

**Community Development Block Grant  
2009 Annual Action Plan**

## **Source of Funds**

The City of Morgantown will receive \$543,242 to fund projects from the Community Development Block Grant (CDBG) Entitlement Program. 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 \$17,400 in program income of which \$2,610 will be utilized by Morgantown Housing for administration and \$14,790 will be programmed in the Housing Rehabilitation Program.

## **Annual Objectives**

The 2009-2014 CDBG Consolidated Plan first year objectives are to increase the supply of affordable housing that is available to low- and moderate-income families and individuals. Complete an Analysis of Impediments to Fair Housing to assess fair housing needs in Morgantown. In partnership with existing service providers, provide support services to special needs populations with the most urgent needs (identified through the citizen participation process).

## **Description of Projects**

### **Administration & Planning - \$96,000**

#### **CDBG Administration \$96,000**

Activity: Administration

Source: CDBG Entitlement

National Objective: N/A

Regulation Citation: 570.206 (a)

Project # 2009-1

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.

#### **Planning - \$12,000**

Activity: Analysis Fair Housing Choices

Source: CDBG Entitlement

National Objective: L/M Income Housing

Regulation Citation: 570.205(a) (3) (i)

Project # 2009-2

An Analysis to Impediments Fair Housing Choice (A/I). An A/I will provide important data on proposed impediments to fair housing. In a community with impediments to fair housing, census data would be able to show signs of unfair practices, such as minority segregation, low percentage of minority home ownership, and differences between sub-populations

### **Public Service- \$81,486**

#### **Night Shelter Case Management Program - \$25,277**

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: C2

Project # 2009-3

Consolidated Plan Goal H-3

The Bartlett House, Inc. operates an emergency shelter/public inebriation service at the University Avenue location that currently opens at 5:00 pm and closes at 8:00 am 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.

Day Labor Employment Drop-in Center is a structured program advertised to businesses looking for day laborers, a formal process of job opportunities to be posted with a job posting board. The Bartlett House would also create an assessment tool to evaluate the client's career interests and guide them into local employment that they could maintain.

Located in the downtown area Census Tract 101.00

It is expected that this project will serve approximately 556 individuals.

#### **Morgantown Area Youth Services Project – \$10,000**

Activity: Intervention Services

Source: CDBG Entitlement

National Objective: L/M Income Limited Clientele

Eligible Activity: Public Services

Regulation Citation: 570.201 (e)

Consolidated Plan Objective: H1

Project # 2009-4

Consolidated Plan Goal AP-3

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.

This is a citywide project targeting low and moderate-income youth. Seventy-five youth/families will be served.

**Mountaineer Boys & Girls Club - \$15,500**

Activity: Project Learn & Smart Moves  
Source: CDBG Entitlement  
National Objective: L/M Income Limited Clientele  
Eligible Activity: Public Services  
Regulation Citation: 570.201 (e)  
Consolidated Plan Objective: H1  
Project # 2009-5  
Consolidated Plan Goal AP 1&2

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.

Their facility is located in downtown Morgantown on Spruce Street in Census Tract # 101.00.

This project is estimated to tutor 60-100 students.

**The Mental Health Association in Monongalia County - \$4,900**

Activity: Supportive Peer Community  
Source: CDBG Entitlement  
National Objective: L/M Income Limited Clientele  
Eligible Activity: Public Services  
Regulation Citation: 570.201 (e)  
Consolidated Plan Objective:  
Project # 2009-6

## Consolidated Plan Goal H-1

The Mental Health Association in Monongalia County operates the Friendship Room, a program of social support and mental health education for adults who receive or need mental health care. The MHA will operate a community job skills program that will contain training, education, service coordination, fostering meaningful relationships and job exploration. The peer support portion of the program will use volunteers from the WVU Center for Civic Engagement, United Way and Chestnut Ridge Church. Using peer support is a source of encouragement, assistance and support.

Locate in downtown Census Tract 101.00  
It is estimated that 30 individuals will be served.

### **Milan Puskar Health Right, Inc. - \$12,565**

Activity: CDBG Public Services Sub-recipient  
Source: CDBG Entitlement  
National Objective: L/M Income Limited Clientele  
Eligible Activity: Rehabilitation  
Regulation Citation: 570.202 (a) (4)  
Consolidated Plan Objective: C 2  
Project # 2009-7  
Consolidated Plan Goal H-4

Milan Puskar Health Right located on Spruce Street in downtown Morgantown will provide a Homeless Care 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.

The physical location of the building is in downtown. Census Tract # 101  
It is estimated that this project will serve 200 individuals.

### **Monongalia County Schools (Kaleidoscope) - \$8,000**

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: H1  
Project # 2009-8  
Consolidated Plan Goal AP-2

The Summer Leadership and Job Skills Program will increase the number of low and very low income middle school aged children served in the Kaleidoscope

summer program at each of the four Kaleidoscope locations by providing four instructors for leadership and job skills. The program will use materials and training from Micro Society. CDBG funding will be used specifically to include this new curriculum to develop job, marketing and leadership skills. This project will work with 50 children.

### **Housing Programs - \$175,000**

The Housing Program is for the low and moderate income families within the corporate limits of the City of Morgantown will receive \$170,000 from the 2009 entitlement. It is anticipated that the Morgantown Housing Authority will receive \$15,000 in program income and use 15%, or \$2,250, for administration, The Housing Authority will provide \$32,386 from other sources including program income. Adding all rehabilitation project funding gives a total of \$207,386.

The housing projects are citywide targeting low and moderate-income individuals and families.

The various rehabilitation projects will assist approximately 35-45 families.

#### **Housing Programs Administration**

Activity: Administration

Source: CDBG Entitlement

National Objective: N/A

Regulation Citation: 570.200 (a) (3) (i)

Project # 2009

Housing Program Administration costs are necessary for project management and implementation of the Housing Programs by the Fairmont / Morgantown Housing Authority, staff salaries and supplies for the utilization of ICC and HQS Certified housing inspectors and licensed mortgage/loan brokers for loan origination and servicing. Under the Housing Rehabilitation Program Morgantown Housing Authority will provide a series of grants and low interest loans in these specific areas of need.

#### **Home Rehabilitation Program**

Activity: Housing

Source: CDBG Entitlement

National Objective: L/M Income Housing

Project # 2009-14

Consolidated Plan Goal AH-2

#### **Rental Rehabilitation Program (Single and Multi-Unit)**

Activity: Housing

Source: CDBG Entitlement

National Objective: L/M Income Housing

Regulation Citation: 570.202 (a) (3)

570.202 (b) (2)

Consolidated Plan Objective AH-4

**Emergency Repair**

Activity: Housing

Source: CDBG Entitlement

National Objective: L/M Income Housing

Regulation Citation: 570.202 (b) (2)

Consolidated Plan Objective AH-3

**Home Adaptations**

Activity: Housing

Source: CDBG Entitlement

National Objective: L/M Income Housing

Regulation Citation: 570.202 (b) (11)

Consolidated Plan Objective AH-5

**Lead Based Paint Assessment/Testing and Clearance**

Activity: Housing

Source: CDBG Entitlement

National Objective: L/M Income Housing

Regulation Citation: 570.202 (f)

Consolidated Plan Objective: F1

**Down Payment Assistance Program**

Activity: Housing

Source: CDBG Entitlement

National Objective: L/M Income Housing

Regulation Citation: 570.201 (n)

Consolidated Plan Objective AH-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 or 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.

The Down Payment Assistance Program meets the need for Barriers to Affordable Housing, Section E of the Consolidated Plan.

[There are several barriers to affordable housing in Morgantown. Housing cost generally exceed the 30% of gross income threshold to make homeownership or rental units affordable for the low and very-low income households. A down payment even at 15-16% of the annual gross income is hard for lower income families to make. This is primarily due to the demand for affordable housing exceeding supply in the City. There is little developable, vacant land in the City increasing the price for the land and subsequently the house.]

## **Infrastructure -- \$190,756**

### **City of Morgantown - \$93,379**

Activity: Public Facility Improvements

Source: CDBG Entitlement

National Objective: L/M Income Area-wide Benefit

Eligible Activity: Public Facilities

Regulation Citation: 570.201 (c)  
Project # 2009-10  
Consolidated Plan Objective I-1

The CDBG will provide \$93,379 for ADA rehabilitation of sidewalks on High Street. The City of Morgantown will address the need for ADA compliance along the sidewalks on High Street relocating sewers where curb cuts need to be placed and adding truncated dome placements. Recent pedestrian incidents occurring in the downtown area identify a need to address accessibility at crosswalks in downtown. Bringing intersection on High Street into ADA compliance will improve visibility and movement. CDBG funds will be leveraging Department of Transportation and local funding.

The High Street sidewalk addressing ADA compliance is located in Census Tract # 101. Approximately 6000' of sidewalk and seven curb cuts will be installed.

**City of Morgantown - \$25,000**

Activity: Remove Barriers for Public Facilities  
Source: CDBG Entitlement  
National Objective: L/M Income Limited Clientele  
Eligible Activity: Public Facilities  
Regulation Citation: 24 CFR 570.201 (c)  
Project # 2009  
Consolidated Plan Objective I-2

In order to facilitate the completion of the City of Morgantown's ADA Transition Plan and to remove barriers for the physically disabled, automatic door openers are necessary to be placed on the main entrances to the Morgantown Public Safety Building located on Spruce Street in downtown Morgantown. The Morgantown Municipal Court, Parking Authority and Police Department all share the Public Safety Building. This project will allow people with disabilities to access these public agencies without the support of non-disabled people.

**Rehabilitation**

**BOPARC Teen Center - \$31,000**

Activity: Senior Center  
Source: CDBG Entitlement  
National Objective: L/M Income Limited Clientele  
Eligible Activity: Public Facility  
Regulation Citation: 570.201 (c)  
Project # 2009-11  
Consolidated Plan Objective AP-2

BOPARC is rehabilitating the Tanner Building located at 111 High Street into the Morgantown Teen Center serving youths ages 13-18. The facility needs to have ADA

accessible bathrooms, lead based paint removal, and fire code upgrades. The service area for the facility will include a majority of the City of Morgantown. The facility will encompass 6000 square feet in the heart of downtown Morgantown. The project is a collaboration of BOPARC, The Greater Morgantown Community Trust, The Mountaineer Boys and Girls Club, 4-H, Arts Group, Kaleidoscope and The United Way of Mon and Preston Counties. These organizations will also provide programming and staffing. The project is slated for 5 phases.

The Teen Center is located in downtown in Census Tract # 101.

**Christian Help -- \$34,625**

Activity: Elevator Repair

Source: CDBG Entitlement

National Objective: L/M Income Limited Clientele

Eligible Activity: Rehabilitation

Regulation Citation: 570.202

Project # 2009-12

Consolidated Plan Objective AP-1

Christian Help an agency serving low and very low-income individuals and families with emergency needs will repair and rehabilitate the elevator to fix safety issues. The project will include the replacement of existing doors, door locks, tracks and closures for all five doors. Christian Help has six programs that assist with basic needs such as food, shelter and clothing.

The Christian Help is located in downtown in Census Tract # 101.

**Caritas House, Inc. -- \$6,752**

Activity: Homeless Shelter HVAC

Source: CDBG Entitlement

National Objective: L/M Income Limited Clientele

Eligible Activity: Rehabilitation

Regulation Citation: 570.202 (a) (4)

Project # 2009-13

Consolidated Plan Objective H-3

Colligo House is a Permanent Supportive Housing project for chronic homeless dually diagnosed homeless individuals. The shelter needs the HVAC units replaced for both reliability and efficiency. Caritas House will also put a solid surface on the parking area to aid with ADA access.

## **Geographical Distribution**

1. Night Shelter Case Management Program, Project # 2009-2, is located in Census Tract 101.00 in the downtown Morgantown area. Census Tract 101.00 is a low-income Census Tract.
2. Morgantown Area Youth Services Project, Project # 2009-3, this is a citywide program targeting low-income children and families.
3. Mountaineer Boys & Girls Club, Project # 2009-4, The Boys and Girls Club facility is located in downtown Morgantown on Spruce Street in Census Tract # 101.00.
4. The Mental Health Association of Monongalia County, Project # 2009-5 will operate a Peer Program citywide.
5. The Milan Puskar Health Right Project # 2009-6 will operate a Homeless Care Clinic in Census Tract 101.00
6. Kaleidoscope Project # 2009-7 will operate a Summer Leadership and Job Skills Program citywide
7. Home Rehabilitation Program, Project # 2009-8, The Housing Rehabilitation Programs are citywide by application targeting low and moderate-income individuals and families.
8. City of Morgantown, Project # 2009-9, The High Street sidewalk addressing ADA compliance is located in Census Tract # 101.00.
9. BOPARC Morgantown Teen Center, Project # 2009-10, is located in downtown Census Tract # 101.00.
10. Christian Help, Inc. Project # 2009-11 elevator rehab is located in downtown Morgantown Census Tract 101.
11. Caritas House Inc. Project # 2009-12 will rehab the HVAC at the permanent shelter Colligo House Census Tract 110.00
9. City of Morgantown Project # 2009-13 ADA compliant door opener for the Public Safety Building Census Tract 101.00