

**MORGANTOWN
WEST VIRGINIA**

**City of Morgantown
389 Spruce Street
Morgantown, WV 26505**

William Byrne,
Honorable Mayor



**Urban Design Ventures, LLC
212 East Seventh Avenue
Homestead, PA 15120**

DRAFT

**CONSOLIDATED ANNUAL
PERFORMANCE
EVALUATION REPORT
(CAPER)**

FY 2009

For Submission to HUD



**CITY OF MORGANTOWN,
WEST VIRGINIA**

**THE OFFICE OF
COMMUNITY DEVELOPMENT**



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A. EXECUTIVE SUMMARY

In accordance with the Federal regulations found in 24 CFR Part 570, the City of Morgantown, West Virginia has prepared this Consolidated Annual Performance and Evaluation Report (CAPER) for the period of July 1, 2009 to June 30, 2010. The CAPER describes the activities undertaken during this time period for funding from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant Program (CDBG). The projects/activities and accomplishments described in this CAPER principally benefit low- and moderate-income persons and the funding has been targeted to neighborhoods where there is the highest percentage of low- and moderate-income residents in the City of Morgantown. The following is the overall program narrative based on the Five Year Consolidated Plan and Annual Action Plans, as amended.

The FY 2009-2013 Consolidated Plan's first year objectives are to increase the supply of affordable housing that is available to low- and moderate-income families and individuals. This was done through continued partnership with existing social service providers to provide support services to special needs populations with the most urgent needs (identified through the citizen participation process).

The City of Morgantown completed its first year of its FY 2009-2013 Five Year Consolidated Plan for the Community Development Block Grant (CDBG) Program. The City used its CDBG Entitlement Program funds to secure projects that resulted in:

- Securing decent housing
- Providing a suitable living environment
- Expanding economic development opportunities

Funds Received –

The City of Morgantown has received the following funds during the time period of July 1, 2009 through June 30, 2010:

	CDBG	Total
Entitlement Grants	\$ 544,352.00	\$ 544,352.00
Program Income	\$ 23,679.44	\$ 23,679.44
Total Funds Received	\$ 568,031.44	\$ 568,031.44



This chart only includes funds received during July 1, 2009 through June 30, 2010. Any previous program year funds that were not spent or which might have been spent during this time period are not included.

Funds Expended –

The funds shown in this chart are funds that were expended during the time period of July 1, 2009 through June 30, 2010. These expenditures consist of previous program year funds that were not drawn down until this time period and also include any reprogrammed funds from previous years.

Funding Sources	Total Funds Expended
Community Development Block Grant (CDBG)	\$ 450,424.46
Total	\$ 450,424.46

Regulatory Caps –

CDBG Program Administration Expense Cap:

The City of Morgantown CDBG program administration expenditures were within the regulatory cap. This is shown in the chart below:

	CDBG
FY 2009 Entitlement Grant	\$544,352.00
2008 Program Income	\$0
Administrative Cap Allowance	20%
Maximum Allowable Expenditures	\$108,870.40
Total Administration Funds Actually Expended	\$87,521.97
Administrative Percentage	16.08%

The City of Morgantown’s program administrative expenditure was \$87,521.97, which is 16.08%, well below the 20% cap on administrative expenditures.



CDBG Public Service Activity Cap:

	CDBG
FY 2009 Entitlement Grant	\$544,352.00
2008 Program Income	\$0
Public Service Cap Allowable	15%
Maximum Allowable Expenditures	\$81,652.80
Total Public Services Funds Actually Expended	\$80,966.05
Public Service Percentage	14.87%

The City of Morgantown expended \$80,966.05 in funds for public services, which was 14.87% of the allowable expenditures and under the 15% cap on public services.

Summary of Priority Goals and Expenditures:

The City of Morgantown’s 2009-2013 Five Year Consolidated Plan established six (6) categories of strategic initiatives to be addressed using CDBG funds. The following are the goals and objectives:

Affordable Housing Strategy

Five Year Objectives: The Housing Authority of the City of Morgantown (MHA) has been actively involved in the delivery of housing services to residents of Morgantown for many years. The Morgantown Housing Authority commissioned a Comprehensive Housing Study of the Greater Morgantown area to establish the condition of existing housing, to identify housing needs, and to establish recommendations as to future housing intervention. The housing study identified several key housing needs of the City. Among the recommendations are;

1. The need for increased homeownership in the City
2. Assist housing affordability
3. Improve housing conditions (through code enforcement)
4. Initiate neighborhood revitalization, redevelopment and rehabilitation

Measure: Number of affordable housing units acquired and rehabilitated.

Goal 1: Establish a fund to purchase multiunit rental housing to rehabilitate and turnover to homeless shelter agencies to administer as affordable housing units.

Measure: Number of housing units rehabilitated and preserved.

Goal 2: A home-improvement rehabilitation program to assist low- and moderate-income income homeowners in repairing and improving their homes many low and moderate-income homeowners in Morgantown are facing the difficulty of maintaining



and improving their homes due to increasing costs and the lack of financial resources. This is particularly true for the elderly and families living on fixed income. The lack of home maintenance has contributed to the deterioration of the city's housing stock and stability of neighborhoods.

Goal 3: An Emergency Repair Program designed to provide eligible applicants a means to address emergency conditions that threaten the health, safety, and well-being of the resident and prohibit habitability.

Goal 4: A Rental Rehabilitation Program designed to increase the availability and quality of affordable rental property of low- and moderate-income persons through the rehabilitation of existing properties. The program will also provide qualifying property owners a financial incentive to improve the exterior condition and appearance of their unit. The Rental Rehabilitation Program will provide qualifying landlords low-interest loans for up to \$10,000 to improve/repair a rental unit that at a minimum, will meet the Morgantown City rental code and HUD Housing Quality Standard (HQS) requirements. Repairs/improvements may include mechanical systems, structural repairs, health and safety issues and interior improvements. The term of the loan is 10 years and the unit must be made affordable for the life of the loan. The landlord must certify that the unit will be leased to persons meeting the income requirements of the CDBG program. As an incentive to improve the exterior condition and appearance of the rental unit, the applicant will be eligible for a \$2500 grant. To be eligible the owner must borrow at least \$5000 for other improvements. Exterior improvements must improve the exterior appearance and condition and will be limited to painting, siding, landscaping or other activities as approved by program personnel.

Goal 5: A Barrier Free Program to aid elderly and disabled residents. Many of these individuals reside in homes and apartments that are not accessible or do not have the necessary adaptive amenities that would promote initial or continued occupancy. Many disabled persons cannot find rental units that meet their needs and promote independence. To increase the availability and accessibility of quality housing for the disabled, the Barrier Free Program will provide an owner occupied household or rental property owners who rent or wish to rent to the elderly or disabled, to modify the residential unit a one-time grant of up to \$5,000 for qualified improvements.

Goal 6: Fund the purchase of vacant or abandoned property and clear for the construction of residential housing for low and moderate-income qualified applicants.

Goal 7: Work with the Morgantown Housing Authority and the WV Housing Fund to purchase of multi-unit apartments rehabbing them then providing the units to a homeless agency creating affordable housing.

Measure: Number of persons assisted in attaining homeownership.

Goal 8: The Down Payment Assistance Program will assist low-income first time homebuyers with a \$2,500 grant for assistance on a 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.

Homelessness Strategy

Five-Year Goal: Work to tie special needs services to affordable housing development and/or job creation for special needs populations, particularly individuals with substance



<p>abuse problems, individuals with severe, persistent mental illnesses, and homeless families. Prioritize activities that help individuals move toward self-sufficiency.</p>
<p>Measure: Number of persons with special needs served through projects that are tied to the provision of affordable housing.</p>
<p>Measure: Number of persons with special needs served through projects that are tied to self-sufficiency.</p>
<p>Goal 1: Establish a work program for day work and community work through BOPARC, Mainstreet Morgantown, local businesses and the Bartlett House and Monongalia County Mental Health Association.</p>
<p>Goal 2: Transportation for low-income and shift workers in off hours and unusual locations is a real need. Buses stop running before many get off work and the bus does not access places the homeless and extremely poor need to be.</p>
<p>Goal 3: Assist service agencies providing services to low- and moderate-income individuals and families in preventing homelessness.</p>
<p>Measure: Overall number of persons served who have special needs.</p>
<p>Measure: Number of persons served who have substance abuse problems and/or severe, persistent mental illnesses.</p>
<p>Measure: Number of homeless families served.</p>
<p>Goal 4: Assist the homeless health clinic expand services. They are recording 800 visits a year 144 of which are unduplicated and unsheltered. Some patients have Medicaid but cannot see their doctor as soon as they need. Treatments include, treating mental illness, frostbite, asthma, heart problems, diabetes etc. A number of these individuals would have died without the urgent care received.</p>
<p>Measure: A system is developed to ensure that City funded programs utilize existing services and do not duplicate existing services</p>
<p>Goal 5: Assist the Mon Valley Homeless Initiative CoC in a needs/gaps analysis of the current programs for homelessness.</p>
<p>Goal 6: Assist the Mon Valley Homeless Initiative CoC in a street count for homelessness.</p>
<p>Anti-Poverty Strategy</p>
<p>Measure: Number of individuals and families assisted with services needed to prevent poverty or homelessness.</p>
<p>Goal 1: The City will work 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, and transportation.</p>
<p>Goal 2: The City will work supporting agencies to enhance, maintain, and support existing out-of-school time (OST) programs, to increase awareness and availability of out-of-school time services for school-based pre-K families.</p>
<p>Goal 3: The City will work with agencies working to educate and eliminate alcohol and substance abuse, and gang related activities among the youth population.</p>
<p>Infrastructure Strategy</p>
<p>Goal 1: Provide sidewalk/infrastructure improvements or new sidewalks each year in targeted low-income areas. Support sidewalk improvements by providing funding each year on neighborhood and downtown sidewalk improvements and infrastructure</p>



changes that would make accessibility possible. Areas that can be included to improve accessibility and quality of life are downtown sidewalk improvements, Woodburn, Sunnyside, Wiles Hill, Jerome Park, and Greenmont Neighborhoods, to improve accessibility and quality of life.

Goal 2: The City is committed to removing barriers at all public facilities in order to make all City Facilities (including all parks and recreation sites) ADA compliant. This does not only include removing physical barriers for people with mobility handicaps, but to support removing barriers from public facilities for sight and hearing disabilities.

Parks and Recreation Strategy

Goal 1: Support BOPARC to improve parks, playgrounds, and other recreational opportunities that primarily serve low- and moderate-income neighborhoods

Goal 2: Support BOPARC to expand green space throughout low-income neighborhoods to provide pocket parks to include playground, trails and picnic areas

Goal 3: Support BOPARC in identifying a location along the Decker’s Creek Trail for a pedestrian bridge across Decker’s Creek connecting the Greenmont Neighborhood with trail access

Lead-Based Paint Strategy

Five-year Objectives: In West Virginia, childhood, blood-lead test results and information are reported to the State’s Children’s Reportable Disease Program. Currently, childhood blood-lead surveillance has focused on identifying children ages 6 months to 6 years of age who are at risk for lead poisoning and encourage testing. In order to determine the risk in West Virginia for childhood lead poisoning, the first three predictors, identified by the National and Nutrition Studies (NHANES) were singled out.

Goal 1: 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.

The following CDBG activities were undertaken during the FY 2009 program year to address the needs identified in the City of Morgantown’s FY 2009-2013 Consolidated Plan Strategic Initiative Goals and Objectives:

Affordable Housing Strategy

Goal 2

Activity 2009-14 Home Rehabilitation Program – The housing rehabilitation loan program was established.

Goal 3

Activity 2009-14 Home Rehabilitation Program – An Emergency Repair component of the program was established.

Goal 4

Activity 2009-14 Home Rehabilitation Program – A Rental Rehabilitation Program (Single and Multi-Unit) component was established.

Goal 5

Activity 2009-14 Home Rehabilitation Program - Home Adaptations were



incorporated into the program.
Goal 8
Activity 2009-14 Home Rehabilitation Program – A Down Payment Assistance Program component was establish.
Homelessness Strategy
Goal 1
Activity 2009-6 The Mental Health Association in Monongalia County was funded.
Goal 3
Activity 2009-3 Night Shelter Case Management Program was funded.
Activity 2009-13 Caritas House, Inc. was funded.
Goal 4
Activity 2009-7 Milan Puskar Health Rights, Inc. was funded.
Anti-Poverty Strategy
Goal 1
Activity 2009-5 Mountaineer Boys & Girls Club was funded.
Activity 2009-12 Christian Help organization was funded.
Goal 2
Activity 2009-5 Mountaineer Boys & Girls Club was funded.
Activity 2009-8 Monongalia County Schools (Kaleidoscope) was funded.
Activity 2009-11 BOPARC Teen Center was funded.
Goal 3
Activity 2009-4 Morgantown Area Youth Services Project was funded.
Infrastructure Strategy
Goal 1
Activity 2009-10 City of Morgantown Public Facility Improvements was funded.
Goal 2
Activity 2009-15 City of Morgantown Removal Barriers for Public Facilities was funded.
Lead-Based Paint Strategy
Goal 1
Activity 2009-14 Home Rehabilitation Program - Lead Based Paint Assessment/ Testing and Clearance was established.

The following chart illustrates the expenditures by strategy for the FY 2009 Annual Action Plan:

Strategy	2009 CDBG Budgeted Amount	2009 CDBG Expenditures
Affordable Housing	\$170,000.00	\$39,959.24
Homelessness	\$49,494.00	\$43,956.78



Anti-poverty	\$99,291.00	\$75,362.80
Infrastructure	\$128,457.00	\$25,000.00
Parks and Recreation	0	0
Lead-Based Paint	0	0
Administration	\$97,110.00	\$59,372.98
Total:	\$544,352.00	\$243,651.80

The chart below lists the 2009 CDBG activities that the City funded:

Project ID Number	Project Title/Description	2009 CDBG Budget	2009 CDBG Expenditures
2009-1	Administration and Planning	\$97,110.00	\$59,372.98
2009-2	Night Shelter Case Management	\$25,277.00	\$25,277.00
2009-3	Intervention Services MAYSP	\$10,000.00	\$7,624.05
2009-4	Project Learn & Smart Moves	\$15,500.00	\$15,500.00
2009-5	Unity Job Skills Program	\$4,900.00	\$0
2009-6	Homeless Care Clinic	\$12,565.00	\$12,565.00
2009-7	Summer Leadership and Job Skills Program	\$8,166.00	\$0
2009-8	Housing Rehabilitation Program	\$170,000.00	\$39,959.24
2009-9	High Street Sidewalk ADA Compliance	\$103,457.00	\$0
2009-10	Wiles Hill Senior Center Gym Floor	\$31,000.00	\$27,020.00
2009-11	Christian HELP Elevator Rehab	\$34,625.00	\$25,218.75
2009-12	Shelter Rehab	\$6,752.00	\$6,114.78
2009-13	ADA Compliance Public Safety Building	\$25,000.00	\$25,000.00



	TOTALS:	\$544,352.00	\$243,651.80
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The City spent \$243,651.80 of its \$544,352.00 FY 2009 CDBG allocation, which is 44.76% of the allocation.

Summary of Accomplishments:

The CPMP Tool charts are included after this section.

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Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population		Sheltered		Un-sheltered	Total	Jurisdiction														
		Emergency	Transitional			Data Quality														
1. Homeless Individuals		65	21	0	86	(A) administrative records ▼														
2. Homeless Families with Children		0	0	0	0															
2a. Persons in Homeless with Children Families		46	3	0	49															
Total (lines 1 + 2a)		111	24	0	135															
Part 2: Homeless Subpopulations		Sheltered		Un-sheltered	Total	Jurisdiction														
						Data Quality														
1. Chronically Homeless		21		0	21	(A) administrative records ▼														
2. Severely Mentally Ill		11		0	11															
3. Chronic Substance Abuse		14		0	14															
4. Veterans		9		0	9															
5. Persons with HIV/AIDS		4		0	4															
6. Victims of Domestic Violence		49		0	49															
7. Youth (Under 18 years of age)		0		0	0															
Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y, N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	66	54	12	2	0	2	0	2	0	3	0	3	0	12	0	0%	M	Y	C, E, O
	Transitional Housing	60	36	24	4	0	5	0	5	0	5	0	5	0	24	0	0%	M	N	C, E, O
	Permanent Supportive Housing	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	###	L	N	E, O
	Total	132	96	36	2	0	2	0	2	0	3	0	3	0	12	0	0%	M	Y	C, E, O
Chronically Homeless																				

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y, N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###	L	N	E, O
	Transitional Housing	7	3	4	0	0	2	0	0	0	2	0	0	0	4	0	0%	M	Y	E, O
	Permanent Supportive Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###	L	N	E, O
	Total	7	3	4	0	0	2	0	0	0	2	0	0	0	4	0	0%	L	Y	E, O

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

Non-Homeless Special Needs Including HOPWA		Needs	Currently Available	GAP	3-5 Year Quantities										Total		
					Year 1		Year 2		Year 3		Year 4*		Year 5*		Goal	Actual	% of Goal
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete			
Housing Needed	52. Elderly	5	0	5	1	1	1	0	1	0	1	0	1	0	5	1	20%
	53. Frail Elderly	5	0	5	1	1	1	0	1	0	1	0	1	0	5	1	20%
	54. Persons w/ Severe Mental Illness	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	55. Developmentally Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	56. Physically Disabled	5	0	5	1	1	1	0	1	0	1	0	1	0	5	1	20%
	57. Alcohol/Other Drug Addicted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	58. Persons w/ HIV/AIDS & their families	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	59. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	Total	15	0	15	3	3	3	0	3	0	3	0	3	0	15	3	20%
Supportive Services Needed	60. Elderly	5	0	5	1	1	1	0	1	0	1	0	1	0	5	1	20%
	61. Frail Elderly	5	0	5	1	1	1	0	1	0	1	0	1	0	5	1	20%
	62. Persons w/ Severe Mental Illness	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	63. Developmentally Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	64. Physically Disabled	5	0	5	1	2	1	0	1	0	1	0	1	0	5	2	40%
	65. Alcohol/Other Drug Addicted	5	0	5	1	1	1	0	1	0	1	0	1	0	5	1	20%
	66. Persons w/ HIV/AIDS & their families	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	67. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
Total	20	0	20	4	5	4	0	4	0	4	0	4	0	20	5	25%	

Housing and Community Development Activities				5-Year Quantities														
				Needs	Current	Gap	Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative	
							Goal	Actual	Goal	Actual								
01 Acquisition of Real Property 570.201(a)				0	0	0										0	0	
02 Disposition 570.201(b)				0	0	0										0	0	
Public Facilities and Improvements	03 Public Facilities and Improvements (General) 570.201(c)			5	0	5	1	1	1		1		1		1		5	1
	03A Senior Centers 570.201(c)			5	0	5	1	1	1		1		1		1		5	1
	03B Handicapped Centers 570.201(c)			0	0	0											0	0
	03C Homeless Facilities (not operating costs) 570.201(c)			5	0	5	1	1	1		1		1		1		5	1
	03D Youth Centers 570.201(c)			0	0	0											0	0
	03E Neighborhood Facilities 570.201(c)			0	0	0											0	0
	03F Parks, Recreational Facilities 570.201(c)			0	0	0											0	0
	03G Parking Facilities 570.201(c)			0	0	0											0	0
	03H Solid Waste Disposal Improvements 570.201(c)			0	0	0											0	0
	03I Flood Drain Improvements 570.201(c)			0	0	0											0	0
	03J Water/Sewer Improvements 570.201(c)			0	0	0											0	0
	03K Street Improvements 570.201(c)			0	0	0											0	0
	03L Sidewalks 570.201(c)			5	0	5	1	1	1		1		1		1		5	1
	03M Child Care Centers 570.201(c)			0	0	0											0	0
	03N Tree Planting 570.201(c)			0	0	0											0	0
	03O Fire Stations/Equipment 570.201(c)			0	0	0											0	0
	03P Health Facilities 570.201(c)			0	0	0											0	0
03Q Abused and Neglected Children Facilities 570.201(c)			0	0	0											0	0	
03R Asbestos Removal 570.201(c)			0	0	0											0	0	
03S Facilities for AIDS Patients (not operating costs) 570.201(c)			0	0	0											0	0	
03T Operating Costs of Homeless/AIDS Patients Programs			5	0	5	1	1	1		1		1		1		5	1	
04 Clearance and Demolition 570.201(d)				0	0	0										0	0	
04A Clean-up of Contaminated Sites 570.201(d)				0	0	0										0	0	
Public Services	05 Public Services (General) 570.201(e)			0	0	0										0	0	
	05A Senior Services 570.201(e)			0	0	0										0	0	
	05B Handicapped Services 570.201(e)			0	0	0										0	0	
	05C Legal Services 570.201(e)			0	0	0										0	0	
	05D Youth Services 570.201(e)			5	0	5	1	1	1		1		1		1		5	1
	05E Transportation Services 570.201(e)			0	0	0											0	0
	05F Substance Abuse Services 570.201(e)			0	0	0											0	0
	05G Battered and Abused Spouses 570.201(e)			0	0	0											0	0
	05H Employment Training 570.201(e)			5	0	5	1	2	1		1		1		1		5	2
	05I Crime Awareness 570.201(e)			0	0	0											0	0
	05J Fair Housing Activities (if CDBG, then subject to 570.201(e))			0	0	0											0	0
	05K Tenant/Landlord Counseling 570.201(e)			0	0	0											0	0
	05L Child Care Services 570.201(e)			0	0	0											0	0

PJ	05M Health Services 570.201(e)	5	0	5	1	1	1		1		1		1		5	1
	05N Abused and Neglected Children 570.201(e)	5	0	5	1	1	1		1		1		1		5	1
	05O Mental Health Services 570.201(e)	0	0	0											0	0
	05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(e)	0	0	0											0	0
	05Q Subsistence Payments 570.204	0	0	0											0	0
	05R Homeownership Assistance (not direct) 570.204	0	0	0											0	0
	05S Rental Housing Subsidies (if HOME, not part of 5% 570.204	0	0	0											0	0
	05T Security Deposits (if HOME, not part of 5% Admin c	0	0	0											0	0
	06 Interim Assistance 570.201(f)	0	0	0											0	0
	07 Urban Renewal Completion 570.201(h)	0	0	0											0	0
	08 Relocation 570.201(i)	0	0	0											0	0
	09 Loss of Rental Income 570.201(j)	0	0	0											0	0
	10 Removal of Architectural Barriers 570.201(k)	0	0	0											0	0
	11 Privately Owned Utilities 570.201(l)	0	0	0											0	0
	12 Construction of Housing 570.201(m)	0	0	0											0	0
13 Direct Homeownership Assistance 570.201(n)	0	0	0											0	0	
14A Rehab: Single-Unit Residential 570.202	5	0	5	1	1	1		1		1		1		5	1	
14B Rehab: Multi-Unit Residential 570.202	0	0	0											0	0	
14C Public Housing Modernization 570.202	0	0	0											0	0	
14D Rehab: Other Publicly-Owned Residential Buildings 570.202	0	0	0											0	0	
14E Rehab: Publicly or Privately-Owned Commercial/Indu 570.202	5	0	5	1	1	1		1		1		1		5	1	
14F Energy Efficiency Improvements 570.202	0	0	0											0	0	
14G Acquisition - for Rehabilitation 570.202	0	0	0											0	0	
14H Rehabilitation Administration 570.202	0	0	0											0	0	
14I Lead-Based/Lead Hazard Test/Abate 570.202	0	0	0											0	0	
15 Code Enforcement 570.202(c)	0	0	0											0	0	
16A Residential Historic Preservation 570.202(d)	0	0	0											0	0	
16B Non-Residential Historic Preservation 570.202(d)	0	0	0											0	0	
17A CI Land Acquisition/Disposition 570.203(a)	0	0	0											0	0	
17B CI Infrastructure Development 570.203(a)	0	0	0											0	0	
17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)	0	0	0											0	0	
17D Other Commercial/Industrial Improvements 570.203(a)	0	0	0											0	0	
18A ED Direct Financial Assistance to For-Profits 570.203(b)	0	0	0											0	0	
18B ED Technical Assistance 570.203(b)	0	0	0											0	0	
18C Micro-Enterprise Assistance	0	0	0											0	0	
19A HOME Admin/Planning Costs of PJ (not part of 5% Ad	0	0	0											0	0	
19B HOME CHDO Operating Costs (not part of 5% Admin ca	0	0	0											0	0	
19C CDBG Non-profit Organization Capacity Building	0	0	0											0	0	
19D CDBG Assistance to Institutes of Higher Education	0	0	0											0	0	
19E CDBG Operation and Repair of Foreclosed Property	0	0	0											0	0	
19F Planned Repayment of Section 108 Loan Principal	0	0	0											0	0	
19G Unplanned Repayment of Section 108 Loan Principal	0	0	0											0	0	
19H State CDBG Technical Assistance to Grantees	0	0	0											0	0	

20 Planning 570.205		0	0	0											0	0
	21A General Program Administration 570.206	5	0	5	1	1	1		1		1		1		5	1
	21B Indirect Costs 570.206	0	0	0											0	0
	21D Fair Housing Activities (subject to 20% Admin cap) 570.206	0	0	0											0	0
	21E Submissions or Applications for Federal Programs 570.206	0	0	0											0	0
	21F HOME Rental Subsidy Payments (subject to 5% cap)	0	0	0											0	0
	21G HOME Security Deposits (subject to 5% cap)	0	0	0											0	0
	21H HOME Admin/Planning Costs of PJ (subject to 5% cap)	0	0	0											0	0
	21I HOME CHDO Operating Expenses (subject to 5% cap)	0	0	0											0	0
22 Unprogrammed Funds		0	0	0											0	0
HOPWA	31J Facility based housing – development	0	0	0											0	0
	31K Facility based housing - operations	0	0	0											0	0
	31G Short term rent mortgage utility payments	0	0	0											0	0
	31F Tenant based rental assistance	0	0	0											0	0
	31E Supportive service	0	0	0											0	0
	31I Housing information services	0	0	0											0	0
	31H Resource identification	0	0	0											0	0
	31B Administration - grantee	0	0	0											0	0
	31D Administration - project sponsor	0	0	0											0	0
CDBG	Acquisition of existing rental units	0	0	0											0	0
	Production of new rental units	0	0	0											0	0
	Rehabilitation of existing rental units	0	0	0											0	0
	Rental assistance	0	0	0											0	0
	Acquisition of existing owner units	0	0	0											0	0
	Production of new owner units	0	0	0											0	0
	Rehabilitation of existing owner units	0	0	0											0	0
	Homeownership assistance	0	0	0											0	0
HOME	Acquisition of existing rental units	0	0	0											0	0
	Production of new rental units	0	0	0											0	0
	Rehabilitation of existing rental units	0	0	0											0	0
	Rental assistance	0	0	0											0	0
	Acquisition of existing owner units	0	0	0											0	0
	Production of new owner units	0	0	0											0	0
	Rehabilitation of existing owner units	0	0	0											0	0
	Homeownership assistance	0	0	0											0	0
Totals		60	0	60	12	13	12	0	12	0	12	0	12	0	60	13



B. GENERAL QUESTIONS

1. ASSESSMENT OF THE ONE-YEAR GOALS AND OBJECTIVES

The following CDBG activities were undertaken during the FY 2009 program year to address the needs identified in the Five Year FY 2009-2013 Consolidated Plan List of Strategic Initiative Goals and Objectives:

Affordable Housing Strategy	
Goal 1	
No project in 2009.	
Goal 2	
2009-14	Home Rehabilitation Program
Goal 3	
2009-14	Home Rehabilitation Program - Emergency Repair
Goal 4	
2009-14	Home Rehabilitation Program - Rental Rehabilitation Program (Single and Multi-Unit)
Goal 5	
2009-14	Home Rehabilitation Program - Home Adaptations
Goal 6	
No project in 2009.	
Goal 7	
No project in 2009.	
Goal 8	
2009-14	Home Rehabilitation Program - Down Payment Assistance Program
Homelessness Strategy	
Goal 1	
2009-6	The Mental Health Association in Monongalia County
Goal 2	
No project in 2009.	
Goal 3	
2009-3	Night Shelter Case Management Program
2009-13	Caritas House, Inc.
Goal 4	
2009-7	Milan Puskar Health Rights, Inc.
Goal 5	
No project in 2009.	
Goal 6	
No Project in 2009.	
Anti-Poverty Strategy	
Goal 1	
2009-5	Mountaineer Boys & Girls Club



2009-12	Christian Help
Goal 2	
2009-5	Mountaineer Boys & Girls Club
2009-8	Monongalia County Schools (Kaleidoscope)
2009-11	BOPARC Teen Center
Goal 3	
2009-4	Morgantown Area Youth Services Project
Infrastructure Strategy	
Goal 1	
2009-10	City of Morgantown Public Facility Improvements
Goal 2	
2009-15	City of Morgantown Removal Barriers for Public Facilities
Parks and Recreation Strategy	
Goal 1	
No project in 2009.	
Goal 2	
No project in 2009.	
Goal 3	
No project in 2009.	
Lead-Based Paint Strategy	
Goal 1	
2009-14	Home Rehabilitation Program - Lead Based Pain Assessment/Testing and Clearance

2. CHANGES TO THE PROGRAM

The City of Morgantown will retain its goals and objectives as outlined in its Five Year Consolidated Plan for FY 2009 through 2013.

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

The City of Morgantown's Community Development Office in partnership with the West Virginia University's Department of Public Administration utilized an intern who was working on her Master's Degree in Public Administration. She spent 150 hours in May and June doing a comparative analysis of the Naperville, Illinois Analysis of Impediments to Fair Housing Choice and the City of Morgantown's FY 2005 Analysis of Impediments to Fair Housing Choice.

The West Virginia Human Rights Commission held its annual statewide Human Rights Commission Fair Housing workshop to celebrate Fair Housing Month on April 19, 2010. The event was from 8:00 a.m. to 5:00





p.m. at the Ramada Inn, Morgantown. There were 50 people in attendance. The Fair Housing Event agenda included design and construction, basic fair housing rights and laws, student housing issues, etc.

The City of Morgantown completed its first Analysis of Impediments to Fair Housing Choice in 2005. The following thirteen (13) impediments were identified in the Analysis of Impediments:

- ◆ **Impediment 1.** – Local zoning may restrict unrelated persons from living together, establishes spacing requirements for group homes, lacks incentives or bonuses for development of affordable housing, adaptive reuse of large single family homes, and limitations on in-fill properties. Better zoning practices can encourage affordable housing, further fair housing, and expand housing choices in the community.
- ◆ **Impediment 2.** – A local Human Rights Commission can be an asset to a community and it should address fair housing complaints in the community, as well as other human rights violations. A local Human Rights Commission must be known in the community and make itself available to persons from the protected classes.
- ◆ **Impediment 3.** – Communities need to address the housing needs of the disabled and encourage the provisions of fair housing choice. There is an increasing number of persons who are disabled, those who are on fixed incomes, and the elderly. These persons cannot afford to make accommodations to their residences and may be unable to find accessible housing.
- ◆ **Impediment 4.** – Private landlords often take advantage of low-income tenants and especially students. There is a need to educate and promote better landlords and to revise the State's Landlord/Tenant Law to protect the tenant's rights.
- ◆ **Impediment 5.** – A community's comprehensive plan should address preservation of single family neighborhoods, protect affordable housing units, address the conversion of single family residences, and recommend improvements to the traffic circulation system, among other things. A community needs to monitor its plan and update it to address the changing needs of its neighborhoods.
- ◆ **Impediment 6.** – College towns need to address increases in student enrollment. The lack of on-campus housing creates a demand for off-campus housing, which dictates the market, raises

the area's rents, and reduces the amount of affordable housing for low-income families.

- ◆ **Impediment 7.** – Communities need to be more pro-active in promoting more affordable housing by providing density bonuses for private housing and by developing affordable housing in cooperation with local public housing authorities and non-profit housing development corporations.
- ◆ **Impediment 8.** – In many cities, most of the rental housing units are located in older buildings. Landlords have a tendency to convert properties into multi-family dwellings without regard for proper fire and safety codes. Through the annual inspection of rental properties, most violations can be addressed.
- ◆ **Impediment 9.** – Community facilities must be made accessible to the handicapped. In order to determine the accessibility of facilities and what modifications that needs to be done to make them fully accessible, a community needs to prepare a Section 504 Survey.
- ◆ **Impediment 10.** – Multi-family new housing developments and major rehabilitation of multi-family buildings must be in compliance with the Fair Housing Law and the Americans With Disabilities Act.
- ◆ **Impediment 11.** – The advertising practices of local realtors and homes for sale must be in compliance with the Fair Housing Law.
- ◆ **Impediment 12.** – Education and training for local builders and developers on the requirements of the Fair Housing Act and the Americans With Disabilities Act will eliminate problems and non-compliance with Federal and State law.
- ◆ **Impediment 13.** – In order to affirmatively further Fair Housing, a community needs to develop a policy on Fair Housing and promote the principles of Fair Housing in its public laws and actions.

4. **OBSTACLES TO MEETING UNDERSERVED NEEDS**

The City of Morgantown has allocated its CDBG funds for FY 2009 by principally benefiting low- and moderate-income persons.

- ◆ Affordable/Accessible Housing is the first unmet need for all categories in this group





of individuals. Regardless of the limitations, Morgantown provides 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.
- ◆ Employment and Job Training, many individuals dealing with limitations found in this subgroup do not have the requisite skills to obtain or maintain employment.

5. LEVERAGING RESOURCES

In addition to its CDBG funds, the following other public resources have been received by agencies in the City of Morgantown:

- ◆ \$147,419 in CDBG-R American Recovery and Reinvestment Act Grant was awarded to the City of Morgantown.
- ◆ \$150,500 in Energy Efficiency and Conservation Block Grant Program was awarded to the City of Morgantown.
- ◆ \$23,679.44 in Program Income was received by the Morgantown Housing Authority.
- ◆ \$8,593 in EFSP (FEMA) funds was received by the Bartlett House, Inc.
- ◆ \$43,215.33 in ESG funds was received by the Bartlett House, Inc.
- ◆ \$166,649 in DHHR Grant was received by the Bartlett House, Inc.
- ◆ \$45,000 in BHHF Grant was received by the Bartlett House, Inc.
- ◆ \$25,000 in SED Grant was received by the Bartlett House, Inc.
- ◆ \$100,612.50 in HOPWA Grant was received by the Caritas House, Inc.



- ◆ \$88,884 in HOPWA II Grant was received by the Caritas House, Inc.
- ◆ \$131,158 in COLLIGO Grant was received by the Caritas House, Inc.
- ◆ \$15,867 in WWSB Grant was received by the Caritas House, Inc.
- ◆ \$6,750 in State CDBG Grant was received by the Caritas House, Inc.
- ◆ \$12,378.60 in Congressional Budget Office funds from the Bureau Public Health Grant was awarded to the Caritas House, Inc.
- ◆ \$543,336 in Federal TEA-21 Grants from the State of West Virginia for the Morgantown Downtown Streetscape.
- ◆ The Morgantown Police Department received the following grants during this CAPER period:
 - \$67,408 in COPS Hiring Recovery Program (CHRP) Grant
 - \$84,500 in Drug Task Force Grant
 - \$11,400 in Stop the Violence (RDVIC) Grant
 - \$45,000 in Governor's Highway Safety Program Grant
 - \$158,159 in 2009 Recovery Act JAG Grant
 - \$5,380 in Bulletproof Vest Partnership Grant (2009)
 - \$38,369 in 2009 JAG Grant
 - \$1,980 in Compliance Check (Underage) Grant



C. MANAGING THE PROCESS

1. ACTIONS TAKEN TO ENSURE COMPLIANCE

The City of Morgantown ensures compliance by having one (1) full time staff member and one (1) to two (2) interns from West Virginia University each semester to help assist with the oversight and compliance of the CDBG program. The project selection process for FY 2009 was consistent with the selection process for the Five Year Consolidated Plan and FY 2009 Annual Action Plan. The activities are evaluated first by the Community Development Director and the Assistant City Manager for consistency with the Five Year goals and objectives and compliance with the CDBG National Objectives. Then the activities were submitted to City Council for approval. The City staff monitors these activities throughout the year to ensure compliance with CDBG program guidelines.

DRAFT



D. CITIZEN PARTICIPATION

1. SUMMARY OF CITIZEN COMMENTS

The City of Morgantown placed the CAPER document on public display for a period of 15 days beginning on September 10, 2010 through September 24, 2010. A copy of the Public Notice is attached.

The FY 2009 CAPER was on display at the following locations in the City of Morgantown:

- ◆ **Community Development Office**
389 Spruce Street
Morgantown, WV 26505
- ◆ **Morgantown City Library**
373 Spruce Street
Morgantown, WV 26505
- ◆ **BOPARC Senior Center**
273 Eureka Avenue
Morgantown, WV 26505
- ◆ **BOPARC Office**
Marilla Park
Morgantown, WV 26505

The City of Morgantown also published the FY 2009 CAPER on the City's web page: www.morgantown.com.

Attached is a Public Hearing Notice that was published in the "Dominion Post" on September 9, 2010. The Public Hearing was held on Friday, September 24, 2010, at 10:00 a.m. in the Public Safety Building Training Room located at 300 Spruce Street. Attached are the sign-in sheet and the minutes from the meeting.



2. DISTRIBUTION OF FEDERAL FUNDS AVAILABLE

The City of Morgantown has allocated its CDBG funds for FY 2009 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.

Geographic Locations:

The geographic locations for the FY 2009 Activities/Project are:

- **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.
- **Morgantown Area Youth Services Project, Project # 2009-3** – this is a citywide activity which benefits low-income children and families.
- **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.
- **The Mental Health Association of Monongalia County, Project # 2009-5** – which operates a Peer Program citywide.
- **The Milan Puskar Health Right Project # 2009-6** – which operates a Homeless Care Clinic in Census Tract # 101.00.
- **Kaleidoscope Project # 2009-7** – which operates a Summer Leadership and Job Skills Program citywide.
- **Home Rehabilitation Program, Project # 2009-8** – the Housing Rehabilitation Programs are citywide by application targeting low- and moderate-income individuals and families.
- **City of Morgantown, Project # 2009-9** – the High Street sidewalk addresses ADA compliance and is located in Census Tract # 101.00.
- **BOPARC Morgantown Teen Center, Project # 2009-10** – is located in downtown Census Tract # 101.00.
- **Christian Help, Inc. Project # 2009-11** – elevator rehab is located in downtown Morgantown Census Tract # 101.00.



- **Caritas House Inc. Project # 2009-12** – will rehab the HVAC at the permanent shelter Colligo House, Census Tract # 110.00.
- **City of Morgantown Project # 2009-13** – ADA compliant door opener for the Public Safety Building, Census Tract # 101.00.

The chart below is for this CAPER period and illustrates the progress of the program:

Funds	Grant Amount	Program Income	Amount Committed	Amount Expended
CDBG Program	\$ 544,352.00	\$ 23,679.44	\$ 247,258.61	\$ 450,424.46

Of the total amount of CDBG funds expended \$450,424.46; \$87,521.97 was expended for planning and administration which leaves \$362,902.49 which is subject to low/mod benefit. The City spent \$362,902.49 in funds which principally benefited low/mod income persons (100% benefits). These funds were expended in the low- and moderate-income areas and for activities identified in the City's Five Year Consolidated Plan.



E. INSTITUTIONAL STRUCTURE

1. IMPROVING THE INSTITUTIONAL STRUCTURE

The City of Morgantown's CDBG program funds are administered by the City of Morgantown's Community Development Office. The Community Development Office ensures compliance through monitoring of the sub-recipients. The City coordinates with the agencies to ensure that they perform in the time frame that is stated in their application and provides technical guidance. The Community Development Office meets regularly with these agencies for coordination among these agencies.

The City of Morgantown Housing Authority administers housing activities under the CDBG grant. The Housing Authority has worked closely with the City Administration, West Virginia University and the community to provide affordable housing to the residents of Morgantown. In 2002, the City of Morgantown and West Virginia University funded the Housing Authority to hire RKG Associates, Inc. to conduct a Comprehensive Housing Study for the City of Morgantown and the outlying areas surrounding Morgantown. During this CAPER period the City of Morgantown Housing Authority created an RFP to update the Comprehensive Housing Study.

The City collaborates 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, the elderly, persons with disabilities, persons with substance abuse, and persons with AIDS/HIV and their families. Their expertise and program development is critical in identifying and addressing these needs in the community.

The Community Development Office works with the City's Planning Department, Public Works Department, Police Department, and Board of Parks and Recreation to address infrastructure, code enforcement, and public safety needs. These partnerships have identified areas of need throughout the community to address problems of access, barriers to affordable housing, recreation, and public safety.

The Community Development Office continues to look for gaps in the institutional structure as the program matures. It is important to maintain and broaden communication with many of the community's private and public institutions in order to provide a good community based program since this is historically, the largest gap in the institutional structure.



F. MONITORING

1. MONITORING ACTIVITY

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 all projects. In addition, this monitoring plan will ensure satisfactory progress toward the Consolidated Plan goals, promote program accountability, and further demonstrate compliance with Federal requirements and compliance with state and local fiscal requirements.

The Community Development staff conducts on-site monitoring of sub-recipient agencies assuring compliance with the sub-recipient contracts. As stated in each contract, payment is made by reimbursement only with proper documentation. Quarterly reports and an end-of-year performance report are also required for each project. The Community Development Office 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 staff evaluation; annual evaluation of the priorities set forth in the Consolidated Plan; periodic site visits and program evaluations; financial monitoring (timeliness), record keeping, and reporting requirements.

Community Development Office staff conducts on-site monitoring at least once a year of the CDBG funded projects (more frequently if the sub-recipient is having difficulty meeting program or contract requirements). The City requires recipients of CDBG funds to provide a project timeline with benchmarks for completion that is incorporated into the sub-recipient contract. Regular review of quarterly reports, program evaluation, program visits and phone calls are also part of program monitoring procedures. Program monitoring ensures 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 include compliance with eligible activities and National Objectives, HUD program rules and administrative requirements; progress against production goals; needs for technical assistance; and evidence of innovative or outstanding performance. Each sub-recipient is required to attend the contract explanation meeting where the contract requirements are reviewed. The contract discussions include; timeliness, prevailing wage rates, Fair Housing, non-discrimination, a drug-free workplace, anti-lobbying restrictions, minority business promotion, record keeping, retention and audits.



2. RESULTS OF MONITORING

Potential problems have been avoided and disputes resolved as a result of regular monitoring visits. Projects and activities are kept on schedule and change orders issued as unforeseen additional work is needed. In addition, the regular monitoring is helping to make sure that the funds are being spent at a timely manner and if costs come in lower than budgeted, changes in the scope of the project are made to expend the funds. For the public facilities projects, on-site wage interviews of workers are held to insure that the proper wages were paid as reported.

HUD in its previous review letters on the City's CAPERs complemented the City on its previous expenditures. Its compliance items were in accordance with HUD's administrative cap, public services cap, low/mod benefit, and timelines. HUD has previously determined that the City of Morgantown has the continuing capacity to carry out the approved program.

3. SELF EVALUATION

During 2009 CAPER period, the City of Morgantown used its CDBG funds to address the following strategic initiatives under its Five Year Goals and Objectives:

Affordable Housing Strategy
Goal 1
No project in 2009.
Goal 2
2009-14 Home Rehabilitation Program
Goal 3
2009-14 Home Rehabilitation Program - Emergency Repair
Goal 4
2009-14 Home Rehabilitation Program - Rental Rehabilitation Program (Single and Multi-Unit)
Goal 5
2009-14 Home Rehabilitation Program - Home Adaptations
Goal 6
No project in 2009.
Goal 7
No project in 2009.
Goal 8
2009-14 Home Rehabilitation Program - Down Payment Assistance Program
Homelessness Strategy
Goal 1



2009-6	The Mental Health Association in Monongalia County
Goal 2	
No project in 2009.	
Goal 3	
2009-3	Night Shelter Case Management Program
2009-13	Caritas House, Inc.
Goal 4	
2009-7	Milan Puskar Health Rights, Inc.
Goal 5	
No project in 2009.	
Goal 6	
No Project in 2009.	
Anti-Poverty Strategy	
Goal 1	
2009-5	Mountaineer Boys & Girls Club
2009-12	Christian Help
Goal 2	
2009-5	Mountaineer Boys & Girls Club
2009-8	Monongalia County Schools (Kaleidoscope)
2009-11	BOPARC Teen Center
Goal 3	
2009-4	Morgantown Area Youth Services Project
Infrastructure Strategy	
Goal 1	
2009-10	City of Morgantown Public Facility Improvements
Goal 2	
2009-15	City of Morgantown Removal Barriers for Public Facilities
Parks and Recreation Strategy	
Goal 1	
No project in 2009.	
Goal 2	
No project in 2009.	
Goal 3	
No project in 2009.	
Lead-Based Paint Strategy	
Goal 1	
2009-14	Home Rehabilitation Program - Lead Based Pain Assessment/Testing and Clearance



G. LEAD-BASED PAINT

1. ACTIONS TAKEN TO REDUCE LEAD-BASED PAINT HAZARDS

With the elimination of leaded gasoline and lead solder from cans, the pathways of lead exposure have decreased. However, NHANES ranks lead-based paint as the most common source of lead poisoning in children today. 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).

Lead-based paint in residential units can pose severe health risks for children. HUD provides a general formula to estimate the potential presence of lead-based paint (LBP) in housing units built prior to 1979, before this type of paint was banned. These estimates for Morgantown are shown in the table below.

Estimate of Units with Lead-Based Paint

Year Unit Built	Number of Units	Est. % of Units with LBP	Est. No. of Units with LBP
Pre-1940	3,407	90%	3,066
1940-59	3,358	80%	2,686
1960-79	3,221	62%	1,997
Total	9,986	--	7,749

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.



The City of Morgantown's 2009-2013 Five Year Consolidated Plan established the following strategic initiatives to be addressed using CDBG funds to address lead-based paint.

Lead-Based Paint

Five-year Objectives: In West Virginia, childhood, blood-lead test results and information are reported to the State's Children's Reportable Disease Program. Currently, childhood blood-lead surveillance has focused on identifying children ages 6 months to 6 years of age who are at risk for lead poisoning and encourage testing. In order to determine the risk in West Virginia for childhood lead poisoning, the first three predictors, identified by the National and Nutrition Studies (NHANES) were singled out.

Goal 1: 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.

The City of Morgantown did the following during this CAPER period:

- ◆ The City utilized lead-based paint abatement procedures in accordance with the Residential Lead-Based Paint Hazard Reduction Act (Title X) and the new regulations adopted in 1999, as a part of its emergency housing rehabilitation program.
- ◆ The Morgantown Housing Authority conducted lead-based paint training for contractors for certification of lead based paint containment. The MHA also conducted lead based paint assessment, testing, and clearance.
- ◆ The Morgantown Housing Authority did not do lead based paint testing on all rehabilitation work, only if the rehabilitation work disturbs the paint.
- ◆ During this CAPER period four (4) housing units were abated for lead based paint.



H. HOUSING NEEDS

1. ACTIONS TAKEN TO FOSTER AND MAINTAIN AFFORDABLE HOUSING

The City of Morgantown is using its limited CDBG funds to address its numerous housing and community development needs. The City of Morgantown has been working in cooperation with the Morgantown Housing Authority to address the City's affordable housing needs through the use of CDBG funds and other funds.

The Home Adaptations Program works to eliminate issues of accessibility with single family owner occupied and rental units. Families received financial assistance with the necessary modifications or adaptations that made their home livable, as their needs change. Many elderly or disabled persons run the risk of moving to assisted living facilities due to failing health or physical limitations. Adaptations include installing grab bars, handicapped showers, modifying home entryways, etc.

The City of Morgantown provided CDBG funds that were used to develop or rehabilitate housing in the City. The results of these activities funded during the FY 2009 CAPER period as required in HUD Table 2-A:

Items	Actual 2009 Units	Actual 2010 Units	Actual 2011 Units	Actual 2012 Units	Actual 2013 Units	5 Yr. Total Units
Homebuyer Education/ Training	122	-	-	-	-	122
First Time Homebuyer Assisted	0	-	-	-	-	0
Code Enforcement	2,057	-	-	-	-	2,057
Housing Units Rehabilitated	10	-	-	-	-	10
Handicapped Accessibility Units Rehabilitated	4	-	-	-	-	4
Housing Units Abated for Lead Based Paint	4	-	-	-	-	4



New Affordable Owner Occupied Housing Units	0	-	-	-	-	0
New Affordable Rental Housing Units	0	-	-	-	-	0

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I. SPECIFIC HOUSING OBJECTIVES

1. MEETING SPECIFIC AFFORDABLE HOUSING OBJECTIVES



During this CAPER period the City of Morgantown completed ten (10) owner occupied housing rehabilitations and four (4) handicapped accessibility rehabilitations. The City did not have any new emergency, transitional or permanent housing shelters open nor expanded during this CAPER period. No new special needs housing was developed during this CAPER period for: the elderly, frail elderly, severe mentally ill, developmentally delayed, physically disabled, female headed households, persons with alcohol or drug problems, and persons with HIV/AIDS. No new rental or affordable housing developments were completed during this CAPER period.

2. SECTION 215 AFFORDABLE HOUSING

No new affordable housing units were built with Federal financial assistance in the City of Morgantown during this CAPER reporting period.

3. ADDRESSING “WORST-CASE” HOUSING AND HOUSING FOR THE DISABLED

The City of Morgantown did not provided any funds for “Worst-Case” Housing and housing for the disabled, but the City continued to assist local agencies and nonprofit providers in the development of housing to serve these needs.



J. PUBLIC HOUSING STRATEGY

1. PUBLIC HOUSING AND RESIDENT INITIATIVES

The Morgantown Housing Authority does not receive any Federal funds to operate or make improvements to its properties. The City of Morgantown does not have any public housing units. The Morgantown Housing Authority has 210 individuals on its waiting list for Section 8 Housing Choice Vouchers. Of these, 3 have an elderly person in the household, 19 have persons with disabilities in them, and 133 families have children in the household. In addition to these 210 families were issued vouchers, but 32 families were not able to find housing in which to use their Section 8 Vouchers. The housing authority offers the following program to help its residents: Family Self Sufficiency and the Homeownership Program. The Housing Authority provided services to the following number of people with its housing counseling services:



Items	Actual 2009 Units	Actual 2010 Units	Actual 2011 Units	Actual 2012 Units	Actual 2013 Units	5 Yr. Total Units
Pre-Purchase Counseling	139	-	-	-	-	139
Foreclosure Prevention and Loss Mitigation Counseling	23	-	-	-	-	23
Post Purchase Non Delinquency Counseling	6	-	-	-	-	6

K. BARRIERS TO AFFORDABLE HOUSING

1. ELIMINATION OF BARRIERS TO AFFORDABLE HOUSING

The Community Development Office monitored and reviewed public policies for discriminatory practices and/or impacts on housing availability. To promote Fair Housing, the City Council proclaimed April as “Fair Housing Month.” Attached is a copy of that Proclamation from the April City Council meeting.



The City of Morgantown's Community Development Office in partnership with the West Virginia University's Department of Public Administration utilized an intern who was working on her Master's Degree in Public Administration. She spent 150 hours in May and June doing a comparative analysis of the Naperville, Illinois Analysis of Impediments to Fair Housing Choice and the City of Morgantown FY 2005 Analysis of Impediments to Fair Housing Choice.

The West Virginia Human Rights Commission held its annual statewide Human Rights Commission Fair Housing workshop to celebrate Fair Housing Month on April 19, 2010. The event was from 8:00 a.m. to 5:00 p.m. at the Ramada Inn, Morgantown. There were 50 people in attendance. The Fair Housing Event agenda included design and construction, basic fair housing rights and laws, student housing issues, etc.

Previously, the following impediments to fair housing choice and recommendations were presented to assist the City of Morgantown to affirmatively further fair housing in the community.

- 1.) **Impediment** – Local zoning may restrict unrelated persons from living together, establishes spacing requirements for group homes, lacks incentives or bonuses for development of affordable housing, adaptive reuse of large single family homes, and limitations on in-fill properties. Better zoning practices can encourage affordable housing, further fair housing, and expand housing choices in the community.

Goal – The City of Morgantown will revise its Zoning Ordinance and bring it into conformance with the Fair Housing Act and Americans with Disabilities Act.

Action – *The Community Development Office continues to monitor this.*



- 2.) **Impediment** – A local Human Rights Commission can be an asset to a community and it should address fair housing complaints in the community, as well as other human rights violations. A local Human Rights Commission must be known in the community and make itself available to persons from the protected classes.

Goal – The Morgantown Human Rights Commission will become an active organization and will be known throughout the community as an advocate for Fair Housing and Human Rights.

Action – *The Community Development Office continues to work with the Morgantown Human Rights Commission to become more active.*

- 3.) **Impediment** – Communities need to address the housing needs of the disabled and encourage the provisions of fair housing choice. There is an increasing number of persons who are disabled, those who are on fixed incomes, and the elderly. These persons cannot afford to make accommodations to their residences and may be unable to find accessible housing.

Goal – Increase the number of affordable housing units that are fully accessible to persons who are disabled.

Action – *The Community Development Office continues to work with the Morgantown Housing Authority by providing funds to make Barrier Free accommodations to homes and rental units.*

- 4.) **Impediment** – Private landlords often take advantage of low-income tenants and especially students. There is a need to educate and promote better landlords and to revise the State's Landlord/Tenant Law to protect the tenant's rights.

Goal – Passage of the West Virginia Landlord/Tenant Law.

Action – *The Community Development Office is working with the Northern West Virginia Center for Independent Living to educate landlords about the Fair Housing Act.*

- 5.) **Impediment** – A community's comprehensive plan should address preservation of single family neighborhoods, protect affordable housing units, address the conversion of single family residences, and recommend improvements to the traffic circulation system, among other things. A community needs to monitor its plan and update it to address the changing needs of its neighborhoods.



Goal – Revise, update and adopt a new Comprehensive Plan for the City of Morgantown.

Action – *The Community Development Office is working with the City's Planning Office on the City's Comprehensive Plan. The City is updating its Housing Plan as part of the Comprehensive Plan.*

- 6.) **Impediment** – College towns need to address increases in student enrollment. The lack of on-campus housing creates a demand for off-campus housing, which dictates the market, raises the area's rents, and reduces the amount of affordable housing for low-income families.

Goal – Increase the number of college owned and managed housing for the student population.

Action – *The Community Development Office is continuing to working with West Virginia University on student housing issues. WVU has developed new housing for its students.*

- 7.) **Impediment** – Communities need to be more pro-active in promoting more affordable housing by providing density bonuses for private housing and by developing affordable housing in cooperation with local public housing authorities and non-profit housing development corporations.

Goal – Increase the number of affordable housing units in the City through cooperation with Public Housing Authority, housing developers, and by providing development incentives.

Action – *The Community Development Office is continuing to work with the Morgantown Housing Authority in developing an affordable housing plan to present to City Council. The Morgantown Housing Authority is continuing its Down Payment Assistance Program.*

- 8.) **Impediment** – In many cities, most of the rental housing units are located in older buildings. Landlords have a tendency to convert properties into multi-family dwellings without regard for proper fire and safety codes. Through the annual inspection of rental properties, most violations can be addressed.

Goal – Increase the building inspections of rental properties to reduce and eliminate building fire and safety code violations.



Action – *The City of Morgantown’s Code Enforcement Office hired two (2) additional code officers to increase the number of inspections to eliminate fire and safety code violations.*

- 9.) **Impediment** – Community facilities must be made accessible to the handicapped. In order to determine the accessibility of facilities and what modifications that needs to be done to make them fully accessible, a community needs to prepare a Section 504 Survey.

Goal – Make all public buildings and public facilities fully accessible to the physically disabled.

Action – *The Community Development Office is working with other City Departments in identifying and addressing accessibility issues in the City Buildings. The Section 504 Survey has been completed and the City is in the process of correcting any issues. CDBG funds have been used to address the removal of architectural barriers in City Parks.*

- 10.) **Impediment** – Multi-family new housing developments and major rehabilitation of multi-family buildings must be in compliance with the Fair Housing Law and the Americans With Disabilities Act.

Goal – New multi-family developments and major renovations to residential properties over 4 units will be made accessible to the physically disabled.

Action – *The Community Development Office is continuing to work with the Northern West Virginia Center for Independent Living and will work to educate code enforcement, landlords, and developers about the Fair Housing Act and will conduct an audit of rental housing in the City for compliance with the Fair Housing Act.*

- 11.) **Impediment** – The advertising practices of local realtors and homes for sale must be in compliance with the Fair Housing Act.

Goal – All advertising for housing will be in compliance with the Fair Housing Law.

Action – *The Community Development Office is continuing to monitor local advertising practices. Local advertising is now in compliance with the Fair Housing Act.*

- 12.) **Impediment** – Education and training for local builders and developers on the requirements of the Fair Housing Act and the



Americans with Disabilities Act will eliminate problems and non-compliance with Federal and State law.

Goal – Local builders and developers will become knowledgeable about their responsibilities under the Fair Housing Act and A.D.A.

Action – *The Community Development Office is continuing to work with the Northern West Virginia Center for Independent Living to work to educate, landlords, and developers about the Fair Housing Act and to have an audit of rental housing in the City for compliance with the Fair Housing Act.*

- 13.) **Impediment** – In order to affirmatively further Fair Housing, a community needs to develop a policy on Fair Housing and promote the principles of Fair Housing in its public laws and actions.

Goal – The City of Morgantown will adopt a Fair Housing Policy and revise local laws and ordinances to bring them into compliance with the Fair Housing Act.

Action – *The Community Development Office is still working on establishing a Fair Housing Policy for the City. Local laws and ordinances have been brought into compliance with the Fair Housing Act.*



L. HOME / AMERICAN DREAM DOWN PAYMENT INITIATIVE (ADDI)

The City of Morgantown is not a federal entitlement community under the HOME Investment Partnership Program.

1. ASSESSMENT OF GOALS AND OBJECTIVES

Not Applicable

2. HOME MATCH REPORT

Not Applicable

3. HOME MBE AND WBE REPORT

Not Applicable

4. ASSESSMENTS

Not Applicable

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M. HOMELESS NEEDS

1. ADDRESSING THE NEEDS OF HOMELESS PERSONS

City of Morgantown participates in the local Continuum of Care and is working with organizations to identify the needs of the homeless population and to seek funding to meet those needs. The Community Development Office worked with the Mon Valley Homeless Initiative in conducting the “Point In Time” count of homeless persons. This was conducted on January 27 and 28, 2010 for the City of Morgantown. Approximately 590 unduplicated individuals were served at the Bartlett Housing, Inc. through its emergency and transitional shelters. The Caritas House served 10 unduplicated individuals. From the “Point In Time” survey 124 homeless persons were counted.

2. TRANSITION TO PERMANENT HOUSING

The Bartlett House, Inc. provides transitional housing and support services for the homeless in the City of Morgantown. From the “Point In Time” survey 124 homeless persons were counted. Approximately 41.9% of the homeless individual’s population lives in shelters in Morgantown. The statistics showed that 52% of the homeless individuals in Morgantown are from the State of West Virginia, while 21% are from the neighboring states of Maryland, Ohio, and Pennsylvania. The Bartlett House, Inc. is working with these individuals to move them from shelters to transitional housing and then to permanent housing.

3. NEW FEDERAL RESOURCES OBTAINED

The City of Morgantown supported individual agencies with their applications for the FY 2009 SuperNOFA funds. However, no FY 2009 SuperNOFA funds were awarded to agencies in the City of Morgantown.



N. SPECIFIC HOMELESS PREVENTION HOMELESSNESS

1. ACTIONS TAKEN TO PREVENT HOMELESSNESS

In the FY 2009 Annual Action Plan the City allocated \$25,277 in CDBG funds to the Bartlett House, Inc. These funds included:

- ♦ The Bartlett House, Inc. – for operation of 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 – funds for 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.

Bartlett House during this CAPER period expended all the \$25,277 and assisted 500 individuals.

The Community Development Office worked with the Mon Valley Homeless Initiative in doing the "Point In Time" count of homeless persons which was conducted on January 27 and 28, 2010 for the City of Morgantown. There were 124 homeless persons counted. Of those, 106 were adults and 18 were children. The gender breakdown is 76% men and 24% are women. Of the homeless individuals 80% are white, while 14% are black. The median age of the homeless individuals is 43 years. Veterans comprised 15% of the overall homeless population. There were 54% of the participants graduated from high school or obtained a GED, 6% completed college, 13% have some college education, 2% attended technical/junior college, and 25% have less than high school diploma. Approximately 41.9% of homeless individuals live in shelters in Morgantown. The statistics showed that 52% of the homeless individuals



in Morgantown are from the State of West Virginia, while 21% are from the neighboring states of Maryland, Ohio, and Pennsylvania. The number one reason for the individuals becoming homeless in the area is because of financial reasons. The homeless individuals state that 75% indicated that they are aware of a physical illness or disabilities (including: back condition, lung condition, and heart condition) and 71% indicated that they are aware of a mentally illness or disabled (including: alcohol dependence, substance dependence, bipolar disorder, and depression.).

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O. EMERGENCY SHELTER GRANTS (ESG)

1. EMERGENCY SHELTER AND TRANSITIONAL HOUSING

The City of Morgantown does not receive an Emergency Shelter entitlement grant. Therefore, agencies have to apply to the State of West Virginia for ESG funds.

The following shelters operate within the City of Morgantown:

Shelters	Number of Beds
Bartlett House, Inc.	35 beds for transitional housing and 40 beds for emergency shelter
Caritas House, Inc.	6 beds for permanent shelter and 4 beds for permanent HIV shelter

In FY 2009, the State of West Virginia disbursed ESG funds to the following organizations:

Shelters	ESG Funds Received
Bartlett House, Inc.	\$43,215.33

2. ASSESSMENT OF GOALS AND OBJECTIVES

Not applicable.

3. MATCHING RESOURCES

Not applicable.

4. STATE METHOD OF DISTRIBUTION

Not applicable.

5. ACTIVITY AND BENEFICIARY DATA

Not applicable.



P. COMMUNITY DEVELOPMENT

1. ASSESSMENT OF GOALS AND OBJECTIVES

The following CDBG activities were undertaken during the FY 2009 program year to address the needs identified in the FY 2009-2013 Five Year Consolidated Plan's Strategic Initiative Goals and Objectives:

Affordable Housing Strategy	
Goal 1	
No project in 2009.	
Goal 2	
2009-14	Home Rehabilitation Program
Goal 3	
2009-14	Home Rehabilitation Program - Emergency Repair
Goal 4	
2009-14	Home Rehabilitation Program - Rental Rehabilitation Program (Single and Multi-Unit)
Goal 5	
2009-14	Home Rehabilitation Program - Home Adaptations
Goal 6	
No project in 2009.	
Goal 7	
No project in 2009.	
Goal 8	
2009-14	Home Rehabilitation Program - Down Payment Assistance Program
Homelessness Strategy	
Goal 1	
2009-6	The Mental Health Association in Monongalia County
Goal 2	
No project in 2009.	
Goal 3	
2009-3	Night Shelter Case Management Program
2009-13	Caritas House, Inc.
Goal 4	
2009-7	Milan Puskar Health Rights, Inc.
Goal 5	
No project in 2009.	
Goal 6	
No Project in 2009.	
Anti-Poverty Strategy	
Goal 1	
2009-5	Mountaineer Boys & Girls Club



2009-12	Christian Help
Goal 2	
2009-5	Mountaineer Boys & Girls Club
2009-8	Monongalia County Schools (Kaleidoscope)
2009-11	BOPARC Teen Center
Goal 3	
2009-4	Morgantown Area Youth Services Project
Infrastructure Strategy	
Goal 1	
2009-10	City of Morgantown Public Facility Improvements
Goal 2	
2009-15	City of Morgantown Removal Barriers for Public Facilities
Parks and Recreation Strategy	
Goal 1	
No project in 2009.	
Goal 2	
No project in 2009.	
Goal 3	
No project in 2009.	
Lead-Based Paint Strategy	
Goal 1	
2009-14	Home Rehabilitation Program - Lead Based Pain Assessment/Testing and Clearance

2. CHANGES IN PROGRAM OBJECTIVES

The City of Morgantown is in its first year of the Five Year Consolidated Plan and does not propose any program changes to its goals and objectives.

3. CARRYING OUT PLANNED ACTIONS

The City of Morgantown is following its current Five Year Consolidated Plan. This is the first year of the FY 2009-2013 Five Year Consolidated Plan. The City provided certificates of consistency to all agencies that requested certificates for applications that were consistent with the Five Year Consolidated Plan. The City did not hinder the implementation of the Consolidated Plan by any action or willful inaction.



4. FUNDS NOT USED FOR NATIONAL OBJECTIVES

All of the City’s proposed activities funded with the FY 2009 CDBG funds principally benefited low- and moderate-income persons.

5. ANTI-DISPLACEMENT AND RELOCATION

The City of Morgantown had no activities during this CAPER Period that caused displacement and relocation of families, individual or businesses.

6. LOW/MOD JOB ACTIVITIES

The City of Morgantown did not expend any CDBG funds during this CAPER period for the creation of Low/Mod Job activities. The Unity Job Skills Program was awarded FY 2009 CDBG funds, but did not draw down any funds. Unity Job Skills is community job skills program which will contain training, education, service coordination, fostering meaningful relationships, and exploration of homeless individuals.

7. LOW/MOD LIMITED CLIENTELE ACTIVITIES

All sub-recipients serving low- and moderate-income clientele fill out a form with the clientele income information required by HUD.

Activity	FY 2009 Budgeted	FY 2009 Expenditures	Proposed Accomplishments	Actual Accomplishments
Night Shelter Case Management	\$25,277.00	\$25,277.00	450 People	500 People
Intervention Services MAYSP	\$10,000.00	\$7,624.05	85 People	69 People
Project Learn & Smart Moves	\$15,500.00	\$15,500.00	100 People	293 People
Unity Job Skills Program	\$4,900.00	\$0	30 People	-
Homeless Care Clinic	\$12,565.00	\$12,565.00	200 People	111 People
Summer Leadership and Job Skills	\$8,166.00	\$0	50 People	73 People



Program				
High Street Sidewalk ADA Compliance	\$103,457.00	\$0	8 Public Facilities	-
Wiles Hill Senior Center Gym Floor	\$31,000.00	\$27,020.00	1 Public Facility	1 Public Facility and 1,197 People
Christian HELP Elevator Rehab	\$34,625.00	\$25,218.75	1 Public Facility	1 Public Facility
Shelter Rehab	\$6,752.00	\$6,114.78	1 Public Facility	1 Public Facility and 35 People
ADA Compliance Public Safety Building	\$25,000.00	\$25,000.00	1 Public Facility	1 Public Facility

8. PROGRAM INCOME RECEIVED

The City of Morgantown receives program income through the rehabilitation loan program that the Morgantown Housing Authority administers. The program income remains with the Housing Authority for use in the program administration and to provide additional rehabilitation loans. During this CAPER period program income received was \$23,679.44.

9. PRIOR PERIOD ADJUSTMENTS

The City of Morgantown did not make any prior period adjustments during this CAPER period.

10. LOANS AND OTHER RECEIVABLES

The City of Morgantown did not provide any loans during this CAPER period.

11. LUMP SUM AGREEMENTS

The City of Morgantown did not enter into any lump sum agreements during this CAPER period.

12. HOUSING REHABILITATION

City of Morgantown uses the Morgantown Housing Authority to administer the Housing Rehabilitation Program. This program is for the low- and moderate-income families within the corporate limits of the City of Morgantown to rehabilitate their houses. FY 2009 Annual Action Plan allocated \$170,000 in CDBG funds for this program. In addition, the Morgantown Housing Authority received \$23,679.44 in program income. Ten (10) rehabs projects have been completed during this FY 2009 CAPER period.



Before Rehabilitation



After Rehabilitation

13. NEIGHBORHOOD REVITALIZATION STRATEGIES

The City of Morgantown does not have a Neighborhood Revitalization Strategy Area.

Q. ANTIPOVERTY STRATEGY

1. PERSONS LIVING BELOW POVERTY LEVEL

The City of Morgantown continued to assist the social service agencies with funds for education, job skills training, and after school programs for working parents during this CAPER period. The programs with direct impact to their low-income clients receive special attention, as well as programs that meet the goals of 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 assisted families with the necessary modifications or adaptations that made their home livable, as physical needs change. Many elderly or disabled persons run the risk of moving to assisted living facilities due to failing health or physical limitations. The adaptations include: installing grab bars, handicapped showers, modifying home entryways, etc. During this CAPER period, the Morgantown Housing Authority assisted ten (10) low-income households through the Home Rehabilitation Program and four (4) through the Home Adaptation Program.



R. NON-HOMELESS SPECIAL NEEDS

1. ACTIONS TO ADDRESS NON-HOMELESS SPECIAL NEEDS

The following activities were implemented during the FY 2009 program year to address non-homeless special needs:

- ◆ Elderly & Frail Elderly Housing (18 Households Served)
 - Funding for the Housing Rehabilitation Program.
 - Funding for the Housing Rehabilitation Program – Rental Rehabilitation (Single and Multi-Unit).
 - Funding for the Housing Rehabilitation Program – Emergency Repair.
 - Funding for the Housing Rehabilitation Program – Home Adaptation.
 - Funding for the Housing Rehabilitation Program – Lead Based Paint Assessment/Testing and Clearance.
 - Funding for the Housing Rehabilitation Program – Down Payment Assistance.
- ◆ Elderly & Frail Elderly Supportive Service (1 Public Facility and 1,197 persons served)
 - Funding for the Unity Job Skills Program.
 - Funding for the Wiles Hill Senior Center.
- ◆ Disabled Supportive Services (111 Persons Served)
 - Funding for the Unity Job Skills Program.
 - Funding Puskar Health Rights, Inc.
- ◆ Alcohol and/or Drug Addicted Services (569 Persons Served)
 - Funding for the Morgantown Area Youth Service Program (MAYSP).
 - Funding for the Night Shelter Case Management Program.
- ◆ Persons with HIV/AIDS (0 Persons Served)
 - No projects in 2009.





S. SPECIFIC HOPWA OBJECTIVES

The City of Morgantown did not receive a Housing Opportunities for People with AIDS (HOPWA) Grant as an entitlement community in FY 2009.

In FY 2009, Caritas House, Inc. received the following HOPWA funds from the State of West Virginia:

Funding Sources	Total Funds Expended
HOPWA Grant	\$ 100,612.50
HOPWA II Grant	\$ 88,884.00

1. OVERALL ASSESSMENT

Not Applicable

2. HOPWA EXECUTIVE SUMMARY

Not Applicable



T. IDIS REPORTS

Attached are the following U.S. Department of Housing and Urban Development of Housing and Urban Development (HUD) Reports from IDIS for FY 2009 for the period between July 1, 2009 through June 30, 2010.

The following reports are:

- ◆ IDIS Report PR26 - CDBG Financial Summary
- ◆ IDIS Report PR01 - HUD Grants and Program Income report
- ◆ IDIS Report PR02 - List of Activities
- ◆ IDIS Report PR03 - Activity Summary Report
- ◆ IDIS Report PR06 - Summary of Consolidated Plan Projects
- ◆ IDIS Report PR23 - Summary of Accomplishments

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IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR 26 - CDBG Financial Summary Report

DATE: 8/20/2010
TIME: 3:35:35 pm
PAGE: 1/2

Grantee MORGANTOWN , WV
Program Year 2009

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	204,916.93
02 ENTITLEMENT GRANT	544,352.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
06 RETURNS	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	749,268.93

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	362,902.49
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	362,902.49
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	87,521.97
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	450,424.46
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	298,844.47

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	362,902.49
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	362,902.49
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2007 PY: 2008 PY: 2009
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	81,393.37
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IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
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28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	427.32
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	80,966.05
32 ENTITLEMENT GRANT	544,352.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	544,352.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	14.87%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	87,521.97
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	87,521.97
42 ENTITLEMENT GRANT	544,352.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	544,352.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	16.08%