



COMMUNITY DEVELOPMENT
OFFICE

The City of Morgantown

389 SPRUCE STREET
MORGANTOWN, WEST VIRGINIA 26505
(304) 284-7508

March 19, 2014

To: Jeff Mikorski, City Manager

From: David Bott, Community Development Administrator

Re: 2014 – 2019 CDBG Consolidated Plan

The 2014 funding has not been allocated yet therefore, the current draft of the 2014 Action Plan is based on the 2013 allocation.

The 2014 Action Plan has been summarized in a standard format to help Council understand how the funding is being allocated.

Both documents are being provided to Council.

Community Development Block Grant 2014 Annual Action Plan

Draft

Community Development Office
389 Spruce Street
Morgantown, WV 26505
304-284-7508
304-284-7430 (Fax)

Source of Funds

The City of Morgantown CDBG Entitlement is anticipated to be \$348,385. An additional amount of \$8,032 from previous allotments will be used bringing the 2014 fiscal year funding to \$356,417. The U. S. Department of Housing and Urban Development regulations require the City of Morgantown to verify that all funds are utilized within the corporate limits of the City of Morgantown, or with support agencies that provide 51% of their services to City of Morgantown residents. The Morgantown Housing Authority also anticipates \$29,390 in program income. Total available funding for 2014 is \$385,807.

Description of Projects

Administration & Planning - \$71,283

CDBG Administration \$70,783

Activity: Administration
Source: CDBG Entitlement
National Objective: N/A
Regulation Citation: 570.206 (a)
Project # 2014-12

CDBG Administrative costs are necessary for project management, implementation, and inspection of the non-housing community development projects. Administrative costs include, but are not limited to, staff salaries and fringe benefits for one full-time staff member and a part-time or intern position, general operating supplies, environmental inspections, postage, mileage expenses, printing, miscellaneous services and charges, legal expenses, fees, travel and training, and dues and subscriptions.

City of Morgantown Human Rights Commission – \$500

Activity: Planning
Source: CDBG Entitlement
National Objective: L/M Income
Regulation Citation: 570.205(a) (3) (i)
Project: 2014-11

Public Service- \$ 53,462.56

Night Shelter Case Management Program - \$16,912.56

Activity: CDBG Public Services Sub-recipient

Source: CDBG Entitlement

National Objective: L/M Income Limited Clientele

Eligible Activity: Public Services

Regulation Citation: 570.201 (e)

Project # 2014-1

The Bartlett House, Inc. operates an emergency shelter/public inebriation service at the University Avenue location seven days week. The Bartlett House Emergency Shelter clients receive comprehensive case management and a service plan design to break the cycle of homelessness.

Milan Puskar Health Right, Inc. - \$12,000

Activity: CDBG Public Services Sub-recipient

Source: CDBG Entitlement

National Objective: L/M Income Limited Clientele

Eligible Activity: Health Facilities

Regulation Citation: 570.201 (c)

Project # 2014-3

Milan Puskar Health Right located on Spruce Street in downtown Morgantown will provide a Homeless Care Clinic at their location on Spruce Street. The most serious medical issues will be managed and a beginning strategy will be developed with the patient to address other illnesses or mental health issues. Each patient will be offered services for physical, mental and/or case management needs during the clinic visit as appropriate.

Morgantown Area Youth Services Project – \$11,950

Activity: CDBG Public Services Sub-recipient

Source: CDBG Entitlement

National Objective: L/M Income

Eligible Activity: Public Services

Regulation Citation: 570.201 (e)

Consolidated Plan Objective: Anti-poverty 3

Project # 2014-4

The Morgantown Area Youth Services Project operates under the fiscal administration of the Monongalia County Commission. MAYSP provides intervention services to youth and families primarily from low-income households that are experiencing delinquency and substance abuse problems. The proposed CDBG funded program would expand

services to reach low-income youth and families living in the City of Morgantown experiencing substance abuse and underage drinking problems.

Mountaineer Boys & Girls Club - \$12,600

Activity: CDBG Public Services Sub-recipient

Source: CDBG Entitlement

National Objective: L/M Income Limited Clientele

Eligible Activity: Public Services

Regulation Citation: 570.201 (e)

Consolidated Plan Objective: Anti-poverty 3

Project # 2011-5

The Project Learn initiative provides after-school and summer educational enhancement and tutoring activities to at-risk students ages 6-16. The program includes homework help, tutoring services, high yield learning activities, collaboration with schools, character education, and parental involvement. Prevention Programs are offered every day including the Smart Moves prevention program and character education. The Boys and Girls Club is available to the students during non-school days and through the summer. Project Learn with the Mountaineer Boys and Girls Club serves low and very-low income children in the City of Morgantown.

The Smart Moves and Fan Club help develop skills essential for transition between youth and adulthood. Family activities and meetings play a critical role in the program. Additionally, the program will include conflict resolution and anger management education.

Housing Programs - \$32,671

Home Rehabilitation Program Fairmont/Morgantown Housing Authority

Activity: Housing

Source: CDBG Entitlement

National Objective: L/M Income Housing

Regulation Citation: 570.202 (b) (9) (10)

Consolidated Plan Objective: Housing 1, 2, 3, 4, 5, 8

Project # 2011- 8

General Home Improvements

Assisting low-income homeowners make modest repairs to their homes. Qualified residents could apply for up to \$20,000 at 2% interest for up to 15 years. For elderly and disabled persons, this can be a forgivable loan with 20% forgiveness rate over 5 years. These improvements could include roof replacement, heating and cooling units, electrical of plumbing upgrades, windows, flooring, sidewalks, porches, siding, etc.

Rental Rehabilitation Program

Designed to increase the quality of non-student rental units in the City of Morgantown, Landlords will be able to apply for \$10,000 at 1% interest for 10 years to make modest renovations to their rental units. As an incentive to improve the appearance of the structure, participating landlords may be eligible for \$2500 grant for approved exterior improvements. Landlords must agree to rent to families with households income at or below 80% for the life of the loan. Dependent college students are not eligible residents.

Emergency Repair Program

Assisting low-income homeowners with the cost of repairs that may be viewed as emergency in nature and could threaten one's health and safety, Such conditions could include a leaking roof, busted pipes, faulty electric systems, broken furnace, etc. The Emergency Repair Program would provide a one-time grant of up to \$2,500 to make the home safe again.

Barrier Free Program

Assisting families with the necessary modifications or adaptations that will make their home livable as needs change. Many elderly or disabled persons run the risk of moving to assisted living facilities due to failing health or physical limitations. Adaptations may include installing grab bars, handicapped showers, modifying home entryways.

Lead Based Paint Assessment/Testing and Clearance

Federal law requires lead based paint intervention on federally funded housing programs over \$5,000. Morgantown Housing Authority will do lead based paint assessments, testing and clearance for projects as needed.

Down Payment Assistance Program

The Down Payment Assistance Program will assist low-income first time homebuyers with \$2,500 grant for down payment when purchasing property in the City of Morgantown. Homebuyers will need a 3-5 % down payment from savings, which could average \$2,778 for low-income household. By removing the down payment barrier, this grant could make the difference in a family's quest for homeownership.

Infrastructure -- \$195,000**Habitat for Humanity -- \$15,000**

Activity: Housing

Source: CDBG Entitlement

National Objective: L/M Income Housing

Regulation Citation: 570.202 (b) (9) (10)

Project # 2014-6

Monongalia County Habitat for Humanity will begin infrastructure work and construction of sidewalks Jerome Park Sub-Division project.

Habitat for Humanity -- \$5,000

Activity: Housing
Source: CDBG Entitlement
National Objective: L/M Income Housing
Regulation Citation: 570.202 (b) (9) (10)
Project # 2014-7

Monongalia County Habitat for Humanity will demolish a burned structure on Posten Avenue.

BOPARC Marilla Park ADA Accessibility - \$25,000

Activity: Marilla Park ADA Compliance
Source: CDBG Entitlement
National Objective: L/M Income Limited Clientele
Eligible Activity: Public Facility
Regulation Citation: 570.202 (b)
Project # 2014-9

BOPARC will use CDBG funds to address ADA compliance issues in the Marilla Park pool areas. Ramps will be constructed along with sidewalks.

City of Morgantown - \$120,000

Activity: Public Facility Improvements
Source: C.D.B.G. Entitlement
National Objective: L/M Income Limited Clientele
Eligible Activity: Public Facilities
Regulation Citation: 570.201 (c)
Project # 2014-10

The C.D.B.G. Program will provide \$120,000 for ADA infrastructure as part of The Streetscape Improvement project on Walnut Street. C.D.B.G. funds will be leveraging Department of Transportation and local funding.

Rehabilitation – \$34,000

Christian Help -- \$34,000

Activity: Electrical Wiring Replacement
Source: CDBG Entitlement
National Objective: L/M Income Limited Clientele
Eligible Activity: Rehabilitation
Regulation Citation: 570.202
Project # 2014-2

Christian Help, an agency serving low and very low-income individuals and families with emergency needs will repair and rehabilitate their building's electrical wiring. The project will include the replacement of existing wiring and installing a new amp 3Phase service, with disconnects fixtures and electric panels.

Geographical Distribution

Night Shelter Case Management Program, Project # 2014-1, is located in Census Tract 101.00 in the downtown Morgantown area.

Morgantown Area Youth Services Project, Project # 2014-4, this is a citywide program targeting low-income children and families.

Mountaineer Boys & Girls Club, Project # 2014-5, The Boys and Girls Club facility is located in downtown Morgantown on Spruce Street in Census Tract # 101.00.

BOPARC ADA Marilla Park, Project # 2011-11, located in Census Tract 109.01

Home Rehabilitation Program, Project #2011-7, The Housing Rehabilitation Programs are citywide by application targeting low and moderate-income individuals and families.

Monongalia County Habitat for Humanity, Inc, Project #2014-7, Posten Avenue, Census Tract 101.00

Monongalia County Habitat for Humanity, Inc, Project #2011-6, Jerome Park Sub-Division Design located in Jerome Park Census Tract 107.00

ADA Sidewalk Compliance #2014-10, Walnut Street, Census Tract 101.00

Homeless

The Bartlett House, Inc. operates an emergency shelter at the University Avenue location that currently opens seven days week. The Bartlett House Emergency Shelter clients receive comprehensive case management and a service plan design to break the cycle of homelessness. This program follows-up on the individual or family for a minimum of one year to ensure that the family or individual maintains an independent living status. Life Skills Training Classes and Substance Abuse Support Groups are offered on-site.

Milan Puskar Health Right located on Spruce Street in downtown Morgantown will provide a Homeless are Clinic each Wednesday for 48 weeks at their location on Spruce Street. The most serious medical issues will be managed and a beginning strategy will be developed with the patient to address other illnesses or mental health issues. Each patient

will be offered services for physical, mental and/or case management needs during the clinic visit as appropriate.

Anti-Poverty Strategy

The City continues to assist social service agencies with education, job skills training and after school programs for working parents. Programs with a direct impact to their client receive special attention as well as programs meeting the goals in the Consolidated Plan. Due to an increase in young adults becoming homeless emphasis was given to programs assisting youth and teenagers in this program year.

The Morgantown Housing Authority will assist families with the necessary modifications or adaptations that will make their home livable as needs change. Many elderly or disabled persons run the risk of moving to assisted living facilities due to failing health or physical limitations. Adaptations may include installing grab bars, handicapped showers, modifying home entryways.

Lead-Based Paint

Federal law requires lead based paint intervention on federally funded housing programs over \$5,000. Morgantown Housing Authority will do lead based paint assessments, testing and clearance for projects as needed.

Other Actions

The Down Payment Assistance Program will assist low-income first time homebuyers with \$2,500 grant for down payment when purchasing property in the City of Morgantown.

Monitoring

To ensure appropriate use of public dollars while maintaining a consistency with Federal program requirements and regulations, the City of Morgantown Community Development staff will plan, implement, and enforce a monitoring plan for each project. In addition, this monitoring plan will ensure satisfactory progress toward the Consolidated Plan goals, promote program accountability, and further demonstrate compliance with Federal requirements.

The Community Development staff will periodically conduct on-site monitoring of sub-recipient agencies. As stated in each contract, payment is made by reimbursement only. Quarterly reports and an end-of-year performance report are also required for each project. Staff will also work with the sub-recipients on a regular basis as a resource for

technical assistance in planning, implementation, project evaluation, and capacity building.

Citizen Participation

Summary of Public Hearing/Input and Approval Process

Community Development Director opens each meeting by providing information about the Community Development Block Grant Program and the expected funding levels. The discussion then turned to the status of the program year soliciting comments.

All meetings are published in local newspapers, Channel 15, and the City Web Site. Flyers were posted at sites around Morgantown to encourage low- and moderate-income individual participation. The City Administration for compliance with Federal regulations reviews the proposed projects.

Council Presentation

At the March 25, 2014 City of Morgantown City Council Committee of the Whole meeting, the CDBG proposed FY 2014 Action Plan was presented to the City Council. Council Meetings are public and televised.

30 Public Comment Period

The Draft FY 2014-2019 Consolidated Plan and 2014 Annual Action Plan for all agencies or groups receiving funding from the 2014 CDBG entitlement, begins a 30-day public comment period April 1, 2014 through April 30, 2014. During the public comment period, copies of the FY 2014-2019 Consolidated Plan and 2014 Annual Action Plan were available at City Hall, the Morgantown Library, and on the City's Web Site.

CDBG Technical Meeting

The November 19, 2013, CDBG Technical Meeting presented prior to the proposal kick off meeting giving prospective agencies an opportunity to explore their desire to pursue funding. CDBG National Objectives and the City's Consolidated Plan Goals and Strategies are gone over with explanation of eligible and non-eligible activities.

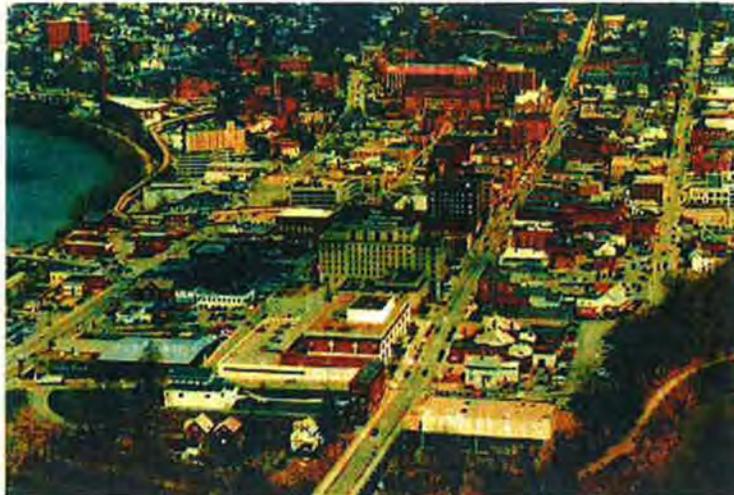
Fair Housing

The Community Development Office continues to work with community agencies to address and support Fair Housing actions.

City of Morgantown

DRAFT

FY2014-2019 Five Year Consolidated Plan And FY2014 Action Plan



Prepared by City of Morgantown
Development Services Department
389 Spruce Street
Morgantown, WV 26505
304-284-7405

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

This 2014-2019 Consolidated Plan describes the City of Morgantown's needs, resources, priorities and proposed activities to be undertaken with respect the 2014-2019 Community Development Block Grant (CDBG) Consolidated Plan. The Community Development Block Grant provides states and entitlement communities, such as Morgantown, with funding to support the development of viable neighborhoods and infrastructure that provide a suitable living environment. The U.S. Department of Housing and Urban Development (HUD) administers CDBG each year according to the Housing and Community Development Act of 1974, as amended.

The City of Morgantown shall provide citizens with an adequate opportunity for meaningful involvement and participation in the planning, implementation, and assessment of the CDBG program on a continuous basis. The City of Morgantown shall provide adequate information to citizens, hold public hearings at all stages of the planning process, obtain views and proposals of citizens on housing and community development needs, and provide citizens an opportunity to comment on the City of Morgantown proposal and community development performance.

The city's Development Services Department, Community Development Office is the lead agency overseeing achievement of the Consolidated Plan. The Consolidated Planning process actively involves the housing and community development organizations in the city, including the Morgantown Housing Authority, nonprofit providers of affordable housing, service providers to the city's low- income and special needs populations, advocates, and others.

HUD mandates that entitlement grantees submit a Consolidated Plan every 3-5 years. In addition, it requires that grantees prepare an Action Plan for each year based on the entitlement grant to be received and community input of priority needs. There must also be a Consolidated Annual Performance & Evaluation Report filed after each program year concludes. The City of Morgantown has participated in CDBG as an entitlement city each year between 2004-present. The City of Morgantown receives CDBG funding using a formula that takes into consideration the housing, population and poverty situations of each city, and HUD calculates the amount received each year internally. Hence, the amount of CDBG funding received each year varies. In order to receive CDBG funding a grantee's Consolidated Plan must be approved by HUD.

The purpose of CDBG is to support the development of viable urban communities through 1) *Securing decent housing*, 2) *Providing a suitable living environment*; and, 3) *Expanding economic development*.

This Consolidated Plan was developed through public hearings, the use of existing data from previously approved plans and studies, through consultation with a wide variety of local non-profit agencies, and discussions with City of Morgantown departments. The City held public hearings during the development of this Consolidated Plan. For-profit, non-profit, community and faith-based organizations were engaged several times throughout the year to assess city needs and priorities. Several meetings and discussions were also held with relevant city departments and public agencies in Morgantown.

Background

Currently, Morgantown has a population of more than 31,000 people, while the enrollment of West Virginia University, the state's flagship institution of higher education, has ballooned to more than 30,000 students with a goal of reaching an enrollment of more than 35,000 by 2020. Now Morgantown's largest public employer, W.V.U. has doubled in size nearly 2.5 times since the mid-1960s. Morgantown's economy is now based around medical, cultural, and commercial businesses, as each new industry has allowed Morgantown to become a hub of the North-Central West Virginia region. Business development and expansion rates of growth within the city have also followed the growth of the university. Morgantown and Monongalia County have become one of the fastest growth sites within the state and the county has been the only county in the northern part of the state to see population growth over the last twenty years. Major city employers currently include: the National Institute of Occupational Safety and Health (NIOSH), Mylan Pharmaceuticals, West Virginia University and the coal and construction industries.

The first permanent settlement was established by Zackquill Morgan and his brother David, the sons of the first permanent West Virginia settler, Morgan Morgan. In 1766, Morgan, after several attempts was finally able to obtain Thomas Decker's land patents and he built log cabins and two forts at the mouth of Decker's Creek, where it dumps into the Monongahela River. Zackquill Morgan was a veteran of the Revolutionary War, attaining the rank of Colonel by the end of the vital struggle.

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

Homelessness

Work to tie special needs services to affordable housing development and/or job creation for special needs populations, particularly individuals with substance abuse problems, individuals with severe,

persistent mental illnesses, and homeless families. Prioritize activities that help individuals move toward self-sufficiency.

The outcome will be to move individuals and families out of homelessness in the same time prevent fewer people from experiencing homelessness.

Anti-Poverty

Individuals living on the threshold of poverty are faced with a collection of obstacles that prevent them from escaping their situation. Some may need adequate affordable housing, job skills training, day care for children, treatment for medical or substance abuse issues or they may be children and adults with educational needs.

The outcome desired will be to fund supporting agencies that are identifying and resolving barriers to independent living and promoting self-sufficiency for individuals and families of low- to moderate-income.

Housing

Affordable housing emerged, as a priority need. Affordable housing related needs were frequently mentioned in the public hearings, survey respondents felt that there was insufficient affordable housing in the city, affordable housing was mentioned frequently and interviewees consistently returned to the theme of affordable housing. The root causes identified for the affordable housing shortfall in Morgantown is raising home costs driven by limited housing and student housing purchases and high land costs.

The outcome is to develop a housing program that addresses a broad spectrum of needs for housing; rehabilitation, affordable housing, affordable rental units and homeownership.

Infrastructure

Support improvements on neighborhood and downtown sidewalk and infrastructure changes that would make accessibility possible and an improved quality of life.

On Saturday February 1, 2014, the Community Development Office made available a survey on *Survey Monkey* of the priority needs in the community for the Community Development Block Grant funding. The survey was made available to social service agencies and their clients, local businesses and the Chamber of Commerce, City Departments and interested individuals.

3. Evaluation of past performance

The City of Morgantown has allocated its CDBG funds based on: principally benefiting Low/Mod income persons; or an activity in which predominantly low- and moderate-income areas or which has a presumed benefit; or an activity with an income requirement of low- and moderate income persons.

- o Affordable/Accessible Housing is the first unmet need in Morgantown and may provide a challenge for individuals who may have limitations because of age, mental or physical disabilities, substance abuse and HIV/AIDS. Barriers to independent living are varied from affordable housing and rents, accessibility in multi-unit rental property, rehabilitation and retrofitting for those who own their homes.

- o Assisted Living also presents an issue for individuals who may be living independently but requires assistance with daily activities or travel outside their home.

- o Transportation is a challenge for many for various reasons.

- o Adequate level of care for the elderly, substance addicted individuals and persons living with HIV/AIDS is another underserved need in the City.

- o Employment and Job Training is an underserved need identified as many individuals dealing with limitations found in this subgroup do not have the requisite skills to obtain or maintain employment.

- o The reduction in Federal CDBG funds reduces the City's financial resources to meet the underserved needs in Morgantown. Since 2004 the funding for the City of Morgantown's Community Development Block Grant funding has decreased from \$675,000 to \$348,875. As the funding levels decreased the ability to accomplish all the goals diminished. However, the core values of the CDBG program, housing, assisting low and moderate income individuals and families has been maintained. The Housing Rehabilitation program has been one of the most needed and successful projects utilizing CDBG funding.

Infrastructure needs in the community to improve Americans with Disabilities Act accessibility and sidewalks continue. Infrastructure is second only to housing in funding from the City of Morgantown's CDBG grant. Public facilities and parks need updated accessibility improvements to meet the changes in the 2010 amendments to the ADA.

Homelessness is still prevalent in Morgantown as in many communities. With the passage of the HEARTH Act, the homeless providers community organized and plan through the Homeless Task Force resulting in an umbrella organization the Homeless Coordinating Council. The Homeless Coordinating Council is working to meet the changes requiring rapid rehousing.

4. Summary of citizen participation process and consultation process

The City of Morgantown held a number of public and individual agency meetings concerning the development of the Five-Year Consolidated Plan.

- November 19, 2013 An advertised Public Hearing, postings were made in the Dominionb Post Newspaper, on social media, the City's television channel 15 and the City's Web Page.
- December 9, 2013 the Neighborhood Coordinating Council meeting
- January 7, 2014 The Homeless Coordinating Council Meeting
- January 13, 2014 The Fairmont-Morgantown Housing Authority
- January 23, 2014 Community Housing Agency Partnership meeting

Discussions were held concering the planning process and needs of the community.

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**CITY OF MORGANTOWN, WEST VIRGINIA
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
NOTICE OF PUBLIC HEARING AND
DISPLAY OF THE C.A.P.E.R.**

**FY 2012 CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT (C.A.P.E.R.)**

In accordance with Title I of the National Affordable Housing Act of 1990, P.L. 101-625, the City of Morgantown has prepared its Fiscal Year 2012 Consolidated Annual Performance and Evaluation Report (C.A.P.E.R.) for its Community Development Block Grant Program (CDBG). This report describes the level of housing assistance and other community development activities designed to benefit low- and moderate-income persons and households through various federal funding programs during Fiscal Year 2012 (July 1, 2012 through June 30, 2013).

The City will hold a public hearing on Tuesday, September 24, 2013 at 10:00 A.M., prevailing time in the Public Safety Building, 300 Spruce Street, Morgantown, WV. If special arrangements are needed, please call Mr. David Bott, Director, Community Development Office, City of Morgantown, at (304) 284-7508 to make those arrangements.

The purpose of the public hearing will be to obtain citizens comments on the C.A.P.E.R. document. All comments will be incorporated into the final C.A.P.E.R. document.

The City of Morgantown intends to submit the FY 2012 C.A.P.E.R. to the U.S. Department of Housing and Urban Development on or before September 30, 2013.

Copies of the FY 2012 C.A.P.E.R. are available for public viewing beginning Tuesday, September 10, 2013 through Tuesday, September 24, 2013 at the following locations:

City of Morgantown's web page: www.morgantown.com

<p>Community Development Office 389 Spruce Street Morgantown, WV 26505</p> <p>BOPARC Senior Center 287 Eureka Drive Morgantown, WV 26505</p>	<p>Morgantown City Library 373 Spruce Street Morgantown, WV 26505</p> <p>BOPARC Office Marilla Park Morgantown, WV 26505</p>
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All interested persons are encouraged to review the FY 2012 C.A.P.E.R. Written comments on the C.A.P.E.R. will be considered until September 24, 2013. Written comments should be addressed to Mr. David Bott, Director, Community Development Office, 389 Spruce Street, Morgantown, WV 26505.

City of Morgantown

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The City received three written comments concerning the development of the Consolidated Five-Year Plan.

Milan Puskar Health Right

- Focus on issues of those experiencing homelessness
- Medical, mental health, and substance abuse needs
- The need for affordable housing for both low income and moderate income residents of Morgantown

The Human Rights Commission for the City of Morgantown

- Conduct a citywide needs survey on human rights and inclusivity in the City
- Update the City's Affirmative Action Plans
- Compliance with Fair Housing within the City

Habitat for Humanity for Monongalia County

- The City of Morgantown should become a Participating Jurisdiction for HOME funding
- Mon Co. Habitat would become a HOME CHDO (Community Housing Development Organization)

**Hearing on the Community Development Block Grant Consolidated Plan
At the Morgantown City Hall
November 19, 2013**

My name is Don Spencer, Chair of the City of Morgantown Human Rights Commission (HRC). I appreciate this opportunity to participate in this hearing. The HRC is working this fiscal year on three major projects: 1) conducting a city wide need survey on human rights and inclusivity needs in the City of Morgantown – a process which is being partly supported by CDBG funds; 2) updating the City of Morgantown's Affirmative Action Plans; and 3) supporting increased compliance of the Fair Housing Act within the City of Morgantown.

Other significant needs which fall within the purview of the CDBG Consolidated Plan and which need sustained funding support are related to a significant lack of affordable housing within the City. As a university city, affordable housing is in very short supply in as much as the housing market is based on being able to obtain higher rent incomes from university personnel and students. Many trained professional, service, commercial and caretaking personnel are forced to live in adjoining counties and states and commute long distances – often on dangerous rural roads in inclement weather and darkness – to maintain employment in Morgantown work site locations.

Due to these conditions, it continues to be vitally important that CDBG funding be available to the Housing Authority and Habitat Humanity to support loans and grants for construction, rehabilitation, and repair of affordable housing units within Morgantown itself where many area work sites – such as the hospitals, the university, and several commercial districts – are located.

As an area regional resource center, Morgantown becomes an important haven for homeless persons – many of whom are veterans, persons with disabilities, and single parents with children. Support for these persons – most of whom are now in some form of difficult transition – is an important concern for the community. A Morgantown/Monongalia County Task Force on Homelessness has provided excellent research, planning and leadership relating to services, case management and facilities for homeless persons, and the Task Force needs continued support in CDBG funds to continue its progress.

The CDBG community development funding has been utilized to enable non-profit and volunteer supported health and human services agencies to assist low-income and moderate income persons who are struggling to make ends meet and/or to cope with medical and/or other impairment conditions. It is very important that this support continue and be increased if possible due to growing populations and growing needs.

In as much as Morgantown is an older river city where there are deficient connecting sidewalks located throughout the city which make walking to employment and service destinations – as well as to transit stops - difficult and dangerous, it continues to be

Human Rights Commission Comment

City of Morgantown
CDBG Grant Program
Public Comment Form

Name: Laura Jones, Executive Director MPHR and City Resident
Address: 309 Wagner Road, Morgantown
Contact Information (phone or email) laurajonesmphr@hotmail.com

Overall, what comments do you have regarding the Community Development Block Grant?

I think our community needs to continue to focus on the issues of those experiencing homelessness—both sheltered and unsheltered residents. The medical, mental health and substance abuse needs of this population is of great concern. Despite some of these folks now having access to expanded Medicaid many need support to access the health care system and they are more likely than others to end up using the emergency room for medical care.

The ongoing support of the Health Right homeless medical services can assist with these issues. We can see patients with Medicaid through a Health Care for the Homeless grant in collaboration with Valley Health, a Federally Qualified Health Center in Huntington, WV. Health Right provides outreach services, intends to increase partnerships with the MUSHROOM Project and to continue to provide medical case management and do SOAR applications for homeless citizens with dual diagnoses and who score high on the vulnerability scale.

As an agency, Health Right is also committed to the idea that "housing is healthcare" and to that end will continue collaborations with other local agencies to decrease homelessness in our community. This goal essentially improves the health, welfare and safety of our entire community. The community needs to identify a day space for people who are not allowed at the shelter as well as a cold shelter plan for those clients.

Ultimately, our community needs to address the need for affordable housing for both low-income and medium income residents of Morgantown. This is one of the biggest barriers to finding appropriate, safe housing not only for those who are homeless, but for those living on fixed incomes, disability

Public notification is given currently by Newspaper, Channel 15, E-mail, and the City's Web Page. Is there another outlet that you would like to see this information come from?

Facebook and Twitter.

Health Right Comment



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Dave Bott, Community Development Administrator
The City of Morgantown
389 Spruce Street
Morgantown, WV 26501

January 15, 2014

RE: City of Morgantown Home Fund Utilization Questions

Dear Dave,

I am writing you today in response to your email regarding the partnership between the City of Morgantown and Mon County Habitat for Humanity, specifically the utilization of HOME funds. As to your specific questions:

- 1) The benefits to having the City of Morgantown, or similar consortium, serve as the Participating Jurisdiction are numerous. First off, by becoming a Participating Jurisdiction, Monongalia, Preston, and Taylor counties would ensure the funds that are "allocated" for these counties would actually be spent in and among them. Currently, all three counties are administered through the West Virginia Housing Development Fund. The Fund is the ad hoc agency which serves as the Participating Jurisdiction for counties across the state that are too small or too rural to be their own Participating Jurisdiction. Accordingly, they receive the funds for all of these counties and administer them as they see fit. Meaning, the Fund currently administers the funds that would be "designated" for Monongalia, Preston, and Taylor counties, but do not ensure these funds are spent in their designated counties.

In short, by becoming the Participating Jurisdiction, the City of Morgantown could ensure that HOME allocation provided for these three counties stays in these counties, creating more affordable housing, growing capacity for nonprofits, and overall providing additional support for Northern West Virginia.

Mon County Habitat for Humanity would benefit as well from this endeavor. As the designated CHDO for our proposed Participating Jurisdiction, we would be able to utilize at least the 15% set aside of HOME funds for the creation and development of affordable housing.

- 2) In terms of a CDBG allocation, our organization is highly interested in becoming a CHDO, especially in light of the potential set aside of CDBG funds in addition to the HOME funds mandatory set aside. Mon County Habitat for Humanity would like to see a 15-25 percent set aside of CDBG funds for use by CHDO's. Although we are likely the only CHDO that will access HOME funds from the city in the status quo, it is likely that other CHDO's, specifically the

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Habitat 1



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- 3) Fairmont Morgantown Housing Authority will seek these funds as well. Simply put, a set aside of CDBG funds for nonprofit utilization not only assists in the endeavor to eliminate substandard and unaffordable housing for low income families, but further promotes the work we are doing by funding more expensive facets of our business such as offsite improvements, infrastructure, and home owner occupied rehabilitations.
- 4) In terms of administrative costs, Mon County Habitat for Humanity does not see an additional increase in costs or a need to subsidize our administrative expenses through the HOME program. In short, being able to finance material costs, subcontracted labor, in house labor, and small tool procurement through HOME funds would be of a significant enough cost savings to our affiliate, that we see this as an overall financial gain for Mon County Habitat for Humanity. As you're aware, we sell every house we build at a loss, typically subsidizing the \$30,000 to \$40,000 of the cost of the home for our families. Our desire would be to utilize these funds in the form of subsidy given directly to the family in the form a "soft second" deed of trust at loan closing.

As far as administrative costs are concerned for the city, our research indicates that as the Participating Jurisdiction, the City of Morgantown would be able to allocate 10% of HOME funds awarded for administrative expenses. Those monies could hypothetically be used to cover back office support (your time, hiring an account manager to manage the financial side of the program) or field related expenses (inspections, vehicles, etc). As we've never utilized the HOME program, I'd encourage you to speak with the state HUD office for more detail on how to utilize the administrative funds associated with the HOME program.

As you're aware, we've recently hired Evan Zuverink as our Director of Operations. Evan comes from a background of program management and affordable housing development. Specifically, Evan worked at a CHDO and has managed single family detached and multifamily projects from conception to completion. If you have any logistical related questions, Evan is more than willing to discuss them in detail.

Should you have any questions about our comments, please do not hesitate to contact me.

In Partnership,

A handwritten signature in blue ink, appearing to read "Shawnda", written over a light blue circular graphic element.

Shawnda L. Cook
Executive Director
Mon County Habitat for Humanity

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Habitat 2



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Dave Bott, Community Development Administrator
The City of Morgantown
389 Spruce Street
Morgantown, WV 26501

January 13, 2014

RE: 2014-2019 Consolidated Plan

Dear Dave,

I am writing you today to express my excitement and support for the continued work we can do in partnership through the Community Development Block Program. Included with this letter you will find Mon County Habitat for Humanity's executed public comment form.

It is our sincere hope that this information will be helpful in assisting the City of Morgantown to identify projects and agencies which can effectively utilize these funds to address infrastructure, community, and affordable housing needs throughout the city.

As we discussed in our meeting on Friday, January 10th, Mon County Habitat for Humanity is highly interested in becoming a HOME CHDO in the event that the City of Morgantown would apply to become the Participating Jurisdiction for our affiliate. While this decision would ultimately require approval from our Board of Directors, I look forward to our continued dialogues to seeing this become a reality. I believe that the allocation of HOME funds for the City of Morgantown would be an obvious choice for the continued development of affordable housing, both rental and homeownership, for our city.

Should you have any questions about our comments, or if you would like to discuss moving forward with our CHDO designation, please do not hesitate to contact me.

In Partnership,

A handwritten signature in blue ink, appearing to read "Shawnda L. Cook".

Shawnda L. Cook
Executive Director
Mon County Habitat for Humanity

251 Don Knotts Blvd., Morgantown, WV 26501

Phone: (304) 292-0914 Fax: (304) 554-2111 www.moncountyhfh.org

Habitat 3

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

Consolidated Plan

MORGANTOWN

14

None

7. Summary

The City continues to provide support primarily in the areas of homelessness, anti-poverty and housing. Morgantown suffers a critical shortage of affordable housing for low and moderate families and individuals therefore, maintaining the housing stock and the construction of affordable housing are important.

The City of Morgantown has provided over 1 million dollars through the Community Development Block Grant to the Fairmont-Morgantown Housing Authority (FMHA) and Monongalia County Habitat for Humanity for housing in Morgantown. The FMHA provided grants and loans to owner occupied housing for rehabilitation, single and multi-unit rental rehabilitation, down payment assistance, emergency assistance and barrier free programs. Habitat for Humanity used the funding for property acquisition and infrastructure work.

Homelessness has received between \$350,000 to \$500,000 dollars to assist with eliminating homelessness in the community. The funding support ranges from shelter support to facility rehab of agencies providing critical services to the homeless.

Anti-poverty assistance primarily focuses primarily with agencies targeting youth and teens for educational, after school and substance abuse problems. The education, counseling and after-school programs continue to be a priority for the community. The Mountaineer Boys and Girls Club has an excellent success rate graduating 100% of the Club participants with 90% having a grade point average of "B" or higher.

Homelessness and preventing homelessness are especially important since 2008 with the turn in the economy. The numbers of individuals and families finding themselves homeless has increased increasing demand on the resources available in the City.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	MORGANTOWN	
CDBG Administrator		Development Services Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The City's Development Services Department is the Lead Agency that maintains and administers Morgantown CDBG funds and responsibilities, including completion of the Action Plan. The planning process actively encouraged participation of city housing and community service organizations, affordable housing providers, service agencies that assist the low- and moderate-income and principally low- and moderate-income clientele, advocates, and others. The City of Morgantown encourages citizens to provide input and participate in planning, implementation and assessment of the CDBG program. This Consolidated Plan is developed through public hearings, the use of existing data from previously approved plans and studies, consultation with a wide variety of local non-profit agencies, and discussions with other City of Morgantown departments. For-profit, non-profit, community and faith-based organizations were engaged several times throughout the prior year to assess city needs and priorities.

Consolidated Plan Public Contact Information

David W. Bott

389 Spruce Street Morgantown, WV 26505

Office phone: 304-284-7508

Email: dbott@cityofmorgantown.org

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Community Development Office held meetings with the general public, the Neighborhood Coordinating Council, The Fairmont-Morgantown Housing Authority, Monongalia County Habitat for Humanity, The Homeless Coordinating Council, The Community Housing Agencies Partnership and February 1 to February 28, 2014 a community survey through Survey Monkey. These meetings and surveys were held from November 2013 through February 2014.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City will collaborate with private non-profit social service agencies throughout the community to address anti-poverty programs. These organizations have many years of experience and service to the community in addressing the needs of the homeless, elderly, persons with disabilities, substance abuse, AIDS/HIV and their families. Their expertise and program development is critical in identifying and addressing these needs in the community.

Milan Puskar Health Right located on Spruce Street in downtown Morgantown will provide a Homeless Care Clinic at their location on Spruce Street. The most serious medical issues will be managed and a beginning strategy will be developed with the patient to address other illnesses or mental health issues. Each patient will be offered services for physical, mental and/or case management needs during the clinic visit as appropriate.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

In the spring of 2010, the Morgantown City Council and the Monongalia County Commission jointly approved the creation of a Task Force on Homelessness for the purpose of developing a community-wide plan to reduce homelessness.

While there is always a need for emergency services for those experiencing homelessness (food, shelter, clothing, etc.), the greater need today, and the main focus for the Task Force, is reducing the number of persons experiencing homelessness, through

- 1) prevention services that reduce the number of persons who become homeless, and
- 2) rehousing services that reduce the length of time that persons are homeless and increase the number of persons regaining housing.

Or more simply put, the goal is to reduce the number of people entering the system of homeless services

and increase the number of people exiting the system. The causes of homelessness are varied and complex.

In order to create a lasting solution to such a complex social problem, all organizations – service providers, government, business, law enforcement – need to coordinate their efforts and work together around a clearly defined goal. In order to achieve this goal, there is a need for a separate organization, Homeless Coordinating Council, whose sole purpose is to coordinate the community-wide efforts, develop a common agenda, assist in creating data sharing and measurement standards, facilitate continuous, open communication, and keep all agencies aligned with the common agenda.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Homeless Management Information System (HMIS) is a web-based software homeless assistance providers use to coordinate care, manage their operations, and better serve those at risk of or experiencing homelessness. Federal regulations now require all agencies offering homeless services to use HMIS, even if they are not receiving federal funds. This shared information system is the only way to ensure that the efforts of all agencies are coordinated. It is also necessary in order to have complete data by which to measure the outcomes of our efforts. Such measurements are a requirement for the community to assess its progress and to continue to receive federal funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	BARTLETT HOUSE INC.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Bartlett House provide emergency shelter, transitional housing and permanent housing for individuals and families finding themselves without housing. The participate in The Coordinating Council for Homelessness in Monongalia Coiunity
2	Agency/Group/Organization	BOPARC
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Senior Center, Day Camp
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	BOPARC provides recreational opportunities at the Wiles Hill Senior Center, and a day summer camp for low income children at Marilla Park.
3	Agency/Group/Organization	CHRISTIAN HELP, INC.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Christian Help provides programs, food pantry, women and mens closet, emergency financial assistance, job training and mentoring, to assist the homeless and very low income individuals and families.
4	Agency/Group/Organization	FAIRMONT MORGANTOWN HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Rehabilitation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Development Office met with the Fairmont-Morgantown Housing Authority discussing housing rehabilitation, down payment assistance, and rental housing rehab.
5	Agency/Group/Organization	MONONGALIA COUNTY HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Affordable Housing

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Development Office met with the Monongalia County Habitat for Humanity concerning the development of affordable housing and a Community Housing Development Organizations.
6	Agency/Group/Organization	MILAN HEALTH RIGHT
	Agency/Group/Organization Type	Services-homeless Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Milan Puskar Health Right located on Spruce Street in downtown Morgantown will provide a Homeless Care Clinic at their location on Spruce Street. The most serious medical issues will be managed and a beginning strategy will be developed with the patient to address other illnesses or mental health issues. Each patient will be offered services for physical, mental and/or case management needs during the clinic visit as appropriate.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

None

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

None

Narrative (optional):

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Prior to the submission of the Consolidated Plan or Action Plan to the Regional HUD office, the City of Morgantown shall hold a hearing to make available for comment and take into consideration those comments on the proposed Consolidated Plan or Action Plan. Citizens will be notified of this hearing through an ad placed in the Dominion Post at least 14 days prior to the hearing. The notice must include the date, time and location for the hearing, a brief description of the proposed plan and will state how persons with disabilities can make arrangements to participate. A summary of citizens' comments concerning the Consolidated/Action Plan will be summarized and attached to the amendment upon its submission to HUD. In addition, a written explanation of comments not accepted and the reason why these comments were not accepted, as stated in regulation 91.105(b)(5). The City will provide a minimum of a thirty day (30) public comment period prior to approval of plan and HUD submission.

General: The City of Morgantown shall provide citizens with an adequate opportunity for meaningful involvement and participation in the planning, implementation, and assessment of the CDBG program on a continuous basis. The City of Morgantown shall provide adequate information to citizens, hold public hearings at all stages of the planning process, obtain views and proposals of citizens on housing and community development needs, and provide citizens an opportunity to comment on the City of Morgantown proposal and community development performance. Nothing in these requirements, however, shall be construed to restrict the responsibility and authority of the governing body of the City of Morgantown for the development of the application and the execution of its Annual Action Plan.

The City of Morgantown's Community Development Office was the lead agency overseeing the citizen participation in the planning, implementation, and assessment of the 2012 Action Plan. The City encourages citizens to share their views on housing and community development needs and comment on the proposal and community development performance. As such, the City provides adequate information to citizens and holds public hearings in the planning process.

The Community Development Administrator opens each public meeting by providing information about the Community Development Block Grant Program and the expected funding levels. The discussion then turned to the status of the program year soliciting comments.

All meetings are published in local newspapers, Channel 15, and the City Web Site. Flyers were posted at web and public information sites to encourage low- and moderate-income individual participation. The City Administration for compliance with Federal regulations reviews the proposed projects

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	November 19, 2013 the City of Morgantown Community Development Office held a Public Hearing concerning the development of the 2014-2019 Consolidated Plan. 8 local social services agencies were represented with local television station WBOY Channel 12.	Three comments were received by the Community Development Office concerning the five-year plan.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	Neighborhood Coordinating Council	Regular monthly meeting of the City of Morgantown Neighborhood Coordinating Council, December 9, 2013. The attendees asked a number of questions about the process of funding projects with the Community Development Block Grant.	None	None	
3	Internet Outreach	Homeless Coordinating Council	11 attendees representing a number of the agencies providing services to the homeless in Morgantown.	Focus on the issues of those experiencing homelessness, decrease homelessness in the community and the need for affordable housing in the community.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Email	Housing Authority	3 Fairmont-Morgantown Housing Authority discussed the needs of housing in Morgantown.	Continue rehabilitation efforts and down payment assistance		http://www.fmhousing.com/
5	Email	Persons with disabilities Residents of Public and Assisted Housing Housing	24 individuals gathered to launch the Community Housing Agencies Partnership and explore solutions to housing in the Morgantown area.	How to engage housing partners, begin the effort to establish affordable housing.	None	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

African Americans are concentrated in the southern portion of the city, primarily in Census Tract 110, Block Group 3. It should be noted that this block group does extend outside the city boundaries. The Greenmont neighborhood, which was historically the city's segregated neighborhood, contains between 5 and 14 percent African American residents, which does not qualify as a concentration. Anecdotally, this neighborhood has begun to gentrify and has seen an increase in college students. Two block groups in the northern portion of the city contain concentrations of Asian residents.

According to the American Census Survey 2012, 34 percent of Morgantown residents live in poverty. This is much higher than both the state (17 percent) and national (14 percent) averages because of the large student population in the city. For example, as seen in Figure II-15, 18 to 24 year olds account for 83 percent of impoverished residents. When examining poverty by age group, other than college-aged residents, school-aged residents (aged between 5 and 17) had the highest poverty rate (14 percent), followed by 25 to 44 year olds (13 percent).

The West Virginia University student population contributes significant flyers to demographic characteristics of the City of Morgantown. Households in the community are 36% family and 64% non-family, only 6.2% are female head of households. Marital status also creates some anomalies 21.5% of the males are married and 22.5% of the females are married.

Other areas of importance to the social outcomes for the community include 35.2% of the population are grandparents raising grandchildren. Disabilities are greatest among the elderly, 38% of those over 65 have a disability.

Education is another area contributing to the social impact on the community. Those not having a high school diploma are 8.5% however, 47.6% have a college undergraduate or graduated diploma.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The number of new housing units required for households earning between 0% and 40% AMHI is 311, approximately 62 units per year. Some 67 units affordable to households earning between 41% and 60% AMHI will be needed, which equals 13.4 units per year. Additionally, 6.4 units are needed to meet the annual demand for renters earning between 61% and 100% AMHI. This equates to 32 units over the five-year period. Over the next five years when excluding the student population, there will be a surplus of 163 housing units affordable to households earning between 0% and 40% AMHI. Some 47 units affordable to households earning between 41% and 60% AMHI will be needed over the next five years, which equals just under 10 per year. Additionally, 6.4 units are needed to meet the annual demand for renters earning between 61% and 100% AMHI. This equates to 32 units over the five-year period. Based on a 2010 update of the 2000 Census, of the 30,923 total housing units in the market, 13.0% were vacant. In 2010, it was estimated that homeowners occupied 46.9% of all occupied housing units, while the remaining 40.1% were occupied by renters. By 2015, the percentage of rents is expected to be 39.5%. The share of renters is considered high as national statistics indicated that approximately one-third of all households are renters. However, the area is influenced by college students attending college.

The Fairmont/Morgantown Housing Authority currently manages 576 Housing Choice Vouchers in Monongalia County. Nearly 86% of these Vouchers are in use in Morgantown, with another 9.4% in Westover. The remaining 27 Vouchers are scattered throughout eight different communities. The waiting list for Housing Choice Vouchers is approximately 800 names long and has been at this level for several years. The fact that a waiting list exists indicates that there is an unmet need, since Housing Choice Vouchers pay rent that exceeds 30% of the household's income, households may be seeking a way to reduce their housing costs even though they are presently adequately housed.

Owner occupied housing units comprise 80.1% of the housing; vacant housing units comprise 19.9%. The housing built prior to 1969 comprises 63.6% of the housing in Morgantown. Housing cost for owners is less than 10% of household income is 52.1% while those households paying over 35% is only 6.6%. However, the rental market shows a mirror image, with households paying less than 15% at 12.4% while those renters paying over 35% of household income for rent at 55.8%. The student rental market is driving the rental cost.

Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	26,809	29,076	8%
Households	11,065	9,400	-15%
Median Income	\$20,649.00	\$25,495.00	23%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	3,100	1,155	1,265	525	3,350
Small Family Households *	245	224	285	115	1,795
Large Family Households *	10	0	0	30	135
Household contains at least one person 62-74 years of age	100	30	110	45	550
Household contains at least one person age 75 or older	55	155	210	100	325
Households with one or more children 6 years old or younger *	95	90	115	50	255
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2006-2010 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	25	0	0	0	25	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	10	0	0	10	20	0	0	0	20
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	1,625	410	100	0	2,135	115	55	30	10	210
Housing cost burden greater than 30% of income (and none of the above problems)	160	305	275	30	770	20	45	65	4	134

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	865	0	0	0	865	80	0	0	0	80

Table 7 – Housing Problems Table

Data 2006-2010 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,650	420	100	0	2,170	135	55	30	10	230
Having none of four housing problems	290	495	690	270	1,745	80	185	440	245	950
Household has negative income, but none of the other housing problems	865	0	0	0	865	80	0	0	0	80

Table 8 – Housing Problems 2

Data 2006-2010 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	130	125	19	274	55	40	14	109
Large Related	0	0	0	0	0	0	0	0
Elderly	25	45	65	135	35	35	19	89
Other	1,640	550	295	2,485	49	25	60	134

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	1,795	720	379	2,894	139	100	93	332

Table 9 – Cost Burden > 30%

Data 2006-2010 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	130	100	4	234	45	40	10	95
Large Related	0	0	0	0	0	0	0	0
Elderly	0	25	0	25	25	0	0	25
Other	1,505	285	100	1,890	45	15	20	80
Total need by income	1,635	410	104	2,149	115	55	30	200

Table 10 – Cost Burden > 50%

Data 2006-2010 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	0	10	0	0	10	0	0	0	0	0
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	0	0	0	0	20	0	0	0	20
Total need by income	0	10	0	0	10	20	0	0	0	20

Table 11 – Crowding Information – 1/2

Data 2006-2010 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

According to the 2010 Census, there are approximately 11,700 households in Morgantown. Two-thirds of those households are non-family households, which includes unrelated persons living together or individuals living alone. The remaining 33 percent of households are family households. Approximately 4 percent of households in Morgantown are comprised of single parent households with children.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

What are the most common housing problems?

The barriers to affordable housing that exist in Greater Morgantown are not uncommon in small to medium-sized communities. Challenges are rarely created by an unwillingness to engage in affordable housing development by either the public or the private sector, but the lack of resources required for successful developments to occur. This resource deficiency tends to manifest itself around three categories: production capacity issues, financial challenges or cost impediments to the individual(s) in the household.

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

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

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

The market-rate units were 96.6% occupied and the Tax Credit units were 100.0% occupied. The subsidized Tax Credit units are 91.7% occupied and the government-subsidized units are 99.6% occupied. This high occupancy rate among all subsidized projects indicates a high demand for lowest income housing.

Discussion

Increased demand is calculated by projecting household growth for six different income brackets, based on the Area Median Household Income (AMHI). The supply is calculated by examining the existing product affordable to income appropriate households and subtracting the percentage of the housing stock that will annually be removed from the local supply due to its functional obsolescence, which is defined as 2.5% of the housing stock building before 1970. Some demolitions are not regularly reported, this reasonably accounts for this share. Naturally it is possible households may continue to occupy this “substandard” housing. It should be noted that the student population represents a significant part of the population earning between 0% and 30% AMHI and has the potential to skew demand.

By definition, households include “all persons who occupy a housing unit,” which includes “any group of related or unrelated persons who share living arrangements.”⁴ In communities housing universities, such as Morgantown, households include students living together. As such, it is not surprising that a large discrepancy exists between the city’s median household income of \$26,641 and the median family income of \$67,949.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

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

Introduction

Section 8 Voucher Program. The FMHA follows standard HUD rules in administering its Section 8 Voucher program. For a family to qualify, their gross income must be considered “very low income” by HUD standards for the Morgantown area. Applicants must obtain and submit an application to one of the FMHA offices. Once the application has been submitted, applicants are put on a waitlist for one of the FMHA’s 503 Vouchers. According to the FMHA’s website, preference is given to families who have a disabled family member and families in federally declared disaster situations. Once an applicant has cleared the waitlist, their eligibility is verified with the FMHA and eligibility recipients are provided an orientation to further explain the program. The orientation is only offered in Fairmont. According to the FMHA, upon receipt of a Section 8 Voucher, Voucher holders have 60 days to find a rental unit. If recipients have not located a unit within the 60 days, they may file for one 60 day extension. This extension must be filed before the initial 60 day period has expired.¹ Families with a Voucher are responsible for finding their own rental unit. The FMHA maintains a list of landlords who have expressed interested in providing units to Section 8 recipients.

According to the 2010 Census, 4 percent of the city’s residents are African American; 13 percent of Voucher holders and 22 percent of waitlisted households are African American, indicating high participation in the Section 8 program by the city’s African American residents. Thirty-one percent of Voucher holders have disabilities, and more than half are families with children (57 percent).

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,945	160	895
White	1,775	160	830
Black / African American	129	0	25
Asian	25	0	25
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	15

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	960	350	0
White	825	275	0
Black / African American	55	30	0
Asian	20	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	45	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	485	720	0
White	460	640	0
Black / African American	0	0	0
Asian	25	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	10	0
Hispanic	0	4	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	135	475	0
White	105	440	0
Black / African American	15	15	0
Asian	0	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	10	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Although WVU provides a stabilizing force in the city, it also creates challenges for residents not associated with the university. The city’s housing market has developed almost solely to accommodate the demands of college students. Rental rates are high and apartment units contain amenities attractive to college students (e.g., gym, pools), rather than to families or permanent residents looking for long-term rental opportunities. Furthermore, new development has given little attention to overall accessibility and transit accessibility for seniors and persons with disabilities. Although not intentional, WVU has created housing challenges for Morgantown’s permanent residents.

To align with HUD’s definition of “disproportionate need,” concentrations occur when the percentage of residents of a particular racial or ethnic group is 10 percent or more than the community-wide average. For example, if 20 percent of residents in a particular Census tract are African American and African Americans comprise 10 percent of a community’s population overall, that Census tract contains a concentration of African American residents.

Using the above definition of concentration, block groups in Morgantown have a concentration if the following exists:

• An African American population proportion of 14 percent;

• An Asian population proportion of 13 percent or more; and

• A Hispanic population proportion of 13 percent or more.

Racial and ethnic data are displayed by Census block group. The following figures show both: 1) The overall racial composition of each Census block group; and 2) How the three distinct racial categories of persons are distributed throughout the city.

African Americans are concentrated in the southern portion of the city, primarily in Census Tract 110, Block Group 3. It should be noted that this block group does extend outside the city boundaries, and some African Americans not living within Morgantown may be captured in this analysis. The Greenmont neighborhood, which was historically the city's segregated neighborhood, contains between 5 and 14 percent African American residents, which does not qualify as a concentration. Anecdotally, this neighborhood has begun to gentrify and has seen an increase in college students. Two block groups in the northern portion of the city contain concentrations of Asian residents.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

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

Introduction

African Americans are concentrated in the southern portion of the city, primarily in Census Tract 110, Block Group 3. It should be noted that this block group does extend outside the city boundaries, and some African Americans not living within Morgantown may be captured in this analysis. The Greenmont neighborhood, which was historically the city's segregated neighborhood, contains between 5 and 14 percent African American residents, which does not qualify as a concentration. Anecdotally, this neighborhood has begun to gentrify and has seen an increase in college students. Two block groups in the northern portion of the city contain concentrations of Asian residents.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,760	340	895
White	1,620	315	830
Black / African American	129	0	25
Asian	15	15	25
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	15

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	425	885	0
White	385	715	0
Black / African American	10	80	0
Asian	20	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	30	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	155	1,055	0
White	145	965	0
Black / African American	0	0	0
Asian	10	60	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	10	0
Hispanic	0	4	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	45	560	0
White	45	495	0
Black / African American	0	30	0
Asian	0	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	10	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

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

Introduction:

According to the 2010 Census, 4 percent of the city’s residents are African American; 13 percent of Voucher holders and 22 percent of waitlisted households are African American, indicating high participation in the Section 8 program by the city’s African American residents. Thirty-one percent of Voucher holders have disabilities, and more than half are families with children (57 percent).

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	5,200	1,249	2,340	915
White	4,660	1,090	2,155	850
Black / African American	165	65	139	25
Asian	230	25	35	25
American Indian, Alaska Native	15	0	0	0
Pacific Islander	10	0	0	0
Hispanic	85	30	15	15

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2006-2010 CHAS

Discussion:

The market-rate units were 96.6% occupied and the Tax Credit units were 100.0% occupied. The subsidized Tax Credit units are 91.7% occupied and the government-subsidized units are 99.6% occupied. This high occupancy rate among all subsidized projects indicates a high demand for lowest income housing.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

To align with HUD’s definition of “disproportionate need,” concentrations occur when the percentage of residents of a particular racial or ethnic group is 10 percent or more than the community-wide average. For example, if 20 percent of residents in a particular Census tract are African American and African Americans comprise 10 percent of a community’s population overall, that Census tract contains a concentration of African American residents.

Using the above definition of concentration, block groups in Morgantown have a concentration if the following exists:

- An African American population proportion of 14 percent;
- An Asian population proportion of 13 percent or more; and
- A Hispanic population proportion of 13 percent or more.

Racial and ethnic data are displayed by Census block group. The following figures show both: 1) The overall racial composition of each Census block group; and 2) How the three distinct racial categories of persons are distributed throughout the city.

African Americans are concentrated in the southern portion of the city, primarily in Census Tract 110, Block Group 3. It should be noted that this block group does extend outside the city boundaries, and some African Americans not living within Morgantown may be captured in this analysis. The Greenmont neighborhood, which was historically the city’s segregated neighborhood, contains between 5 and 14 percent African American residents, which does not qualify as a concentration. Anecdotally, this neighborhood has begun to gentrify and has seen an increase in college students. Two block groups in the northern portion of the city contain concentrations of Asian residents.

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

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

African Americans are concentrated in the southern portion of the city, primarily in Census Tract 110, Block Group 3. It should be noted that this block group does extend outside the city boundaries, and some African Americans not living within Morgantown may be captured in this analysis. The Greenmont neighborhood, which was historically the city’s segregated neighborhood, contains between 5 and 14

percent African American residents, which does not qualify as a concentration. Anecdotally, this neighborhood has begun to gentrify and has seen an increase in college students. Two block groups in the northern portion of the city contain concentrations of Asian residents.

NA-35 Public Housing – 91.205(b)

Introduction

The City of Morgantown has no public housing

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	246	0	246	0	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	0	9,404	0	9,404	0	0	
Average length of stay	0	0	0	3	0	3	0	0	
Average Household size	0	0	0	2	0	2	0	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	23	0	23	0	0
# of Disabled Families	0	0	0	77	0	77	0	0
# of Families requesting accessibility features	0	0	0	246	0	246	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	211	0	211	0	0	0
Black/African American	0	0	0	33	0	33	0	0	0
Asian	0	0	0	1	0	1	0	0	0

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	0	1	0	1	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	1	0	1	0	0	0
Not Hispanic	0	0	0	245	0	245	0	0	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

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

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Morgantown has worked closely with the homeless service providers within the city to identify and resolve issues of homelessness within the community. The Community development Office has taken an active role in establishing the "Point-in-Time" count annually and securing funding for shelters and services. Currently the Community Development Office Administrator serves as President of the BOD for the West Virginia Coalition to End Homelessness. The focus of the statewide effort is to get all providers statewide on the HMIS system and establish a data warehouse.

Homelessness is one of the most pressing issues facing modern developed societies everywhere. In order to deal with this issue, the very concept of homelessness needs to be addressed and understood. In fact, there are an increasing number of attempts, both public and private, to address temporary housing as well as a permanent shift from homelessness into self-reliability. Homelessness has always been a national issue, and recent studies indicate that the problem could be more prevalent than we ever thought. Combating and addressing homelessness is more important now than ever before. Homelessness is a community issue and can best be addressed with broad community involvement.

Homelessness is the evidence of a larger systematic social problem. It is convenient to call them homeless and stereotype the situation with generalizations about their plight. It is easier to believe drugs, alcohol or laziness are the underlying factors contributing to their homelessness. This way we can walk past them or ignore them with a feeling of justification. However, those problems are not unique just to the homeless. This Legislative session, for the first time, will give serious consideration to drug abuse statewide.

Chronic homelessness numerous times has drugs or alcohol as the underlying factors as one of the conditions of homelessness but many problems contribute to homelessness. Economics, low paying jobs, unemployment, transportation, social and mental disorders all contribute to individuals and families becoming homeless. The Bartlett House Homeless Shelter reported recently the numbers of families with children being homeless, is on the rise. This is an indicator the economy is having a larger role in homelessness.

Lack of affordable housing is the leading problem statewide in preventing getting the homeless from the streets. In a few large cities they found an investment in housing for the homeless has provided a 25% savings in the amount of funding needed to maintain the homeless on the street. Even the chronic homeless displayed an improvement in alcohol and substance abuse in the housing projects in these communities. As in these cities local government generally takes the lead in addressing the needs, but the problem belongs to the community and needs to be dealt with by the community.

The numerous service providers in Monongalia County and the increase in the number of persons experiencing homelessness in Monongalia County highlight the need. These 40 agencies are committed to the same goal: coming together to more effectively coordinate services to end and prevent homelessness in Monongalia County. Between 2009 and 2012, 1,773 unduplicated individuals received homeless services in Monongalia County. We know this number is incomplete because not all service agencies have begun using the Homeless Management Information System (HMIS) that tracks homeless services for providers across the State, including four of our major agencies - Health Right, Christian Help, Salvation Army, and Connecting Link.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	3	9	5	3	0	45
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	5	39	25	20	0	45
Chronically Homeless Individuals	20	0	10	10	20	365
Chronically Homeless Families	3	14	6	6	6	20
Veterans	2	6	0	0	0	0
Unaccompanied Child	1	10	0	0	0	0
Persons with HIV	2	2	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

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

There are approximately 12 homeless households with children.

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

Not separated by race or ethnicity.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

There are 22 chronic homeless, 43 were homeless more than two years, 34 longer than two years, the homeless are 75% male 25% female with 9% veterans.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The City of Morgantown has allocated its CDBG funds based on: principally benefiting Low/Mod income persons; or an activity in which predominantly low- and moderate-income areas or which has a presumed benefit; or an activity with an income requirement of low- and moderate income persons.

Affordable/Accessible Housing is the first unmet need in Morgantown and may provide a challenge for individuals who may have limitations because of age, mental or physical disabilities, substance abuse and HIV/AIDS. Barriers to independent living are varied from affordable housing and rents, accessibility in multi-unit rental property, rehabilitation and retrofitting for those who own their homes.

Assisted Living also presents an issue for individuals who may be living independently but requires assistance with daily activities or travel outside their home.

Transportation is a challenge for many for various reasons.

Adequate level of care for the elderly, substance addicted individuals and persons living with HIV/AIDS is another underserved need in the City.

Employment and Job Training is an underserved need identified as many individuals dealing with limitations found in this subgroup do not have the requisite skills to obtain or maintain employment.

The reduction in Federal CDBG funds reduces the City's financial resources to meet the underserved needs in Morgantown.

Describe the characteristics of special needs populations in your community:

There are 22 chronic homeless, 43 were homeless more than two years, 34 longer than two years, the homeless are 75% male 25% female with 9% veterans.

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

Population Served by the Bartlett House Morgantown's Emergency Shelter

	2011	2012	
Persons Served	478	663	28% increase
Consolidated Plan			MORGANTOWN

Under 18 42 85 51% increase

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

Discussion:

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Morgantown is not in need of public facilities. The public facilities are in need of ADA compliance improvements. Sidewalks need constructed and brought into compliance with the American's with Disabilities Act in all low-mod census tracts.

How were these needs determined?

The City did a study in the summer of 2013 to determine where the greatest need for public transportation access was needed. The plan identified eight areas of need in Greenmont, Wiles Hill and Woodburn neighborhoods.

Describe the jurisdiction's need for Public Improvements:

Many of the sidewalk and recreational facilities about forty plus years old. Most need general maintenance all need to be brought into compliance with the ADA.

How were these needs determined?

Describe the jurisdiction's need for Public Services:

How were these needs determined?

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Morgantown is the home of West Virginia University (WVU). The city's socioeconomic profile is heavily influenced by the student population, which reached nearly 30,000 in 2012. Incomes in the city appear low, poverty rates are high, the household composition is dominated by non-family households, and the proportion of residents with disabilities trails the state average. Therefore, aggregate statistics do not accurately reflect the characteristics of nonstudent residents in Morgantown, identifying the needs of local residents challenging.

Much of the stability in the city is attributed to its strong local economy rooted in WVU. In December 2009, the Morgantown Metropolitan Statistical Area (MSA) boasted the lowest unemployment rate in the U.S. In the last five years, unemployment rates have trailed state and national unemployment rates by notable margins. The city's diverse economy contains many jobs in industries that are considered recession-resilient, such as education and government.

Although WVU provides a stabilizing force in the city, it also creates challenges for residents not associated with the university. The city's housing market has developed almost solely to accommodate the demands of college students. Rental rates are high and apartment units contain amenities attractive to college students (e.g., gym, pools), rather than to families or permanent residents looking for long-term rental opportunities. Furthermore, new development has given little attention to overall accessibility and transit accessibility for seniors and persons with disabilities. Although not intentional, WVU has created housing challenges for Morgantown's permanent residents.

Greater Morgantown accounts for approximately 75.6% of the population of Monongalia County. The city of Morgantown is the county seat of Monongalia County. The county is located in North Central West Virginia and is adjacent to the Pennsylvania State Line. The population is dominated by the "white" ethnicity, which comprises more than 89% of the entire population. "Asians" represent 3.5% of the population, while "blacks" represent 4.4%.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Based on a 2010 update of the 2000 Census, of the 30,923 total housing units in the market, 13.0% were vacant. In 2010, it was estimated that homeowners occupied 46.9% of all occupied housing units, while the remaining 40.1% were occupied by renters. By 2015, the percentage of rents is expected to be 39.5%. The share of renters is considered high as national statistics indicated that approximately one-third of all households are renters. However, the area is influenced by college students attending college.

Gross rents range from \$320 to \$2,308. This large differential in the gross rents reflects the influence of student housing, which is typically rented on a “per-bedroom” basis.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	5,455	46%
1-unit, attached structure	214	2%
2-4 units	2,862	24%
5-19 units	1,602	14%
20 or more units	1,347	11%
Mobile Home, boat, RV, van, etc	281	2%
Total	11,761	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2006-2010 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	29	1%	163	3%
1 bedroom	78	2%	1,386	25%
2 bedrooms	751	19%	2,018	37%
3 or more bedrooms	3,032	78%	1,943	35%
Total	3,890	100%	5,510	100%

Table 28 – Unit Size by Tenure

Data Source: 2006-2010 ACS

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

The Fairmont/Morgantown Housing Authority currently manages 576 Housing Choice Vouchers in Monongalia County. Nearly 86% of these Vouchers are in use in Morgantown, with another 9.4% in Westover. The remaining 27 Vouchers are scattered throughout eight different communities. The waiting list for Housing Choice Vouchers is approximately 800 names long and has been at this level for several years. The fact that a waiting list exists indicates that there is an unmet need, since Housing Choice Vouchers pay rent that exceeds 30% of the household's income, households may be seeking a way to reduce their housing costs even though they are presently adequately housed.

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

The FMHA follows standard HUD rules in administering its Section 8 Voucher program. For a family to qualify, their gross income must be considered "very low income" by HUD standards for the Morgantown area. Applicants must obtain and submit an application to one of the FMHA offices. Once the application has been submitted, applicants are put on a waitlist for one of the FMHA's 503 Vouchers. According to the FMHA's website, preference is given to families who have a disabled family member and families in federally declared disaster situations. Once an applicant has cleared the waitlist, their eligibility is verified with the FMHA and eligibility recipients are provided an orientation to further explain the program. The orientation is only offered in Fairmont. According to the FMHA, upon receipt of a Section 8 Voucher, Voucher holders have 60 days to find a rental unit. If recipients have not located a unit within the 60 days, they may file for one 60 day extension. This extension must be filed before the initial 60 day period has expired.¹ Families with a Voucher are responsible for finding their own rental unit. The FMHA maintains a list of landlords who have expressed interested in providing units to Section 8 recipients.

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

The FMHA owns no public housing units in Morgantown. The FMHA does own 136 apartments in seven separate developments in nearby Fairmont. There are subsidized/income restricted units in Morgantown, which are funded by a variety of subsidies, such as through HUD's Section 202 program.

According to the 2010 Census, 4 percent of the city's residents are African American; 13 percent of Voucher holders and 22 percent of waitlisted households are African American, indicating high participation in the Section 8 program by the city's African American residents. Thirty-one percent of Voucher holders have disabilities, and more than half are families with children (57 percent).

The waiting list for Housing Choice Vouchers is approximately 800 names long and has been at this level for several years. It is difficult to know whether or not this represents a true need for affordable housing. First, it is possible that multiple people from the same household are on the list. Second, it is possible that people on the list are adequately housed, but prefer the flexibility of tenant-based Rental Assistance over project-based assistance. Nevertheless, the fact that a waiting list exists indicates that there is an unmet need. Third, since Housing Choice Vouchers pay rent that exceeds 30% of the

household's income, households may be seeking a way to reduce their housing costs even though they are presently adequately housed.

Describe the need for specific types of housing:

There are currently over 30,000 housing units in Greater Morgantown. Of these, there are over 14,000 that are owner-occupied, which equates to 46.9% of all housing units. In 2010, over 66.3% of owner-occupied housing structures are valued over \$100,000, while only 25.1% are valued over \$200,000 and just 9.9% are valued over \$300,000.

The Greater Morgantown single-family housing market had such modest production both before and during the Great Recession, it actually appears to be unaffected by the forces that proved so challenging in other markets. Home sales for development have never exceeded the rate of 14.8 per month, or 178 per year, which the market saw in 2008 – during the recession.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Homes in the Union area, which is northeast Greater Morgantown and includes Cheat Lake, consistently have the highest annual median sales price. The median sales price has only dropped below \$200,000 in 2005 and 2011, but in both cases it remained in the \$190,000s.

Brookhaven and Morgan (the unincorporated area in the center of Greater Morgantown) both tend to have annual median home sales values above \$150,000 throughout the study period, although values fall off slightly in Brookhaven during 2006 and 2007 (\$135,000 and \$133,000 respectively).

Grant (the western unincorporated portion of Greater Morgantown) and Westover exhibit similar annual median home price variations as Monongalia County. Price in Grant peaked in 2009 at \$157,500 and had their weakest year in 2006 at \$61,700. Westover was slightly more consistent, varying between a high of \$118,500 in 2009 and a low of \$79,000 in 2005. Monongalia County also had its high sales prices in 2009 at \$138,000 and its lowest year in 2005 at \$97,000.

Cassville has many of the lowest annual median sales prices, but on average, there are less than 9 home sales per year. The number of sales combined with the fact that sales prices move from \$35,000 to \$130,000 and back down to \$43,000, makes it difficult to provide any meaningful analysis.

As is common in most American cities, an inverse bid rent curve exists. That is to say with the exception of a few gentrified urban neighborhoods, Suncrest, South Park and Evansdale in the case of Morgantown, the highest housing values are found in the suburbs of a region. In Greater Morgantown, Cheat Lake has the highest housing values.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2010	% Change
Median Home Value	92,900	0	(100%)
Median Contract Rent	379	0	(100%)

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,659	48.3%
\$500-999	2,248	40.8%
\$1,000-1,499	409	7.4%
\$1,500-1,999	174	3.2%
\$2,000 or more	20	0.4%

Rent Paid	Number	%
Total	5,510	100.0%

Table 30 - Rent Paid

Data Source: 2006-2010 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	460	No Data
50% HAMFI	2,155	175
80% HAMFI	4,165	685
100% HAMFI	No Data	1,034
Total	6,780	1,894

Table 31 – Housing Affordability

Data Source: 2006-2010 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

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

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

Discussion

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The city of Morgantown is divided into many different neighborhoods, all with their own set of unique characteristics and demographics. Some neighborhoods, such as Suncrest, South Park and Evansdale exhibit higher homeownership rates and median household income. Sunnyside, South Park and Wiles Hill have seen an expansion in the student population, which resulted in the conversion of traditional single-family housing stock into multi-student rentals. Other neighborhoods, like Jerome Park and Greenmont are dominated by rental and housing and have lower household incomes. The same thing can be said of the communities in Greater Morgantown that are located outside of the city of

Morgantown. Brookhaven, Cheat Lake and Star City have the highest household incomes and homeownership rates in Greater Morgantown while Cassville, Granville and Westover have comparatively lower incomes with less homeowners.

The number of new housing units required for households earning between 0% and 40% AMHI is 311, approximately 62 units per year. Some 67 units affordable to households earning between 41% and 60% AMHI will be needed, which equals 13.4 units per year. Additionally, 6.4 units are needed to meet the annual demand for renters earning between 61% and 100% AMHI. This equates to 32 units over the five-year period.

Over the next five years when excluding the student population, there will be a surplus of 163 housing units affordable to households earning between 0% and 40% AMHI. Some 47 units affordable to households earning between 41% and 60% AMHI will be needed over the next five years, which equals just under 10 per year. Additionally, 6.4 units are needed to meet the annual demand for renters earning between 61% and 100% AMHI. This equates to 32 units over the five-year period.

Definitions

The City housing stock is significantly older than that of the County. Over 64% of the housing stock in the City was constructed during or before 1960. The City experienced its largest decade of growth during the 1960's (1,377 units). During the 1990's, the City added 512 units. There are two factors influencing this phenomenon; the lack of developable land within the City limits and the perceived inconveniences on developers to build according to housing codes in the City not required outside the City in the County. Developers are forced to acquire property, demolish it and rebuild. For this reason, the cost of constructing new housing is expensive.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	437	11%	2,964	54%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With two selected Conditions	11	0%	10	0%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	3,442	88%	2,536	46%
Total	3,890	99%	5,510	100%

Table 33 - Condition of Units

Data Source: 2006-2010 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	195	5%	855	16%
1980-1999	474	12%	835	15%
1950-1979	1,687	43%	2,079	38%
Before 1950	1,534	39%	1,741	32%
Total	3,890	99%	5,510	101%

Table 34 – Year Unit Built

Data Source: 2006-2010 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,221	83%	3,820	69%
Housing Units build before 1980 with children present	125	3%	1,800	33%

Table 35 – Risk of Lead-Based Paint

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The students are dictating the market price for housing and the availability of rental housing for non-students, especially low-income families whom usually pay more than 30% of their income for housing. Parents of students are also purchasing single-family homes and renting them to other students. Parents have found that the rents collected pay for the mortgage, utility costs, and taxes. It is less expensive for their child to live in single family homes than to pay for rent to a private landlord. This has created a demand for property, raised the purchase price of homes, and caused a hardship for lower-income families who wish to purchase a home.

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

The Fairmont/Morgantown Housing Authority currently manages 576 Housing Choice Vouchers in Monongalia County. Nearly 86% of these Vouchers are in use in Morgantown, with another 9.4% in Westover. The remaining 27 Vouchers are scattered throughout eight different communities. The waiting list for Housing Choice Vouchers is approximately 800 names long and has been at this level for several years. The fact that a waiting list exists indicates that there is an unmet need, since Housing Choice Vouchers pay rent that exceeds 30% of the household's income, households may be seeking a way to reduce their housing costs even though they are presently adequately housed.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Morgantown has no public housing

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				210			0	0	333
# of accessible units									

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

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The Milan Puskar Health Right provides free services to homeless and low income individuals and families in Morgantown. The Bartlett House Homeless Shelter works with clients in locating employment to assist with housing and other needs.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Bartlett House 76 beds, Colligo House 6, Caritas HIV/AIDS shelter 4

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Morgantown has no alcohol treatment centers.

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

None

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

None

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

None

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The barriers to affordable housing that exist in Greater Morgantown are not uncommon in small to medium-sized communities; especially those that are largely defined by the presence of a major university. Challenges are rarely created by an unwillingness to engage in affordable housing development by either the public or the private sector, but the lack of resources required for successful developments to occur. This resource deficiency tends to manifest itself around three categories: production capacity issues, financial challenges or cost impediments to the individual(s) in the household.

Non-financial barriers include inadequate or insufficient sites, lack of access to labor, lack of access to materials, inability to procure adequate infrastructure, lack of neighborhood or municipal support or a simple deficiency of knowledge regarding affordable housing production.

Affordable housing as a public policy began when communities concluded that despite their state of employment, education or other factors, individuals were still unable to overcome the costs associated with occupying housing. These costs are driven by local supply and demand issues as well as total development costs.

This challenge is less prevalent in rental housing, especially multifamily, but it still can occur. According to the Department of Housing and Urban Development (HUD) housing costs are generally considered to be excessive when the rent or mortgage (including taxes and insurance) plus utilities exceed 30% of the occupant's gross income. When housing costs exceed this parameter, the housing is no longer considered affordable. However, households regularly exceed this parameter to seek housing they want or desire. Obviously, income varies from person to person and from family to family, so market-rate housing can have a sliding scale of affordability.

Using subsidy's such as the downpayment assistance program and Low-Income Housing Tax Credit (LIHTC) housing becomes more affordable for the target populations.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The Board of Parks and Recreations maintains four parks including two pools and an ice skating rink.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	179	187	3	1	-2
Arts, Entertainment, Accommodations	1,204	3,156	19	20	1
Construction	293	449	5	3	-2
Education and Health Care Services	1,706	6,259	27	41	14
Finance, Insurance, and Real Estate	309	757	5	5	0
Information	157	603	2	4	2
Manufacturing	422	233	7	2	-5
Other Services	292	466	5	3	-2
Professional, Scientific, Management Services	571	1,394	9	9	0
Public Administration	5	0	0	0	0
Retail Trade	952	1,556	15	10	-5
Transportation and Warehousing	127	64	2	0	-2
Wholesale Trade	216	307	3	2	-1
Total	6,433	15,431	--	--	--

Table 40 - Business Activity

Data Source: 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	13,813
Civilian Employed Population 16 years and over	12,554
Unemployment Rate	9.11
Unemployment Rate for Ages 16-24	16.28
Unemployment Rate for Ages 25-65	1.80

Table 41 - Labor Force

Data Source: 2006-2010 ACS

Occupations by Sector	Number of People
Management, business and financial	3,329
Farming, fisheries and forestry occupations	545
Service	1,341
Sales and office	1,968
Construction, extraction, maintenance and repair	823
Production, transportation and material moving	313

Table 42 – Occupations by Sector

Data Source: 2006-2010 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	10,333	89%
30-59 Minutes	1,076	9%
60 or More Minutes	248	2%
Total	11,657	100%

Table 43 - Travel Time

Data Source: 2006-2010 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	324	25	370
High school graduate (includes equivalency)	1,053	71	785
Some college or Associate's degree	1,345	27	650

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	3,761	43	723

Table 44 - Educational Attainment by Employment Status

Data Source: 2006-2010 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	32	58	121	85	194
9th to 12th grade, no diploma	138	87	110	258	193
High school graduate, GED, or alternative	2,866	617	451	841	704
Some college, no degree	10,427	548	443	698	316
Associate's degree	65	83	109	166	69
Bachelor's degree	1,520	972	307	932	219
Graduate or professional degree	82	454	670	1,192	447

Table 45 - Educational Attainment by Age

Data Source: 2006-2010 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	7,557
High school graduate (includes equivalency)	20,614
Some college or Associate's degree	20,513
Bachelor's degree	33,299
Graduate or professional degree	50,486

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2006-2010 ACS

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

Describe the workforce and infrastructure needs of the business community:

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

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

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

MA-50 Needs and Market Analysis Discussion

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

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

Morgantown's lowest income renters are served by the FMHA through the Section 8 Housing Choice Voucher program. The FMHA owns no public housing units in Morgantown. The FMHA does own 136 apartments in seven separate developments in nearby Fairmont. There are subsidized/income restricted units in Morgantown, which are funded by a variety of subsidies, such as through HUD's Section 202 program.

The FMHA follows standard HUD rules in administering its Section 8 Voucher program. For a family to qualify, their gross income must be considered "very low income " by HUD standards for the Morgantown area. Applicants must obtain and submit an application to one of the FMHA offices.

Once the application has been submitted, applicants are put on a waitlist for one of the FMHA's 503 Vouchers. According to the FMHA's website, preference is given to families who have a disabled family member and families in federally declared disaster situations. Once an applicant has cleared the waitlist, their eligibility is verified with the FMHA and eligibility recipients are provided an orientation to further explain the program. The orientation is only offered in Fairmont. According to the FMHA, upon receipt of a Section 8 Voucher, Voucher holders have 60 days to find a rental unit. If recipients have not located a unit within the 60 days, they may file for one 60 day extension. This extension must be filed before the initial 60 day period has expired.¹ Families with a Voucher are responsible for finding their own rental unit. The FMHA maintains a list of landlords who have expressed interested in providing units to Section 8 recipients.

According to the 2010 Census, 4 percent of the city's residents are African American; 13 percent of Voucher holders and 22 percent of waitlisted households are African American, indicating high participation in the Section 8 program by the city's African American residents. Thirty-one percent of Voucher holders have disabilities, and more than half are families with children (57 percent).

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

Are there any community assets in these areas/neighborhoods?

Are there other strategic opportunities in any of these areas?

Strategic Plan

SP-05 Overview

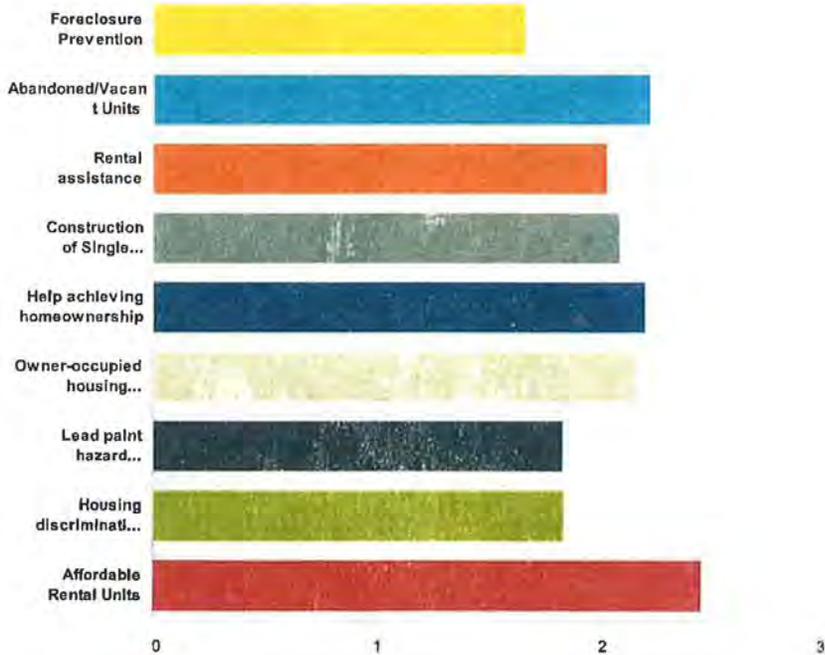
Strategic Plan Overview

While all of the objectives identified through the Consolidated Plan process are critical issues for the City to address over the 5-year Consolidated Planning period, they cannot all be implemented simultaneously due to limitations of funding and organizational capacity. Therefore, the City must decide how funds will be allocated to address the unmet housing and community development needs. To this end, the City has established the following tiers for addressing the housing and community development needs identified in the Consolidated Plan. In the initial years of the City's CDBG Program, the City will focus on funding first and second tier objectives. In future years, as critical issues are addressed, the City may devote more funding to those activities in the lower tiers.

Community Survey

Q1 Housing Priorities: Please rate from low to high.

Answered: 163 Skipped: 1



	Low	Medium	High	Total	Average Rating
Foreclosure Prevention	49.38% 80	35.19% 57	15.43% 25	162	1.66
Abandoned/Vacant Units	17.39% 28	42.86% 69	39.75% 64	161	2.22
Rental assistance	28.13% 45	41.88% 67	30% 48	160	2.02
Construction of Single Family housing	28.40% 46	35.19% 57	36.42% 59	162	2.08
Help achieving homeownership	24.22% 39	32.30% 52	43.48% 70	161	2.19
Owner-occupied housing rehabilitation	22.98% 37	40.37% 65	36.65% 59	161	2.14
Lead paint hazard screening	38.51% 62	40.99% 66	20.50% 33	161	1.82
Housing discrimination information	37.89% 61	40.99% 66	21.12% 34	161	1.83
Affordable Rental Units	16.05% 1	22.84% 17	61.11% 100	118	1.83

Survey 1

Community Survey

Consolidated Plan

26

37

89

162

245

#	Other (please specify)	Date
1	low income housing development	2/26/2014 7:32 PM
2	ROAD UPKEEP SO PEOPLE CAN GET TO THEIR HOUSES ..this includes properly treating the roads	2/25/2014 4:58 PM
3	Building code compliance	2/25/2014 11:32 AM
4	prevent pet discrimination in rental units	2/18/2014 4:49 AM
5	Rental unit rehab	2/17/2014 5:38 AM
6	Ensuring fair housing guidelines are being met by area landlords	2/10/2014 10:53 PM
7	affordable homeownership opportunities	2/10/2014 7:44 PM
8	accessible housing connected to public ammenities such as transportation, grocery stores, public library	2/10/2014 4:22 PM
9	accessible, affordable housing, single or multi unit	2/10/2014 3:50 PM
10	Snow removal (please plow roads and salt roads more)	2/6/2014 11:37 AM
11	vacant lots	2/4/2014 6:43 PM
12	Slum landlord property ownership	2/4/2014 6:29 PM

Survey 2

Community Survey

Q2 Anti-Poverty Priorities: Please rate from low to high.

Answered: 161 Skipped: 3



	Low	Medium	High	Total	Average Rating
Job Creation	8.23% 13	28.48% 45	63.29% 100	158	2.55
Job Training	8.13% 13	43.75% 70	48.13% 77	160	2.40
Small Business Development	11.80% 19	34.78% 56	53.42% 86	161	2.42
Credit / Financial Counseling	20.63% 33	43.75% 70	35.63% 57	160	2.15
Emergency Assistance	16.98% 27	48.43% 77	34.59% 55	159	2.18

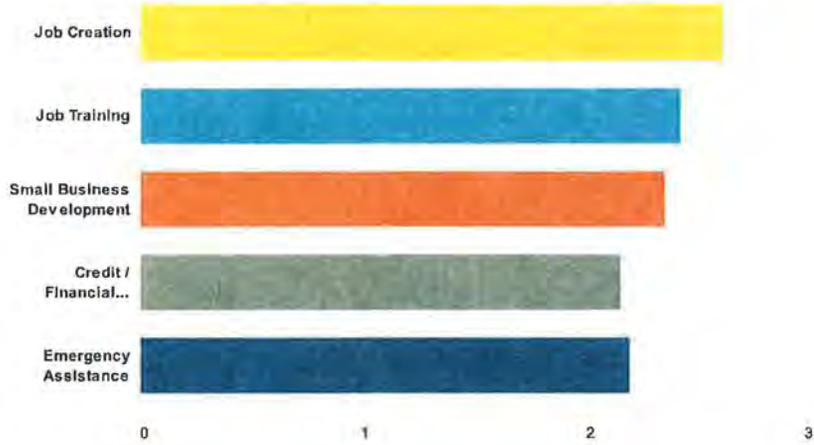
#	Other (please specify)	Date
1	Insuring safety of residents, especially downtown	2/18/2014 8:43 AM
2	allow the sale of raw dairy	2/18/2014 4:52 AM
3	equal opportunity to access services regardless of disability	2/10/2014 3:52 PM

Survey 3

Community Survey

Q3 Human Services Priorities: Please rate from low to high.

Answered: 154 Skipped: 10



	Low	Medium	High	Total	Average Rating
Job Creation	5.92% 9	28.29% 43	65.79% 100	152	2.60
Job Training	7.89% 12	43.42% 66	48.68% 74	152	2.41
Small Business Development	12.42% 19	41.18% 63	46.41% 71	153	2.34
Credit / Financial Counseling	20.39% 31	45.39% 69	34.21% 52	152	2.14
Emergency Assistance	15.13% 23	51.97% 79	32.89% 50	152	2.18

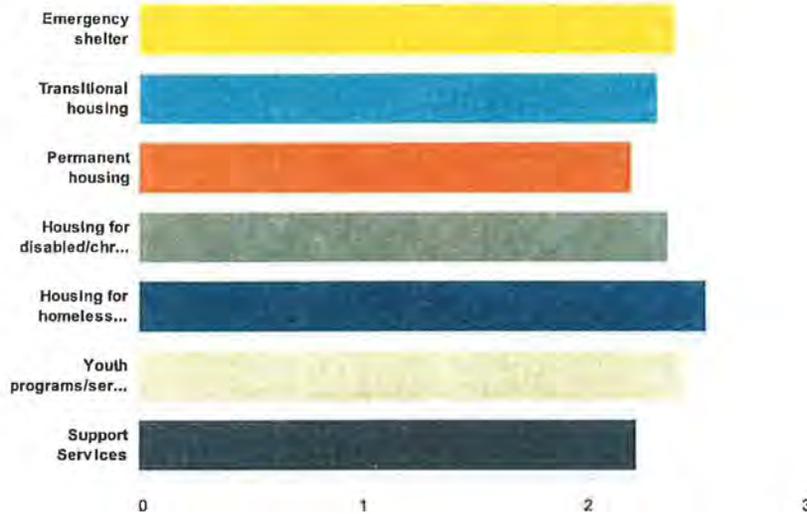
#	Other (please specify)	Date
1	Homeless, loitering on walnut st and wall st	2/25/2014 6:38 AM
2	food bank/panty assistance	2/18/2014 4:53 AM
3	equal opportunity to access services regardless of disability	2/10/2014 3:53 PM
4	Dental Care for low-income workers or trainees	2/10/2014 1:15 PM

Survey 4

Community Survey

Q4 Homeless Priorities: Please rate from low to high.

Answered: 154 Skipped: 10



	Low	Medium	High	Total	Average Rating
Emergency shelter	11.18% 17	38.82% 59	50% 76	152	2.39
Transitional housing	14.94% 23	39.61% 61	45.45% 70	154	2.31
Permanent housing	23.68% 36	32.89% 50	43.42% 66	152	2.20
Housing for disabled/chronic homeless	12.34% 19	39.61% 61	48.05% 74	154	2.36
Housing for homeless veterans	9.74% 15	27.92% 43	62.34% 96	154	2.53
Youth programs/services (21 or younger)	9.15% 14	39.22% 60	51.63% 79	153	2.42
Support Services	13.73% 21	50.33% 77	35.95% 55	153	2.22

#	Other (please specify)	Date
1	Mental health assessment / relocation	2/25/2014 11:35 AM
2	We are to accommodating to the homeless	2/25/2014 11:17 AM
3	Insuring safety downtown, regular foot patrols of officers downtown throughout the day and night	2/18/2014 8:44 AM
4	medical care for homeless veterans	2/18/2014 4:55 AM
5	"volunteer" work for homeless, day programs to keep them off the streets	2/10/2014 10:20 PM

Survey 5

Community Survey

0

equal opportunity to access services regardless of disability

2/10/2014 3:54 PM

1

Services to help people maintain housing once acquired.

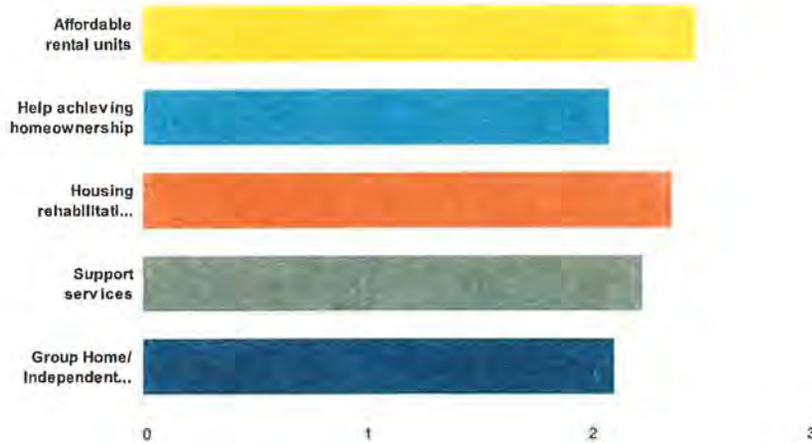
2/10/2014 1:16 PM

Survey 6

Community Survey

**Q5 Persons with Disabilities Priorities:
Please rate from low to high.**

Answers: 148 Skipped: 16



	Low	Medium	High	Total	Average Rating
Affordable rental units	9.46% 14	34.46% 51	56.08% 83	148	2.47
Help achieving homeownership	22.07% 32	47.59% 69	30.34% 44	145	2.08
Housing rehabilitation or modification	11.49% 17	40.54% 60	47.97% 71	148	2.36
Support services	12.24% 18	52.38% 77	35.37% 52	147	2.23
Group Home/ Independent Living Facility	19.73% 29	50.34% 74	29.93% 44	147	2.10

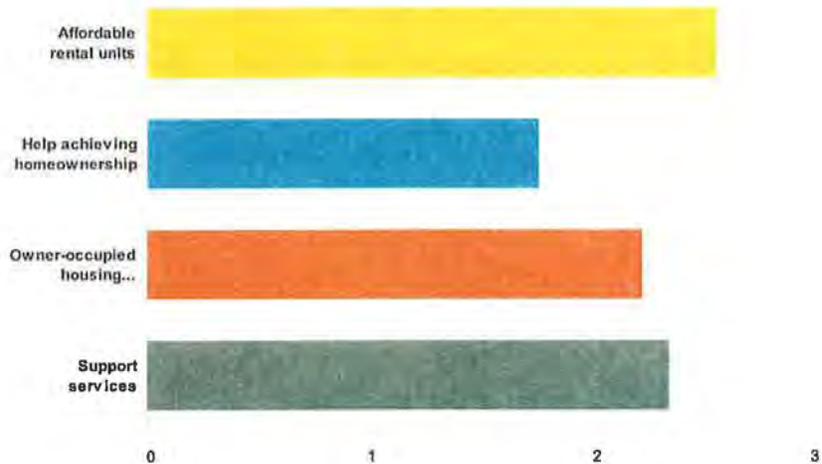
#	Other (please specify)	Date
1	improve handicap accessibility	2/18/2014 4:59 AM
2	affordable assisted living facility	2/10/2014 4:25 PM
3	equal opportunity to access services regardless of disability	2/10/2014 3:54 PM
4	Employment	2/9/2014 11:35 AM
5	Transportation & safety	2/4/2014 9:16 PM

Survey 7

Community Survey

Q6 Senior and Elderly Priorities: Please rate from low to high.

Answered: 145 Skipped: 19



	Low	Medium	High	Total	Average Rating
Affordable rental units	10.34% 15	24.83% 36	64.83% 94	145	2.54
Help achieving homeownership	42.36% 61	40.28% 58	17.36% 25	144	1.75
Owner-occupied housing rehabilitation	15.86% 23	46.90% 68	37.24% 54	145	2.21
Support services	11.81% 17	43.06% 62	45.14% 65	144	2.33

#	Other (please specify)	Date
1	elderly transportation services	2/18/2014 5:00 AM
2	equal opportunity to access services regardless of disability	2/10/2014 3:55 PM
3	Transportation & safety	2/4/2014 9:16 PM

Community Survey

Q7 Public Safety Priorities: Please rate from low to high.

Answered: 149 Skipped: 15



	Low	Medium	High	Total	Average Rating
Crime prevention programs	11.49% 17	33.78% 50	54.73% 81	148	2.43
Crime prevention through environmental design	19.86% 29	33.56% 49	46.58% 68	146	2.27
Housing Code violations	18.79% 28	35.57% 53	45.64% 68	149	2.27

#	Other (please specify)	Date
1	more drunk driving checkpoints around the downtown area	2/25/2014 5:02 PM
2	additional sidewalks & improved sidewalk maintenance	2/18/2014 5:02 AM
3	Housing code violations especially in older housing stock	2/11/2014 10:11 AM
4	pedestrian safety	2/5/2014 9:26 AM

Survey 9

Community Survey

Q8 Youth Priorities: Please rate from low to high.

Answered: 148 Skipped: 16



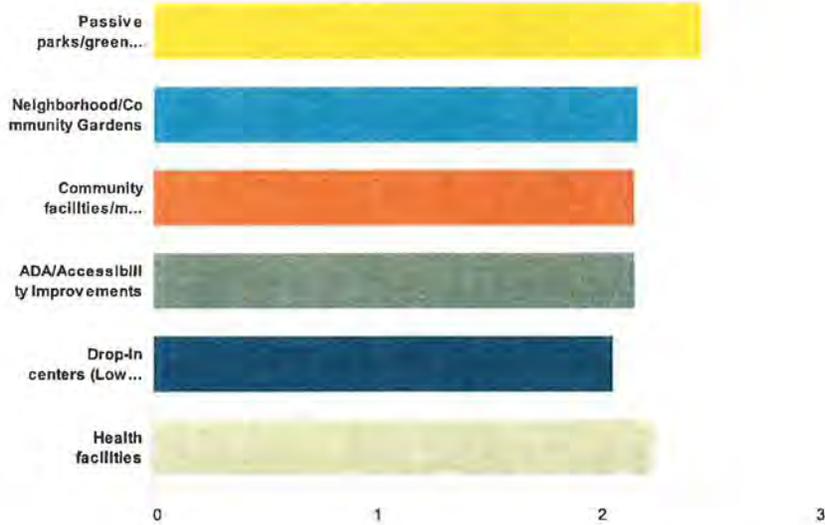
	Low	Medium	High	Total	Average Rating
After school programs	6.12% 9	30.81% 45	63.27% 93	147	2.57
Crime Prevention Programs	11.49% 17	35.81% 53	52.70% 78	148	2.41

#	Other (please specify)	Date
1	mentoring & tutoring programs	2/18/2014 5:04 AM
2	NOTHING for youth to do, YWCA, everything cost to much for middle to low income families. Family of 3 to Mylan Park Dinosaur show shouldn't cost \$65.	2/10/2014 4:28 PM

Community Survey

Q9 Public Facilities Priorities: Please rate from low to high.

Answered: 147 Skipped: 17



	Low	Medium	High	Total	Average Rating
Passive parks/green space	12.33% 18	30.82% 45	56.85% 83	146	2.45
Neighborhood/Community Gardens	24.49% 36	35.37% 52	40.14% 59	147	2.16
Community facilities/meeting places	16.55% 24	51.72% 75	31.72% 46	145	2.15
ADA/Accessibility Improvements	19.31% 28	46.21% 67	34.48% 50	145	2.15
Drop-In centers (Low income & homeless)	26.71% 39	41.10% 60	32.19% 47	146	2.05
Health facilities	19.18% 28	38.36% 56	42.47% 62	146	2.23

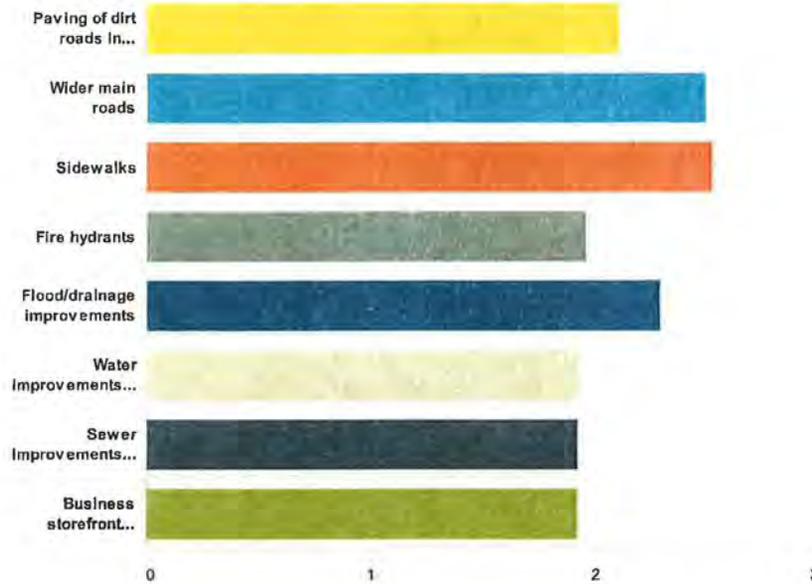
#	Other (please specify)	Date
1	Get homeless out of downtown. Bad for business!	2/25/2014 6:40 AM
2	additional sidewalks & improved sidewalk maintenance	2/18/2014 5:06 AM
3	Trail connectivity and bicycle safety	2/14/2014 1:40 PM
4	Many sidewalks, if there is even a sidewalk, are not compatible with wheelchairs.	2/13/2014 8:05 PM
5	Parking	2/9/2014 5:17 PM

Survey 11

Community Survey

Q10 Infrastructure/Improvements
Priorities: Please rate from low to high.

Answered: 146 Skipped: 18



	Low	Medium	High	Total	Average Rating
Paving of dirt roads in neighborhoods	25.34% 37	38.36% 56	36.30% 53	146	2.11
Wider main roads	10.96% 16	28.08% 41	60.96% 89	146	2.50
Sidewalks	9.59% 14	27.40% 40	63.01% 92	146	2.53
Fire hydrants	25.69% 37	52.78% 76	21.53% 31	144	1.96
Flood/drainage improvements	15.97% 23	38.89% 56	45.14% 65	144	2.29
Water improvements (water line extension)	32.41% 47	42.07% 61	25.52% 37	145	1.93
Sewer improvements (hookups)	31.72% 46	44.83% 65	23.45% 34	145	1.92
Business storefront improvements	36.99% 54	34.25% 50	28.77% 42	146	1.82

Other (please specify) Date

Survey 12

Community Survey

1	ALL HIGH PRIORITY: designated bike lanes, maintain existing green space, improved maintenance of existing roads including pothole repair and better care for snowy/icy road conditions medium priority, expansion of white park trails and better maintenance	2/25/2014 5:05 PM
2	Potholes	2/22/2014 1:02 AM
3	plowing & pothole road improvements & maintenance and park & community/recreation center improvements	2/18/2014 5:10 AM
4	Infrastructure needs significant improvement (roads, traffic organization)	2/17/2014 5:17 PM
5	Bicycle lanes	2/13/2014 7:34 PM
6	Repaving of neighborhood streets is becoming a high priority	2/11/2014 10:19 AM
7	Bicycle paths	2/10/2014 8:16 PM
8	traffic congestion-keep large gravel trucks out of downtown	2/10/2014 4:30 PM
9	Less traffic lights	2/9/2014 5:18 PM
10	Maintenance of existing secondary and tertiary roads	2/9/2014 11:42 AM
11	maintenance of existing roads	2/5/2014 9:29 AM

Survey 13

Community Survey

❗❗ Do you have any other comments, questions, or concerns?

Answered: 54 Skipped: 111

#	Responses	Date
1	removal of barbed wire around any existing park areas belonging to the county	2/25/2014 5:06 PM
2	As I mentioned earlier this city is far to accommodating to homeless so much so that more homeless come here on account of it. I challenge you to walk around downtown on a Sunday it's a bad situation. I no longer go with my kids cause I feel it's a unsafe environment for them. Also way too much graffiti, plus roads are terrible. Also it would be nice for city to buy some of the crappy houses near Brockway and Pennsylvania Avenue knock them down and plant some trees. Finally it would be great to get home rule and divert those big 2 ton trucks from driving through lower south park. They put so much black crap on the houses it just looks dirty should knock them all down prevent the trucks on Brockway and make high end brownstones like on 22nd street in Manhattan	2/25/2014 11:27 AM
3	The potholes and snow removal are complete failures. I know the city only has so much money, but the city needs to fix it ASAP. Also MUB are thieves, and when they rob citizens there should be more information on how to fight their fraudulent charges	2/25/2014 11:14 AM
4	Clean Up White Ave, and Posten Ave, there are condemned houses that need tom down ASAP	2/25/2014 11:09 AM
5	Road maintenance (fixing pot holes) should be a High priority.	2/25/2014 11:06 AM
6	Please do something about the loitering on main streets, in front of buildings. The city gave out signs and did not enforce. Yielding to walking traffic in walking lanes never happens! City police rarely stop and they should be ticketing everyone that doesn't yield. People J-walking should get tickets also.	2/25/2014 6:46 AM
7	Expand public transportation	2/21/2014 11:45 PM
8	Fix the god damn potholes, Jesus, and I DON'T MEAN PAVE OVER THEM. That makes it so much worse, you need to strip and re pave. AND STOP WITH ALL THE SALT, you need to use a salt sand mix, other wise the sodium chloride corrodes our cars and roads, go to Oakland Maryland and get a lesson from their road crews.	2/21/2014 11:36 PM
9	Improve police department. Poor leadership, training and supervision noted.	2/21/2014 11:37 PM
10	Encouraging self responsibility; clean up after yourself.	2/21/2014 10:56 AM
11	Traffic and road conditions are a huge issue in Morgantown year round. Investing in doing traffic studies to help improve the flow of traffic during peak times may eliminate some of the back up that happens. Expanding infrastructure including overpass/bridge options may also help to expedite drivers' time spent idling. Road conditions were especially bad this winter due to the heavier than normal snowfall, however, I don't see that as an excuse to not treat and plow roads just because it snowed yet again. Also, once the snow has cleared efforts to fill massive pot holes as a result of plowing would be nice—I have seen state trucks out recently patching holes in the milder weather so I know it's possible. Providing a way for citizens to report locations of pot holes would also be a way to better serve the community. After several incidents and a few resulting in deaths in the last year, it's time to get serious about pedestrian bridges strategically located around the city. I encourage you to work in a partnership with the University to build bridges over Mon/Jerry West Blvd connecting the Coliseum with Evansdale campus, Patleson Drive between Evansdale campus and Krepps Park and possibly even Van Voorhis connecting the Hospital/Mountaineer Station to the businesses located across the wide street. This is an issue that should be a priority for all parties because it directly effects the safety of citizens and visitors to Morgantown. And on a final note, leave the food truck and street vendors alone. Just because they are not brick-and-mortar stores, they are small businesses just the same. Food trucks are a growing trend nation-wide and I have always thought of Morgantown as one of the most progressive communities in WV, however, letting traditional businesses bully out competitors on wheels does not uphold that reputation. If there is indeed a safety issue, there should be a compromise that is fair and equal for all involved. Embracing and nurturing a community of mobile eateries is just one more way Morgantown can help promote local businesses.	2/20/2014 9:54 AM
12	after school programs and more and better sidewalks are my top two concerns	2/18/2014 1:07 PM

14 / 17

Survey 14

Community Survey

13	I no longer feel safe bringing my family downtown due to the high number of homeless that sleep in the storefront alcoves. I have seen people drugged out on the streets and my family has been approached multiple times by individuals that appear mentally unstable. I think that regular foot patrols of officers on Chestnut, High, and Spruce streets both during the day and especially during night would greatly help matters. I have lived in Morgantown for several years now and never see an officer outside of a patrol car.	2/18/2014 8:48 AM
14	Less reliance on Federal funds. Learn to make due with what you have and encourage the community to come together for improvements/changes. Constant taking from the Federal government only aides it's growth. Local governments shouldn't be relying on the system to provide for them any more than individuals. How can we teach our children to not want to grow up to live off welfare when our own local leaders are setting the example by taking care of the community with Federal assistance funds? Let's show pride in our community by taking care of it ourselves.	2/18/2014 5:30 AM
15	There needs to be more sidewalks and shoulders on the road. And better salting and plowing!	2/17/2014 5:30 PM
16	Attention to roads, snow clearing, proper signage, well-organized traffic system.	2/17/2014 5:17 PM
17	Snow removal was a disaster. We also need more traffic lights. Something needs to be done about all the buildings / houses that are in falling down and / or abandon	2/17/2014 5:16 PM
18	This city is growing very fast and we need to keep up.	2/17/2014 11:59 AM
19	Pave the roads. Tear up existing roads, expand them and fix the base if the roads to make them last. Also build another parking garage close to the campus.	2/17/2014 9:29 AM
20	The roads are in terrible condition and need resurfaced. The roads are not sufficiently treated in the winter. Sidewalk clearing needs to be enforced.	2/17/2014 8:41 AM
21	WVU must have some accountability. Too many properties off the tax roles. Head tax for all students and out of state employees.	2/17/2014 5:44 AM
22	Please have a nice community gym (like WVU's rec center) that is more affordable, perhaps with a sliding fee scale according to income, so that all in Morgantown can have access to safe, weather-protected exercise space.	2/16/2014 4:19 PM
23	How to encourage the University to invest more in the City of Morgantown?	2/14/2014 1:42 PM
24	Road Work is TOP priority. Traffic will no doubt be a growing concern as Morgantown grows.	2/13/2014 9:05 PM
25	This city will never be able to grow to full potential without improved transportation. Sidewalks are important to healthy lifestyles. Wider streets and streets capable of handling heavier traffic (better timing for the lights, for example) are VITAL to growth, and they are COMPLETELY absent from Morgantown right now.	2/13/2014 8:44 PM
26	Ya actually let's fire our poorly managed corrupt city govt an put people in power who actually care. Since we are on the subject let's hire city employes who care and not someone that is friends or family of so and so EKG: I tried getting a fire dept job but lost it to some kid that just so happens to know people. Way to treat your combat vets. Not to mention I didn't even recieve my combat vet points because the city clerk linda little can't do her job correctly. It's quite sad. Our morgantown central govt is a joke and I will be sure not to vote for anyone in office as of now and will do my best to voice this through out the public. Hows about instead of spending money on new cop cars we can get our roads fixed. Possibly help the people that need help. Stop all the nonsense and quit running this place in the ground.	2/13/2014 8:22 PM
27	The roads and flooding are huge issues in town. The roads are narrow, no shoulder, littered with potholes. Rainfall often leads to flooding in areas	2/13/2014 8:05 PM
28	It just needs to be more affordable for families to live in Morgantown. The cost of living here is much too high for the amount of opportunity available	2/13/2014 7:43 PM
29	Get more snow plow trucks and clear the roads. Ohio, Virginia, and Pennsylvania have clear roads. Why don't we ? Add a sidewalk to Van Voorhis Road. Add a bike lane to all roads.	2/13/2014 7:37 PM
30	Security on the bike trail. Too many homeless/vagrants	2/13/2014 7:35 PM
31	Traffic patterns and congestion in drive times needs to be improved.	2/12/2014 12:27 PM
32	Funding for a no kill animal shelter as well as a law to hold people accountable for the miss treatment of all animals.	2/11/2014 11:33 PM

Community Survey

33	Everyone of these issues are so important, it is hard to identify those that you could categorize as being first on the list to take care of, I am so concerned about the hunger issues in our community as well as safe housing.	2/11/2014 5:06 PM
34	Morgantown would be a much nicer place if we can put some effort into enforcing current code and esthetics.	2/11/2014 2:47 PM
35	I think that it is important to be sure that youth agencies (after school programs, MCCAC, BOPARC) are particularly well funded. You can never invest too much in the future of our community.	2/11/2014 12:31 PM
36	For a community listed on best places to live I feel like it should have more sidewalks (shoveled too) and the rentals need to be maintained to not look like abandoned houses that need to be condemned. I have lived in numerous college towns and other "best places to live" all of which were cleaner and more maintained with the help of codes and enforcement of codes. Morgantown has so much potential but it's not there yet.	2/11/2014 10:50 AM
37	permits required to fell wide diameter trees in the city. old trees are an asset to the community and should only be felled if they pose a danger or threat because they are diseased or dead.	2/11/2014 10:28 AM
38	Increasing the availability of affordable and accessible housing for low-income persons is our highest priority. Prevention of homelessness is also vitally important.	2/11/2014 10:25 AM
39	Stop WVU from taking over Morgantown. If not WVU affiliate, really difficult to be a local resident. Everything is always about WVU and making sure we can accommodate more students. Soon, us locals will just go away and all our homes can become WVU student housing as being a resident pretty much feels like being a second class citizen in this town.	2/10/2014 4:33 PM
40	Morgantown needs a YUCATAN type community center	2/9/2014 6:09 PM
41	Road Maintenance - Snow Removal	2/9/2014 6:07 PM
42	Increase snow plows.	2/9/2014 5:51 PM
43	Infrastructure will kill this town especially with the university's proposed expansion. Enough of the traffic surveys everyone knows the bottlenecks...more plows cut the fireworks, no one cares...	2/9/2014 5:21 PM
44	Tons of roads in the City need completely repaved, not just patched, as they have been for several years. Also, an indoor recreational facility is needed and an event center closer to town that is available for public use (like a normal community building with kitchen and greatroom). Morgantown has lots of "good weather" activities, and very few amenities for these kinds of purpose. Community gardens are also a trend all across the US, and with all the people here who may not have yards to garden in, seems like it would be a good idea for Morgantown to try. Rental of indoor facilities and the gardens could also bring in revenue for the City.	2/9/2014 12:03 PM
45	More parking, potholes, snow removal by city	2/6/2014 11:41 AM
46	Road improvements cannot happen soon enough. Morgantown has endured traffic problems for way too long... Immediate action is needed.	2/6/2014 11:40 AM
47	I wish we could clean up Morgantown and get rid of run down housing (I think on E. Brockway by the hair salon that is there). Water drainage is a huge problem and needs to be fixed. Making roads that can support the amount of traffic that is in Morgantown is a concern. thank you	2/6/2014 11:40 AM
48	The poorest families in this town live in Margorie Gardens. Many have no transportation. They walk to the closest store (Circle K) along Dorsey Ave. There are no sidewalks and in some places, not even a path. I have lived in South Park for 10 years. I have seen 3 walkers struck by cars on Dorsey Ave in that time. Everyday I see mothers struggling to push strollers in this snow or to manage small children while walking along that road. At the very least, a sidewalk is needed there.	2/6/2014 1:20 PM
49	Infrastructure improvements vitally important but was shocked that the drug epidemic that plagues Morgantown wasn't even mentioned. Get on it because it's destroying Morgantown.	2/5/2014 7:44 AM
50	Snow removal... action in removing and the attitude the city has towards removal of snow on streets sidewalks and parking lots. I see multiple side walks never shoveled and never see code enforcement or anyone else doing anything about it. The lack of plows and salt trucks a city of this size is also concerning.	2/4/2014 8:48 PM

Community Survey

51	<p>1.) The Warner Theater is a hazard. Property owners should be held more responsible for their property appearance and accountability as abandoned properties attract vandalism. If, in neighborhoods, people are responsible for their sidewalks these property owners need to be held responsible for their property. The public deserves to know when properties become abandoned as they can become inhabited by people with ill intent. 2.) High Street, Chestnut Street, and Jerry West Blvd are absolutely poorly lit. 3.) The Parking Authority should be reduced in the budget. They do not need that many cars and in winter conditions they can not even go out to do their job. It is too much overhead. They are abrasive individuals as well. 3.) The police and fire departments are great. 4.) There is a vast public opinion that Morgantown does not care about the people who live there. The city needs to demand more of itself and from the state where they are responsible. 5.) Traffic. During heavy hours the lights in Sabraton by Hardees need to be blinking red. In fact, the view across town should be to route traffic specifically in busy hours like with football games. People will just have to get in line and ultimately still get where they want to quickly because traffic will be moving efficiently. This is a must going forward if more people move to the area. Light sequences are just inefficient at best across the city and county as a whole. 6.) Parades are not worth their trouble. As a final comment I am motivated to move elsewhere and pay more to live as I feel like living here I get a small percentage of my money's worth for living costs. Paying more to live elsewhere, but getting a better percentage of my money's worth, is more beneficial to me economically and personally. Living costs have soared in Morgantown, well above return.</p>	2/4/2014 6:43 PM
52	TRASH AND SNOW REMOVAL	2/4/2014 6:03 PM
53	Affordable housing linked with improvements in public transit should be a top priority. Work with WVU to expand PRT service to Suncrest and first Ward :)	2/4/2014 5:10 PM

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

1	Area Name:	ANTI-POVERTY STRATEGY
	Area Type:	Strategy area
	Other Target Area Description:	
	HUD Approval Date:	8/27/2004
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The afterschool and tutoring programs focus on youth from low and moderate income families and the schools that serve Greenmont, Woodburn, Jerome Park and Wiles Hill neighborhoods. These neighborhoods comprise the majority of the low income Census Tracts. The Morgantown Area Youth Services Program focuses on trouble youth from throughout the city. ADA compliant sidewalk activities have focused on the downtown area however, the sidewalks within the Greenmont, Woodburn, Jerome Park and Wiles Hill neighborhoods are also targeted.
	Include specific housing and commercial characteristics of this target area.	Greenmont, Woodburn, Jerome Park and Wiles Hill neighborhoods have been to focus of the Housing Rehabilitation Program. The Habitat project is on going in the Jerome Park neighborhood.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	I think that it is important to be sure that youth agencies (after school programs, MCCAC, BOPARC) are particularly well funded. You can never invest too much in the future of our community. 2/11/2014 12:31 PM Affordable housing linked with improvements in public transit should be a top priority. Work with WVU to expand PRT service to Suncrest and first Ward :) 2/4/2014 5:10 PM I think that it is important to be sure that youth agencies (after school programs, MCCAC, BOPARC) are particularly well funded. You can never invest too much in the future of our community. 2/11/2014 12:31 PM

	Identify the needs in this target area.	Housing, infrastructure, and youth programs were the top issues during public comment periods.
	What are the opportunities for improvement in this target area?	The City has used over \$1,300,000 in housing rehabilitation funds primarily in the Greenmont, Woodburn, Jerome Park and Wiles Hill neighborhoods.
	Are there barriers to improvement in this target area?	
2	Area Name:	Downtown
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Central business district
	Include specific housing and commercial characteristics of this target area.	Downtown business and most homeless agencies are located within the downtown. Sewer drops at the corners of the sidewalks make ADA compliance difficult. The CDBG funding will continue to be used to correct this for compliance in the downtown.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	There needs to be more sidewalks and shoulders on the road. And better salting and plowing! 2/17/2014 5:30 PM after school programs and more and better sidewalks are my top two concerns 2/18/2014 1:07 PM
	Identify the needs in this target area.	Sewer drops at the corners of the sidewalks make ADA compliance difficult. The CDBG funding will continue to be used to correct this for compliance in the downtown.
What are the opportunities for improvement in this target area?		
Are there barriers to improvement in this target area?	Cost of moving the sewer drops and adding curb cuts.	
3	Area Name:	NON-HOUSING COMMUNITY DEVELOPMENT STRATEGY
	Area Type:	Strategy area
	Other Target Area Description:	
	HUD Approval Date:	7/1/2008
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	DISABILITY ACCESSIBILITY

Identify the neighborhood boundaries for this target area.	
Include specific housing and commercial characteristics of this target area.	
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
Identify the needs in this target area.	
What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?	

Table 47 - Geographic Priority Areas

General Allocation Priorities

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

The City focuses CDBG funding on the low-mod Census areas of the City. Primarily Greenmont, Jerome Park, Woodburn and Wiles Hill neighborhoods. The Anti-Poverty Strategy looks to assist Limited Clientele families and individuals that have housing, afterschool, emergency assistance and homelessness throughout the city. Downtown has received added attention to remove barriers for the disabled by improving ADA compliance on the sidewalks.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	Homelessness
	Priority Level	High
	Population	Extremely Low Chronic Homelessness Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Housing Homelessness anti-Poverty

Description	<p>In the spring of 2010, the Morgantown City Council and the Monongalia County Commission jointly approved the creation of a Task Force on Homelessness for the purpose of developing a community-wide plan to reduce homelessness. As a result of the Task Force’s plan the Coordinating Council for Homelessness (CCH) was formed.</p> <p>While there is always a need for emergency services for those experiencing homelessness (food, shelter, clothing, etc.), the first priority, and the main focus for the Coordinating Council for Homelessness is reducing the number of persons experiencing homelessness, through;</p> <p>1) Prevention services that reduce the number of persons who become homeless, and</p> <p>2) Re-housing services that reduce the length of time that persons are homeless and increase the number of persons regaining housing.</p> <p>Or more simply put, reduce the number of people entering the system of homeless services and increase the number of people exiting the system.</p> <p>The City recognize the importance of helping the CCH in implementing their program, therefore the CDBG will fund efforts in establishing the single point of entry to the system on Morgantown. Expanding the view of homelessness to a community issue is an important step in resolving some of the most pressing needs of homelessness in Morgantown.</p>
Basis for Relative Priority	<p>In partnership with existing service providers, provide support services to special needs populations with the most urgent needs (identified through the citizen participation process).</p> <p>Provide facilities and support services for homeless and special needs populations, as those with the most urgent needs.</p>

Table 48 – Priority Needs Summary

Narrative (Optional)

The City of Morgantown has provided over 1 million dollars through the Community Development Block Grant to the Fairmont-Morgantown Housing Authority (FMHA) and Monongalia County Habitat for Humanity for housing in Morgantown. The FMHA provided grants and loans to owner occupied housing for rehabilitation, single and multi-unit rental rehabilitation, down payment assistance, emergency assistance and barrier free programs. Habitat for Humanity used the funding for property acquisition and infrastructure work.

Homelessness has received between \$350,000 to \$500,000 dollars to assist with the homeless in the community. The funding support ranges from shelter support to facility rehab of agencies providing critical services to the homeless.

Anti-poverty assistance primarily focuses primarily with agencies targeting youth and teens for educational, after school and substance abuse problems.

The City continues to provide support primarily in these areas of focus because of the ongoing developments of new issues. Morgantown suffers a critical shortage of affordable housing for low and moderate families and individuals therefore, maintaining the housing stock and the construction of affordable housing are important.

Homelessness and preventing homelessness are especially important since the downturn of the economy in 2008. The numbers of individuals and families finding becoming homeless and they cuts in Federal and state funding to homeless provider agencies makes resolving homelessness more difficult.

The community looks at providing additional opportunities for youth to educate themselves and improve their chances of a better start at life is equally important. The City continues to assist organizations that work with low and moderate income youth to make better choices in life.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	
TBRA for Non-Homeless Special Needs	
New Unit Production	
Rehabilitation	
Acquisition, including preservation	

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Morgantown projected 2014 Community Development Block Grant Entitlement is \$348,385 for funding projects. An additional, \$8,032.07 from funds not expended under previous year’s projects. Total available funding for 2014 programing is \$356,417.07.

The City of Morgantown also receives program income through the rehabilitation loan program that the Fairmont/Morgantown Housing Authority administers. The program income remains with the Housing Authority through a Memorandum of Understanding, for use in the program administration and to provide additional rehabilitation loans. The Fairmont/Morgantown Housing Authority anticipates \$29,390 in program income.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	348,385	0	8,032	356,417	0	The City of Morgantown also receives program income through the rehabilitation loan program that the Fairmont/Morgantown Housing Authority administers. The program income remains with the Housing Authority through a Memorandum of Understanding, for use in the program administration and to provide additional rehabilitation loans. The Fairmont/Morgantown Housing Authority anticipates \$29,390 in program income.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funding will be leveraged against West Virginia State Transportation Grants to complete the sidewalks along Walnut Street. CDBG funding will be utilized to move sewer drops and ADA compliant curb cuts and truncated domes. CDBG will supplement almost all of the public service projects where private funding will be used to complete the projects.

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

None

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
BARTLETT HOUSE INC.	Non-profit organizations	Homelessness	Jurisdiction
BOPARC	Departments and agencies	public facilities	Jurisdiction
CARITAS HOUSE, INC	Non-profit organizations	Homelessness public services	Jurisdiction
CITY OF MORGANTOWN PUBLIC WORKS	Government	public facilities	Jurisdiction
FAIRMONT MORGANTOWN HOUSING AUTHORITY	Non-profit organizations	Ownership Rental	Jurisdiction
MON CO. HABITAT FOR HUMANITY	Non-profit organizations	Ownership	Jurisdiction
MONONGALIA COUNTY COMMISSION	Government	Homelessness Non-homeless special needs public services	Jurisdiction
MOUNTAINEER BOYS AND GIRLS CLUB	Non-profit organizations	public services	Jurisdiction
Miln Puskar Health Right	Non-profit organizations	Homelessness public services	Jurisdiction
Morgantown Area Youth Services Program	Non-profit organizations	public services	Jurisdiction
United Way of Monongalia & Preston Conties	Non-profit organizations	public services	Jurisdiction
West Virginia Coalition to End Homelessness	Non-profit organizations	Homelessness	State

**Table 51 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System**

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2014	2019	Affordable Housing		Homelessness		Rental units rehabilitated: 15 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit Homeowner Housing Rehabilitated: 40 Household Housing Unit
2	Homelessness	2014	2019	Homeless		Homelessness		Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted Homeless Person Overnight Shelter: 1000 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 100 Beds Homelessness Prevention: 100 Persons Assisted Housing for People with HIV/AIDS added: 24 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	anti-Poverty	2014	2019	Non-Homeless Special Needs		Homelessness		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 5 Persons Assisted
4	Infrastructure	2014	2019	Non-Housing Community Development				Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
5	Parks and Recreation	2014	2019	Non-Housing Community Development				Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5 Persons Assisted
6	Fair Housing	2014	2019					Other: 5 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Housing
	Goal Description	<p>Community Development Block Grant will fund a program for housing to include: housing rehabilitation single owner and rental, an emergency home repair, a housing accessibility, a down payment assistance and a lead paint testing/abatement, also providing infrastructure development using CDBG funding to offset the cost of storm water retention, water, and sewer and sidewalk projects to help offset these cost for affordable housing.</p> <p>The creation of a dedicated city-wide or county-wide Community Housing Development Organization (CHDO) a CHDO is a special type of non-profit organization that focuses on the development of housing for households with incomes under 80% AMHI, adjusted for family size. A CHDO focused on the local needs of the community would be able to more effectively deliver services, thereby increasing the number of affordable housing units added to the community.</p>
2	Goal Name	Homelessness
	Goal Description	<p>Community Development Block Grant will fund special needs services providers to affordable housing development and/or job creation for special needs populations, particularly individuals with substance abuse problems, individuals with severe, persistent mental illnesses, and homeless families. Prioritize activities that help individuals move toward self-sufficiency and break the cycle of poverty.</p>
3	Goal Name	anti-Poverty
	Goal Description	<p>Community Development Block Grant will fund supporting agencies that are identifying and resolving barriers to independent living and promoting self-sufficiency for individuals and families of low- to moderate-income through job training, literacy programs, medical treatment, barrier removal and rehabilitation, out-of-school time (OST) programs, and transportation. CDBG funds may be used for a variety of activities. Activities funded in the past that have impacted extremely-low income families include the following: literacy programs, job training, housing rehabilitation, critical repair of homes, youth and day care services, crime awareness, infrastructure and parenting programs.</p>
4	Goal Name	Infrastructure
	Goal Description	<p>Community Development Block Grant will fund sidewalk/infrastructure improvements in targeted low-income areas. Support improvements on neighborhood and downtown sidewalk and infrastructure changes that would make accessibility possible and quality of life. The City is committed to removing barriers at all public facilities in order to make all Public facilities (including all parks and recreation sites) ADA compliant.</p>

5	Goal Name	Parks and Recreation
	Goal Description	Community Development Block Grant will fund BOPARC to improve parks, playgrounds, and other recreational opportunities that primarily serving low- and moderate-income neighborhoods. CDBG funding will be used to provide all-day summer programing for low-moderate income school age children through the summer.
6	Goal Name	Fair Housing
	Goal Description	<p>The federal Fair Housing Act, passed in 1968 and amended in 1988, prohibits discrimination in housing on the basis of race, color, national origin, religion, sex, familial status and disability. The Fair Housing Act covers most types of housing including rental housing, home sales, mortgage and home improvement lending, land use and zoning. Excluded from the Act are owner occupied buildings with no more than four units, single family housing sold or rented without the use of a real estate agent or broker, housing operated by organizations and private clubs that limit occupancy to members, and housing for older persons.</p> <p>The West Virginia Fair Housing Act carries the same protections as the federal Fair Housing Act. In addition to prohibiting housing discrimination based on race, color, national origin, religion, sex, familial status and disability, state law also prohibits housing discrimination on the basis of ancestry and blindness. The West Virginia Human Rights Commission investigates and resolves housing discrimination complaints as well as provides education on fair housing.</p> <p>Goal</p> <p>The City of Morgantown will improve the education/outreach and coordination of fair housing responsibilities in Morgantown. The city's website, a resource for residents seeking information about housing and community development: the website should include: explanation as to what fair housing is and who is protected; direct instructions for filing a complaint; contact information to offer guidance to residents needing assistance; and Link to West Virginia Fair Housing Action Network website.</p> <p>Training should also serve as an opportunity for city staff, local advocates and members of the housing community to begin a unified and cordial working relationship towards making the city more accessible to persons with disabilities.</p>

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

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

Activities to Increase Resident Involvements

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

Plan to remove the ‘troubled’ designation

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The barriers to affordable housing that exist in Greater Morgantown are not uncommon in small to medium-sized communities; especially those that are largely defined by the presence of a major university. Challenges are rarely created by an unwillingness to engage in affordable housing development by either the public or the private sector, but the lack of resources required for successful developments to occur. This resource deficiency tends to manifest itself around three categories: production capacity issues, financial challenges or cost impediments to the individual(s) in the household.

Non-financial barriers include inadequate or insufficient sites, lack of access to labor, lack of access to materials, inability to procure adequate infrastructure, lack of neighborhood or municipal support or a simple deficiency of knowledge regarding affordable housing production.

Affordable housing as a public policy began when communities concluded that despite their state of employment, education or other factors, individuals were still unable to overcome the costs associated with occupying housing. These costs are driven by local supply and demand issues as well as total development costs.

This challenge is less prevalent in rental housing, especially multifamily, but it still can occur. According to the Department of Housing and Urban Development (HUD) housing costs are generally considered to be excessive when the rent or mortgage (including taxes and insurance) plus utilities exceed 30% of the occupant's gross income. When housing costs exceed this parameter, the housing is no longer considered affordable. However, households regularly exceed this parameter to seek housing they want or desire. Obviously, income varies from person to person and from family to family, so market-rate housing can have a sliding scale of affordability.

Using subsidy's such as the downpayment assistance program and Low-Income Housing Tax Credit (LIHTC) housing becomes more affordable for the target populations.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

SP-60 Homelessness Strategy – 91.215(d)

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

With the growing demand for homeless services and programming in our community, there simply is not enough time or energy for existing organizations to devote to community-wide planning for long term solutions. The Coordinating Council for Homelessness was created to fill the need for an entity whose sole purpose was to study the problems relating to homelessness and to draft a long term plan that, at a minimum, encompasses:

- Preventing homelessness among those at risk, through appropriate interventions.
- Promoting and increasing the availability of low income housing.
- Identifying long-term strategies for increasing the availability of resources and support services to help homeless persons to regain independence and break the cycle of homelessness.
- Promoting community-wide cooperation among government, non-profits, faith-based organizations, business community, housing developers, and the general public.
- Fostering inter-agency cooperation, such as universal discharge planning and coordination of services.
- Identifying under-served areas of the county and facilitating better programming for all areas.
- Reviewing approaches to homelessness taken by other communities of similar size and character as well as adapting and applying aspects of previously successful policy, programming and organizational initiatives.

Addressing the emergency and transitional housing needs of homeless persons

For every household which becomes homeless in the community, the system responds with a basic level of re-housing assistance – Rapid Re-Housing 1- which could include:

- List of rental vacancies,
- Tips about how to find an apartment,
- Help negotiating with landlords or friends or family members a person could live with, and
- Some financial assistance for application fees, deposits, etc.

If it becomes clear that the household will not exit homelessness with only this much assistance, then additional assistance is provided, which might include short-term rental assistance and case management—Rapid Re-Housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

While there is always a need for emergency services for those experiencing homelessness (food, shelter, clothing, etc.), the greater need today, and the main focus for is reducing the number of persons experiencing homelessness, through

- 1) Prevention services that reduce the number of persons who become homeless, and
- 2) Rehousing services that reduce the length of time that persons are homeless and increase the number of persons regaining housing.

Or more simply put, the goal is to reduce the number of people entering the system of homeless services and increase the number of people exiting the system.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

SP-65 Lead based paint Hazards – 91.215(i)

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

Support the Code Enforcement Division of the Public Works Department and the Morgantown Housing Authority in expanding services that lead to lead-based paint removal and tracking lead based paint hazards in rental units and other older building throughout Morgantown.

How are the actions listed above related to the extent of lead poisoning and hazards?

With the elimination of leaded gasoline and lead solder from cans, the pathways of lead exposure have decreased. NHANES ranks lead-based paint as the most common source. Based on the risk factors of poverty level, percent of older houses, and percent of population between the ages of zero and six, the West Virginia Bureau for Public Health has identified the Counties in the State that have a predicted high risk for Blood Lead poisoning. Monongalia County is not listed as a high risk for blood lead poisoning based on the above risk factors and has not been listed as a county with a prevalence of elevated lead levels in the blood. Screening rates for blood lead poisoning in Monongalia County is below 6% based on surveillance information gathered since 1995. (Childhood Lead Poisoning Surveillance in West Virginia: A Statewide Approach, December 2002).

Although the City of Morgantown has a large number of older rental units built before 1960, our inspection program has reduced the risk of lead poisoning. Each rental unit is inspected on a three-year rotation. During those inspections, code enforcement officers will test the paint immediately and determine if chipping paint has lead. The City of Morgantown is committed to maintaining the strict inspection of rental units and testing for lead-based paint.

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

The City of Morgantown recognizes that a large number of rental units within city limits that were built before 1960 and therefore are at risk for containing lead paint. Code Enforcement's inspection program reduces the risk of lead poisoning from lead paint by testing each unit during the building permit inspection and to maintaining the inspection of rental units and testing for lead-based paint.

The Morgantown Housing Authority supports the City of Morgantown in its endeavors to reduce lead poisoning and increase the number of safe units for people of low- and moderate-income by assessing, testing, and clearing properties under their purview of lead-based paint as required with Federal Programs through the CDBG Housing Rehabilitation Program.

Federal law requires lead based paint intervention on federally funded housing programs over \$5,000. Morgantown Housing Authority will do lead based paint assessments, testing and clearance for projects as needed.

SP-70 Anti-Poverty Strategy – 91.215(j)

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

Community Development Block Grant will fund supporting agencies that are identifying and resolving barriers to independent living and promoting self-sufficiency for individuals and families of low- to moderate-income through job training, literacy programs, medical treatment, barrier removal and rehabilitation, out-of-school time (OST) programs, and transportation.

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

SP-80 Monitoring – 91.230

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

To ensure appropriate use of public dollars and to maintain consistency with Federal program requirements and regulations, the City of Morgantown Community Development staff will plan, implement and enforce a comprehensive monitoring plan for each project. In addition, this monitoring plan will ensure satisfactory progress toward the Consolidated Plan goals, promote program accountability and further demonstrate compliance with Federal requirements. Two monitoring methods are utilized by the City of Morgantown. Method one involves monitoring projects directly administered by the City of Morgantown. Monitoring in this category consists of evaluating the project goals, objectives and levels of accomplishments. Monitoring of the activities will further ensure goal achievement and regulation compliance. Method two involves monitoring of other agencies, organizations, and recipients of Federal funds through the City of Morgantown. This monitoring method is utilized to ensure agency accountability, compliance, and consistency with project goals and accomplishments. The Community Development staff will conduct on-site monitoring of sub-recipient agencies periodically. As stated in each contract, payment is made by reimbursement only. Quarterly reports and an end-of-year performance report are also required for each project. Staff will also work with the sub-recipients on a regular basis as a resource for technical assistance in planning, implementation, project evaluation, and capacity building.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Morgantown projected 2014 Community Development Block Grant Entitlement is \$348,385 for funding projects. An additional, \$8,032.07 from funds not expended under previous year's projects. Total available funding for 2014 programing is \$356,417.07.

The City of Morgantown also receives program income through the rehabilitation loan program that the Fairmont/Morgantown Housing Authority administers. The program income remains with the Housing Authority through a Memorandum of Understanding, for use in the program administration and to provide additional rehabilitation loans. The Fairmont/Morgantown Housing Authority anticipates \$29,390 in program income.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	348,385	0	8,032	356,417	0	The City of Morgantown also receives program income through the rehabilitation loan program that the Fairmont/Morgantown Housing Authority administers. The program income remains with the Housing Authority through a Memorandum of Understanding, for use in the program administration and to provide additional rehabilitation loans. The Fairmont/Morgantown Housing Authority anticipates \$29,390 in program income.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funding will be leveraged against West Virginia State Transportation Grants to complete the sidewalks along Walnut Street. CDBG funding will be utilized to move sewer drops and ADA compliant curb cuts and truncated domes. CDBG will supplement almost all of the public service projects where private funding will be used to complete the projects.

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

None

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2014	2019	Affordable Housing				
2	anti-Poverty	2014	2019	Non-Homeless Special Needs				
3	Homelessness	2014	2019	Homeless				
4	Infrastructure	2014	2019	Non-Housing Community Development				
5	Parks and Recreation	2014	2019	Non-Housing Community Development				
6	Fair Housing	2014	2019					

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Housing
	Goal Description	Community Development Block Grant will fund a program for housing to include: housing rehabilitation single owner and rental, an emergency home repair, a housing accessibility, a down payment assistance and a lead paint testing/abatement. The creation of a dedicated city-wide or county-wide Community Housing Development Organization (CHDO) a CHDO is a special type of non-profit organization that focuses on the development of housing for households with incomes under 80% AMHI, adjusted for family size.

2	Goal Name	anti-Poverty
	Goal Description	Community Development Block Grant will fund supporting agencies that are identifying and resolving barriers to independent living and promoting self-sufficiency for individuals and families of low- to moderate-income through job training, literacy programs, medical treatment, barrier removal and rehabilitation, out-of-school time (OST) programs, and transportation.
3	Goal Name	Homelessness
	Goal Description	Community Development Block Grant will fund special needs services providers to affordable housing development and/or job creation for special needs populations, particularly individuals with substance abuse problems, individuals with severe, persistent mental illnesses, and homeless families. Prioritize activities that help individuals move toward self-sufficiency and break the cycle of poverty.
4	Goal Name	Infrastructure
	Goal Description	Community Development Block Grant will fund sidewalk/infrastructure improvements in targeted low-income areas. Support improvements on neighborhood and downtown sidewalk and infrastructure changes that would make accessibility possible and quality of life. The City is committed to removing barriers at all public facilities in order to make all Public facilities (including all parks and recreation sites) ADA compliant.
5	Goal Name	Parks and Recreation
	Goal Description	Community Development Block Grant will fund BOPARC to improve parks, playgrounds, and other recreational opportunities that primarily serving low- and moderate-income neighborhoods.
6	Goal Name	Fair Housing
	Goal Description	The City of Morgantown will improve the education/outreach and coordination of fair housing responsibilities in Morgantown. The city's website, a resource for residents seeking information about housing and community development: the website should include: explanation as to what fair housing is and who is protected; direct instructions for filing a complaint; contact information to offer guidance to residents needing assistance; and Link to West Virginia Fair Housing Action Network website. Training should also serve as an opportunity for city staff, local advocates and members of the housing community to begin a unified and cordial working relationship towards making the city more accessible to persons with disabilities.

Projects

AP-35 Projects – 91.220(d)

Introduction

This Action Plan outlines the needs, resources, priorities and proposed activities of the City of Morgantown to be undertaken with respect to their FY 2014 Community Development Block Grant (CDBG). The City of Morgantown has participated in CDBG as an Entitlement recipient each year between 2004 to present.

The City's Development Services Department is the Lead Agency that maintains and administers Morgantown CDBG funds and responsibilities, including completion of the Action Plan. The planning process actively encouraged participation of city housing and community service organizations, including the Morgantown Housing Authority, affordable housing providers, service agencies that assist the low- and moderate-income and principally low- and moderate-income clientele, advocates, and others.

The City of Morgantown encourages citizens to provide input and participate in planning, implementation and assessment of the CDBG program. This Action Plan was developed through public hearings, the use of existing data from previously approved plans and studies, consultation with a wide variety of local non-profit agencies, and discussions with other City of Morgantown departments. For-profit, non-profit, community and faith-based organizations were engaged several times throughout the prior year to assess city needs and priorities.

Projects

#	Project Name
1	Homeless Case Management
2	Electrical Wiring Upgrade
3	Home Care Services
4	Intervention Services
5	Target Teen Program
6	Sidewalks for Jerome Park Project
7	Demolishing Delapodated Houses
8	Home Rehabilitation Program
9	Marilla Park ADA Compliance
10	ADA Complaince Sidewalks
11	Human Rights Commission
12	Administration

Table 56 – Project Information

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

AP-38 Project Summary

Project Summary Information

1	Project Name	Homeless Case Management
	Target Area	Downtown
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: \$15,707
	Description	All homeless clients of the Bartlett House, Inc. staying at the University Avenue location will receive comprehensive case management aimed at housing them as quickly as possible and ensuring they maintain their housing.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that the Bartlett House will serve 650 clients in FY 2014.
	Location Description	The Bartlett House Emergency Shelter is located at 1110 University Avenue, Morgantown, WV 26505
	Planned Activities	Housing placement, life skills and coping skills to maintain housing.
2	Project Name	Electrical Wiring Upgrade
	Target Area	ANTI-POVERTY STRATEGY
	Goals Supported	Homelessness anti-Poverty
	Needs Addressed	Homelessness
	Funding	CDBG: \$34,000
	Description	Christian Help Inc. building in downtown Morgantown has five floors and the project would replace the electrical service coming into the 86 year old building.
	Target Date	6/30/2015

	Estimate the number and type of families that will benefit from the proposed activities	The five programs administered by Christian Help is estimated to served 2,928 individuals.
	Location Description	Christian Help is located at 219 Walnut Street, Morgantown, WV 26505
	Planned Activities	Bid the project, hire a contractor and begin replacing the electrical service in the Christian Help building.
3	Project Name	Home Care Services
	Target Area	ANTI-POVERTY STRATEGY
	Goals Supported	Homelessness
	Needs Addressed	
	Funding	CDBG: \$12,000
	Description	Provides access to comprehensive medical, mental health and case management services for sheltered and unsheltered homeless in Morgantown.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	The Homeless Services Clinic is estimated to serve 1,027 visits.
	Location Description	Milan Puskar Health Right is located at 341 Spruce Street, Morgantown, WV 26507-1519
Planned Activities	Clients will visit with a physician, registered nurse, and a dentist receiving healthcare and dental services as well as perscriptions.	
4	Project Name	Intervention Services
	Target Area	ANTI-POVERTY STRATEGY
	Goals Supported	Homelessness anti-Poverty
	Needs Addressed	
	Funding	CDBG: \$11,950
	Description	MAYSP provides intervention services to youth and families primarily from low and moderate income households experiencing delinquency, substance abuse problems,, related crime and violence and homelessness.

	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 85 youth will receive services from MAYSP.
	Location Description	Morgantown Area Youth Services Program is located at 160 Chancery Row, Morgantown, WV 2605
	Planned Activities	MAYSP provides intervention services to youth and families primarily from low and moderate income households experiencing delinquency, substance abuse problems,, related crime and violence and homelessness.
5	Project Name	Target Teen Program
	Target Area	ANTI-POVERTY STRATEGY
	Goals Supported	anti-Poverty
	Needs Addressed	
	Funding	CDBG: \$12,600
	Description	The academic services program provides after school homework help, one on one tutoring services and a learning strategies program.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 90 youth will be served by the Boys and Girls Club through this project.
	Location Description	The Mountaineer Boys and Girls Club is located at 918 Fortney Avenue, Morgantown, WV 26505
	Planned Activities	The academic services program provides after school homework help, one on one tutoring services and a learning strategies program.
6	Project Name	Sidewalks for Jerome Park Project
	Target Area	NON-HOUSING COMMUNITY DEVELOPMENT STRATEGY
	Goals Supported	Infrastructure
	Needs Addressed	
	Funding	CDBG: \$15,000
	Description	Construct sidewalks along 6 Habitat Homes in Jerome Park neighborhood.
	Target Date	6/30/2015

	Estimate the number and type of families that will benefit from the proposed activities	6 families will be served by this project.
	Location Description	The project is located on Jersey Avenue in Jerome Park, Morgantown, WV.
	Planned Activities	Framing and bracing, concrete pour and curing of the sidewalks.
7	Project Name	Demolishing Delapodated Houses
	Target Area	NON-HOUSING COMMUNITY DEVELOPMENT STRATEGY
	Goals Supported	Housing
	Needs Addressed	
	Funding	CDBG: \$5,000
	Description	Habitat purchased a burned structure on Posten Avenue in the Greenmont neighborhood. Habitat will demolish the house to prepare the site for new construction.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	one
	Location Description	This project is located at 444 Posten Avenue, Morgantown, WV 26505
	Planned Activities	Demolition of the structure, disposal of the materials at an approved landfill.
8	Project Name	Home Rehabilitation Program
	Target Area	ANTI-POVERTY STRATEGY
	Goals Supported	Housing
	Needs Addressed	
	Funding	CDBG: \$32,671.10
	Description	Will enable low income households to receive the repair or replacement of essential housing components by loans, forgivable loans, and grants.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	Nine

	Location Description	Citywide, primarily in Greenmont, Jerome Park, Wiles Hill and Woodburn neighborhoods.
	Planned Activities	Advertise for applications, review and identify qualifying households, begin rehab projects.
9	Project Name	Marilla Park ADA Compliance
	Target Area	NON-HOUSING COMMUNITY DEVELOPMENT STRATEGY
	Goals Supported	Parks and Recreation
	Needs Addressed	
	Funding	CDBG: \$25,000
	Description	Marilla Pool ADA accessibility.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	The project is located at Marilla Park between the Greenmont and Jerome Parks neighborhoods.
	Planned Activities	
10	Project Name	ADA Compliance Sidewalks
	Target Area	Downtown
	Goals Supported	Infrastructure
	Needs Addressed	
	Funding	CDBG: \$120,000
	Description	The City has continued to improve access to the downtown by removing barriers. The City will remove sewer drops to add curb cuts on the Walnut Street sidewalks.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	100
	Location Description	This project is located on Walnut Street in downtown Morgantown.
	Planned Activities	Bid project, select contractor, begin project May 2014.
11	Project Name	Human Rights Commission
	Target Area	ANTI-POVERTY STRATEGY

	Goals Supported	anti-Poverty
	Needs Addressed	
	Funding	CDBG: \$500
	Description	Printing of Update of the City's Affirmative Action Plan.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City of Morgantown, 389 Spruce Street, Morgantown, WV 26505
	Planned Activities	Updating of the Affirmative Action Plan and its printing.
12	Project Name	Administration
	Target Area	
	Goals Supported	Housing Homelessness anti-Poverty Infrastructure Parks and Recreation Fair Housing
	Needs Addressed	
	Funding	CDBG: \$75,000
	Description	CDBG Administrative costs are necessary for project management, implementation, and inspection of the non-housing community development projects. This includes the employment of a full-time Community Development Administrator and a part-time intern.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	389 Spruce Street, Morgantown, WV 26505
	Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

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

Night Shelter Case Management Program, Project # 2014-1, is located in Census Tract 101.00 in the downtown Morgantown area.

Morgantown Area Youth Services Project, Project # 2014-4, this is a citywide program targeting low-income children and families.

Mountaineer Boys & Girls Club, Project # 2014-5, The Boys and Girls Club facility is located in downtown Morgantown on Spruce Street in Census Tract # 101.00.

BOPARC ADA Marilla Park, Project # 2011-11, located in Census Tract 109.01

Home Rehabilitation Program, Project #2011-7, The Housing Rehabilitation Programs are citywide by application targeting low and moderate-income individuals and families.

Monongalia County Habitat for Humanity, Inc, Project #2014-7, Posten Avenue, Census Tract 101.00

Monongalia County Habitat for Humanity, Inc, Project #2011-6, Jerome Park Sub-Division Design located in Jerome Park Census Tract 107.00

ADA Sidewalk Compliance #2014-10, Walnut Street, Census Tract 101.00

Geographic Distribution

Target Area	Percentage of Funds
ANTI-POVERTY STRATEGY	46
NON-HOUSING COMMUNITY DEVELOPMENT STRATEGY	17
Downtown	37

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The number of new housing units required for households earning between 0% and 40% AMHI is 311, approximately 62 units per year. Some 67 units affordable to households earning between 41% and 60% AMHI will be needed, which equals 13.4 units per year. Additionally, 6.4 units are needed to meet the annual demand for renters earning between 61% and 100% AMHI. This equates to 32 units over the five-year period.

Over the next five years when excluding the student population, there will be a surplus of 163 housing units affordable to households earning between 0% and 40% AMHI. Some 47 units affordable to households earning between 41% and 60% AMHI will be needed over the next five years, which equals just under 10 per year. Additionally, 6.4 units are needed to meet the annual demand for renters earning between 61% and 100% AMHI. This equates to 32 units over the five-year period.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	9
Special-Needs	0
Total	9

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	9
Acquisition of Existing Units	0
Total	9

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Not Applicable Morgantown has no Public Housing

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

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

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

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The Connecting Link in establishing the single point of entry to the system on Morgantown. Expanding the view of homelessness to a community issue is an important step in resolving some of the most pressing needs of homelessness in Morgantown.

Addressing the emergency shelter and transitional housing needs of homeless persons

While there is always a need for emergency services for those experiencing homelessness (food, shelter, clothing, etc.), the first priority, and the main focus is reducing the number of persons experiencing homelessness, through

- 1) prevention services that reduce the number of persons who become homeless, and
- 2) re-housing services that reduce the length of time that persons are homeless and increase the number of persons regaining housing.

Or more simply put, reduce the number of people entering the system of homeless services and increase the number of people exiting the system.

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

Work to tie special needs services to affordable housing development and/or job creation for special needs populations, particularly individuals with substance abuse problems, individuals with severe, persistent mental illnesses, and homeless families. Prioritize activities that help individuals move toward housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely

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

The City collaborates with social service agencies that assist persons living at or below the poverty level. The City supports community enhancement programs through its

Community Development Block Grant program in order to improve the living environments of low to moderate-income persons, specifically improving the lives of low- to moderate-income youth in order to break the cycle of poverty. Many of these programs are designed to assist low- to moderate-income individuals and families by assisting with the needs of low- and moderate-income households.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The barriers to affordable housing that exist in Greater Morgantown are not uncommon in small to medium-sized communities. Challenges are rarely created by an unwillingness to engage in affordable housing development by either the public or the private sector, but the lack of resources required for successful developments to occur. This resource deficiency tends to manifest itself around three categories: production capacity issues, financial challenges or cost impediments to the individual(s) in the household.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Potential Strategies to Eliminate Affordability Barriers

Most of the common barriers that impede the development of affordable housing do not exist today as an attempt to deliberately exclude a specific class of people. They are often unintended consequences that result from market forces or broad public policy decisions. There are many ways that the various municipalities could support additional affordable housing, as the three categories below describe.

Production Solutions

Local government can assist with removing encumbrances and streamlining the regulatory process in order to proliferate affordable housing. Suggested actions include: land donation, land banking, land trusts, building development capacity, inclusionary zoning, expediting permitting and revising impact fees.

Financial Solutions

Over the years, a variety of tools have been created that are considered to be mutually beneficial to individuals, municipalities and lenders. This interaction can break down very quickly in the affordable housing marketplace; if no one is occupying housing, the municipalities are not realizing their goals and the financial services industry becomes weaker since it is not engaging consumers in its product line. Each scenario is different, but one, or several, of the tools listed below may need to be applied to help an affordable housing project come to fruition, including loans, grants, bond financing, tax incentives and utilization of non-profits/foundations.

Cost to the Individual Solutions

Even when great care has been taken to ensure that housing is made affordable, and some of the production and financial tools described previously have been applied, housing costs may still not be affordable to prospective occupants. Methodologies such as down payment assistance, closing costs, rental assistance, lease/purchase homes and addressing the affordability gap are designed to benefit the resident directly.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

As the entity in charge of carrying out the City of Morgantown's Community Development Block Grant (CDBG) program, the Community Development Office will do the following:

- Enhance communication between government officials and service providers.
- Work with local housing agencies, non-profit organizations, faith communities, and other City departments to coordinate the identification, documentation and mitigation of community needs.

This collaboration will result in a more effective delivery of services.

As part of the contracts the City forms with various agencies implementing programs with CDBG funds, the Community Development Office provides technical guidance and direction to put into operation a strong institutional structure for the agencies. Communication will enhance coordination between agencies so that the community's housing and social services providers can better identify and meet the community's priority needs as well as correct problems of access, barriers, and public safety concerns.

The Community Development Office will continue to look for gaps in institutional structure as CDBG funded programs expand so that communication between private and public organizations will continue in order to provide a well-rounded community-based program.

This collaboration will result in a more effective delivery of services.

As part of the contracts the City forms with various agencies implementing programs with CDBG funds, the Community Development Office provides technical guidance and direction to put into operation a strong institutional structure for the agencies. Communication will enhance coordination between agencies so that the community's housing and social services providers can better identify and meet the community's priority needs as well as correct problems of access, barriers, and public safety concerns.

To confirm that interested sub-recipients understand what is required of CDBG-funded projects, the City will hold its annual Application Workshop to educate potential sub-recipients of the City's expectations. This Workshop will include how sub-recipients must meet the City's goals and objectives as given in the Consolidated Plan. The meeting will also explain specific program requirements such as contracts, performance and financial reports, and other monitoring actions.

Actions planned to address obstacles to meeting underserved needs

Morgantown continues to assist social service agencies with education, job skills training and after school programs for working parents. Programs with a direct impact to their client receive special attention as well as programs meeting the goals in the Consolidated Plan. Additionally, the City will work with the Morgantown Housing Authority to assist families with modifications or adaptations necessary to keep their homes livable as needs changes through the Barrier Free Program.

Each sub-recipient is required to attend a contract explanation meeting, where the contract requirements are reviewed. The contract discussions will include: timeliness; prevailing wage; Fair Housing; non-discrimination; drug-free workplace; anti-lobbying restrictions; minority business promotion; record keeping; retention; and audits. The City additionally requires recipients of CDBG funds to provide a project timeline with benchmarks for completion, which is incorporated into the sub-recipient contract.

Program monitoring will certify that the sub-recipient's performance is adequate and in compliance with Federal and local regulations (building code and license requirements), as determined by the sub-recipient's contract agreement and proposed scope of service.

Components of project monitoring will include: compliance with eligible activities and National Objectives; compliance with Consolidated Plan goals and objectives; understanding of and compliance with HUD program rules and administrative requirements; progress towards project proposed production goals; needs for technical assistance; and evidence of innovative or outstanding performance.

Actions planned to foster and maintain affordable housing

The barriers to affordable housing that exist in Greater Morgantown are not uncommon in small to medium-sized communities. Challenges are rarely created by an unwillingness to engage in affordable housing development by either the public or the private sector, but the lack of resources required for successful developments to occur. This resource deficiency tends to manifest itself around three categories: production capacity issues, financial challenges or cost impediments to the individual(s) in the household.

Morgantown additionally faces a number of neighborhoods that are dominated by older houses in need of repair, upkeep, and rehabilitation. These property owners do not have the financial capability to maintain their homes and often face situations that threaten health and safety, especially in the rental housing market. This leaves many low-income families facing poor housing choices. Rehabilitating these houses will open the housing market to Section 8 Voucher recipients and other low-income families. Through the CDBG Housing Rehabilitation Program.

Federal law requires lead based paint intervention on federally funded housing programs over \$5,000. Morgantown Housing Authority will do lead based paint assessments, testing and clearance for projects as needed.

Actions planned to reduce lead-based paint hazards

The City of Morgantown realizes that a large number of rental units within city limits were built before 1960 and therefore are at risk for containing lead paint. Code Enforcement's inspection program reduces the risk of lead poisoning from lead paint by testing each unit during the building permit inspection. The City of Morgantown is committed to maintaining the inspection of rental units and testing for lead-based paint.

The Morgantown Housing Authority supports the City of Morgantown in its endeavors to reduce lead poisoning and increase the number of safe units for people of low- and moderate-income by assessing, testing, and clearing properties under their purview of lead-based paint as required with Federal Programs through the CDBG Housing Rehabilitation Program.

Federal law requires lead based paint intervention on federally funded housing programs over \$5,000. Morgantown Housing Authority will do lead based paint assessments, testing and clearance for projects as needed.

ing restrictions; minority business promotion; record keeping; retention; and audits. The City additionally requires recipients of CDBG funds to provide a project timeline with benchmarks for completion, which is incorporated into the sub-recipient contract.

Program monitoring will certify that the sub-recipient's performance is adequate and in compliance with Federal and local regulations (building code and license requirements), as determined by the sub-recipient's contract agreement and proposed scope of service.

Components of project monitoring will include: compliance with eligible activities and National Objectives; compliance with Consolidated Plan goals and objectives; understanding of and compliance with HUD program rules and administrative requirements; progress towards project proposed production goals; needs for technical assistance; and evidence of innovative or outstanding performance.

Actions planned to reduce the number of poverty-level families

Actions planned to develop institutional structure

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

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
3. The amount of surplus funds from urban renewal settlements
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

Discussion:

MEMORANDUM

TO: City Council
Jeff Mikorski, City Manager

FROM: Timothy L. Ball, General Manager, MUB

DATE: March 19, 2014

SUBJECT: **FIVE ORDINANCES
COUNCIL COMMITTEE OF THE WHOLE MEETING INFORMATION
March 25, 2014**

This will serve as a read ahead to help you prepare for the meeting. If you have any questions please feel free to contact me.

The attached five ordinances / resolutions address various matters. Each are described below. They are in draft form for the COW, and we are working with your staff to put them into final form, hopefully for your consideration in the April Council meetings.

I will attend the Council Committee of the Whole meeting, and will be happy to provide any further explanation that you may desire.

Sewer Rate Ordinance - We propose a sewer rate ordinance to enact a 24% rate increase for the Cheat Lake sewer service area. This rate increase will provide sufficient revenue to end budget deficits that have occurred for the past six or more years. This increase is necessary to ensure that the users of the separate Morgantown system do not subsidize the users of the Cheat Lake system, and to restore adequate funding for ongoing capital improvements in the Cheat Lake system. A financial analysis is also provided. The ordinance also includes miscellaneous clerical edits.

Water Rate Ordinance - We do not propose a water rate increase, but offer the water rate ordinance, to address several changes:

- Establish new schedule of tap fees
- Eliminate separate Cheat Neck water rate (absorb into the Morgantown rate)
- Eliminate separate Pounds Hollow water rate (absorb into the Morgantown rate)
- Misc clerical edits

Our current water tariff provides only a single tap fee, regardless of size. This is inappropriate because the cost of connection increases significantly with increased pipeline size. We propose a tap fee schedule that more accurately correlates cost to size, while still maintaining a discount as required by the PSC. This is consistent with MUB's fundamental principle of accurately assigning cost responsibility to those generating that cost.

The Cheat Neck and Pounds Hollow rate schedules are proposed to be eliminated because the Morgantown rates have risen to a level equaling those, making the separate rates no longer necessary.

Sewer Use Ordinance - As we researched legal remedies for the damages to our systems from the MEA steam lines, we found that the existing Sewer Use Ordinance failed to address such thermal effects, or other indirect discharges. The attached draft Ordinance is prepared in order to correct that oversight.

Reimbursement Resolution - In light of widely publicized water supply difficulties in Charleston, MUB is considering several improvements to our source water supply and system reliability. We will soon conduct engineering to better define the costs and constraints for various water system improvements such as generators for the water treatment plant, expansion of the existing Cobun Creek reservoir, construction of an additional (separate) Cobun Creek reservoir, etc. These improvements would likely be financed via a future revenue bond.

So that we may recover the costs of this planning, as a reimbursement from the future bond, we respectfully request City Council to approve the attached Reimbursement Resolution.

Reimbursement Resolution - Similar to the above, we submitted a Reimbursement Resolution (RR) to the city Council in November 2012 for the Wastewater Treatment System Improvement Project (expansion of the WWTP at Star city).

Unfortunately, an RR is restricted to a three year window prior to the date of the bond closing. Due to the delay in DEP's approval of our Long Term Control Plan (now expected in May/June 2014), that 2012 RR will expire and therefore not adequately serve the revised project schedule, which provides for bond closing to occur May / June 2016.

So that we may recover the costs of the project planning and design, as a reimbursement from the expected 2016 bond, we respectfully request City Council to approve the attached new Reimbursement Resolution.