding to the State that would have otherwise been surrendered to other states and municipalities. The funded Coalition projects have added over 25 new emergency and transitional beds to the State's programs and another 22 permanent housing units are under development and/or operating.

The goals of the West Virginia Coalition to End Homelessness are to:

- Provide a variety of housing options, with services, for homeless individuals and families. Ensure the provision of adequate on site services.
- Prevent extremely low- and low-income families and individuals from becoming homeless.
- Address emergency shelter and transitional housing needs of homeless individuals and families with children.
- Help homeless persons, including persons with special needs, make the transition to permanent housing and independent living.
- To sustain and expand efforts to prevent homelessness, so that as few as possible individuals and families become homeless.
- To maintain and expand access of homeless persons to programs and services which can meet their basic human needs, so that to the extent that they are willing to accept such assistance, every homeless individual and family has, at a minimum, a safe place to sleep, food, clothing and necessary health care.
- To maximize the number of homeless individuals/families who, with the help of resources available through the West Virginia Coalition to End Homelessness are able to obtain housing and develop the necessary skills, resources and self-confidence to sustain that housing and maximize their self-determination.

It is estimated that on any given night, three-quarters of a million Americans are homeless. A quarter of these individuals are minors under the age of 18. Up to 2 million are homeless at some point each year. Substance use and homelessness are also closely associated with incarceration and involvement with the criminal justice system. Having a criminal history can make a person ineligible for many types of housing and services, as well as limit employment opportunities. Appropriate services and housing for people with histories of homelessness, mental illness, substance use, and/or incarceration can make a critical difference in improving health and quality of life. Individuals who have had histories of substance use, mental illness, and homelessness often need ongoing support services in order to maintain stable housing. People affected by these issues may need job skills training and ongoing support in order to obtain and maintain employment.

Homelessness in urban areas looks different from rural areas. While a person without a regular place to stay in an urban area may sleep in an emergency shelter or in a public place, people without a place to stay in rural areas are more likely to move in with friends or family until they wear out their welcome, then move into a shelter not intended for permanent habitation, including abandoned shacks, vehicles, and campgrounds. This means that people who are homeless in rural areas are less visible, making it difficult to estimate the true extent of rural homelessness.

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C. Leveraging Resources

The State of West Virginia through the Governor's Office of Economic Opportunity leveraged \$43,300 in ESG program funds towards the SHP application for the development and implementation of the Homeless Management Information System (HMIS). This was the only leveraging of the GOEO ESG funds.

D. Self Evaluation - Emergency Shelter Grants Program

The purpose of this program is to help improve the quality of emergency shelters for the homeless in the State of West Virginia by assisting in: establishing programs for the homeless; making available additional emergency shelters; contributing to the development of transitional and supportive housing; helping to meet the capital cost of rehabilitating structures for use as emergency shelters and transitional housing; and providing direction on how to receive essential social services for people who are homeless so that these individuals have access to safe, decent and sanitary shelter services and other types of assistance needed to improve their current socioeconomic condition.

The Governor's Interagency Task Force on the Homeless was established on September 4, 1987, by Executive Order 12-87 to coordinate the development and delivery of programs for the homeless in West Virginia. The objectives of the Task Force are to improve existing programs and services, initiate new programs and services, and to enhance cooperative efforts among agencies in State government for the benefit of the homeless in the State. The Task Force also serves as the review committee for the projects submitted for funding consideration under the West Virginia Homeless Shelters Program.

The West Virginia Homeless Shelters Program (WVHSP) was established to expand opportunities for providing shelter for the homeless and to expand the State's existing Emergency Shelter Grants (ESG) Program by including activities and resources of the Office of Economic Opportunity (GOEO), the West Virginia Housing Development Fund, the Department of Health and Human Resources, the Department of Education, and other agencies.

The WVHSP is funded from three sources:

- 1. Emergency Shelter Grants Program (funded through the Office of Economic Opportunity)**
- 2. West Virginia Housing Development Fund and the Office of Economic Opportunity**
- 3. Department of Health and Human Resources, and other agencies**

1) Are the activities and strategies making an impact on the identified needs?

Yes.

2) What indicators would best describe the results?

Positive outcomes for the ESG program would include numbers of people served moving from emergency shelter through the homeless continuum of care into transition housing (if needed) then on to permanent housing with the ultimate outcome being completely self-sufficiency.

3) What barriers may have a negative impact on fulfilling the strategies and overall vision?

The lack of available funds. The ESG program needs to expand to offer funding to any eligible entity. Presently, this causes a hardship to both the shelters already funded as there is no way to fund new shelters without cutting the funding of those already funded, and to the new or previously unfunded shelters as they cannot receive adequate funding to build capacity.

E. Use of ESG funds


IDIS report is available at the GOEO office for review.

SECTION 5

CITIZEN PARTICIPATION INFORMATION



MEMORANDUM

TO: West Virginia Newspapers
FROM: Jeanna Bailes/Amanda McNealy 
DATE: August 17, 2009
RE: INSTRUCTIONS FOR PUBLICATION OF PUBLIC NOTICES (DISPLAY AD)

=====
Please publish the attached advertisement **one time, preferably in the morning paper**, on Sunday, August 23, 2009. The dimensions should be no larger than **3 columns x 6.5 inches** in the main body of the newspaper with a border. We ask that costs are kept to a minimum. **In addition, the attached Fair Housing Symbol must be included near the bottom of the notice.**

Our office is required to obtain a proof and price **prior** to publication. Please provide this information to Amanda McNealy by email at amanda.m.mcnealy@wv.gov, phone at (304) 558-2234, or fax at (304) 558-3248.

Note: This is not a legal ad - This must be a display ad.

Please render your invoice after publication as follows:

1. **Invoice** – Original and three (3) copies showing date, number of words, the rate per word, as well as your Federal Employment Identification Number.
2. **Certification of Publication** – Original and three (3) copies, with a newspaper clipping attached to each. All certifications must be fully executed.

The above steps must be taken before your invoice can be paid by the state. Please submit invoice to:

Ms. Amanda McNealy
Community Development Division
West Virginia Development Office
State Capitol Complex
Building 6, Room 553
Charleston, West Virginia 25305-0311

JB/amm
Attachments

PUBLIC NOTICE

STATE OF WEST VIRGINIA CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT DRAFT

As required by Section 104(d) of the Housing and Community Development Act and 24 CFR Part 91.115(d), the State is providing opportunity to comment on the Consolidated Annual Performance and Evaluation Report concerning the use of Small Cities Block Grant (SCBG), Emergency Shelter Grant Program (ESGP), and the Home Investment Partnership Program (HOME) funds made available to the State from July 1, 2008, through June 30, 2009 (Federal Fiscal Year 2008). A 15-day review and comment period begins on September 8, 2009, and concludes on September 22, 2009.

The Community Development Division of the West Virginia Development Office, the Office of Economic Opportunity, and the West Virginia Housing Development Fund have prepared a draft of the FY2008 Annual Performance Report. Beginning September 8, 2009, this report may be reviewed on-line at www.wvdo.org/community/appforms.html under HUD Consolidated Plan and Executive Summary or at the following locations during normal business hours:

West Virginia Development Office
State Capitol Complex, Building 6, Room 553
Charleston, West Virginia 25305-0311
Telephone and TDD (304) 558-2234

Governor's Office of Economic Opportunity
950 Kanawha Boulevard, East, Third Floor
Charleston, West Virginia 25301
Telephone and TDD (304) 558-8860

West Virginia Housing Development Fund
814 Virginia Street, East
Charleston, West Virginia 25301
Telephone and TDD (304) 345-7631

To be considered in the final report, written comments must be received in the State Community Development Office by the close of business on September 22, 2009, at the above address (Attn: Jeanna Bailes—e-mail Jeanna.G.Bailes@wv.gov).

It is a policy of all of the above agencies not to discriminate on the basis of race, color, national origin, sex, religion, age, and handicapped status in employment or the provision of services.

NEWSPAPERS

Charleston-Gazette

Circulation: 50,317

Phone: 304-348-5100

Fax: 304-348-1233

Area: Kanawha Valley and surrounding areas

The Journal

Circulation: 23,000

Phone: 304-263-8931

Fax: 304-267-2903

Area: Eastern Panhandle

Wheeling New-Register

Circulation: 25,000

Phone: 304-233-0100

Fax: 304-233-0327

Area: Northern Panhandle

The Dominion Post

Circulation: 23,500

Phone: 304-292-6301

Fax: 304-292-3704

Area: North/Central

The Register-Herald

Circulation: 36,000

Phone: 304-255-4400

Fax: 304-255-4427

Area: Southern

The State Journal

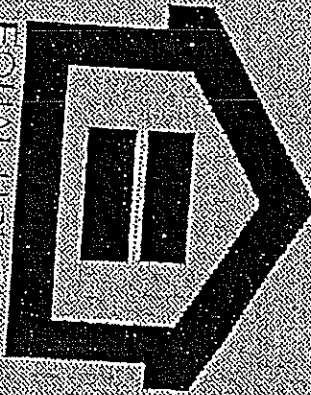
Circulation: 10,000

Phone: (304) 344-1630

Fax: (304) 343-6138

Area: Statewide

EQUAL HOUSING
OPPORTUNITY



No citizen comments were received.

SECTION 6

Update – Analysis of Fair Housing Impediments



WEST VIRGINIA DEVELOPMENT OFFICE

1900 Kanawha Boulevard, East • Charleston, WV 25305-0311
(304) 558-2234 • (800) 982-3386
www.wvopenforbusiness.com

September 22, 2009

Ms. Carole Boster
Equal Opportunity Specialist
United States Department of Housing
and Urban Development
405 Capitol Street, Suite 708
Charleston, West Virginia 25301

Dear Ms. Boster:

RE: Update to Analysis of Fair Housing Impediments

The West Virginia Development Office (WVDO) has implemented a number of programs and policies to reduce impediments to fair housing:

Impediment #1: The lack of understanding by project administrators, units of local government, architects, contractors, and citizens to the Accessibility Requirements in the Fair Housing Amendments Act of 1988.

Action: WVDO has mailed the packet of information you furnished our office to all of the Regional Planning and Development Councils in West Virginia. The cover memo explains the need to disseminate this information to all of the units of local government in their region and requests that each unit of local government disseminate this information to local architects and contractors involved in public or private community projects.

Impediment #2: The lack of affordable housing in West Virginia.

Action: All of the SCBG funds allocated through our office serve to stabilize and revitalize low-to moderate-income neighborhoods and communities throughout West Virginia, which has a beneficial impact on the provision of affordable housing. In addition, the WVDO partners with the West Virginia Housing Development Fund on the provision of affordable housing. Recent examples of our commitment include the funding for the design of a local sewer system for a low-income residential area in Tucker County which was under decree to correct an environmental finding. This new sewer system will alleviate the need for 60 low-income families to relocate in Tucker County. Also, SCBG funds were combined with the Army Corps of Engineers funds to assist in the relocation or removal of houses in the floodway in McDowell County.

Impediment #3: Lack of transitional and permanent supportive housing for homeless persons and families in West Virginia.

Action: The WVDO partners with the West Virginia Housing Development Fund and the Office of Economic Opportunity to provide housing and supportive services to the homeless in West Virginia. A recent example of our commitment is the funding for a small town transitional housing development, which involved Small Cities Block Grant and HOME funds. The Housing Development Fund continues to finance the construction of transitional and permanent supportive housing in conjunction with the HUD SHP grant program. Funds are provided to homeless housing providers through both the federal HOME Program and State Special Needs Program. In addition, we provided emergency assistance to several communities during the 2000 and 2001 floods to serve the transitional housing needs of displaced persons and families.

Impediment #4: Zoning ordinances that could adversely affect affordable residential construction or rehabilitation.

Action: The WVDO has provided, and will continue to provide, funding to units of local government for updates to comprehensive plans through the Small Cities Block Grant Program. Our staff will provide any unit of local government necessary technical assistance to ensure their project success.

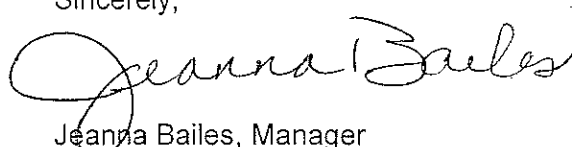
Impediment #5: Lack of land use planning and zoning for small units of local government that could adversely affect affordable residential construction or rehabilitation.

Action: The WVDO maintains a loan-based resource library of American Planning Association publications to assist units of local government with land use and land development matters. This information and staff planning assistance is available to any unit of local government endeavoring to address housing and land use issues.

The WVDO is committed to ongoing efforts to reduce and eliminate impediments to fair housing in West Virginia. This document is now part of the Consolidated Action Plan and CAPER and will be updated annually. I appreciate your continued assistance to our office.

Please contact me at (304) 558-2234 if you have any questions or require additional information.

Sincerely,



Jeanna Bailes, Manager
Project Development Division

JB:mb

cc: Bob Cary
Julie Haden

SECTION 7

IDIS SUMMARY REPORT

Due to the size of the IDIS Summary Report, it may be provided upon request.