

Community Development Block Grant 2016 Annual Action Plan

Draft

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Source of Funds

The City of Morgantown C.D.B.G. Entitlement is \$366,375, recaptured funding from previous years \$39,824.84 bringing the 2016 fiscal year funding to \$406,199.84. The Morgantown Housing Authority also anticipates \$16,366 in program income. Program Income is maintained by the Fairmont Morgantown Housing Authority and reallocated into the Home Rehabilitation Program. Total available funding for 2016 is \$422,565.84. 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.

Executive Summary

The planning process actively encouraged participation of the city's 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 the planning, implementation and assessment of the CDBG program. This Action 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.

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.

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. All allocated funding has been utilized in a timely manner and within budget. The City has never had a problem with timeliness or projects or annual funding percentages.

- 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 require 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 limits 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. As the funding levels decreased the ability to accomplish all the goals has diminished. However, the core values of the CDBG program, housing, assisting low and moderate income individuals and families have been maintained. The Housing Rehabilitation program has been one of the most needed and successful projects utilizing CDBG funding.

Description of Projects

Administration & Planning - \$73,275

CDBG Administration \$73,275

Activity: Administration

Source: CDBG Entitlement

National Objective: N/A

Regulation Citation: 570.206 (a)

Project: #2016 - 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.

Public Service- \$ 54,956

Housing First Model – \$22,956

Activity: C.D.B.G. Public Services Sub-recipient
Source: C.D.B.G. Entitlement
National Objective: L/M Income Limited Clientele
Eligible Activity: Public Services
Regulation Citation: 570.201 (e)
Consolidated Plan Objective: Homeless 1, 3
Project # 2016 - 2

The Bartlett House, Inc. intends to place people experiencing homelessness into permanent supportive housing situations and decreasing/eliminating their stay within emergency shelters. Emergency shelters will serve as a triage entry point to assess each individual presenting for service.

Morgantown Area Youth Services Project (MAYSP) – \$12,000

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
Project: #2016 - 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.

Mountaineer Boys & Girls Club - \$12,000

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
Project: #2016 - 4

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.

Literacy Volunteers of Monongalia and Preston Counties -- \$8,000

Activity: CDBG Public Service Sub-recipient
Source: CDBG Entitlement
National Objective: L/M Limited Clientele
Eligible Activity: Public Service
Regulation Citation: 570.201 (e)
Consolidated Plan Objective: Anti-poverty
Project: #2016 - 5

Literacy Volunteers of Monongalia and Preston Counties (LVMPC) will grow the free community literacy classes. The subjects range from English as a second language, a writing lab, US citizenship, high school equivalency and technology.

Housing Programs - \$132,680

Home Rehabilitation Program Fairmont/Morgantown Housing Authority \$102,680, \$16,366 Program Income

Activity: Housing
Source: CDBG Entitlement
National Objective: L/M Income Housing
Regulation Citation: 570.202 (b) (9) (10)
Consolidated Plan Objective: Housing
Project: #2016 - 6

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 per year 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 low-income 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 a household income at or below 80% of median income 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, failing 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. Without modifications within their homes many elderly or persons with disabilities 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 complete 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 a \$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 households. By removing the down payment barrier, this grant could make the difference in a family's quest for homeownership.

Mon County Habitat for Humanity -- \$30,000

Activity: Housing

Source: CDBG Entitlement

National Objective: L/M Income Housing

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

Project # 2016 - 7

Mon County Habitat for Humanity created "A Brush with Kindness" home preservation program. The program is designed to assist low income homeowners in the Jerome Park area maintain and repair the exterior of their homes.

City of Morgantown - \$10,000

Activity: Homeless Housing Project
Source: C.D.B.G. Entitlement
National Objective: L/M Income Limited Clientele
Eligible Activity: Public Facilities
Regulation Citation: 570.202
Consolidated Plan Objective: Homelessness
Project: #2016-8

This is housing funding and will be used to provide infrastructure, rehabilitation and health and safety improvements to housing for the homeless. The funding will be available to any organization working to expand housing to be used to house individuals and families that are experiencing homeless.

Infrastructure - \$ 180,012.34 Contingent upon HUD approval.

City of Morgantown - \$

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)
Consolidated Plan Objective: Infrastructure
Project # 2016-9

The C.D.B.G. Program will provide 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. *(This funding will come from two cancelled projects for the Walnut Streetscape from 2013 and 2014. HUD must approve the change once approved \$154,187.50 will be reallocated. The 2013 and 2014 projects are delayed waiting on sign off from the State of West Virginia.)*

City of Morgantown - \$29,824.84

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)
Consolidated Plan Objective: Infrastructure
Project: #2015-10

The City will use CDBG funding to address various infrastructure needs in low and moderate Census Tracts throughout the city.

Rehabilitation – \$105,464

Service League of Morgantown Old Stone House Rehab -- \$10,000

Activity: Non-profit Rehabilitation
Source: CDBG Entitlement
National Objective: L/M Income
Eligible Activity: Non-Residential Historic Preservation
Regulation Citation: 570.202
Consolidated Plan Objective: Infrastructure
Project # 2016 - 11

Restoration of the windows and doors at the Old Stone House. A local historic architectural firm and the State Office of Historic Preservation will be consulted to determine the need for each window and door. There are eleven (11) windows and two (2) exterior doors.

Christian Help -- \$50,000

Activity: Emergency Exit Door Replacement
Source: CDBG Entitlement
National Objective: L/M Income Limited Clientele
Eligible Activity: Rehabilitation
Regulation Citation: 570.202
Consolidated Plan Objective: Anti-poverty
Project # 2016 - 12

Christian Help is a social service agency serving the low and extremely low populations in the community with a multitude of services, i.e. food pantry, clothes closets for both men and women, job and skills training, and a number of other services. The HVAC system is in need of replacement. CDBG funding would be used to provide a climate controlled system for the five story building. The project will include the electrical system and the installation of a heat pump for each individual floors.

United Way Agency Rehab -- \$20,000

Activity: Roof Rehabilitation
Source: CDBG Entitlement
National Objective: L/M Income Limited Clientele
Eligible Activity: Rehabilitation
Regulation Citation: 570.202
Consolidated Plan Objective: Anti-poverty
Project: #2016 - 13

The United Way Office building on the corner of Spruce and Walnut Streets is need of an electrical upgrade. Funds will be used for replacing existing wiring and installing a 1200 amp service and electrical panels.

The Salvation Army of Morgantown – \$25,464

Activity: Remodel of Commercial Kitchen

Source: CDBG Funding

National Objective: Area Benefit

Eligible Activity: Rehabilitation

Regulation Citation: 570.202

Consolidation Plan Objective: Anti-Poverty

Project #2016 – 14

CDBG funds will be used to complete a remodeling of the commercial kitchen used for the hot dinner program in Monongalia County. The remodel will allow for a more efficient food preparation, storage and serving.

Geographical Distribution

Bartlett House Inc., will house the homeless Citywide

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

Mountaineer Boys & Girls Club, The Boys and Girls Club facility is located in the Woodburn School in Census Tract # 107.00.

Literacy Volunteers is located in the City Library Census Tract 101.00

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

Monongalia County Habitat for Humanity, Inc., Jerome Park located in Jerome Park Census Tract 107.00

Service League, Old Stone Hose Rehab is located in Census Tract 101.00

Christian Help, HVAC project is located in Census Tract 101.00

The United Way electrical upgrade is located in Census Tract 101.00

The Salvation Army kitchen remodel is located in Census Tract 101.00 Housing or the emergency shelter.

Homeless

The Bartlett House Inc. will address homelessness with the Housing First Model. This model places the homeless people in permanent supportive housing within 30 days of

their being introduced into the HMIS system. The focus is to house them in temporary if the appropriate permanent housing is not available immediately.

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 without livability improvements to their homes. Adaptations may include installing grab bars, handicapped showers and modifying home entryways.

The Salvation Army will remodel their hot meal kitchen that provides approximately 30,000 hot meals annually. This program targets the extremely low income and low income people and providing in many cases the only substantial meal of the day.

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 administer 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

The Community Development Administrator 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 reviews the propose projects for compliance for compliance with Federal regulations.

Council Presentation

At the March 29, 2016 City of Morgantown City Council Committee of the Whole meeting, the CDBG proposed FY 2016 Action Plan was presented to the City Council. Council Meetings are public and televised.

30 Public Comment Period

The Draft FY 2016 Annual Action Plan for all agencies or groups receiving funding from the 2015 CDBG entitlement begins a 30-day public comment period April 1, 2016 through April 30, 2016. During the public comment period, copies of the FY 2016 Annual Action Plan are available at City Hall, the Morgantown Library, and on the City's Web Site.

CDBG Technical Meeting

The November 12, 2015, 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.