

Community Development Block Grant 2010 Annual Action Plan

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 \$588,819 to fund projects. 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 \$9,608 in program income of which \$1,696 will be utilized by Morgantown Housing for administration and \$7,912 will be spent on the Housing Rehabilitation Program. An additional program income from the repayment of loans made in 1988 under a State Community Development Block Grant housing rehab loan program of \$59,709.55 will be programmed in the 2010 Action Plan. Total available funding for 2010 is \$648,528.

Annual Objectives

The City will support agencies in the acquisition of vacant or poor quality properties to rehabilitate for affordable housing, recreation or economic development. In partnership with existing service providers, provide support services to special needs populations with the most urgent needs (identified through the citizen participation process). Complete an Analysis of Impediments to Fair Housing to assess fair housing needs in Morgantown.

Description of Projects

Administration & Planning - \$120,479

CDBG Administration \$100,893

Activity: Administration

Source: CDBG Entitlement

National Objective: N/A

Regulation Citation: 570.206 (a)

Project # 2010-1

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 - \$10,000

Activity: Neighborhood revitalization
Source: CDBG Entitlement
National Objective: L/M Income Housing
Regulation Citation: 570.205(a) (3) (i)
Consolidated Plan Objective: Housing 5
Project # 2010-2

Neighborhood revitalization, community development, land use, recreation, and infrastructure improvement planning in low to moderate income residential neighborhoods in partnership with other public and private entities and funding sources.

Northern WV Center for Independent Living Fair Housing Training -- \$4,586

Activity: Fair Housing Training and Education
Source: CDBG Entitlement
National Objective: L/M Income Housing
Eligible Activity: Planning
Regulation Citation: 570.205(a) (3) (i), 570.601
Consolidated Plan Objective: Anti-poverty 1
Project #2010-3

Provide education and training on Fair Housing for realtors, advertisers, builders and developers, the project will help these individuals understand their rights and responsibilities under Fair Housing and offer assistance to them in developing compliance plans to help mitigate their liability. NWVCIL will use the CDBG funds with a Fair Housing Initiative Program (FHIP) grant.

Sunnyside Up Beaumont Glass Factory -- \$5,000

Activity: Marketing Beaumont Brownfield Site
Source: CDBG Entitlement
National Objective: The elimination of slums or blight
Eligible Activity: Planning
Regulation Citation: 570.200(d)(1)(2), 570.201(d)
Consolidated Plan Objective: Second Tier Need
Project #2010-4

Support agencies in the acquisition of vacant or poor quality properties to rehabilitate for affordable housing, recreation or economic development.

The Beaumont Glass Factory is listed as a Brownfield Site requiring an environmental clean-up prior to disposal and reuse. The three acre site is a key asset to the revitalization

of the Sunnyside neighborhood providing a development of mixed use. This project will identify and work with the current owner to market Beaumont as a development site.

Public Service- \$97,126

In Touch and Concern Mobility Management for Seniors -- \$2,170

Activity: Mobility Management of Seniors and Individuals with Disabilities

Source: CDBG Entitlement

National Objective: L/M Income Limited Clientele

Eligible Activity: Public Service

Regulation Citation: 570.201(e)

Consolidated Plan Objective: Anti-poverty 1

Project #2010-5

This funding is for the purchase additional software user and vehicle license to increase mobility management of seniors and individuals with disabilities within Morgantown. Through collaboration with Mountain Line Transit Authority In Touch and Concern shares Route Match transportation scheduling software. The Route Match program will provide faster and more efficient transportation services to lower income and elderly residents.

Night Shelter Case Management Program - \$46,331

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: Homeless 1, 3

Project # 2010-6

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.

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.

The Cold Weather Shelter will provide shelter when the temperature is at or below 40 degrees or when other supportive agencies are not opened.

Morgantown Area Youth Services Project – \$10,000

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: Anti-poverty 3
Project # 2010-7

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 - \$13,125
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 # 2010-8

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.

CASA (Court Appointed Special Advocates) – \$10,000
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: Anti-poverty 1
Project # 2010-9

The mission of the CASA (Court Appointed Special Advocates) For Kids program is to help assure that children who have been abused and/or neglected are placed in safe, permanent homes as quickly as possible.

The CDBG grant allows CASA for Kids to assure that every child who is the victim of abuse and neglect in Monongalia County has a CASA volunteer advocating for their best interests. CASA for Kids serves child abuse victims from birth to age 18. CASA For Kids will provide quality volunteer advocates who speak-up for the child and provide to the Court additional information on the case, as well as better monitoring of each child's needs. This resource will provide and support the training of a new group of CASA volunteers to advocate for abused children.

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: Rehabilitation

Regulation Citation: 570.202 (a) (4)

Consolidated Plan Objective: Homeless 4

Project # 2010-10

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.

Monongalia County Literacy Volunteers, Inc. - \$3,500

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 1

Project # 2010-11

The Literacy Volunteers will purchase promotional items to help make community fully aware of the services of the Literacy Volunteers, to help launch the basic entry into the workforce literacy program, and to promote the workforce literacy course. The Workforce Literacy Program will teach proper resume writing techniques and interview skills

Housing Programs - \$141,305

The Housing Program is for the low and moderate income families within the corporate limits of the City of Morgantown will receive \$131,697 from the 2010 entitlement. The Morgantown Housing Authority expects to receive \$9,608 in program income and use 15%, or \$1,696, for administration, adding all rehabilitation project funding gives a total of \$141,305.

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

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

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

Project # 2010-12

General Home Improvements

Activity: Housing

Source: CDBG Entitlement

National Objective: L/M Income Housing

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

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)

Emergency Repair

Activity: Housing

Source: CDBG Entitlement

National Objective: L/M Income Housing

Regulation Citation: 570.202 (b) (2)

Home Adaptations

Activity: Housing

Source: CDBG Entitlement

National Objective: L/M Income Housing

Regulation Citation: 570.202 (b) (11)

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: Lead Based Paint 1

Down Payment Assistance Program

Activity: Housing

Source: CDBG Entitlement

National Objective: L/M Income Housing

Regulation Citation: 570.201 (n)

Consolidated Plan Objective: Housing 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 -- \$200,726

Habitat for Humanity -- \$50,726

Activity: Housing

Source: CDBG Entitlement

National Objective: L/M Income Housing

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

Consolidated Plan Objective: Housing 6

Project # 2010-13

Monongalia County Habitat for Humanity will begin infrastructure work and construction on a lot on Dunn Alley in Sabration. They will purchase two additional lots on Dunn Alley and dispose of the dilapidated house for construction of two additional homes.

City of Morgantown - \$150,000

Activity: Public Facility Improvements

Source: CDBG Entitlement

National Objective: L/M Income Area-wide Benefit

Eligible Activity: Public Facilities

Regulation Citation: 570.201 (c)

Consolidated Plan Objective: Infrastructure 1

Project # 2010-14

The CDBG will provide \$121,778 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.

Rehabilitation – 98,500

United Way Agency Rehab -- \$23,700

Activity: Non-profit Rehabilitation
Source: CDBG Entitlement
National Objective: L/M Income Limited Clientele
Eligible Activity: Rehabilitation
Regulation Citation: 570.202
Consolidated Plan Objective: Anti-poverty 1
Project # 2010-14

This project will use CDBG funding to rehabilitate and sustain 25-35 non-profit service delivery organizations. The projects may include safety needs such as code upgrades, entrance and exit improvements for access, fire safety. Green initiative training for sustainability will also be offered.

BOPARC Senior Center -- \$52,000

Activity: Senior Center
Source: CDBG Entitlement
National Objective: L/M Income Limited Clientele
Eligible Activity: Public Facility
Regulation Citation: 570.201 (c)
Consolidated Plan Objective: Parks and Recreation 1
Project # 2007-15

BOPARC Senior Center needs to have a window upgrade. The replacement of the windows is the next phase of the Senior Center upgrade to add comfort and energy efficiency.

BOPARC Marilla Center ADA Restroom - \$3,000

Activity: Marilla Recreational Center
Source: CDBG Entitlement
National Objective: L/M Income Limited Clientele
Eligible Activity: Public Facility
Regulation Citation: 570.202 (b)

Consolidated Plan Objective: Infrastructure 2
Project # 2010-16

Low-income youth groups use ADA compliant improvements to the restrooms at the Marilla Center the Center extensively during the summer and seniors for various recreational activities.

Rape and Domestic Violence Information Center, Inc. -- \$9,300

Activity: ADA Compliance
Source: CDBG Entitlement
National Objective: L/M Income Limited Clientele
Eligible Activity: Rehabilitation
Regulation Citation: 570.201(c)
Consolidated Plan Objective: Anti-Poverty 1
Project # 2010-17

The RDVIC project will consist of renovating a walkway from the parking area at the shelter and conference center. The new walk will meet Code requirements and add additional lighting.

Service League of Morgantown Old Stone House Rehab -- \$10,500

Activity: Non-profit Rehabilitation
Source: CDBG Entitlement
National Objective: L/M Income Limited Clientele
Eligible Activity: Rehabilitation
Regulation Citation: 570.202
Project # 2010-18

Rehabilitation for the wooden addition to the Old Stone House, a National Historic site, windowsill and trim replacement, repainting and repair of the block wall below the addition

Geographical Distribution

Sunnyside Up Beaumont Glass Factory, Project #2010-4 is located in Census Tract 101.00

Night Shelter Case Management Program, Project # 2010-6, is located in Census Tract 101.00 in the downtown Morgantown area. Census Tract 101.00 is a low-income Census Tract.

Morgantown Area Youth Services Project, Project # 2010-7, this is a citywide program targeting low-income children and families.

Mountaineer Boys & Girls Club, Project # 2010-8, The Boys and Girls Club facility is located in downtown Morgantown on Spruce Street in Census Tract # 101.00.

BOPARC Senior Center, Project # 2010-15, located in the Wiles Hill neighborhood in Census Tract # 101.00.

BOPARC ADA Parks, Project # 2010-16, located in Census Tract 109.01

Home Rehabilitation Program, Project # 2010-12, The Housing Rehabilitation Programs are citywide by application targeting low and moderate-income individuals and families.

City of Morgantown, Project # 2010-14, The High Street sidewalk addressing ADA compliance is located in Census Tract # 101.00.

Rape and Domestic Violence Information Center, Inc., Project # 2010-17, Due to the sensitive nature of this project the location will not be disclosed.

Monongalia County Habitat for Humanity, Inc, Project # 2010-13, Jerome Park Sub-Division Design located in Jerome Park Census Tract 107.00

CASA (Court Appointed Special Advocates), Project # 2010-9, operates citywide, advocating for low and moderate-income children.

United Way, Project # 2010-14, operates citywide

Service League Old Stone House, Project # 2010-18, is located in Census Tract 101.00

Homeless

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.

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.

Program Income

The Morgantown Housing Authority also anticipates \$9,608 in program income of which \$1,696 will be utilized by Morgantown Housing for administration and \$7,912 will be spent on the Housing Rehabilitation Program. An additional program income from the repayment of loans made in 1988 under a State Community Development Block Grant housing rehab loan program of \$59,709.55 will be programmed in the 2010 Action Plan.

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 30, 2010 City of Morgantown City Council Committee of the Whole meeting, the CDBG proposed FY 2010 Action Plan was presented to the City Council. Council Meetings are public and televised.

30 Public Comment Period

The March 30, 2010, Draft FY 2010 Action Plan for all agencies or groups receiving funding from the 2010 CDBG entitlement, begins a 30-day public comment period April 1, 2010 through April 30, 2010. During the public comment period, copies of the Action Plan were available at City Hall, the Morgantown Library, and on the City's Web Site.

CDBG Technical Meeting

The November 5, 2009, 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.

The Northern West Virginia Center for Independent Living is providing education and training on Fair Housing for realtors, advertisers, builders and developers, the project will

help these individuals understand their rights and responsibilities under Fair Housing and offer assistance to them in developing compliance plans to help mitigate their liability. NWVCIL will use the CDBG funds with a Fair Housing Initiative Program (FHIP) grant.

The Barrier Free Housing Program works to eliminate issues of accessibility with single family owned homes and rental units. 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.

The Morgantown Housing Authority will conduct a housing study of the City of Morgantown. The purpose of the study is to provide the community, housing agencies, city and county governments, developers and planners with current and relative information on all aspects of the greater Morgantown housing market to understand, guide, and meet the housing needs of the area residents. The Housing study will be an update of the 2002 Comprehensive Housing Study conducted by RKG and Associates. That study identified and analyzed all aspects of the housing market.