



City of Wheeling, West Virginia

FY 2020-2024 Five Year Consolidated Plan and the FY 2020 Annual Action Plan

Department of Economic
& Community Development
City-County Building
1500 Chapline Street
Wheeling, WV 26003
304-234-3701

For Submission to H.U.D.

Community Development Block Grant
and
HOME Investment Partnerships Program



Table of Contents

PART I. ES: EXECUTIVE SUMMARY

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b).....1

1. Introduction1
2. Summary of the Objectives and Outcomes Identified in the Plan14
3. Evaluation of Past Performance17
4. Summary of Citizen Participation Process and Consultation Process18
5. Summary of Public Comments18
6. Summary of Comments or Views Not Accepted and the Reasons For Not Accepting Them19
7. Summary.....19
8. FY 2020 CDBG and HOME Budget.....19

PART II. PR: THE PROCESS

PR-05 Lead & Responsible Agencies – 91.200(b)21

1. Agency/Entity Responsible for Preparing/Administering the Plan21

PR-10 Consultation - 91.100, 91.200(b), 91.215(l).....22

1. Introduction22
2. Agencies, Groups, Organizations, and Others Who Participated in the Process and Consultations24

PR-15 Citizen Participation.....36

1. Summary of Citizen Participation Process36

PART III. NA: NEEDS ASSESSMENT

NA-05 Overview39

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)40

1. Housing Problems41
2. Housing Problems 243
3. Cost Burden > 30%.....43
4. Cost Burden > 50%.....43
5. Crowding (More than one person per room).....44

NA-15 Disproportionately Greater Need: Housing Problems - 91.205 (b)(2)51

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.205 (b)(2).....54

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.205 (b)(2)57
 NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)59
 NA-35 Public Housing - 91.205 (b)61
 NA-40 Homeless Needs Assessment - 91.205 (c)67
 NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)72
 NA-50 Non-Housing Community Development Needs - 91.215 (f).....76

PART IV. MA: MARKET ANALYSIS

MA-05 Overview79
 MA-10 Number of Housing Units - 91.219 (a) & (b)(2).....81
 MA-15 Housing Market Analysis: Cost of Housing 91.210(a)85
 MA-20 Housing Market Analysis: Condition of Housing - 91.210(a)89
 MA-25 Public and Assisted Housing - 91.210 (b).....93
 MA-30 Homeless Facilities and Services - 91.210 (c).....97
 MA-35 Special Needs Facilities and Services - 91.210(d).....102
 MA-40 Barriers to Affordable Housing - 91.210 (e).....105
 MA-45 Non-Housing Community Development Assets - 91.215 (f).....109
 MA-50 Needs and Market Analysis Discussion121
 MA-60 Broadband Needs of Housing127
 MA-65 Hazard Mitigation128

PART V. SP: STRATEGIC PLAN

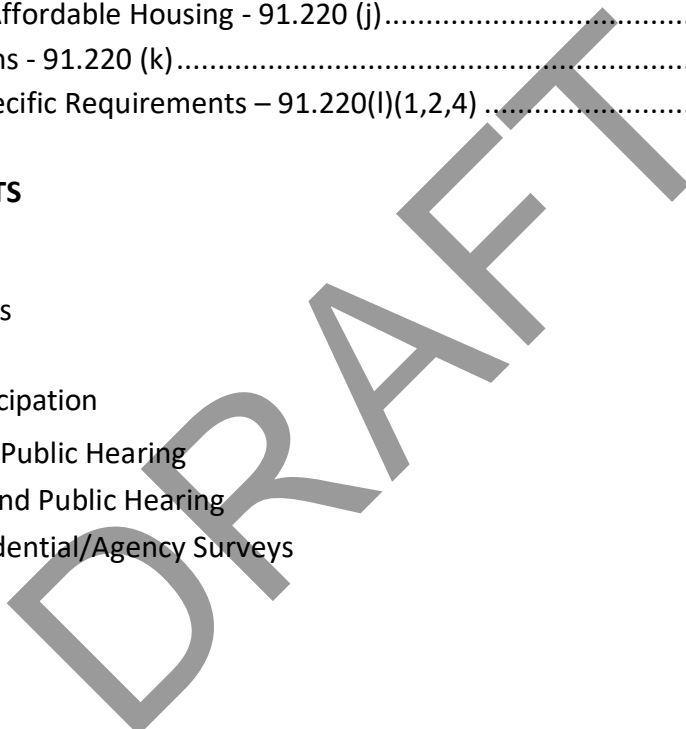
SP-05 Overview129
 SP-10 Geographic Priorities - 91.215 (a)(1)131
 SP-25 Priority Needs - 91.215 (a)(2).....138
 SP-30 Influence of Market Conditions - 91.215 (b).....144
 SP-35 Anticipated Resources - 91.215 (a)(4), 91.220 (c)(1,2).....146
 SP-40 Institutional Delivery Structure - 91.215 (k)151
 SP-45 Goals Summary - 91.215 (a)(4).....160
 SP-50 Public Housing Accessibility and Involvement - 91.215(c)168
 SP-55 Barriers to Affordable Housing - 91.215 (h).....170
 SP-60 Homelessness Strategy - 91.215 (d)176
 SP-65 Lead Based Paint Hazards - 91.215 (i)181
 SP-70 Anti-Poverty Strategy - 91.215 (j).....184
 SP-80 Monitoring - 91.230.....186

PART VI. ANNUAL ACTION PLAN

AP-15 Expected Resources – 91.220(c)(1,2)188
AP-20 Annual Goals & Objectives.....193
AP-35 Projects – 91.220(d).....197
AP-38 Project Summary199
AP-50 Geographic Distribution – 91.220(f)209
AP-55 Affordable Housing – 91.220(g)212
AP-60 Public Housing – 91.220(h)213
AP-65 Homeless and Other Special Needs Activities – 91.220(i)216
AP-75 Barriers to Affordable Housing - 91.220 (j).....221
AP-85 Other Actions - 91.220 (k)223
AP-90 Program Specific Requirements – 91.220(l)(1,2,4)229

PART VII. EXHIBITS

- SF 424 Form
- Certifications
- Resolution
- Citizen Participation
 - First Public Hearing
 - Second Public Hearing
 - Residential/Agency Surveys





Executive Summary

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

1. Introduction

The City of Wheeling, West Virginia is an entitlement community under the U.S. Department of Housing & Urban Development's (HUD) Community Development Block Grant (CDBG) Program. In addition, the City of Wheeling is the Participating Jurisdiction (PJ) for the Northern Panhandle HOME Consortium of West Virginia. In compliance with the HUD regulations, the City of Wheeling has prepared this FY 2020-2024 Five Year Consolidated Plan for the period of July 1, 2020 through June 30, 2024. This five year consolidated plan is a strategic plan for the implementation of the City's Federal Programs for housing, community, and economic development within the City of Wheeling, City of Weirton, Hancock County, Brooke County, Ohio County, and Marshall County that comprise the Northern Panhandle HOME Consortium.

The Five Year Consolidated Plan establishes the City's goals for the next five (5) year period and outlines the specific initiatives the City will undertake to address its needs and objectives by promoting the rehabilitation and construction of decent, safe, and sanitary housing, creating a suitable living environment, removing slums and blighting conditions, promoting fair housing, promoting homeownership, improving public services, expanding economic opportunities, and principally benefitting low- and moderate-income persons.

This Five Year Consolidated Plan is a collaborative effort of the City of Wheeling, the Northern Panhandle HOME Consortium Members, the community at large, social service agencies and providers, housing providers, community development agencies, and economic development groups. The planning process was accomplished through a series of public meetings, stakeholder interviews, resident surveys, statistical data, and review of previous community development plans.

Available Funds:

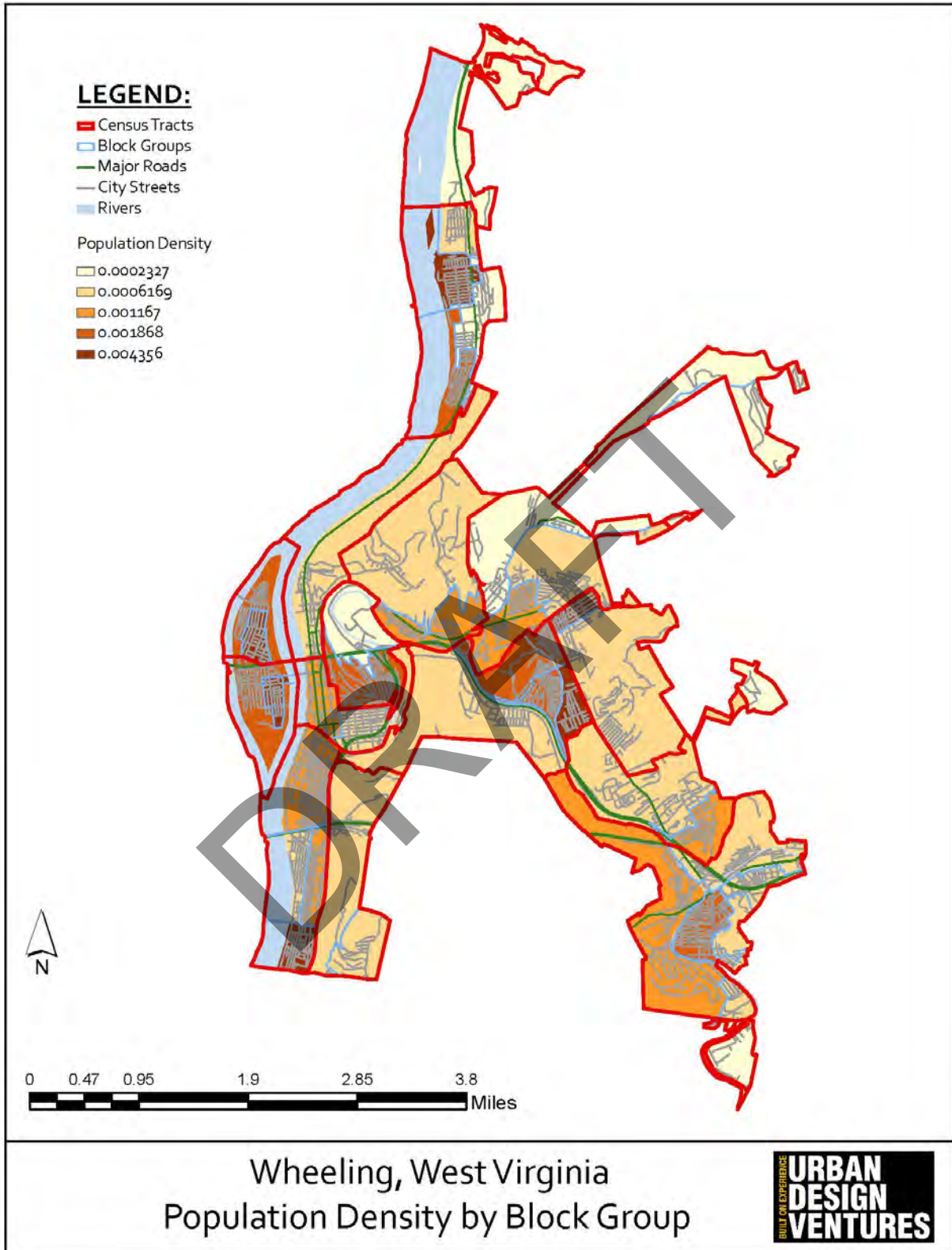
The following financial resources are included in the FY 2020 Annual Action Plan which anticipates funding to be received to address the priority needs and goals identified in the City of Wheeling's FY 2020-2024 Consolidated Plan. The City of Wheeling anticipates it will receive the following Federal funds during the FY 2020 program year:

- FY 2020 CDBG Allocation - \$1,183,926.00
- FY 2020 HOME Allocation - \$321,835.00
- **Total Funds: \$1,505,761.00**

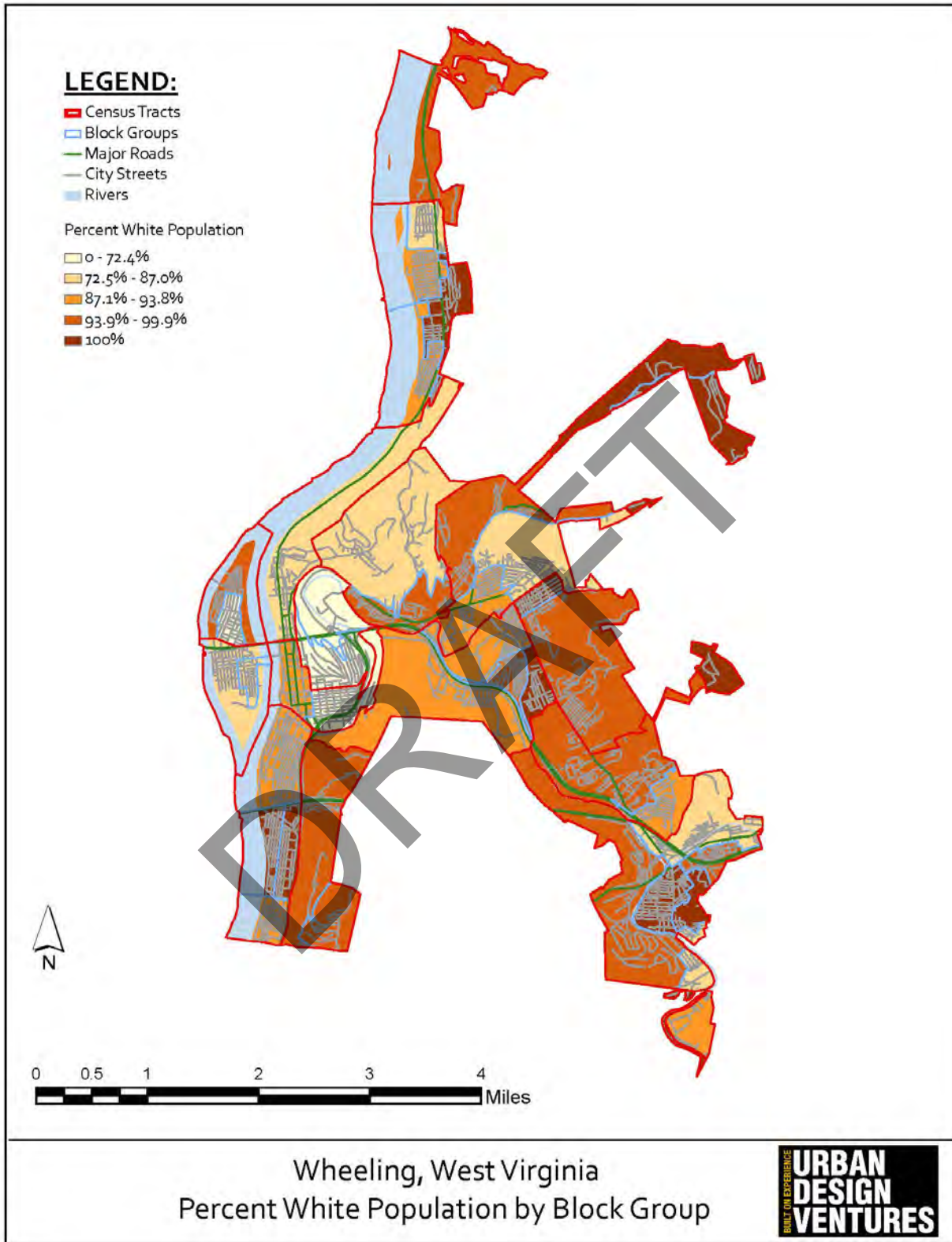
Maps:

Below are the following maps which illustrate the demographic characteristics of the City of Wheeling:

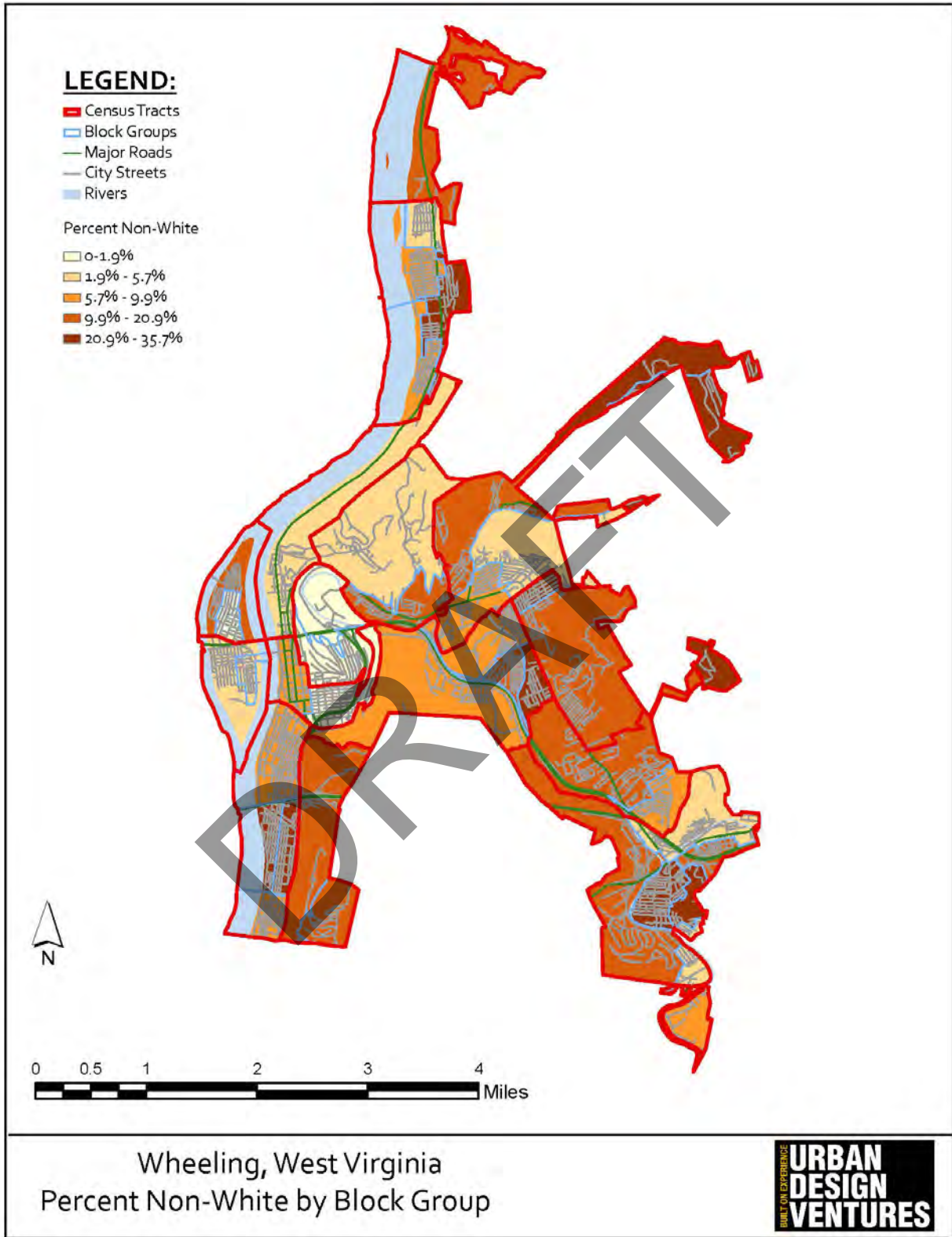
- Population Density by Census Tract
- Percent White Population by Census Tract
- Percent Minority Population by Census Tract
- Percent Population Age 65+ by Census Tract
- Housing Unit Density by Block Points & Census Tracts
- Percent Owner-Occupied Housing Units by Census Tract
- Percent Renter-Occupied Housing Units by Census Tract
- Percent Vacant Housing Units by Census Tract
- Low/Moderate Income Percentage by Block Group
- Low/Moderate Income with Minority Percentage by Block Group
- Commercial Hot Spots



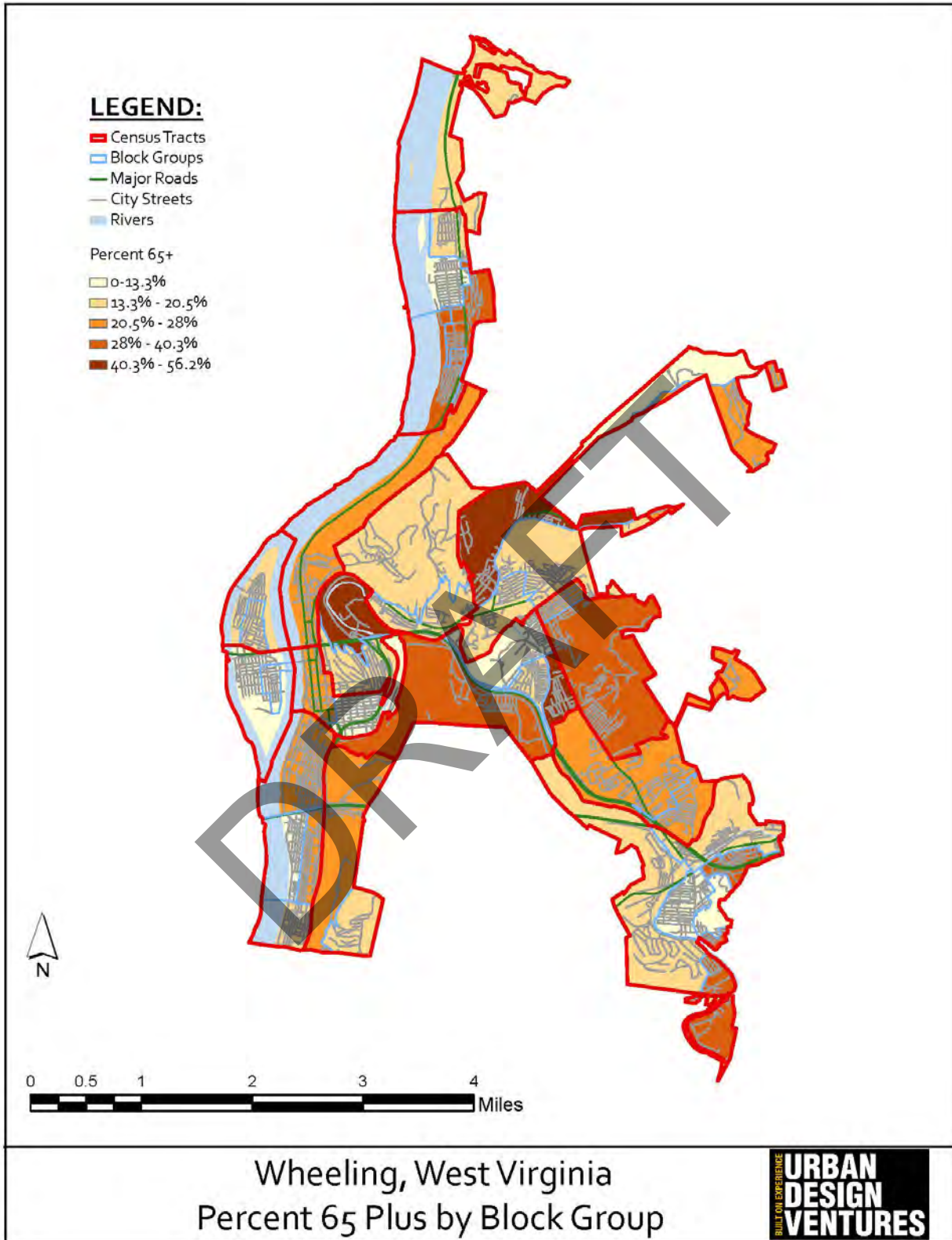
Population Density by Block Group



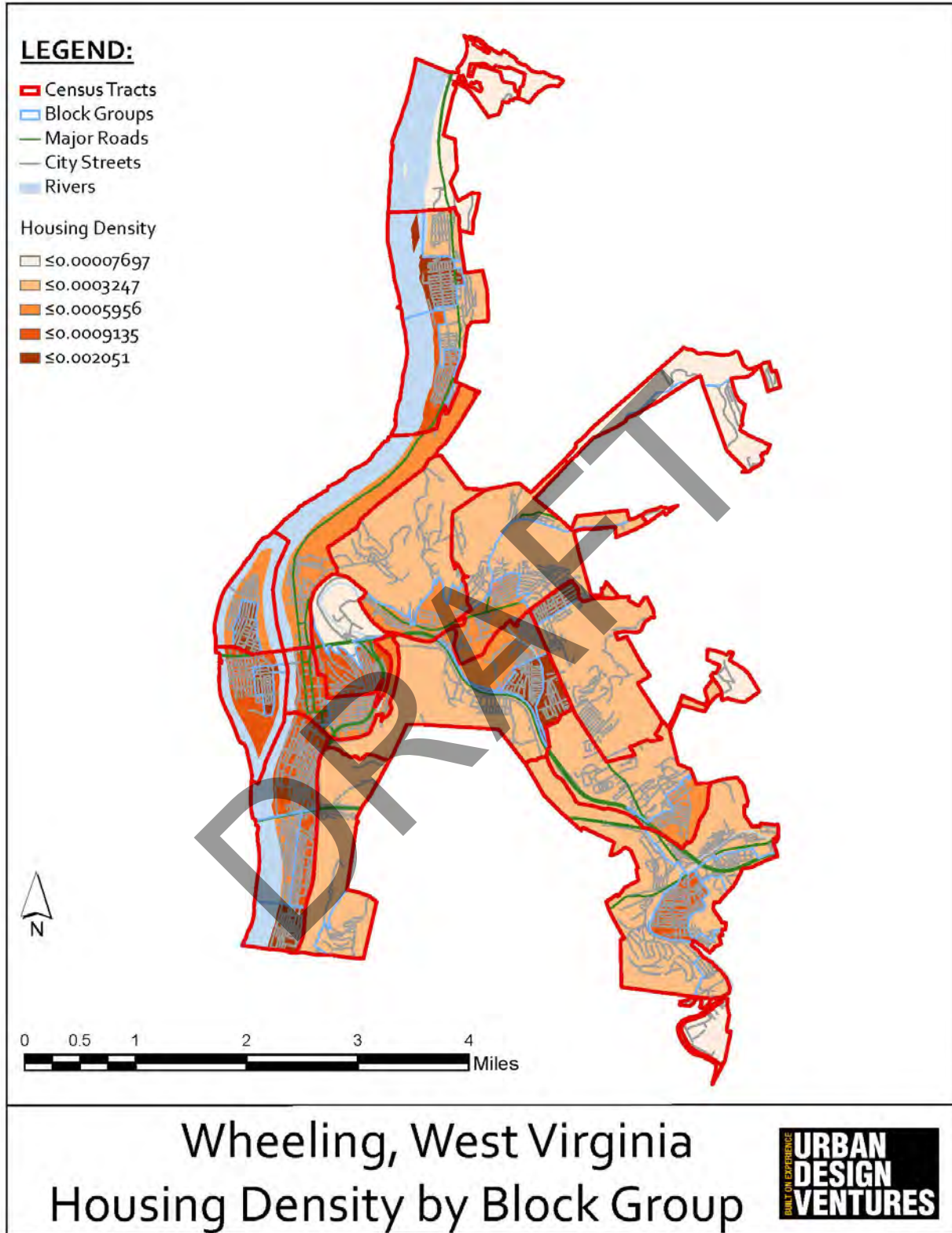
Percent White Population by Block Group



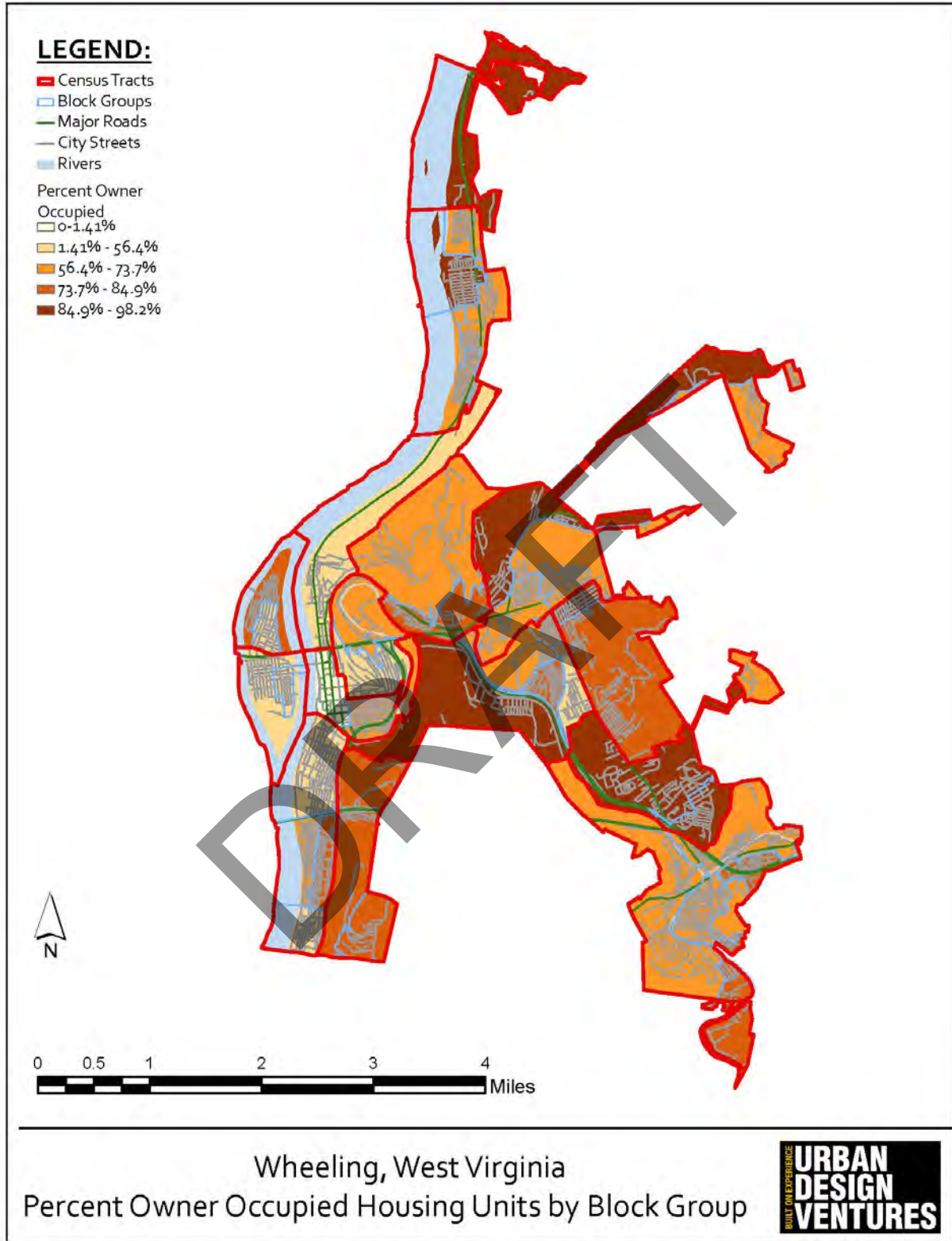
Percent Minority Population by Block Group



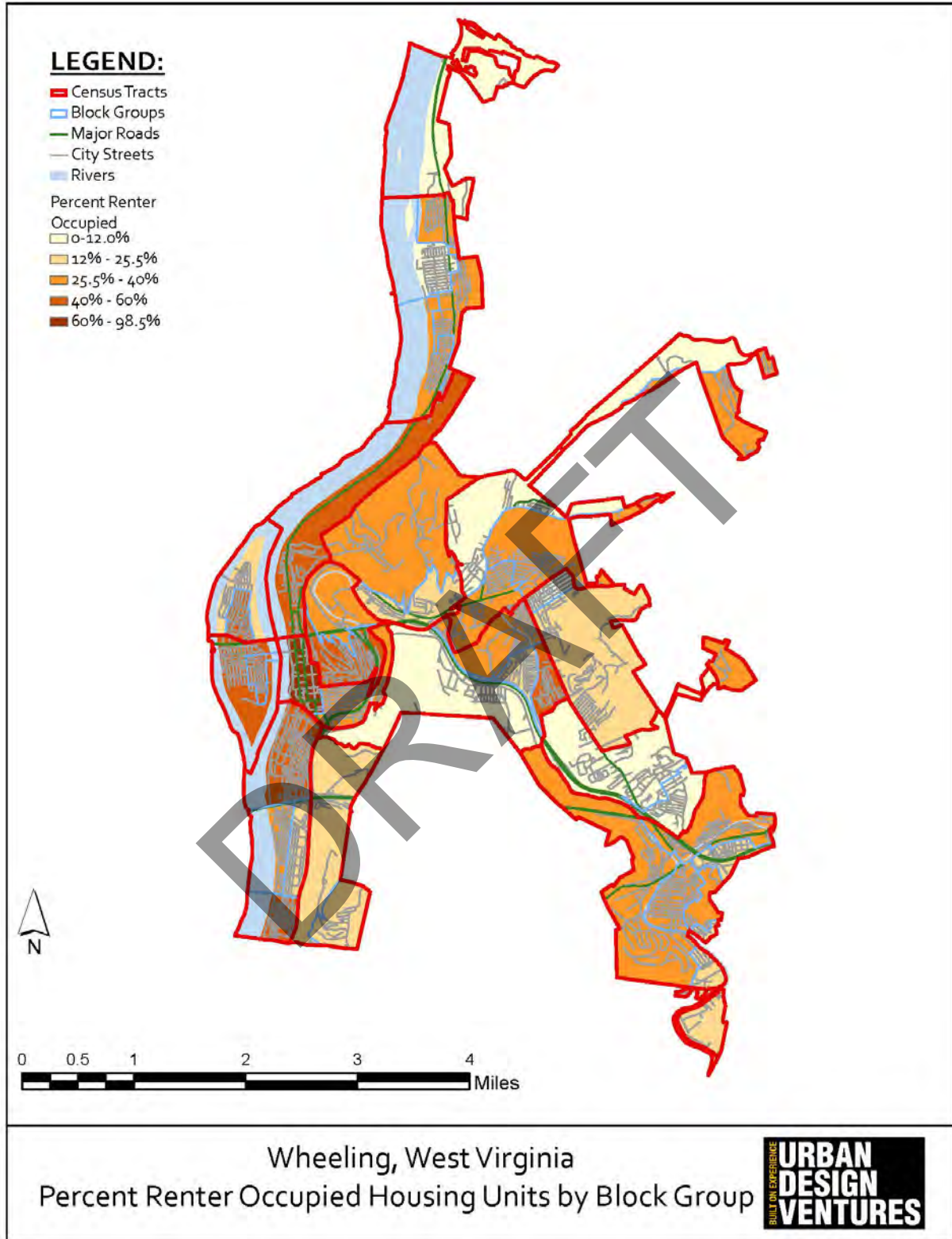
Percent Population Age 65+ by Block Group



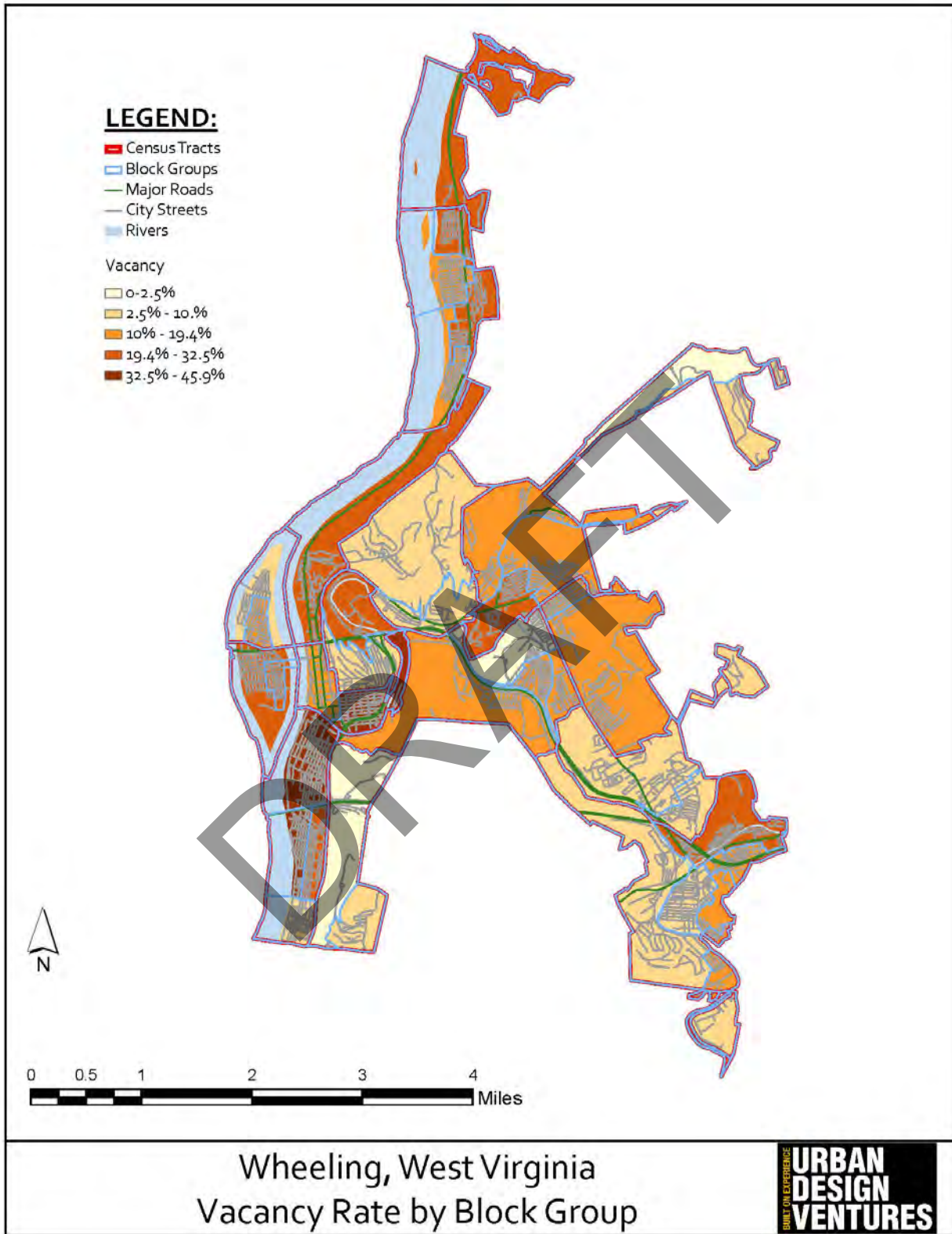
Total Housing Units by Block Points



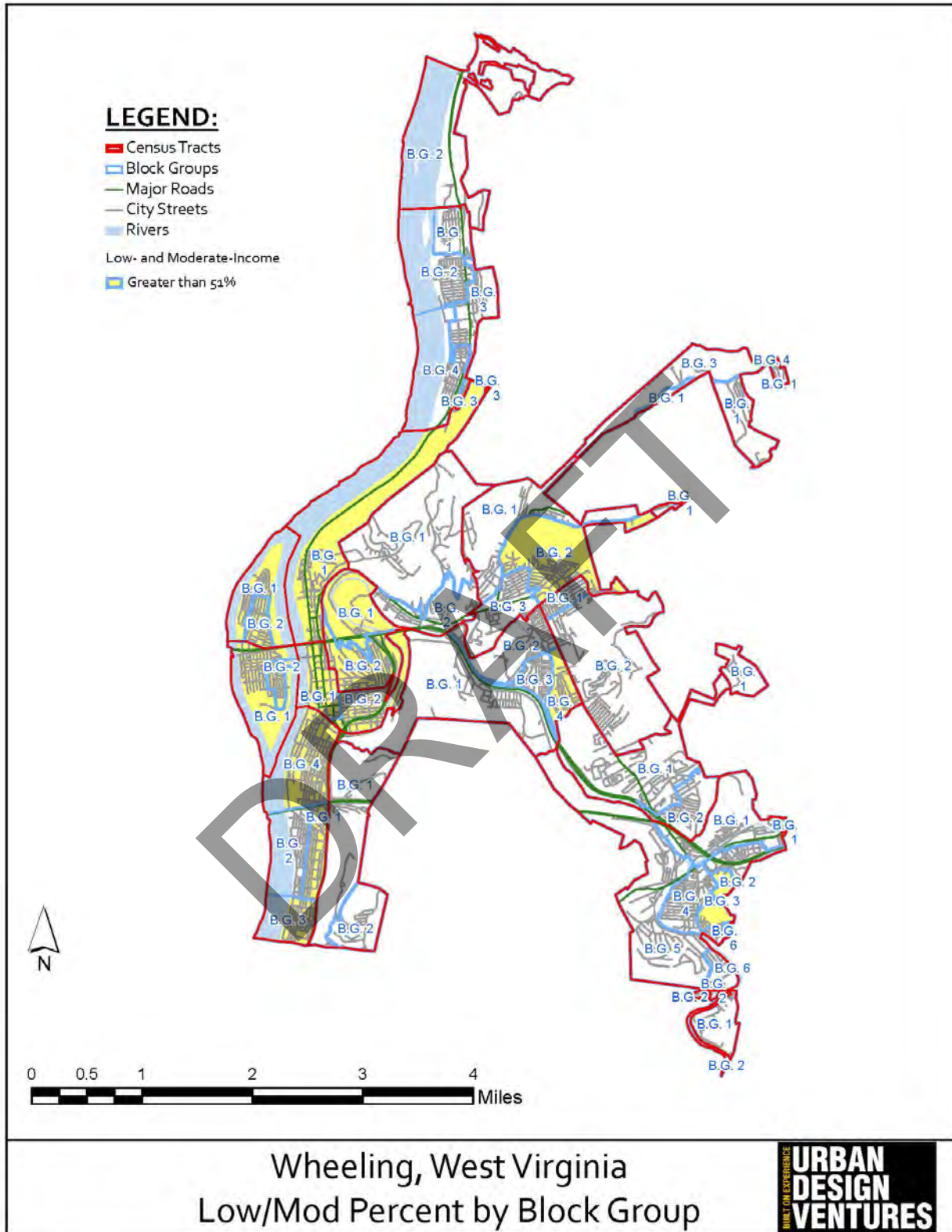
Percent Owner-Occupied Housing Units by Block Group



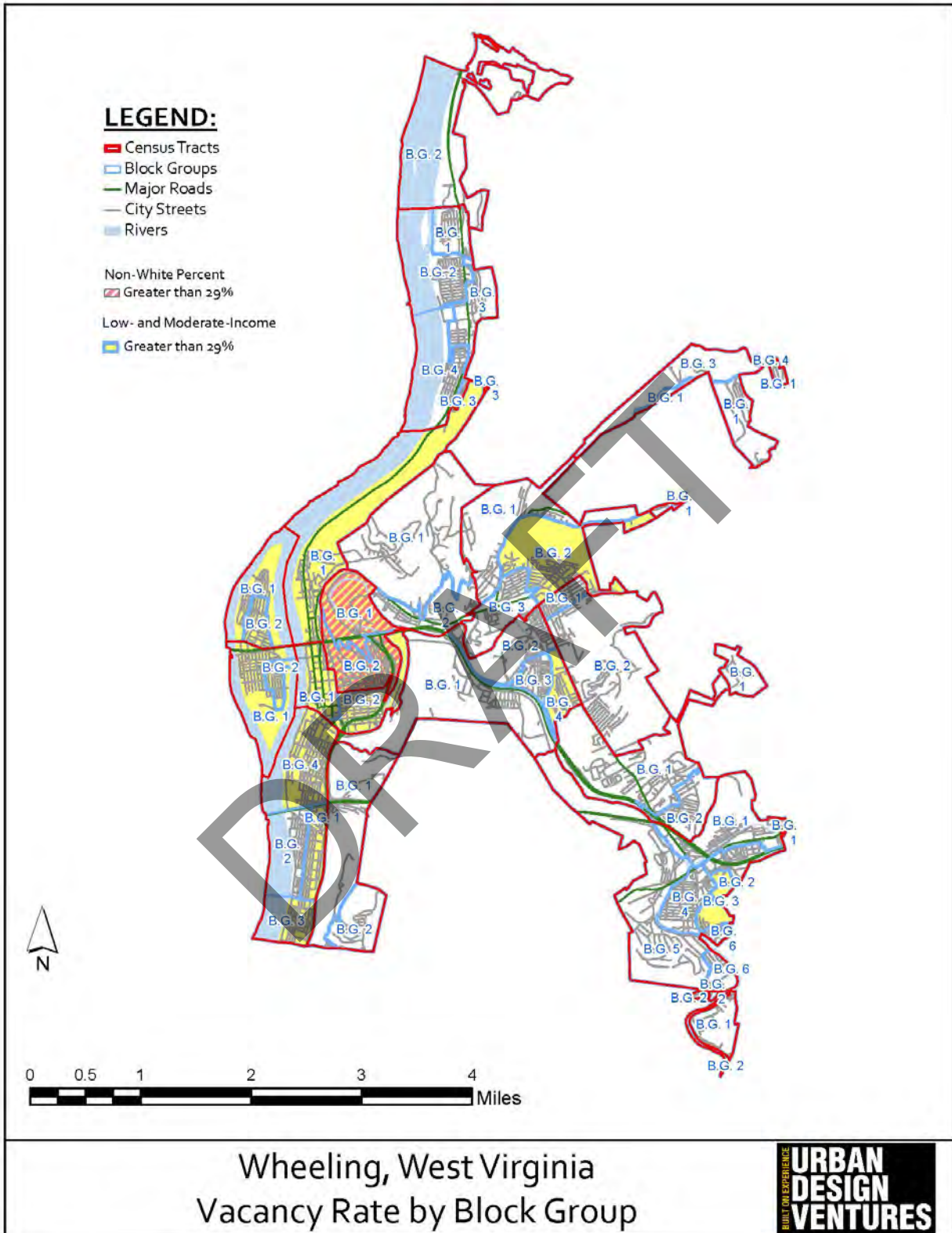
Percent Renter-Occupied Housing Units by Block Group



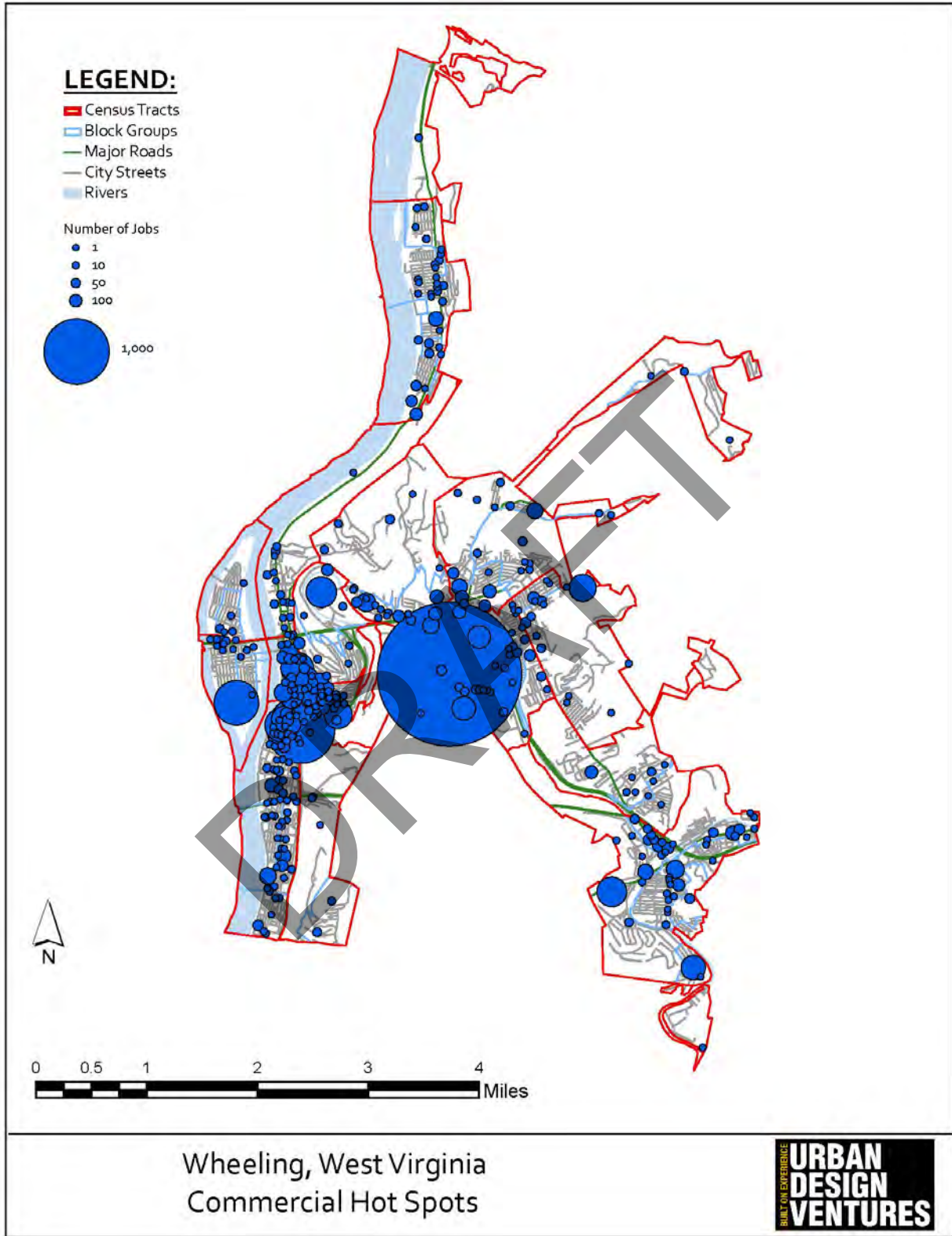
Percent Vacant Housing Units by Block Group



Low/Moderate Income Percentage by Block Group



Low/Moderate Income with Minority Percentage by Block Group



Commercial Hotspots

2. Summary of the objectives and outcomes identified in the Plan

The "Vision" of this Five Year Consolidated Plan is to serve as a consolidated planning document, an application, and a strategic plan for the City of Wheeling and the Northern Panhandle HOME Consortium. The following goals and outcomes have been identified for the five-year period of FY 2020 through FY 2024:

HOUSING STRATEGY - (High priority)

Priority Need: There is a need to improve the quality of the housing stock in the City and increase the supply of affordable, decent, safe, sound, and accessible housing for homeowners, renters, and homebuyers.

Goal: Increase the supply of decent, safe, sound, accessible, and affordable housing for low- and moderate-income households in the City of Wheeling and throughout the Northern Panhandle HOME Consortium.

Objectives: The following objectives will be utilized as the City's strategy to reach its goal.

- **HS-1 Homeownership** - Assist low- and moderate-income households to become homeowners by providing down payment assistance, closing cost assistance, and requiring housing counseling training.
- **HS-2 Housing Construction/Rehabilitation** - Support and promote the development of decent, safe, sound, and accessible housing that is affordable to owners and renters in the City and the HOME Consortium through new construction and rehabilitation.
- **HS-3 Neighborhood Revitalization** - Promote and support the revitalization of residential neighborhoods throughout the City and the HOME Consortium with new investment which will improve the existing housing stock, construct affordable housing, and remove blighting conditions.
- **HS-4 Rental Assistance** - Provide for utilities, deposits, and rental fees for low-income households who are faced with the threat of eviction and who are at-risk of becoming homeless.

HOMELESS STRATEGY - (Low priority)

Priority Need: There is a need for housing and support services for homeless persons and persons who are at-risk of becoming homeless.

Goal: Improve the living conditions and support services to address the needs of the homeless and persons who are at-risk of becoming homeless.

Objectives: The following objectives will be utilized as the City's strategy to reach its goal.

- **HMS-1 Operation/Support** - Promote and assist service providers through the Continuum of Care in the operation of housing and support services for the homeless and persons who are at-risk of becoming homeless.
- **HMS-2 Housing** - Support the local agencies' efforts to provide emergency shelter, transitional housing, and permanent supportive housing to persons experiencing homelessness.
- **HMS-3 Prevention and Re-Housing** - Support the prevention of homelessness through anti-eviction activities and programs for rapid re-housing.
- **HMS-4 Permanent Housing** - Support the development of permanent supportive housing for homeless individuals and families.

OTHER SPECIAL NEEDS STRATEGY - (Low Priority)

Priority Need: There is a need for housing, support services, and facilities for the elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, persons with alcohol/drug dependency, persons with developmental delays, and persons with other special needs.

Goal: Improve the quality of life, support services and provide housing opportunities for the special needs population in the City.

Objectives: The following objectives will be utilized as the City's strategy to reach its goal.

- **SNS-1 Housing** - Provide funds to increase the supply of decent, safe, sound, accessible, and affordable housing for the elderly, frail elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, persons with alcohol/drug dependency, persons with developmental delays, and persons with other special needs through rehabilitation, new construction, and making reasonable accommodations to existing housing.
- **SNS-2 Social Services** - Provide support social service programs and facilities for the elderly, frail elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, persons with alcohol/drug dependency, persons with developmental delays, and persons with other special needs.

COMMUNITY DEVELOPMENT STRATEGY - (High Priority)

Priority Need: There is a need to improve the City's public and community facilities, its infrastructure, public services, public safety, and the removal of slum/blighting conditions.

Goal: Sustain the quality of life for the residents of Wheeling.

Objectives: The following objectives will be utilized as the City's strategy to reach its goal.

- **CDS-1 Infrastructure** - Improve the City's infrastructure through rehabilitation, reconstruction, and new construction of streets, sidewalks, slopes, curbs, ADA curb cuts, retaining walls, sanitary sewers, water lines, storm water management, bridges, etc.
- **CDS-2 Community Facilities** - Improve the City's parks, recreational centers, bike trails, green infrastructure, as well as public and community facilities through rehabilitation and new construction.
- **CDS-3 Public Services** - Improve and increase public safety, provide programs for the youth, the elderly, disabled, and low- and moderate-income persons, recreational passes, transportation services, and social/welfare programs throughout the City.
- **CDS-4 Clearance/Demolition** - Remove and eliminate slum and blighting conditions through demolition of vacant and abandoned structures throughout the City.
- **CDS-5 Food Programs** - Provide assistance for food and nutritional programs to address the needs of the unemployed, underemployed, and homeless.
- **CDS-6 Architectural Barriers** - Remove architectural barriers and make public and community facilities accessible to persons with physical disabilities.
- **CDS-7 Public Safety** - Improve public safety through upgrades to facilities, purchase of new equipment, fire equipment, crime prevention, community policing, and ability to quickly respond to emergency situations.

ECONOMIC DEVELOPMENT STRATEGY – (Low Priority)

Priority Need: There is a need to increase employment, self-sufficiency, education, job training, technical assistance, and economic empowerment for residents of the City of Wheeling.

Goals: Increase the employment opportunities through new or expansion of businesses and industry.

Objectives: The following objectives will be utilized as the City's strategy to reach its goal.

- **EDS-1 Employment** - Support and encourage new job creation, job retention, workforce development, and job training services.
- **EDS-2 Financial Assistance** - Support the expansion, growth and new development of business and commercial enterprises through technical assistance programs, low interest financing and a façade improvement program.
- **EDS-3 Redevelopment Program** - Plan and promote the development and redevelopment of vacant commercial and industrial sites and facilities, and the revitalization efforts in downtown.

ADMINISTRATION, PLANNING, AND MANAGEMENT STRATEGY – (High Priority)

Priority Need: There is a continuing need for planning, administration, management, and oversight of Federal, state, and local funded programs.

Goals: Improve the administration, planning, and management capacity to address the needs of the City and better utilize Federal grants and loans.

Objectives: The following objectives will be utilized as the City's strategy to reach its goal.

- **AMS-1 Overall Coordination** - Provide program management and oversight for the successful administration of Federal, state, and local funded programs, including planning services for special studies, annual action plans, five year consolidated plans, substantial amendments, consolidated annual performance and evaluation reports, environmental reviews and clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.
- **AMS-2 Special Studies/Management** - Provide and promote funds to assist with the development of special studies, plans, and management activities related to these activities.
- **AMS-3 Fair Housing** - Provide funds for training, education, outreach, testing, and monitoring to affirmatively further fair housing in the City of Wheeling and the HOME Consortium.

3. Evaluation of past performance

The City of Wheeling has a good performance record with HUD. The City regularly meets the performance standards established by HUD. Each year the City prepares its Consolidated Annual Performance and Evaluation Report (CAPER). This report is submitted within ninety (90) days after the start of the new program year. Copies of the CAPER are available for review at the City of Wheeling's Department of Economic and Community Development.

The FY 2018 CAPER is the fourth CAPER for the FY 2015-2019 Five Year Consolidated Plan. In the FY 2018 CAPER, the City of Wheeling expended 100.00% of its CDBG funds to benefit low- and moderate-income persons. The City expended 7.94% of its funds during the FY 2020 CAPER period on public service, which is below the statutory maximum of 15%. The City expended 19.60% of its funds during this CAPER period on Planning and Administration, which is below the statutory maximum of 20%. The City has met the required 1.5 maximum drawdown ratio with a drawdown ratio of 1.03.

The HOME program is also being administered in a timely manner and in accordance with applicable activity limitations and match requirements. The Northern Panhandle HOME Consortium during the FY 2018 CAPER period generated \$99,968.37 in match funding, which brings the total excess match to \$1,731,919.52 for the HOME Program at the end of June 2020.

4. Summary of citizen participation process and consultation process

The City of Wheeling has followed its Citizen Participation Plan in the planning and preparation of the Five Year Consolidated Plan. The City held its first public hearing on the needs of the community and its residents on December 4, 2019. This provided the residents, agencies, and organizations with the opportunity to discuss the City's CDBG and HOME Programs and to provide suggestions for future CDBG and HOME Programs priorities and activities.

The City's Economic and Community Development Department advertises that applications for CDBG and HOME funds are available, and sends out application packets upon request. The City also publishes public hearings notices concerning the CDBG and HOME Programs. HOME Program RFPs are sent to agencies that have participated in the HOME Program in the past, and other potentially interested parties.

A copy of the "Draft FY 2020-2024 Five Year Consolidated Plan and the FY 2020 Annual Action Plan" was placed on public display for review by the general public, agencies, and organizations in the community. A newspaper notice announcing that these documents were placed on public display was published in the "Wheeling Intelligencer" and "News-Register," the newspapers of general circulation in the area. Due to the COVID-19 pandemic, the "Draft Five Year Consolidated Plan and the FY 2020 Annual Action Plan" were on public display online only at www.wheelingwv.gov.

A citizen survey was prepared and made available to residents. A copy was placed on the City's website. The results of the survey were used to help determine the goals and outcomes. A more detailed analysis and description of the citizen participation process is contained in section PR-15 Citizen Participation.

5. Summary of public comments

The City of Wheeling held its first Public Hearing on December 5, 2019 at 5:00 PM. No comments were received at the first public hearing.

The FY 2020-2024 Five Year Consolidated Plan and FY 2020 Annual Action Plan were placed on public display, and a second Public Hearing was scheduled for Tuesday, August 4, 2020 at 12:00pm. Comments that were received at the Second Public Hearing are included in the attachments at the end of the Five Year Consolidated Plan.

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

All comments and suggestions that were received to date, have been accepted and incorporated into the planning document.

7. Summary

The main goals of the Five Year Consolidated Plan are to improve the living conditions of the City of Wheeling and the Northern Panhandle HOME Consortium residents through improving the housing conditions in the City and the Consortium, create a suitable and sustainable living environment for the City's residents, and to address the community and economic development needs of the City.

The Five Year Consolidated Planning process requires that the City and the HOME Consortium prepare in a single document its priorities, goals, and strategies to address the needs for housing, homeless, other special needs, community development, economic development, and administration and planning. The City and the HOME Consortium will use the Consolidated Plan priorities to allocate its CDBG and HOME funds over the next five (5) years and to provide direction to its strategic partners, participating agencies, and stakeholder organizations to address the housing and community development needs of the low- and moderate-income residents of the City of Wheeling and the member of the HOME Consortium. HUD will evaluate the City's and the HOME Consortiums performance based on the goals established in the Five Year Consolidated Plan.

Due to the COVID-19 pandemic, no physical copies of the plan were placed on display. An online "draft" of the Five Year Consolidated Plan and FY 2020 Annual Action Plan was placed on display at www.wheelingwv.gov. The display period started on Friday, July 17, 2020 through Monday, August 17, 2020 for a 30-day display period. A second public hearing was held on Tuesday, August 4, 2020 to discuss the proposed activities and solicit citizen comments on the Five Year Consolidated Plan, FY 2020 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice. The completion of the 30-day comment period was August 17, 2020 and the City Council held a public hearing on August 18, 2020. The City of Wheeling submitted the Five Year Consolidated Plan and FY 2020 Annual Action Plan to the U.S. Department of Housing and Urban Development Pittsburgh Office on Monday, August 24, 2020.

8. FY 2020 CDBG and HOME Budget

The City of Wheeling and the Northern Panhandle HOME Consortium proposes to undertake the following activities with the FY 2020 CDBG and HOME funds:

- CD-20-01 Administration - \$236,785

- CD-20-02 Street Reconstruction - \$150,000
- CD-20-03 Pulaski Playground Improvements - \$50,000
- CD-20-04 Ladder Truck 1 - \$250,000
- CD-20-05 Storm Sewer Separation Project 37th Street - \$376,141
- CD-20-06 Catholic Charities Center - \$10,000
- CD-20-07 Family Service - \$5,000
- CD-20-08 Greater Wheeling Homeless Coalition - \$8,000
- CD-20-09 Seeing Hand Association - \$5,000
- CD-20-10 Soup Kitchen of Greater Wheeling - \$10,000
- CD-20-11 Wheeling Health Right - \$25,000
- CD-20-12 YMCA - \$4,500
- CD-20-13 Human Rights Commission - \$5,000
- CD-20-14 East Wheeling Pool Operations - \$15,000
- CD-20-15 Nelson Jordan Center - \$33,000
- HOME-20-16 HOME Administration - \$32,183
- HOME-20-17 CHDO Set-Aside - \$48,276
- HOME-20-18 First Time Homebuyer Program - \$241,376
- **Total Funds: \$1,505,761.00**

DRAFT

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	Wheeling	Economic and Community Development Department
HOME Administrator	Wheeling	Economic and Community Development Department

Table 1 – Responsible Agencies

Narrative

The administering lead agency is the City of Wheeling’s Economic and Community Development Department for the CDBG and HOME Programs. The Economic and Community Development Department of Wheeling prepares the Five Year Consolidated Plan, Annual Action Plans, Environmental Review Record’s (ERR’s), and the Consolidated Annual Performance and Evaluation Reports (CAPER), processes pay requests, performs sub-recipient contracting, and oversight of the programs on a day to day basis. In addition, the City has a private planning consulting firm available to assist the City on an as needed basis.

Consolidated Plan Public Contact Information

Ms. Nancy Prager
 Director of Economic & Community Development
 City of Wheeling
 1500 Chapline Street
 Wheeling, West Virginia 26003
 Phone: (304) 234-3701
 Fax: (304) 234-3899
 Email: nprager@wheelingwv.gov
 Website: <http://www.wheelingwv.gov>

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

1. Introduction

While preparing the FY 2020-2024 Five Year Consolidated Plan and FY 2020 Annual Action Plan, the City of Wheeling consulted with the Wheeling Housing Authority, Weirton Housing Authority, social services and housing agencies, and the Greater Wheeling Coalition for the Homeless.

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

The City of Wheeling works with the following agencies to enhance coordination:

- **Wheeling Housing Authority** - Section 8 Housing Choice Vouchers and improvements to public housing communities, and scattered site housing.
- **Weirton Housing Authority** - Section 8 Housing Choice Vouchers and improvements to public housing communities.
- **Social Services Agencies** - funds to improve services to low- and moderate-income persons.
- **Housing Providers** - funds to assist agencies with housing rehab and develop affordable housing; and funds to improve housing options for low- and moderate-income families and individuals.
- **Greater Wheeling Coalition for the Homeless** - oversees the Continuum of Care for the Northern Panhandle Region.

Each year, as part of the CDBG and HOME application planning process, local agencies, and organizations are invited to submit proposals for CDBG and HOME funds for eligible activities. These groups participate in the planning process by attending the public hearings, informational meetings, and completing survey forms.

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

The Greater Wheeling Coalition for the Homeless works with the City of Wheeling on the development of the Consolidated Plan, providing information on the local response to homelessness used in the annual CAPER. As a recipient of CDBG funding from the City of Wheeling, the Coalition provides information as part of an annual request for support of the Transitional

Housing Program. The Northern Panhandle Continuum of Care, or NPCOC, has a strong relationship with the mental health and drug courts in this region. This year, one of the quarterly meetings of the NPCOC focused exclusively on the homeless and health care. Quarterly provider meetings are held as a sub-subcommittee of the NPCOC, which involves social service providers including emergency shelter, rapid rehousing, prevention, supportive housing and SSVF (Supportive Services for Veteran Families). Some of the providers who participate are from the Weirton Area.

Transitional shelter housing is provided based on admission, which takes into account both the need and the ability of the applicant. The recent closure of the Salvation Army has altered the policies of transitional housing in the NPCOC. Women and families are now allowed to be moved directly into transitional housing from intake, whereas before, a family was required to wait 21 days at the Salvation Army.

Chronically homeless (CH) can enter Permanent Housing for People with Disabilities or permanent supportive housing. However, many prefer not to. In some cases, when income is sufficient and an affordable unit is secured in private market. The CH are housed using RRH and provided services through a Behavioral Health Community Engagement grant. However, housing the CH without support services in the community typically nets unfavorable results.

Veteran services have never been more comprehensive, with three Supportive Services for Veteran Families (SSVF) programs in the region providing case management support and referral to community resources, as well as short-term rental assistance for RRH and homelessness prevention. However, the relationship with the closest VA, the Pittsburgh VA hospital, is weak, and there are zero per diem or VA supportive housing programs.

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

There are three organizations in the NPCoC who utilize ESG funding. These organizations include the Greater Wheeling Coalition for the Homeless, YWCA Wheeling, and CHANGE, Inc. GWCH utilizes ESG funding to assist individuals and families at imminent risk and experiencing literal homelessness address the barriers which have led to their homelessness and locate and obtain permanent housing. This is accomplished by utilizing Homelessness Prevention (HP) and Rapid Re-Housing (RRH) ESG program components. GWCH serves all persons who are experiencing homelessness in the five-county region of the Northern Panhandle of West Virginia. The YWCA Wheeling utilizes ESG to provide Street Outreach, Emergency Shelter, HP, and RRH for women experiencing domestic violence. CHANGE, Inc. utilizes ESG to provide their domestic violence emergency shelter.

The NPCoC consults with its ESG recipients as well as the West Virginia Community Development Office (WVCAD) to determine the recipients, allocation, and planning of ESG funds. The NPCoC shares its performance and evaluation data with participating agencies and local shelters to determine outcomes. The NPCoC shares its ESG performance and evaluation reports at its semi-annual Board of Directors meetings.

In 2002, the Coalition created a formalized system to link providers throughout the Panhandle. This was accomplished by allocating more than \$50,000.00 to establish a three county Homeless Management Information System (HMIS). This computerized web-based tracking system allows the homeless client to have a centralized point of intake into the system, the provider to have a method of following the clients' progress through the network of providers, and enables providers to report unduplicated demographic information and numerical counts to funding sources. Agencies enter information about their clientele into HMIS, which is used as part of the Point in Time Count to track sheltered populations. The CoC needs to improve its HMIS usage due to a lack of utilization and dedicated funding. HMIS was considered a Tier 2 project in the most recent application period, and four (4) different agencies use HMIS that could be affected if funding were cut.

The Point in Time Count, or PITC, for the entire five-county Northern Panhandle region is conducted by Coalition staff and community volunteers during the last 10 days of January each year. This year, survey data was collected for seven days by conducting public places counts using a dedicated survey tool designed to meet the data collection requirements of the PITC. Information from these surveys is used to develop a 14-digit identifier and responses to all questions are entered into an Excel spreadsheet to ensure de-duplication and aid in tabulation. Given other duties and the timeline for data submission developed by HUD, this process takes several months to complete. Once all PITC data is compiled, results are submitted to HUD via the Homeless Data Exchange or HDX and used to produce a narrative report for members of the Northern Panhandle Continuum of Care. When copies of the spreadsheet are circulated to NPCoC members, the client identifier codes are removed to ensure no privacy concerns arise.

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

1.	Agency/Group/Organization	City of Wheeling
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City's Planning and Municipal Development Department, Administration and Mayor's Office, Inspection Division, Office of Public Works, and Recreation Department were interviewed for their input on the housing needs, homeless needs, non-homeless special needs, community development, and economic development needs and goals for the City of Wheeling.
2.	Agency/Group/Organization	Belomar Regional Council
	Agency/Group/Organization Type	Regional organization

	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Belomar was interviewed to discuss the City's community and economic development needs.
3.	Agency/Group/Organization	Wheeling Heritage
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Wheeling Heritage was interviewed to discuss the City's community and economic development needs.
4.	Agency/Group/Organization	South Wheeling Preservation Alliance
	Agency/Group/Organization Type	Other - Neighborhood Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	South Wheeling Preservation Alliance was interviewed to discuss the City's housing; community and economic development needs.
5.	Agency/Group/Organization	Regional Economic Development
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Regional Economic Development was interviewed to discuss the City's community and economic development needs.

6.	Agency/Group/Organization	CHANGE, INC
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CHANGE, INC was interviewed to discuss the City's housing and community development needs.
7.	Agency/Group/Organization	Wheeling Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Wheeling Housing Authority was interviewed to discuss the City's Housing needs.
8.	Agency/Group/Organization	Woda Group LLC
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Woda LLC was interviewed to discuss the City's housing and community development needs.
9.	Agency/Group/Organization	WesBanco
	Agency/Group/Organization Type	Business Leaders Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	WesBanco was interviewed to discuss the City's housing and economic development needs.
10.	Agency/Group/Organization	RUSSELL NESBITT SERVICES
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Russell Nesbitt Services was interviewed to discuss the City's housing and community development needs.

11.	Agency/Group/Organization	GREATER WHEELING HOMELESS COALITION
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Greater Wheeling Coalition for the Homeless was interviewed to discuss the City's homeless needs.
12.	Agency/Group/Organization	SEEING HAND ASSOCIATION
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Seeing Hand Association was interviewed to discuss the City's other special needs and community development needs.

13.	Agency/Group/Organization	YWCA
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The YWCA was interviewed to discuss the City's other special needs.
14.	Agency/Group/Organization	Wheeling-Ohio County Health Department's Project Hope
	Agency/Group/Organization Type	Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Project HOPE was interviewed to discuss the City's homeless and other social service needs.
	Agency/Group/Organization	Ohio County Family Resource Network

15.	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Victims
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Family Resource Network was interviewed to discuss the City's social service and community development needs.
16.	Agency/Group/Organization	YOUTH SERVICES SYSTEM
	Agency/Group/Organization Type	Services-Children Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Youth Services System was interviewed to discuss the City's social service and community development needs.
17.	Agency/Group/Organization	FAMILY SERVICE OF THE UPPER OHIO VALLEY
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Family Service was interviewed to discuss the City's homeless and social service needs.
18.	Agency/Group/Organization	House of the Carpenter
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	House of the Carpenter was interviewed to discuss the City's non-Homeless special needs.
19.	Agency/Group/Organization	Ohio County Schools
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ohio County Board of Education was interviewed to discuss the City's economic development needs.
20.	Agency/Group/Organization	West Virginia Northern Community College
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	West Virginia Northern Community College was interviewed to discuss the City's economic development needs.
21.	Agency/Group/Organization	Bethlehem Apostolic Temple
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Bethlehem Apostolic Temple was interviewed to discuss the City's housing and community development needs.
22.	Agency/Group/Organization	Temple Shalom
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Temple Shalom was interviewed to discuss the City's housing and community development needs.

Table 2 – Agencies, groups, organizations who participated

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

All agency types were consulted during the planning process. Agencies were invited to round table meetings, asked to complete survey forms, and contacted by telephone for interviews or additional input.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Greater Wheeling Coalition for the Homeless	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plan.
Five Year Plan and Annual Action Plan	Wheeling Housing Authority	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plan.
Five Year and Annual Action Plan	Weirton Housing Authority	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plan.
City of Wheeling Comprehensive Plan	City of Wheeling Economic and Community Development Department	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plan.
2020 Analysis of Impediments	City of Wheeling	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plan.
West Virginia State Broadband Plan 2020-2025	West Virginia Broadband Enhancement Council	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plan.
2017 Blood Lead Surveillance Report	Center for Disease Control	Blood Lead levels are utilized to assess lead-based paint mitigation needs in the Five Year Consolidated Plan and Annual Action Plan.

Table 3 – Other local / regional / federal planning efforts

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

The Wheeling Department of Economic and Community Development is the administrating agency for the CDBG and HOME programs. Close coordination is maintained with other City departments such as the Public Works, Administration, Police and Fire Departments, as well as County departments such as the Ohio County Development Authority, Wheeling Housing Authority, Wheeling Area Chamber of Commerce, and the Ohio County Health Department. Coordination with various non-profit organizations, such as Regional Economic Development (RED) Partnership, Greater Wheeling Coalition for the Homeless, CHANGE, Inc., Wheeling Health Right, Youth Services System, Inc., Laughlin Memorial Chapel, and YWCA of Wheeling helped aid

the planning process and develop priorities. The City works closely with the Ohio County Commissioners and County staff to address projects and activities that extend beyond the City limits. The City and the County agencies have a good working relationship.

The City of Wheeling also consults with the other six (6) governmental entities that formed together to define a strategy and programs for funding for the annual use of HOME Investment Partnership Funds from the U.S. Department of Housing and Urban Development. In order to access HOME funds, Hancock, Brooke, Ohio and Marshall Counties, and the cities of Wheeling and Weirton, West Virginia entered into a consortium agreement and formed the Northern Panhandle HOME Consortium to address the housing needs in the region.

Narrative

The City of Wheeling has consulted and coordinated with various agencies and organizations, city-wide, county-wide, and state-wide. A culmination of these efforts has resulted in the development of the City's FY 2020-2024 Five Year Consolidated Plan.

DRAFT

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The FY 2020-2024 Consolidated Plan and FY 2020 Annual Action Plan have many components which try to reach out and encourage citizen participation. These components are the following: request for proposals for funding (RFP's) from agencies/organizations; meeting with agencies/organizations on how to complete the RFP; interviews and roundtable discussions were held with various stakeholders; a needs hearing and a hearing to gather public comments on the draft plan on public display were held. The City also prepared a resident survey form which it posted on the City's website, and at strategic locations, and sent out via email to agencies and organizations across the City. The City received one-hundred sixty-four (164) completed resident surveys. All of these comments are included in the consolidated and annual action plan in the Attachment Section. Through the citizen participation process, the City uses citizen input to develop how the plan will serve the low- and moderate-income population to reach the goals set forth in the Five Year Consolidated Plan.

The City has followed its approved Citizens Participation Plan to develop its Five Year Consolidated Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1.	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/Organizations	No one attended the first public hearing, and there were no comments.	No one attended the first public hearing, and there were no comments.	None.	Not Applicable.
2.	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/Organizations	None.	None.	None.	Not Applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3.	Resident/ Surveys	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Citywide</p>	<p>Placed the Resident Survey on the City's website and emailed surveys to agencies/ organizations and the Wheeling Housing Authority to pass out. In addition, they were passed out at community meetings and agencies/ organizations meetings.</p>	<p>The City received back 164 resident surveys. The tabulations of the Resident Surveys are in the Exhibit section of this Consolidated Plan.</p>	<p>All comments were accepted.</p>	<p>https://www.surveymonkey.com/s/WHEELINGCDBG</p>
4.	Agency/ Organization Surveys	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Agencies/Organizations</p>	<p>The agency/ organization surveys were sent out to agencies/ organizations in the City.</p>	<p>A summary of the survey responses and meeting minutes can be found in the appendix section of this Consolidated Plan.</p>	<p>All comments were accepted.</p>	<p>Not Applicable.</p>

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Cities of Wheeling and Weirton used the HUD Comprehensive Housing Affordability Strategy (CHAS) data, which provides statistical data on housing needs, to prepare its estimates and projects. The tables in this section have been prepopulated with HUD data sets, based on the American Community Survey (ACS) 2011-2015 Five Year Estimates, and the 2010 U.S. Census. This data is the most current information available to assess housing needs, homeless needs, special needs, social service needs, economic development needs, etc.

Wheeling and Weirton are part of the WV-500 - Wheeling/Weirton Area CoC, which is also known as the Northern Panhandle Continuum of Care, or the Greater Wheeling Coalition for the Homeless (GWCH). The Coalition serves as the lead agency for the Northern Panhandle CoC. Data for the development for the homeless needs section was obtained from consultation with the GWCH.

Additional needs for the City of Wheeling were obtained from input and interviews with various social service agencies, housing providers, city staff, and survey responses.

DRAFT

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The City of Wheeling is the lead entity and administrator for the Northern Panhandle HOME Consortium's funds. Because of this, the Lead Entity version of the Five Year Consolidated Plan for the City of Wheeling, which is submitted in conjunction with the Analysis of Impediments to Fair Housing Choice, contains the housing-related screens that apply to the consortia as a whole. This includes all screens in the Process section, Needs Assessment, and Market Analysis, except for the Non-Housing Community Development Needs screens, and the Strategic Plan. The housing-related default data in the lead entity's template is based on the entire HOME Consortium geography. Therefore, the Comprehensive Housing Affordability Strategy (CHAS) data for the five year period of 2011-2015 (derived from the American Community Survey's Five Year Estimates for 2011-2015), is provided for the Northern Panhandle HOME Consortium geographical area, which includes Hancock, Brooke, Ohio and Marshall counties (including the Cities of Wheeling and Weirton.) These six governmental entities combined to form the Northern Panhandle HOME Consortium.

According to the 2011-2015 ACS, the Northern Panhandle HOME Consortium has a total population of 98,120 and a total of 41,485 households.

Furthermore, the median income of the Wheeling, WV-OH MSA increased by 12.7% from \$37,739 in 2010 to \$43,212 in 2015 (the Wheeling, WV-OH MSA contains the following areas: Belmont County, OH; Marshall County, WV; and Ohio County, WV). The median income of the Steubenville-Weirton, OH-WV MSA increased by 15.4% from \$35,666 in 2010 to \$42,136 in 2015 (the Steubenville-Weirton, OH-WV MSA contains the following areas: Jefferson County, OH; Brooke County, WV; and Hancock County, WV). Because the Northern Panhandle HOME Consortium contains six governmental entities from two Metropolitan Statistical Areas (MSAs), the change in median incomes for both MSAs must be examined. The increase in median income for both MSAs represents a change in nominal dollars, and not a change in real dollars. In order to calculate the change in real dollars, the Consumer Price Index is used to calculate the inflation rate for a given period. Between 2010 and 2015, the cumulative inflation rate was approximately 8.7%, meaning that the \$37,100 median income for the Wheeling, WV-OH MSA in 2010 would be \$37,739 if it were expressed in 2015 dollars. The \$35,666 median income for the Steubenville-Weirton, OH-WV MSA in 2010 would be \$38,767 if it were expressed in 2015 dollars. By taking into consideration the rate of inflation, the median income in the Northern Panhandle has exceeded the rate of inflation by 4.0% for the Wheeling, WV-OH MSA and 6.7% for the Steubenville-Weirton, OH-WV MSA.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	-	98,120	-
Households	-	41,485	-
Median Income	-	-	-

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	4,728	4,533	7,650	4,335	20,220
Small Family Households *	1,354	908	2,035	1,560	10,945
Large Family Households *	209	102	519	304	1,070
Household contains at least one person 62-74 years of age	755	1,017	1,988	1,128	5,028
Household contains at least one person age 75 or older	634	1,455	1,941	722	1,759
Households with one or more children 6 years old or younger *	752	354	993	400	1,520
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	65	35	100	25	225	20	55	45	4	124

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	10	0	10	4	0	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	95	10	35	15	155	4	0	19	60	83
Housing cost burden greater than 50% of income (and none of the above problems)	1,573	430	65	0	2,068	849	390	151	58	1,448
Housing cost burden greater than 30% of income (and none of the above problems)	299	778	620	69	1,766	413	679	824	320	2,236
Zero/negative Income (and none of the above problems)	238	0	0	0	238	232	0	0	0	232

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
 Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,738	475	210	40	2,463	878	445	217	123	1,663
Having none of four housing problems	839	1,433	1,894	993	5,159	814	2,192	5,335	3,180	11,521
Household has negative income, but none of the other housing problems	238	0	0	0	238	232	0	0	0	232

Table 8 – Housing Problems 2

Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	702	264	320	1,286	375	343	277	995
Large Related	129	30	0	159	18	24	50	92
Elderly	329	347	134	810	575	506	430	1,511
Other	833	594	255	1,682	311	194	204	709
Total need by income	1,993	1,235	709	3,937	1,279	1,067	961	3,307

Table 9 – Cost Burden > 30%

Data Source: 2011-2015 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	664	120	0	784	270	178	59	507

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Large Related	129	0	0	129	14	20	0	34
Elderly	199	100	10	309	394	132	81	607
Other	698	235	80	1,013	182	55	0	237
Total need by income	1,690	455	90	2,235	860	385	140	1,385

Table 10 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	110	10	95	15	230	8	0	19	55	82
Multiple, unrelated family households	0	0	0	0	0	0	0	0	4	4
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	110	10	95	15	230	8	0	19	59	86

Table 11 – Crowding Information - 1/2

Data Source: 2011-2015 CHAS

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

Table 12 – Crowding Information – 2/2

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

According to the 2013-2017 American Community Survey (ACS), which is the most recent data available, there were 12,233 households in 2017 in the City of Wheeling. Based on this number of households, 5,138 (42.0%) of all households were single person households living alone. Single person households aged 65 and over comprised 2,398 households or (19.6%) of all households. Based on the ACS estimates, 42.9% of all persons living alone are seniors, and it is presumed that as they age in place, additional

accommodations and supportive services will be necessary for this portion of the City's population. The City will need to assist in obtaining funding and collaborating with housing service and elderly support agencies to provide programs, activities and accommodations for its elderly population.

Of the 387 families/individuals on the public housing waiting list according to the Wheeling Housing Authority, 204, or 52.7%, are single-person households. This shows that there is a shortage of subsidized, affordable housing for single-person households, many of whom are elderly, disabled, and living on fixed-incomes.

Since this is a Consortia Five Year Consolidated Plan, the City of Weirton is also included. According to the 2013-2017 American Community Survey (ACS), there were 8,766 households in 2017 in the City of Weirton. Based on this number of households, 3,226 (36.8%) of all households were single person households living alone. Single person households aged 65 and over comprised 1,490 households or (17.0%) of all households. Based on the ACS estimates, 46.2% of all persons living alone are seniors, which is higher than the percentage of seniors living alone in Wheeling.

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

Disabled Population - Based on the 2011-2015 CHAS Data and the 2013-2017 ACS Data, there were 4,472 people (16.6% of the civilian noninstitutionalized population) in the City of Wheeling. It is estimated that 42.9% of all disabled renters in Wheeling have a housing problem that includes cost overburdened by 30% or another type of housing problem, and 13.6% of disabled homeowners have a housing problem that includes cost overburdened by 30% or another type of housing problem. From these estimates it can be deduced that approximately 706 disabled renters have a housing problem and approximately 384 disabled homeowners have a housing problem. A breakdown of the types of disability in the City is as follows: hearing difficulty = 5.5%; vision difficulty = 4.0%; cognitive difficulty = 7.0%; ambulatory difficulty = 9.8%; self-care difficulty = 3.7%; and independent living difficulty = 7.5%.

Based on the 2011-2015 CHAS Data and the 2013-2017 ACS Data, there were 3,583 people (19% of the civilian noninstitutionalized population) in the City of Weirton. It is estimated that 39.6% of all disabled renters in Weirton have a housing problem that includes cost overburdened by 30% or another type of housing problem, and 14.0% of disabled homeowners have a housing problem that includes cost overburdened by 30% or another type of housing problem. From these estimates it can be deduced that approximately 802 disabled renters have a housing problem and approximately 330 disabled homeowners have a housing problem. According to the 2013-2017 American Community Survey data, a breakdown of the types of disability in the City is as follows: hearing difficulty = 6.4%; vision difficulty = 4.0%; cognitive difficulty = 6.6%; ambulatory difficulty = 10.9%; self-care difficulty = 4.0%; and independent living difficulty = 8.6%.

Victims of Domestic Violence, Dating Violence, sexual assault, and stalking - Based on the local crime statistics by and social service agency responses to interviews and surveys, it is estimated that approximately 85 people in the Northern Panhandle are members of single family households and family households that are victims of domestic violence, dating violence, sexual assault, and stalking, are in need of housing assistance.

What are the most common housing problems?

The largest housing problem in both the Cities of Wheeling and Weirton is housing affordability. According to the 2013-2017 ACS data, an estimated 44.10% of all renter households in Wheeling are cost overburdened by 30% or more, and an estimated 14.0% of all owner households are cost overburdened by 30% or more. In Weirton, an estimated 35.60% of all renter households are cost overburdened by 30% or more, and an estimated 13.8% of all owner households are cost overburdened by 30% or more.

One common thread identified by many of the various social service, housing, homeless, and economic development agencies is the recent surge in local housing costs, particularly for renter housing, due to the recent influx of drilling professionals from across the country coming to the Northern Panhandle region for work. Many of these out-of-state workers require housing during their often extended period of work in this region. Due to the limited number of hotels in the largely rural areas where drilling takes place, these companies turned to what initially appeared to be the most cost-effective approach: rental of local housing. However, the rapid introduction of these drilling crews quickly had unforeseen consequences on the regional housing market as the increased demand quickly reduced the supply of available rental units. In addition, the per diem housing allowance of the drilling crews was generous enough to quickly drive up rental rates across the region as landlords responded to the local market conditions.

This scenario has resulted in a large number of low- and moderate-income residents either being displaced from their housing when landlords raise rents, or becoming increasingly cost-overburdened by over 30% of their monthly income going towards rent. Some housing providers feel that this industry has had a negative effect on the affordability of housing, particularly for renters.

In consultations, interviews and surveys, the lack of affordable, accessible housing for the elderly and disabled is the largest unmet housing need and problem. The housing stock is older, and most single family residential structures are two stories in height, and therefore, are not accessible.

Another housing issue is the lack of transitional and permanent supportive housing for the homeless. Once again, this is an affordability issue.

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

Single-person households, the elderly, and the disabled populations are the most affected by the cost of housing in the Northern Panhandle. The elderly and disabled are often on fixed or limited incomes. The

lack of affordable housing that is decent, safe, sound, and accessible forces them into housing that does not meet these standards.

Another group affected by the lack of affordable housing are the homeless and persons at-risk of becoming homeless in the Northern Panhandle region, including persons who are victims of domestic violence. Most of the population that are at-risk of becoming homeless are facing a housing cost overburden problem, and would benefit from emergency housing assistance for rent and/or mortgage payments and utilities to help them avoid homelessness. There are short term assistance options available, but these are scarce and hard to come by, especially if it is needed by the same person more than once. In fact, according to the Greater Wheeling Coalition for the Homeless, since many residents that are homeless or at-risk of homelessness are already cost overburdened as a result of extremely low or no income, or income that is insufficient to afford local housing, short-term rental assistance can amount to little more than a temporary stop-gap measure delaying the need for further assistance, instead of the road to permanent housing. People transitioning from shelter care, prison, or a health care facility are also affected by the cost overburden housing problem, particularly when trying to secure a source of income to maintain housing.

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

Populations that tend toward a higher risk of becoming homeless include those discharged from hospitals, people with lower educations that struggle with addictions or incarceration, and teenagers that become caregivers for elderly grandparents who experience and education disruption. There has also been an increase in the number of senior citizens becoming homeless in the region. The NPCoC evaluates persons at risk of becoming homeless through two (2) assessments at intake: a Homelessness Prevention Targeting Criteria Assessment and a Housing Barriers Checklist Assessment. Potential risk factors that can be identified in these assessments include a court-ordered or formal eviction notice, a history of chronic homelessness, inaccessibility to emergency shelters, single parent households, debts, substance abuse, mental health issues, criminal history, and other risk factors.

ESG funds and the VA-funded Supportive Services for Veteran Families (SSVF) programs place limits on the type of temporary rental assistance which can be provided: no more than 40% can be for the prevention of homelessness and 60% or more is expected to be in the form of Rapid Re-Housing. Due to these limitations, it can be extremely difficult to serve people who are currently housed with friends or family ("couch surfing" or "doubled-up") or on the verge of eviction, since this does not meet the "literally homeless" criteria required for RRH assistance. People in these situations typically have no or extremely low income and are cost-burdened to a degree they are no longer able to secure or maintain housing without a significant degree of assistance.

The Northern Panhandle CoC has found transitional housing to be a highly effective solution to assist homeless individuals and families. 92% of cases that were placed in transitional housing were considered successful. Transitional housing prioritizes domestic violence survivors. The placement of women and families into transitional housing has become a priority for admissions as a response of the closure of the Salvation Army.

HMIS does not keep track of data of why first-time homelessness occurs, nor does it track recidivism. The Coalition added a question on their intake forms for clients so that they can determine and track the most common causes of homelessness.

There is a greater need to create specialized help to assist homeless individuals and families. The opioid epidemic has created a lot of issues related to homelessness in the Northern Panhandle. For this reason, there is a need for recovery specialists and coaches, as well as additional staff oversight to address the needs of these individuals and families.

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

People that are about to lose their housing in 21 days is the HUD definition of at-risk of homelessness, but this criteria does not qualify persons for most homeless housing assistance. Those that are considered at-risk of homelessness are only eligible for Homeless Prevention assistance, and not Rapid Re-Housing, Emergency Shelter, or Street Outreach projects. Also, in order to qualify for Homeless Prevention, an individual or family must also have an annual income of below 30% AMI.

In order to qualify for Emergency Shelter and Homeless Prevention, a person must meet HUD's definition of Imminent Risk of Homelessness, which is an individual or family who will imminently lose their primary nighttime residence, provided that:

1. Residence will be lost within 14 days of the date of application for homeless assistance;
2. No subsequent residence has been identified; and
3. The individual or family lacks the resources or support networks needed to obtain other permanent housing.

People are considered at imminent risk of homelessness when they are residing in a living situation which lacks long-term sustainability and will end within the next 14 days. These can include a renting an apartment without a lease, being presented with a substantial increase in rent at the conclusion of a lease, or a temporary living situation such as staying with friends or family on a couch or spare bedroom. The Coalition uses a threat assessment when considering imminent risk, and based on long-term experience providing this type of assistance, developed a scoring criteria which is more than 10 points higher than other local providers, to allow spending in only the highest risk situations.

The HEARTH Act, passed in May 2009, amended the McKinney-Vento Homeless Assistance Act, and included a revised definition of homeless that applied to HUD's Homeless Assistance Programs. As described in the preamble of the Final Rule Defining Homeless, the final rule establishes four categories of homelessness. The HUD definition of homelessness includes 4 categories, but the State agency's definition is different. In order to be eligible for services under the Homeless Program through the West Virginia Department of Health and Human Resources, an individual or family must be in immediate need of housing and have no income or means of obtaining housing. Individuals or families facing eviction are not yet homeless, and therefore do not qualify for homeless services. They may, however, qualify for other assistance that could help prevent eviction from occurring. GWCH has had to deny services and has lost court cases because the West Virginia State agencies do not use the same HUD definition of homelessness.

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

The high cost of decent, safe, sound, and accessible housing in the Northern Panhandle creates instability and an increased risk of homelessness for lower income families in the area. Many families are living from paycheck to paycheck and are paying over 30% of their income for housing, which may or may not be decent, safe, sound, and accessible. Due to the lack of affordable housing in the region, the extreme cost burden faced by people who do not earn a living wage is the most common risk factor resulting in homelessness. There are many unskilled workers in the Northern Panhandle, and there is no child care available for non-traditional hours. Child care for 2nd and 3rd shift work is very limited. Without child care and transportation, it is very difficult for people to find work.

While other risk factors such as a young head of household, single parenthood, or a sudden loss of income can exacerbate the situation, the simple fact is that most households become homeless because they cannot find housing they can afford to maintain. Having to quickly come up with the security and utility deposits required to move into a new apartment or home after an eviction is all the more difficult if a person was unable to afford the cost of their previous housing. This is evidenced by Coalition statistics for FY 2013-14, in which 75% of the households served were homeless for the first time.

People being released from prison or hospitalization, or aging out of the foster care system, are a separate issue, since those institutions are required to develop discharge planning to ensure they do not release people to homelessness. Too often, however, such institutions fail to live up to their responsibilities, further stressing a social service support network that is already overburdened.

According to housing providers, other housing characteristics that add to instability are the lack of financial literacy and basic life skills. There is a need to teach basic living skills like managing budgets, managing time, and living from crisis to crisis. Residents also need basic housing education to learn how to maintain stable housing.

The Greater Wheeling Coalition for the Homeless is focusing on financial literacy with programs like West Virginia Saves, and the cities of Wheeling and Weirton are distributing the “Tenants and Landlords in West Virginia: Rights and Responsibilities” handbook to describe both tenant and landlord rights and responsibilities. It also provides resources to assist residents in finding more information about tenant and landlord laws in West Virginia, a checklist to use before moving into housing, and information on the Fair Housing Act and its impact on landlords and tenants. The handbook was distributed throughout the State, to landlords, agencies, local governments, and local Human Relations Commissions to pass on to landlords and tenants, and was created through a partnership of the Northern West Virginia Center for Independent Living, the Community Living Initiatives Corporation, West Virginia Senior Legal Aid, and the West Virginia Assistive Technology System.

Discussion

The population of the Northern Panhandle is declining, and many residents are facing the effects of increased housing costs and a shortage of decent, safe, sound, and accessible housing that is affordable to low income persons.

DRAFT

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

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

Introduction

During the planning process for the preparation of the Five Year Consolidated Plans for the cities of Wheeling and Weirton (the Federal entitlement communities in the Northern Panhandle HOME Consortium), an evaluation and comparison was made to determine if any racial or ethnic group is disproportionately affected by housing problems in the Northern Panhandle. Disproportionately greater need is defined as a group having at least 10 percentage points higher than the percentage of persons as a whole. The total number of White Households in the Northern Panhandle makes up approximately 97% of all households; the number of Black/African American Households is approximately 2% of all households; the number of Asian Households is approximately 0.3% of all households; and the number of Hispanic/Latino Households is approximately 0.7% of all households.

The following tables illustrate the disproportionate needs in the Northern Panhandle of West Virginia:

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,326	929	470
White	2,970	904	410
Black / African American	255	15	45
Asian	10	0	4
American Indian, Alaska Native	10	0	15
Pacific Islander	0	0	0
Hispanic	59	4	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

**The four housing problems are:*

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,353	2,181	0
White	2,238	2,141	0
Black / African American	50	19	0
Asian	4	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	38	19	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

**The four housing problems are:*

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,875	5,799	0
White	1,665	5,644	0
Black / African American	175	105	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	19	35	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

**The four housing problems are:*

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	549	3,768	0
White	539	3,648	0
Black / African American	0	79	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	22	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2007-2011 CHAS
 Source:

**The four housing problems are:*

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

Discussion

The racial composition of households in the Northern Panhandle, according to the 2011-2015 American Community Survey, was approximately 97% White; 2% African American/Black; 0.3% Asian; 0.1% American Indian; and 0.1% Pacific Islander. The Hispanic or Latino population was 0.7%. In all income categories, there were no racial groups with a disproportionate need in terms of housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

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

Introduction

A household is considered to have a severe housing problem if it is cost overburdened by more than 50% of their income, experiencing overcrowding, or having incomplete kitchen or plumbing facilities. The four severe housing problems are: lacks complete kitchen facilities; lacks complete plumbing facilities; more than 1.5 persons per room; and cost burden over 50%.

During the planning process for the preparation of the Five Year Consolidated Plans for the cities of Wheeling and Weirton (the Federal entitlement communities in the Northern Panhandle HOME Consortium), an evaluation and comparison was made to determine if any racial or ethnic group is disproportionately affected by housing problems in the Northern Panhandle. Disproportionately greater need is defined as a group having at least 10 percentage points higher than the percentage of persons as a whole. Severe housing problems are distinguished from housing problems by a threshold of more than 1.5 persons per room as opposed to more than 1 persons per room for housing problems, as well as a cost burden threshold of over 50% as opposed to over 30%. Data detailing information by racial group and Hispanic origin has been compiled from the 2011-2015 CHAS data and the 2011-2015 American Community Survey Five Year Estimates. The following tables illustrate the disproportionate needs of the Northern Panhandle of West Virginia.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,616	1,653	470
White	2,315	1,563	410
Black / African American	220	55	45
Asian	10	0	4
American Indian, Alaska Native	0	10	15
Pacific Islander	0	0	0
Hispanic	49	14	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 ACS

**The four severe housing problems are:*

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	920	3,625	0
White	855	3,530	0
Black / African American	15	55	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	34	31	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	427	7,229	0
White	323	6,964	0
Black / African American	95	175	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	50	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	163	4,173	0
White	154	4,048	0
Black / African American	0	79	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	22	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

**The four severe housing problems are:*

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

Discussion

The racial composition of households in the Northern Panhandle, according to the 2011-2015 American Community Survey, was approximately 97% White; 2% African American/Black; 0.3% Asian; 0.1% American Indian; and 0.1% Pacific Islander. The Hispanic or Latino population was 0.7%. The Black / African American group in the 50 -80% AMI is the only disproportionately impacted groups in terms of having a housing problem or a severe housing problem, or a housing cost burden.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

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

Introduction

During the planning process for the preparation of the Five Year Consolidated Plans for the Cities of Wheeling and Weirton (the Federal entitlement communities in the Northern Panhandle HOME Consortium), an evaluation and comparison was made to determine if any racial or ethnic group is disproportionately affected by housing problems in the Northern Panhandle. Disproportionately greater need is defined as a group having at least 10 percentage points higher than the percentage of persons as a whole.

The greatest housing problem facing the Northern Panhandle is the lack of affordable housing and the fact that many of the Panhandle’s lower income households are paying more than 30% of their total household income on housing related costs. The following information was noted: 4,052 White households were cost overburdened by 30% to 50%, and 3,297 White households were cost overburdened by greater than 50%; 160 Black/African American households were cost overburdened by 30% to 50%, and 335 Black/African American households were cost overburdened by greater than 50%; and lastly, 38 Hispanic households were cost overburdened by 30% to 50%, and 83 Hispanic households were cost overburdened by greater than 50%.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	32,957	4,289	3,752	484
White	31,980	4,052	3,297	420
Black / African American	469	160	335	45
Asian	118	4	10	4
American Indian, Alaska Native	18	10	0	15
Pacific Islander	0	0	0	0
Hispanic	190	38	83	0

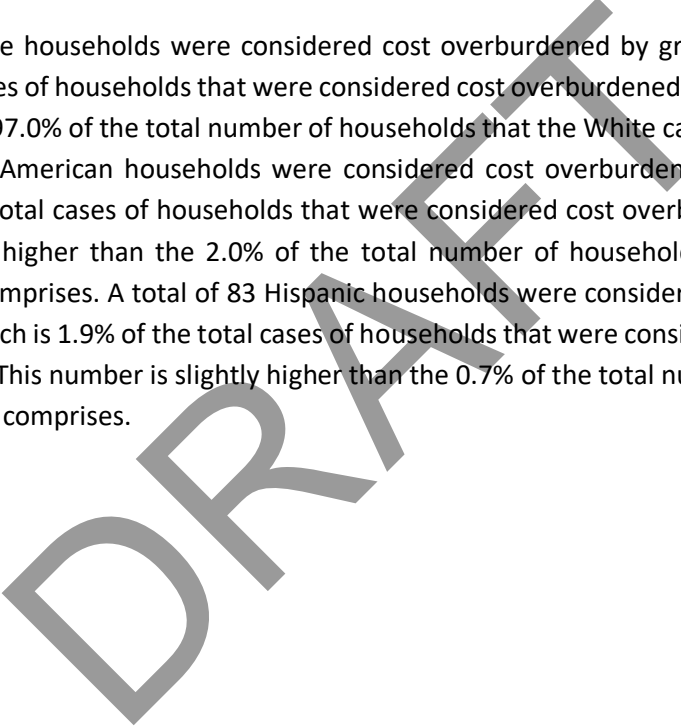
Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion

A total of 4,052 White households were considered cost overburdened by between 30% and 50%, which is 94.5% of the total cases of households that were considered cost overburdened by between 30% and 50%. This number is below the 97.0% of the total number of households that the White category comprises in the Northern Panhandle. A total of 160 Black/African American households were considered cost overburdened by between 30% and 50%, which is 3.7% of the total cases of households that were considered cost overburdened by between 30% and 50%. This number is above the 2.0% of the total number of households that the Black/African American category comprises. A total of 38 Hispanic households were considered cost overburdened by between 30% and 50%, which is 0.8% of the total cases of households that were considered cost overburdened by between 30% and 50%. This number is slightly above the 0.7% of the total number of households that the Hispanic category comprises.

A total of 4,052 White households were considered cost overburdened by greater than 50%, which is 94.5% of the total cases of households that were considered cost overburdened by greater than 50%. This number is below the 97.0% of the total number of households that the White category comprises. A total of 335 Black/African American households were considered cost overburdened by greater than 50%, which is 7.8% of the total cases of households that were considered cost overburdened by greater than 50%. This number is higher than the 2.0% of the total number of households that the Black/African American category comprises. A total of 83 Hispanic households were considered cost overburdened by greater than 50%, which is 1.9% of the total cases of households that were considered cost overburdened by greater than 50%. This number is slightly higher than the 0.7% of the total number of households that the Hispanic category comprises.



NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

The racial composition of households in the Northern Panhandle, according to the 2011-2015 American Community Survey, was approximately 97% White; 2% African American/Black; 0.3% Asian; 0.1% American Indian; and 0.1% Pacific Islander. The Hispanic or Latino population was 0.7%. There are no disproportionately impacted groups in terms of having a housing problem, and the Black / African American group in the 50 -80% AMI is the only disproportionately impacted groups in terms of having a housing problem or a severe housing problem, or a housing cost burden.

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

There are no additional needs affecting one particular racial or ethnic group that have not been identified above.

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

The Hispanic and minority populations are concentrated in the center of the City, by the Island. The most recent data available on the concentration of racial or ethnic minorities is the 2010 U.S. Census data. According to this data, the City of Wheeling has a minority population of 9.43% of its total population. The HUD definition of a minority neighborhood is "a neighborhood in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole, or in the case of a metropolitan area, the neighborhood's total percentage of minority persons exceed 50 percent of its population." There are no Census Tracts or Block Groups in the City where the minority population exceeds 50%, but even in using the 20% standard, there are only two Block Groups with a minority concentration. Census Tract 7, Block Group 2 has a minority percentage of 37.16% and an African American percentage of 29.27%. Census Tract 27, Block Group 2, has a minority percentage of 30.37% and a Black/African American percentage of 22.69%. These Block Groups are located right next to each other, east of Wheeling Island.

According to 2010 Census data, the City of Weirton has a minority population of 7.04% of its total population. Based on the 20% standard, only one Block Group meets the definition of a minority concentration. Census Tract 214, Block Group 4 has a minority percentage of 38.43%, and a Black/African American percentage of 31.76%. This neighborhood does not have a lot of housing units, and has more homeowners than renters. It is near the Weirton Municipal Plaza, and the downtown area.

Attached to this Plan are maps which illustrate the demographics of the Northern Panhandle. These are included in the Exhibits section of the Plan.

DRAFT

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

The Wheeling Housing Authority's mission is "building stronger neighborhoods by providing quality housing options and professional services for eligible residents of Ohio County in partnership with the greater community. Respect for the dignity of the residents we serve is the foundation for all we do."

The Wheeling Housing Authority is not rated as a "troubled" agency by HUD and is recognized as a "standard/high performer" for both PHAS (Public Housing Assessment System) and SEMAP (Section Eight Management Assessment Program). The Housing Authority's biggest challenges are a lack of funding and the lack of suitable housing that meets the Section 8 Housing Choice Voucher program standards. For public housing, while the funding is lower than ideal, the Housing Authority reports that they are in good shape in terms of money for modernization and operations. For the Section 8 HCV program, there are more issues. WHA reports that the Federal administration and Congress have provided most of what is needed for the Housing Assistance Payments (what is used to pay the landlords).

The Wheeling Housing Authority owns and professionally manages family communities and senior hi-rise rental apartments. The apartments range in size from efficiency to five bedrooms and are located throughout the City of Wheeling. WHA has seven (9) public housing developments (with one more in development) with a total of 662 public housing units. On the waiting list, 267 applicants are white (69.0%), 69 are Black (17.8%), 4 are Native American (1.0%), 6 identified as Other (1.6%), and 23 declined to disclose their race or ethnicity (5.9%). There were 387 families/individuals on the waiting list for public housing as of June 22, 2020, of which 26 were elderly persons, and 23 were people with disabilities. The waiting list is open. The breakdown of the public housing waiting list is 6 for efficiency, 198 waiting for one-bedroom units, 157 for two-bedroom units, 20 for three-bedroom units, 4 for four-bedroom units, and 2 for five-bedroom units. With public housing occupancy at 82.6%, there is more demand than supply.

The Wheeling Housing Authority also assists families who wish to live in privately owned housing and receive rental subsidy through the Housing Choice Voucher Program. The Housing Authority is allotted 569 Housing Choice Vouchers and administers 515 as of June 22, 2020. There were 103 families/individuals on its Housing Choice Voucher waiting list. Of these, 12 are elderly and 5 are disabled. Of the applicants on the waiting list, 77 were white (74.8%), 22 were Black (21.4%), 3 were Native American (2.9%) and 2 declined to disclose their race or ethnicity (1.9%). The waiting list is currently open.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project -based	Tenant -based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	701	767	0	767	0	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project -based	Tenant -based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0	0	0	0	0	0	0	
# of Elderly Program Participants (>62)	0	0	244	92	0	92	0	0	
# of Disabled Families	0	0	243	212	0	212	0	0	
# of Families requesting accessibility features	0	0	701	767	0	767	0	0	
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	
# of DV victims	0	0	0	0	0	0	0	0	

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
Veterans Affairs Supportive Housing	Family Unification Program	Disabled *							
White	0	0	603	651	0	651	0	0	0
Black/African American	0	0	95	112	0	112	0	0	0
Asian	0	0	1	2	0	2	0	0	0
American Indian/Alaska Native	0	0	1	1	0	1	0	0	0
Pacific Islander	0	0	1	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
Veterans Affairs Supportive Housing	Family Unification Program	Disabled *							
Hispanic	0	0	4	5	0	5	0	0	0
Not Hispanic	0	0	697	762	0	762	0	0	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

WHA has only one (1) community/AMP (Asset Management Project) that is currently designated as Housing for Elderly and Disabled Families, which is Riverview Towers. Riverview Towers has an Elderly-only designation, and offers 74 units, of which five (5) units are accessible. The HUD approval date was December 5, 2009.

The Housing Authority has been working to make reasonable accommodations to its public housing units to satisfy the Section 504 requirements for persons with physical disabilities such as mobility, visual, and hearing impairments. The WHA's public housing portfolio consists of a total of 55 accessible units, which is 10.2% of their portfolio.

The Section 504 Plan from 1990 includes a description of all of the 504 improvements that were made to the communities, including door bells and smoke detectors for those with hearing or vision impairments in Grandview Manor; Braille in the elevators, lower paper dispensers, and the lowering of the public intercom and telephone in Riverview Towers; cup dispensers by the water fountains in Garden Park Terrace; lower mailboxes in Booker T. Washington Plaza; and cup dispensers by the water fountain, Section 504 water faucets, lower closet bars and Braille in the elevators at Luau Manor.

The Housing Authority conducted an accessibility survey of all of their public housing units with the help of the North Central West Virginia Center for Independent Living in advance of the creation of their Section 504 Plan, and regularly assesses the needs of residents. A coordinator works to help residents get needed social services to maintain their independent living status. WHA's Five Year Capital Fund Plan includes new public restrooms at some communities that will be ADA compliant, and new handicap ramps at AMP 7.

What are the number and type of families on the waiting lists for public housing and Section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The most immediate needs of Public Housing residents is for employment, training, and transportation for shopping and medical services. The immediate needs of Housing Choice voucher holders is similar, but there is a lack of safe, sound, and affordable housing units that are available for rent and within the FMR rent allowance.

The Family Self-Sufficiency (FSS) Program is a voluntary program that helps families improve their economic situation, so they don't have to depend on public assistance. Each FSS participant creates a five-year plan that includes employment goals and identifies training and educational needs. A case manager works with the family to identify and secure the services they need to accomplish these goals.

A lot of the Housing Authority programs are gone, such as Youth Build. Some were lost due to the elimination of units through the HOPE VI program. There are many voucher holders with mobility challenges, and a shortage of accessible housing that will accept vouchers. There are many older homes, homes on hills, and homes with many steps in the City. The Housing Authority reports issues with Housing Choice Vouchers not being accepted by some landlords in favor of renting to oil and gas employees, but many landlords have started to accept Section 8 vouchers again.

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

These housing needs are similar to the population at large based on the fact that there is a shortage of decent, safe, and sanitary housing in the City.

As part of the Five Year Plan for FY 2019-2023, the Housing Authority was required to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the Housing Authority, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists.

Based on information from the City of Wheeling's last Consolidated Plan, the U.S. Census Bureau data and Wheeling Housing Authority's waiting list, the following were the housing needs identified:

- **Affordability** – particularly for families below 30% of AMI and those between 30% and 50% of AMI, affordability is a significant issue. This is partly due to the decreased supply due to the natural gas industry activity in the area, but also now due to the significant increases in flood insurance costs.
- **Supply** – This is an issue for families that we serve, particularly with the natural gas industry activity in Wheeling and the surrounding area.

The affordability of housing is the largest need of all income groups in the City. Renters in particular, mostly low-income, are having trouble finding affordable, quality housing because many landlords choose to take higher rents from transient oil and gas employees that can afford them, rather than keeping housing affordable for Wheeling residents.

Discussion

The Weirton Housing Authority is not rated as a “troubled” agency by HUD and is recognized as a “standard performer”. The Weirton Housing Authority owns and professionally manages family communities and senior hi-rise rental apartments. The apartments range in size from efficiencies to four bedrooms and are located throughout the City of Weirton. WHA has a total of approximately 111 public housing units, with 50 units for family occupancy at Wyles Terrace and approximately 54 units for

elderly/disabled occupancy at Overbrook Towers. The unit count is approximate because WHA is in the process of converting efficiency units into large one bedroom units.

The Weirton Housing Authority also assists families who wish to live in privately owned housing and receive rental subsidy through the Housing Choice Voucher Program. The Housing Authority is allotted 535 Housing Choice Vouchers and administers 318 as of June 22, 2020. Of these, 289 vouchers are utilized.

DRAFT

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

Between the 1970 and 1980, a combination of economic conditions and policy shifts at the both the national and local levels resulted in a significant increase to the number of homeless people in the United States. Growing from a grass-roots organization of local minister, social workers and concerned citizens, the Greater Wheeling Coalition for the Homeless formed in 1986 to address the challenges and problems surrounding the issue of homelessness.

Since its inception, the Coalition has worked to provide temporary shelter, assist in the preparation of long-term solutions to homelessness and networked with other agencies to provide a comprehensive level of services for the local homeless population.

Operating under a yearly contract with the West Virginia Department of Health and Human Resources, the Coalition also provides direct care to the homeless by providing a variety of case management and housing services. This contract is a result of the West Virginia Supreme Court declaration that all of West Virginia's homeless are entitled to emergency medical care, food and emergency shelter.

Today, the Coalition's focus on ending the cycle of homelessness begins by acknowledging the fact homelessness does not exist in a vacuum. Homelessness is the result of a multitude of issues culminating over a period of time – it does not happen instantaneously, but instead evolves out of precipitating issues. Poverty and a lack of decent affordable housing is not the only source of homelessness and they are not the only results. There is no single cause of homelessness and there is no single, simple solution.

Working with a broad range of partners and agencies, Coalition staff work to address these issues and enrich the entire community. The Coalition's work includes:

- Providing full-scale supportive services, and focusing on building our clients' human capacity at three important stages: emergency shelter, transitional housing and permanent housing
- Supporting community emergency shelters by offering payments for shelter beds via the West Virginia Department of Health and Human Resources
- Identifying and implementing long-term curative measures to homelessness, while also educating the wider society about the issue
- Developing and supporting a seamless system of services in the greater Wheeling area

- Establishing appropriate and assisted housing opportunities for the homeless
- Promoting community planning by identifying systematic gaps, gathering data to substantiate the need
- Serving as the lead agency in the Northern Panhandle Continuum of Care

The Point In Time Count (PITC) for the Northern Panhandle CoC in 2020 counted a total of 129 homeless persons, where there were 114 sheltered and 15 unsheltered homeless people identified during the 2020 PITC. There were 11 homeless families with children, all of which were sheltered as unaccompanied youth, and 8 persons with HIV/AIDS counted in 2020. There were 20 chronically homeless individuals.

While the data submitted to the Federal government does not include information on people who were not literally homeless, the NPCOC PITC does include data on people who are precariously housed or in a permanent shelter program.

Jurisdiction is all rural homeless.

Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	18	0	38	38	12	33
Persons in Households with Only Children	0	0	0	0	0	33
Persons in Households with Only Adults	96	15	334	334	111	33
Chronically Homeless Individuals	0	0	44	44	25	33
Chronically Homeless Families	0	0	0	0	0	0
Veterans	5	0	35	35	10	33
Unaccompanied Child	16	2	3	3	3	33
Persons with HIV	0	0	3	3	2	33

Table 26 - Homeless Needs Assessment

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

Not Applicable.

DRAFT

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	387	0
Black or African American	46	0
Asian	1	0
American Indian or Alaska Native	1	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	463	0

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

There were 18 homeless families with children, all of which were sheltered, counted in 2020. There were no chronically homeless families. It is estimated based on the 2020 Point In Time Count that there are 38 homeless families with children throughout the year. There were no households with only children, and it is estimated that there are no households with only children seeking assistance in the region yearly.

It is estimated that 35 veterans experience homelessness annually in the Continuum of Care. Five veterans were counted during the 2020 PITC, and all 5 were sheltered.

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

As a whole, the population surveyed during the 2020 PITC were overwhelmingly Caucasian and none identified as Hispanic. 9.9% of homeless persons in the jurisdiction were Black or African American, which is slightly higher than the Black or African American population of Wheeling. 29 persons counted in the Point In Time Count identified as multiple races.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the U.S. Department of Housing and Urban Development’s (HUD) federal definition of homeless, a person is experiencing unsheltered homelessness when they are residing in a place not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings, and in the streets. In summary, HUD defines chronic homelessness as an individual who has a disability and has lived in a shelter, safe haven, or place not meant for human habitation for 12 continuous months or on 4 separate occasions in the last 3 years which total 12 months. Of the 15 people who reported they were experiencing unsheltered

homelessness during the 2020 Point in Time Count, 13% were chronically homeless. In addition, 47% of the unsheltered homeless were suffering from substance abuse issues and 47% were living with a mental health illness. Anecdotally, stakeholders have noticed an increase in the number of unsheltered homeless living in encampments in the area, however the NPCoC noted these stakeholders did not participate in surveying persons experiencing homelessness during the 2020 PIT Count to support their observations. According to HUD's federal definition of homeless, a person is experiencing sheltered homelessness when they are residing in an emergency shelter, safe haven, or transitional housing project. According to the 2020 PIT Count, 31% of the sheltered homeless had a source of income or were receiving public benefits.

The NPCoC has improved its data collection accuracy by simplifying its survey process and using the electronic "Count Us App" in 2019, though the app is not used on a regular basis. The App was used to display Point in Time Count data real-time to volunteers and assist in the review and quality control of data. As a result, the NPCoC was able to indicate a 23% increase in the total number of sheltered persons surveyed. Using HUD guidelines, the Northern Panhandle PITC identified 129 homeless people in 2020: 118 adults and 11 children in 115 households.

Among the people surveyed during the 2020 Point in Time Count, NPCoC identified: 266 said they had some form of mental health condition; 109 said they had some sort of physical disability; 57 people who identified as having a developmental disability, chronic physical illness, or other disability; 18 people aged 62+ with a disability; 391 people who said they had a history of domestic violence, battering, or intimate partner violence; and 85 people specifically fleeing domestic violence. This information is based on the responses of 129 people, which is only a fraction of the people served at the Coalition each year. As a result, it's important to note the PITC is only a snapshot of the trends in the area, since it is limited to data collected from people identified during a single day.

Discussion:

Many of the homeless in the area have been affected by the opioid epidemic in some way, and there is a need for additional supportive services to serve this population. The Housing First model has worked successfully in Northern Panhandle counties except for Ohio County. While housing for homeless individuals and families is vital, case management and mental health services are crucial too, and there is a need to assist people using both of these types of services.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

The assessment of non-homeless special needs includes the following:

- Elderly persons (age 65 years and older)
- Frail elderly
- Persons with mental, physical and/or developmental disabilities
- Persons with alcohol or other drug additions
- Persons with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

The housing need of each of these groups were determined by consultation with social service providers and statistical information provided by social service provider agencies.

Describe the characteristics of special needs populations in your community:

Elderly Persons are defined as persons who are age 65 years and older. According to the 2013-2017 American Community Survey, elderly persons represent 22.5% of the City of Wheeling's total population. Approximately 15.8% of the elderly population are age 75 years and older. In addition, roughly 38.9% of the total elderly population lives alone as a single person household (19.6% of the total number of households). In the City of Weirton, 21.3% of the population is elderly, and 15.2% is age 75 years and older. Approximately 34.8% of the total elderly population lives alone as a single person household (17.2% of the total number of households.)

Frail Elderly are those persons who are elderly and have a form of disability, ranging from a hearing loss, vision difficulty, cognitive difficulty, ambulatory problems, and lack of self-help skills. It is estimated that approximately 38.1% of the total elderly population are frail elderly in Wheeling, and 46.6% of the total elderly population are frail elderly in Weirton (according to the 2013-2017 American Community Survey).

Persons with mental, physical and development disabilities, according to the ACS data for 2013-2017, persons with disability comprise 16.6% (4,472 persons) of the City of Wheeling's total population, and 19.0% (3,583 persons) of the City of Weirton's total population.

Persons with HIV/AIDS and their families comprise a small percentage of the Northern Panhandle's overall population. As of 2017, there were 101 HIV/AIDS cases living in Public Health Management District 6, which includes Ohio, Marshall, Hancock, Brooke, and Wetzel counties, according to the State of West Virginia's "2017 HIV/AIDS Surveillance Summary Report."

Victims of Domestic Violence, dating violence, sexual assault and stalking are rapidly increasing both locally and nationally. Domestic violence survivors are given priority in transitional housing in the

Northern Panhandle. Based on social service agency responses, it can be estimated that 114 persons in single person households and/or family households in the Northern Panhandle are victims of domestic violence, dating violence, sexual assault and stalking.

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

The Greater Wheeling Coalition for the Homeless has developed a Community Resource Guide providing contact information on social service and shelter providers in the Northern Panhandle. Coalition staff share this guide and information on other service providers in the region upon request and during centralized intake assessments held each weekday. On a walk-in basis from 2-4 PM in Wheeling and by appointment with households who lack transportation, Coalition staff evaluate people seeking homelessness assistance by determining eligibility and developing a service plan intended to secure housing and the assistance needed to achieve stability. Information is available on agencies providing services to the following populations, and housing needs were estimated based on Point in Time Count data from 2020 provided by the GWCH:

Elderly Persons: This population is served by Public Housing Authority apartments including Riverview Towers in Wheeling and Overbrook Towers in Weirton, as well as regional Senior Centers and Family Service offices in Hancock, Brooke, Ohio, Marshall and Wetzel counties. There are approximately 12 elderly persons in need of permanent supportive housing units plus supportive services such as home health care and home maintenance assistance, transportation, and access to food.

Frail Elderly: There is a severe need for assisted living or hospice facilities serving the homeless in the region and this subject was recently the topic of discussion during the NPCOC Health Summit. Due to the level of care necessary to serve this population, Permanent Supportive Housing programs are not an appropriate placement. Approximately 18 housing units needed plus supportive services such as home health care and home maintenance assistance, transportation, and access to food are needed by the Frail Elderly population.

Mentally, Physically Disabled: There is a severe need for additional public funding of mental health group homes in the region; local agencies providing services to these populations include Northwood Health Systems, NAMI (National Alliance on Mental Illness), Russell Nesbitt Services for the disabled, and REM Homes for the disabled in Brooke, Ohio, and Marshall counties. There are 266 individuals with a mental health condition and 109 individuals with a physical disability seeking assistance from the CoC annually.

Alcohol & Drug Addicts: Local addiction treatment programs serving people who are homeless include Lazarus House, Northwood Health Services, and Miracles Happen in Wheeling, and Healthways, Inc. in Weirton. Approximately 42 housing units plus supportive services. Supportive service needs include access to treatment and health care, counselors or life coaches, job training and education, and transportation.

HIV/AIDS Persons: The AIDS Task Force of the Upper Ohio Valley offers HIV testing, counseling and follow-up care. However, there are no HOPWA providers in the NPCOC. No one identified with HIV/AIDS during this year's PITC survey, although 8 people did not provide a response to the question. However, respondents are not required to answer every question.

Victims of Domestic Violence: Shelters serving women and female-head of household families leaving domestic violence include CHANGE, Inc., Lighthouse Domestic Violence Shelter in Hancock and Brooke counties, as well as the Wheeling YWCA Family Violence Prevention Center and Madden House homeless shelter, which also provides a 24-hour Hotline and information referral services. Approximately 85 individuals and children that are victims of domestic violence are in need of affordable housing plus supportive services, such as child care, access to counseling and health care, job training/education, and transportation.

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

Persons with HIV/AIDS and their families comprise a small percentage of the City's overall population. As of 2017, there were 101 HIV/AIDS cases living in Public Health Management District 6, which includes Ohio, Marshall, Hancock, Brooke, and Wetzel counties, according to the State of West Virginia's "2017 Annual HIV/AIDS Surveillance Summary Report." Over 77% of those with HIV/AIDS living in the State of West Virginia are males. Males are disproportionately affected and the HIV/AIDS population is still growing in numbers. Eight (8) people were identified with HIV/AIDS during this year's PITC survey. There are no statistics available for only the Cities of Wheeling or Weirton on their own.

Discussion:

The needs for these various groups of the Special Needs Population are only estimates, based on HUD data, U.S. Census Data, ACS data, Point in Time Count (PITC) data, and interviews with housing providers and social service agencies. Accurate statistics are not available for all of these groups, so therefore "best estimates" are presented.

The PITC information above is based on the responses of 129 people, which is only a fraction of the roughly 600+ served at the Coalition each year. As a result, it's important to note the PITC is only a snapshot of the trends in the area, since it is limited to data collected from people identified during a single day. It is reasonable to assume that everyone who is included in the PITC is in need of affordable housing (since the surveys don't include people who say they are stably housed), but the Coalition reports that it is an open question as to whether the number of people they are able to survey during a 24-hour period is representative of the true level of need in the entire area, especially since participation is not mandatory and many people do not participate.

While many supportive service providers for the special needs population are located in the cities of Wheeling and Weirton, their service area and clients are in the Northern Panhandle region. Therefore, the statistics are not limited to just the cities of Wheeling and Weirton.

DRAFT

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

- The Nelson Jordan Center is in a low/mod area and is City-owned. It needs a significant amount of rehabilitation, and the City funds rehabilitation at the Center annually. It may be more cost effective to relocate the Nelson Jordan Center than to rehabilitate it.
- The City is working with YMCA to potentially merge recreation centers.
- The City needs to replace playground equipment. The equipment is a fixed asset with a life cycle. Residents would like to see more swings. The North Wheeling playground needs improvements.
- A comprehensive study of recreational facilities throughout the City should be done to determine what repairs should be made to existing facilities, and what facilities are not used or needed.
- The City should consider implementing a tax on the hotels/motels. The money could be spent on public venues and parks and recreation.
- There is a need for the City to install pocket parks, art installation, sculpture, etc. to develop the area's green space. There are a few projects like this already in the works.
- There is a park on Wheeling Island that has tennis courts and the community would like to see them restored.
- The City of Wheeling should consider the Wheeling Creek as an opportunity for economic development and recreation. The water level of the Wheeling Creek is high enough for canoes, and there is space for parking.

How were these needs determined?

These needs for public improvements were determined through: the resident surveys; agency needs surveys; interviews with City staff, City Manager, City's Economic & Community Development Department, and other City and County agencies; public hearing comments on needs; and the City's Comprehensive Plan.

Describe the jurisdiction's need for Public Improvements:

- Street paving, sidewalk and curb repairs, and retaining wall repairs are all high priorities.
- Improvements to bridges, such as Manchester and Baker Street Bridges, are a priority. Baker Street Bridge is heavily travelled and in a low income area. Demolition of the 28th and Wilson Street Bridge should be considered.
- The retaining wall on Lind Street from 14th to 11th Street needs to be repaired. It will be a major project. The retaining wall on Baltimore Street and small retaining walls between 29th and Baumann's Addition need to be repaired as well.
- The State is working on downtown streets and implementing ADA improvements, but repairs are taking time. The City's infrastructure is good. The sidewalks are in good shape, many of which have been replaced when the streets were reconstructed. There is a need in the City for ADA curb

cuts. Also, a lot of pads don't meet current ADA restrictions, because they require sensory indicators.

- There is a need for portal and gateway improvements to the City, but funding is an issue. There are some creative ideas to improve this, but the City is running into problems because the highways are owned by the State.
- One-way streets should be made into two-way streets in order to make the City more pedestrian-friendly. This would be good for traffic flow and the housing market as well.
- There are no bike lanes in downtown Wheeling. Bike lanes and trails need to be better connected and the connection should be more visible downtown.
- The City should extend the bike trail from Confluence to Tunnel Green in a safer and more visible way.
- There is a need to address storm sewer improvements in the City.
- Storm water management is the big concern of the DEP. The City is working on creating a Stormwater Management Program.
- Downspouts are all tied to sanitary sewers, which is a major problem. However, another problem would be created if they were redirected to storm sewers.
- There is a need to repair water lines for low/mod areas, specifically in the area by 38th street.

How were these needs determined?

These needs for public improvements were determined through: the resident surveys; agency needs surveys; interviews with City staff, City Manager, City's Economic & Community Development Department, and other City and County agencies; public hearing comments on needs; and the City's Comprehensive Plan.

Describe the jurisdiction's need for Public Services:

- There is a need in the City of Wheeling for housing rehab for single-family homes. The previous program stopped receiving funding ten years ago. Many elderly residents are unable to maintain their lots and/or sidewalks.
- There is a need in the City of Wheeling for additional resources to support senior respite care and senior transportation and nutrition. There are many seniors living independently in Wheeling with no family support.
- There is a need for aging in place programs and Medicaid programs. It is difficult to find employees to work in these programs because they are underpaid and there is no funding to pay them with.
- There are no programs in certain areas during the winter months. Some people on the Island don't have access to youth programs year round. There is a need for more youth programs that serve the population year round.
- The Limited English Proficiency population is growing. The language barrier can prevent people from getting jobs or accessing services.

- The City of Wheeling needs a more efficient transportation service. Currently, the service is regional, which makes it difficult for people to get to and from work. There is a need to extend the bus route hours. People in the City need to be able to access public transportation in the evening.
- Food insecurity is common in the City, and there is a need for feeding programs.
- There is a need for senior services and after-school programs. Needed after-school programs include recreation programs for basketball, soccer, and learning to swim.
- There is a need for transportation services that benefit people with disabilities. Specifically, the disabled and visually impaired find it difficult to access transportation to and from work and the doctor. There is also a need in the City for employment transportation programs. Currently, there are no groups that offer this service.
- There is a need to create a more bike-able City. Biking is an economical means of transportation for many residents. Currently, it is not easy to bike safely and to encourage cars to share the road. There is only one bike lane in Wheeling, however, it is designed more for recreation, not as a functional form of transportation to and from work.
- Residents and landlords are not educated when it comes to fair housing laws and regulations, as well as landlord and tenant rights. New landlords, in particular, don't know the rules.
- There are not enough penalties for slum landlords. There should be a rental registration program for both the City and County.
- Replacing fire trucks and equipment is a high priority. Station 5 needs a new truck, but it doesn't serve the entire City.
- The cost of healthcare mostly affects the working class who are not necessarily poor, but cannot afford the current healthcare and insurance rates. People that make \$30,000-\$40,000 per year are most affected by healthcare costs. Mental illness is not addressed with expanded medical care under the Affordable Care Act. There is very little reimbursement.
- There are instances of racism and anti-Semitism in the City, and there is a need to address these issues.

How were these needs determined?

These needs for public services were determined through: the resident surveys; agency needs surveys; interviews with City staff, City Manager, City's Economic & Community Development Department, and other City and County agencies; public hearing comments on needs; and the City's Comprehensive Plan.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Wheeling is the lead entity and administrator for the Northern Panhandle Consortium's HOME funds. Because of this, the Lead Entity version of the Five Year Consolidated Plan for the City of Wheeling, which is submitted in conjunction with the Analysis of Impediments to Fair Housing Choice, contains the housing-related screens that apply to the consortia as a whole. This includes all screens in the Process Section, Needs Assessment, and Market Analysis, except for the Non-Housing Community Development Needs screens, and the Strategic Plan. The housing-related default data in the lead entity's template is based on the entire HOME Consortium geography. Therefore, the data provided is for the Northern Panhandle HOME Consortium geographical area, which includes Hancock, Brooke, Ohio and Marshall Counties (including the Cities of Wheeling and Weirton.) These six governmental entities combined to form the Northern Panhandle HOME Consortium.

The City of Wheeling, WV is the county seat of Ohio County and the principal city of the Wheeling Metropolitan Statistical Area. Thanks to its location along major transportation routes, including the Ohio River, National Road, and the B&O Railroad, Wheeling became a manufacturing center in the late nineteenth century. After experiencing the closing of factories and substantial population loss, Wheeling's major industries now include healthcare, education, law and legal services, entertainment and tourism, and energy. The City of Wheeling has experienced a steadily decreasing population since the 1930's. In 2000 the City of Wheeling had 13,719 Households and in 2017 had 12,233, a 10.8% decrease. The City of Weirton is a principal city within the Weirton-Steubenville, WV-OH Metropolitan Statistical Area. Located across the Ohio River from Steubenville, Ohio, the City of Weirton is less than 30 miles away from the Pittsburgh International Airport and major interstates. The Weirton Steel Corporation which was once a fully integrated steel mill employing over 12,000 people, and is now part of the international giant Arcelor Mittal, was the center of the economy. Now, the local economy has become more diversified, with retail services and medical services from Weirton Medical Center recording the largest increases. The City of Weirton's population has been decreasing since the 1960's, with an overall household decrease of 5.1% from 2010 to 2017.

The housing stock in the Northern Panhandle is considerably older. Over one-half (53.6%) of all the occupied housing units were built before 1950, which is over 65 years ago. From 2000 to present there were only 3,563 (5.7%) units built.

According to 2013-2017 American Community Survey Data, the Northern Panhandle now has 30,622 owner-occupied housing units (73.8% of all occupied housing units) and 10,847 renter-occupied housing units (26.2% of all occupied housing units).

The overall condition of the housing stock is fair to poor. A large percentage of the housing stock is either neglected or not adequately maintained. According to the ACS data for 2013-2017, there are 5,569 vacant

housing units in the Consortium, which is approximately 14.2% of all the housing units. This is lower than the housing vacancy rate of the City of Wheeling, which is 16.5% and the statewide vacancy rate of 17.0%, but higher than the City of Weirton's vacancy rate which is only 9.3%.

The median home value as of 2017 was \$97,900 in the Northern Panhandle, and the median contract rent was \$492/month for the same time period.

DRAFT

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

According to the 2013-2017 ACS data, there are 62,043 housing units in the Northern Panhandle, 14,652 in the City of Wheeling, and 9,163 total housing units in the City of Weirton. There are 53,262 occupied housing units in the Northern Panhandle (38,895 owner-occupied and 14,367 renter-occupied), which leaves 8,781 vacant housing units. The majority of the owner-occupied housing are 3 or more bedrooms (75% of all owner-occupied houses). Less than a third (30%) of all renter-occupied households have 3 or more bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	34,855	74%
1-unit, attached structure	1,079	2%
2-4 units	3,583	8%
5-19 units	2,115	4%
20 or more units	1,767	4%
Mobile Home, boat, RV, van, etc.	3,639	8%
Total	47,038	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	36	0%	512	5%
1 bedroom	576	2%	2,773	26%
2 bedrooms	6,940	23%	4,330	40%
3 or more bedrooms	23,059	75%	3,222	30%
Total	30,611	100%	10,837	101%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

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

The following number of units in the Cities of Wheeling, Weirton, and the Northern Panhandle that are assisted with Federal, State, and Local Programs is as follows:

- **Public Housing** - There are 662 public housing units in the City of Wheeling, of which 571 are in the conventional public housing communities and 91 are in the HOPE VI/LIHTC communities. There are approximately 111 public housing units in the City of Weirton.
- **Low Income Housing Tax Credit (LIHTC)** - There are a total of 490 Low Income Housing Tax Credit units in the City of Wheeling, according to HUD's Low-Income Housing Tax Credit (LIHTC) Database. Of these, 471 are low-income units, and 91 are located in the HOPE VI/LIHTC communities run by Wheeling Neighborhood Ventures, in partnership with Wheeling Housing Authority. The four communities are Historic North Wheeling, Wheeling Heights I & II, and Jacob Street Apartments. These communities were constructed to replace housing that was eliminated through the HOPE VI program. There are a total of 125 LIHTC units in Weirton, of which 124 are low-income units, and a total of 726 LIHTC units in the Northern Panhandle, of which 720 are low-income units.
- **Housing Choice Vouchers** – In Wheeling, there are 569 vouchers that are tenant based. In Weirton, there are 289 Housing Choice Vouchers.
- **First Time Home Buyers** - The Northern Panhandle has assisted 73 households with downpayment and closing cost assistance to purchase a home from July 1, 2015 through June 30, 2018 through the Northern Panhandle HOME Consortium's First Time Homebuyer Program. Of the 73 homebuyers, 25 were located in Wheeling, and 3 were located in Weirton. The numbers for FY 2019 have not yet been reported.
- **Greater Wheeling Coalition for the Homeless** - The Northern Panhandle HOME Consortium granted Community Housing Development Organization (CHDO) funds from FY 2017, 2018, and 2019 to the Greater Wheeling Coalition for the Homeless to rehabilitate a single-family home in Triadelphia, WV.
- **CHANGE, Inc.** - CHANGE received FY 2014, 2015, and 2016 HOME funds for home rehabilitations in the Northern Panhandle, and completed 1 rental rehabilitation of a single-family home in Follansbee, WV.

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

There are no affordable housing units that are anticipated that will be lost and there is no anticipated expiration of Section 8 Contracts. The Wheeling and Weirton Housing Authorities do not administer any Section 8 contracts, but they do have Housing Choice Vouchers. Wheeling Housing Authority received 22 Tenant Protection Vouchers for Windsor Manor when it was sold to protect the rental subsidies of the tenants.

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

There is a sufficient supply of housing units of various types within the Northern Panhandle. There are 7,730 owner-occupied housing units, 4,503 renter-occupied housing units, and approximately 2,149 vacant units in the City of Wheeling, and 5,457 owner-occupied housing units, 2,852 renter-occupied

housing units, and approximately 854 vacant units in the City of Weirton. Of the vacant units, approximately 622 are for rent and 463 are for sale in Wheeling, and 156 are for rent and 192 are for sale in Weirton. In the Northern Panhandle, there are approximately 1,873 units for rent and 1,745 for sale. The problem is not the “availability” of units in the Northern Panhandle, it is the “affordability” and the “quality” of units.

The Wheeling and Weirton Housing Authority’s biggest challenges are a lack of funding and the lack of suitable housing that meets the Section 8 Housing Choice Voucher program standards. The Wheeling Housing Authority has cited the need for both additional public housing and for affordable rental options. The need for affordable housing for singles is evidenced by the Housing Authority’s waiting lists, and according to the Greater Wheeling Coalition for the Homeless (GWCH), people will often wait nine months or more for placements in either public housing or the Housing Choice Voucher Program. GWCH also shared that they have documented a meteoric increase in regional housing costs over the last three years.

Describe the need for specific types of housing:

The Wheeling and Weirton Housing Authorities' staff indicated in consultation that their public housing waiting lists include a combined 615 people. Of the 615 families/individuals on the public housing waiting list according to the Wheeling Housing Authority, 204, or 52.7%, are single-person households. This shows that there is a shortage of subsidized, affordable housing for single-person households, many of whom are elderly, disabled, single people living on fixed incomes who will wait 9 months or more for housing. Housing providers in Wheeling believe that a need exists in the City for more studio and one-bedroom apartments, or modular homes, for singles that are affordable and accessible. Weirton housing providers indicate that there are a lot of senior housing options available, but there is a need for housing for people with disabilities. Studio apartments will be more affordable than one-bedroom apartments for low-income single-person households.

Housing providers in Wheeling also indicated that there are people who want to downsize from a single-family home to something in the \$70,000-\$80,000 range in the area, but there is nothing available. There is a lack of mid-range housing as well. The City’s housing stock includes rentals and smaller homes, and very large homes that require a lot of upkeep on the other end of the spectrum, but nothing in the middle. Finally, some young people are looking to purchase newer homes, but vacant property is not available to buy and build on in both Wheeling and Weirton. One option could be development with pre-fabricated homes to be used as starter homes, and housing for the elderly and disabled.

Discussion

The ratio of owner occupied to renter occupied housing units favors homeownership in the Northern Panhandle, at 65.1% owner-occupied and 34.9% renter-occupied in Wheeling, and 68.1% owner-occupied to 21.9% renter-occupied in Weirton. Slightly less than three-quarters of occupied housing throughout the Northern Panhandle are homeowners at 73.0%. The goal of the Northern Panhandle is to continue to

encourage home ownership. The Northern Panhandle HOME Consortium has been using its limited financial resources to encourage home ownership through the First Time Homebuyer Program. The Northern Panhandle needs to look at how they can reclaim their rental housing stock from transient oil and gas employees so that they can be rented to residents who are invested in the community. The availability of affordable rental housing in the Northern Panhandle needs to be addressed.

DRAFT

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

The cost of housing has increased from a median value of \$91,100 to \$104,300 (14.5%) in Wheeling over the last 7 years for a single family home, and the median value in Weirton rose from \$86,500 to \$91,500 (5.8%). In the Northern Panhandle, the median value of a single family home rose from \$88,750 to \$97,900 (10.3%) from 2010 to 2017. More recent median list prices in the City of Wheeling are even higher according to Zillow.com. In the City of Wheeling, the median list price for a single family home was \$135,000 in January 2020. However, median list prices are lower in the City of Weirton. The median list price for a single family home in Weirton in January 2020 was \$90,000.

The cost of rent has increased by 22.1% in the Northern Panhandle during the period from 2010 to 2017. This shows a greater demand for rental units versus homeownership.

The Northern Panhandle needs to continue its efforts to increase homeownership among residents and maintain affordable rental options, particularly for the elderly, disabled, and those on a fixed income.

Cost of Housing

	Base Year: 2010	Most Recent Year: 2017	% Change
Median Home Value	\$88,750	\$97,900	10%
Median Contract Rent	\$403	\$492	22%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	7,084	65.3%
\$500-999	3,504	32.3%
\$1,000-1,499	192	1.8%
\$1,500-1,999	45	0.4%
\$2,000 or more	18	0.2%
Total	10,843	99.9%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,264	No Data
50% HAMFI	3,738	3,197

% Units affordable to Households earning	Renter	Owner
80% HAMFI	6,927	8,759
100% HAMFI	No Data	12,310
Total	11,929	24,266

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	548	552	702	900	1,092
High HOME Rent	548	552	702	900	1,092
Low HOME Rent	548	552	702	848	946

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

According to the table above, there is sufficient housing for households at all income levels in the Northern Panhandle, however, based on data from the ACS and other CHAS data available in the Needs Analysis section of the document, it is clear that there is a need for more housing assistance opportunities for those low- and extremely low income families and individuals. The Northern Panhandle HOME Consortium members support the preservation of quality, affordable housing for low-income residents.

Based on the HUD - CHAS data there is not sufficient housing for all income levels due to the cost over burden criteria for the following groups. The numbers below are based on the CHAS data provided through the eCon Planning Suite in NA-25.

The following households have housing costs that are 30% to 50% of their AMI:

- **White households** = 4,052 or 94.5% of households
- **Black/African American households** = 160 or 3.7% of households
- **Hispanic households** = 38 or 0.9% of households

The following households have housing costs that are greater than 50% of their AMI:

- **White households** = 3,297 or 87.9% of households
- **Black/African American households** = 335 or 8.9% of households
- **Hispanic households** = 83 or 2.2% of households

When examining the percentage of each racial or ethnic group that have a housing problem, severe housing problem, or are housing cost overburdened, compared to that racial or ethnic group's percentage of the Northern Panhandle overall, a different picture presents itself. According to the 2011-2015 CHAS data, 38.1% of all White households experienced a housing problem, while 36.8% of Black/African American households, and 60.0% of Hispanic households experienced one. These numbers are much lower for severe housing problems, with 19.4% of White households, 18.1% of Black/African American households, and 43.8% of Hispanic households experiencing severe housing problems. When examining cost overburdened status, 10.3% of White households, 16.6% of Black Households, and 12.2% of Hispanic households were cost overburdened by 30%-50%, while 8.4% of White households, 34.8% of Black households, and 26.7% of Hispanic households were cost overburdened by over 50%. These numbers show that Hispanic households in the Northern Panhandle of West Virginia are much more likely to experience a housing problem and to be cost overburdened. Black/African American households have a higher likelihood of experiencing a housing problem, severe housing problem, being cost overburdened by 30%-50% of their income and being severely cost overburden by more than 50% of their income than White households, and Hispanic households have a higher likelihood of experiencing a housing problem, severe housing problem, and being severely cost overburden by more than 50% of their income than Black/African American households and White households.

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

Conditions in the Northern Panhandle region have made it extremely difficult to locate rental units which meet federal affordability standards such as Fair Market Rent. In the course of helping clients work with local landlords to locate affordable rental units, the staff for area housing provider agencies have documented a substantial increase in regional housing costs during the last three years.

According to area housing agencies, the housing prices in the Northern Panhandle have increased, particularly in Wheeling, but the need for rehabilitation of housing has not decreased. The Northern Panhandle has an older housing stock that requires substantial rehabilitation in spite of these growing prices. Additionally, increased prices have made the construction of affordable housing more difficult. The area also has an aging population, but rehabilitation that creates reasonable modifications or accommodations is expensive due to the hilly terrain.

Stagnant wages, a high regional unemployment level, the well-documented loss of manufacturing and industrial production jobs that once sustained the middle class and now a rental market that regularly exceeds the FMR baseline all combine to paint a bleak prognosis for people with low-incomes in this region.

High demand for affordable housing drives affordable housing off the market very quickly, particularly for potential homebuyers. The housing stock is also limited to larger homes and "ranch" style houses, with few medium-sized options for potential homebuyers. For renters, there have been some loft-style developments in the City, but there remains a need for affordable rental housing.

As long as the demand for housing is high, and oil and gas industry employees pay premium prices for housing, driving up the costs of housing, the price to buy and rent alike will remain at the status quo, or continue to rise.

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

According to rentjungle.com, the median rent in the City of Wheeling as of May 2020 was \$562, which is a 49.65% decrease from the median rent in May 2019 of \$845. The median rent for a one-bedroom apartment was \$361, and was \$806 for a two-bedroom apartment. The median rent in the City of Weirton as of May 2020 was \$385, which was a 21.04% decreased from the median rent in May 2019 of \$466. Though median rents for one-bedroom apartments are below Fair Market Rent, the median rent for larger apartments are above Fair Market Rent. There is a need for more affordable rentals with larger bedroom counts.

Discussion

The housing market is stronger in the City of Wheeling than it is in the City of Weirton, and affordability and accessibility in rentals are becoming an increasing problem for lower income residents across the Northern Panhandle.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

The City of Wheeling contains 9,727 housing units that were constructed prior to 1960, which is 66.3% of all the housing units in the City, and the City of Weirton contains 5,359 housing units constructed prior to 1960, which is 58.5% of all housing units in the City. Across the Northern Panhandle, 36,779 of housing units were built prior to 1960, which is 59.3% of all housing units. Less than 5% of the housing units in the Northern Panhandle were built within the last ten (10) years. Of all the 62,043 total housing units, 53,262 (85.8%) are occupied. It is estimated that over 20.7% of the housing units are in need of housing rehabilitation work, from minor work to major rehabilitation work.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

The following definitions are included in the table below:

“Selected Housing Conditions:”

- Over-crowding (1.01 or more persons per room)
- Lacking a complete kitchen
- Lack of plumbing facilities and/or other utilities
- Cost overburden

“Substandard Condition:” Does not meet code standards, or contains one of the selected housing conditions.

“Suitable for Rehabilitation”: The amount of work required to bring the unit up to minimum code standards, and the existing debt on the property, together are less than the fair market value of the property.

“Not Suitable for Rehabilitation”: The amount of work required to bring the unit up to minimum code standard exceeds the fair market value of the property after rehabilitation work is complete.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,250	14%	3,984	37%
With two selected Conditions	57	0%	278	3%
With three selected Conditions	0	0%	15	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	26,315	86%	6,570	61%
Total	30,622	100%	10,847	101%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,234	7%	552	5%
1980-1999	4,616	15%	1,679	15%
1950-1979	14,517	47%	5,105	47%
Before 1950	9,237	30%	3,527	32%
Total	30,604	99%	10,863	99%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	23,754	78%	8,632	79%
Housing Units build before 1980 with children present	1,522	5%	1,058	10%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	1,440	1,833	3,273
Abandoned Vacant Units	878	1,117	1,995
REO Properties	16	0	16
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Alternate Data Source Name: 2013-2017 ACS and 2020 NSP Data

Data Source Comments: Numbers for Wheeling and Weirton based on 2009-2013 ACS Five Year estimates of vacancies, 2020 NSP estimates, Realtytrac.com foreclosure data for Wheeling and Weirton, and consultation with City of Wheeling and Weirton Building Inspectors.

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

A large portion of the Northern Panhandle’s housing stock is aging, including the housing stock in both the Cities of Wheeling and Weirton. Though property values are rising, sale prices still have not increased to the extent that landlords find it profitable to rehabilitate rental properties in Wheeling. Floodplains also prevent rental rehabilitation from taking place, as many of the low-income neighborhoods in the City with a high number of rentals (Wheeling Island in particular) are located in the floodplain, disincentivizing rehabilitation work. Anecdotally, City residents have described a need for roof repair and weatherization.

There are approximately 2,987 housing units in Wheeling, 1,893 in Weirton, and a total of 8,584 housing units across the Northern Panhandle that are suitable for rehabilitation work. However, the cost of rehabilitation exceeds the income and capital of most lower income homeowners. Most of the vacant housing units will remain vacant since the property owners are unwilling to invest, fearing that there will be little to no return on their investment. Landlords are also reluctant to invest in their properties, especially since they are already rented and there is a demand for rental units whether they are up to code standards or not. Many landlords in the area have a steady supply of renters with oil and gas industry needing temporary housing.

Due to a gap of middle-income housing in the real estate market, there is a need for rehabilitation of both rental and homeowner housing. Few homes are available between \$100,000 and \$500,000 sales prices, though many of the less expensive homes could be rehabilitated to meet the needs of moderate-income individuals. Additionally, there is little vacant land in the City of Wheeling to build new subdivisions, which leads rehabilitation of low-value households targeted toward middle-income residents as the only option to provide housing for people at these incomes.

The City of Wheeling's Vacant House Program has worked to curb negligent homeowners. However, there are still a number of speculators attempting to flip housing units in Wheeling. The City has responded both proactively through programs such as the Vacant House Program, and reactively through code enforcement. Common code enforcement complaints include high grass and abandoned vehicles, but these complaints will often lead to larger structural issues. The neighborhoods of the City of Wheeling with the highest instances of code complaints are Wheeling Island, North Wheeling, South Wheeling, and Central Wheeling. Nearly 200 structures have been demolished due to the joint efforts of Code Enforcement and City Staff.

The City of Weirton does not have a vacant property registration program. If there are abandoned properties, they are usually demolished in a few years. There is a need to create a rehabilitation program to address code enforcement issues in the City of Weirton. Additionally, a number of homeowners that have expressed a need to make home improvements and a lack of funds to do so. Though there is a weatherization program run by Change, Inc., it does not meet the demand for homeowner rehabilitation in the City.

The Neighborhood Level Foreclosure Data through HUD's Neighborhood Stabilization Program for 2008 showed 10 foreclosures in Ohio County out of 3,404 mortgages for a foreclosure rate of 2.9%. The number of foreclosures in Weirton was higher than Wheeling's, with 19 foreclosures out of approximately 2,521 mortgages for a foreclosure rate of 7.5%. It is reasonable to assume that these housing units have fallen into disrepair, as the owners likely could not afford to make reasonable repairs, and especially not major repairs, if they could not afford the payments on their mortgage.

There is a need for funding for to address housing exteriors, including sidewalks. There is also a need to make repairs to furnaces and hot water tanks, particularly on Wheeling Island due to its floodplain issues.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Based on the HUD estimates for Lead Based Paint and the high number of housing units built prior to 1980, it is estimated that over 32,386 housing units in the Northern Panhandle have lead based paint, and approximately 99% of those units have chipped or peeling paint, which presents an imminent health hazard. According to staff, there are very rarely any units in the City without chipped or peeling Lead Based Paint hazards somewhere, and the cost of lead abatement alone deters many from rehabilitating their homes or buildings. Lead abatement costs are prohibitive for the City pursuing a housing rehab program. The cost to rehab a unit can be greater than the after-completed value.

Discussion

The City of Wheeling's Vacant Building Registration Program imposes an increasing fee scale for vacant buildings. The fee structure is as follows: (1) No fee for properties that are vacant for less than one year; (2) \$500.00 for properties that are vacant for at least one year but less than two years; (3) \$1,000.00 for properties that are vacant for at least two years but less than three years; (4) \$2,000.00 for properties that are vacant for at least three years but less than four years; (5) \$3,500.00 for properties that are vacant for at least four years but less than five years; and (6) \$4,000.00 for properties that are vacant for at least five years, plus an additional \$300.00 for each year in excess of five years.

Owners have the choice to plan to tear the building down, rehab it, or sell it to someone that will either demo or rehab it. This program helps the City to ensure that through a registration, inspection, and monitoring process, vacant buildings will be kept weather tight and secure from trespassers, will provide safe entry to police officers and firefighters in times of emergency, will not impede private and/or public efforts to rehabilitate or maintain surrounding buildings, and will not present otherwise a public hazard. Vacant buildings are usually discovered through observation and reports of broken windows, high grass, illegal dumping sites, etc. Once a vacancy is identified, the City contacts the owner and informs them that they have to register the vacant building. A building is no longer considered vacant once an occupancy permit is issued. Fees can be waived if an owner demonstrates that they are in the process of demolition, rehabilitation, or other substantial repair of the vacant building; and demonstrates a reasonable anticipated length of time for the demolition, rehabilitation, or other substantial repair of the vacant building; provides satisfactory proof that they have been actively attempting to sell or lease the property during the vacancy period; or provides proof that the vacancy is temporary and may be due to illness of the owner, active military service, or some other reasonable explanation believed to be short term in nature and documentable as necessary.

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

WHA manages public housing units at seven (7) communities in the City of Wheeling. There were 540 families/individuals on the waiting list for public housing in June 22, 2020. Public housing has site-based waiting lists, and all of the waiting lists are still open. The breakdown of the waiting lists are 204 single-person households, 57 two-person households, 20 three-person households, 4 four-person households, and 2 five-person households. There were 912 residents across all properties in 662 units in the Housing Authority of the City of Wheeling. The Housing Authority of the City of Weirton had 168 residents across 111 units.

The Wheeling Housing Authority owns and professionally manages family communities and senior hi-rise rental apartments. The apartments range in size from efficiency to five bedrooms and are located throughout the City of Wheeling. WHA has seven (7) public housing developments with a total of 662 public housing units, of which 55 (8.3%) are accessible.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	-	-	743	960	-	-	0	0	0
# of accessible units	-	-	-	-	-	-	-	-	-

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

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

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

The Wheeling Housing Authority operates public housing units at seven (7) locations listed below:

- **Hil-Dar (Family)** – 92 units
- **Bishop Street (Family)** – 2 units
- **Riverview Towers (Elderly Only)** – 74 units
- **Luau Manor (Mixed)** – 105 units
- **Garden Park Terrace (Mixed)** – 155 units
- **Booker T. Washington (Mixed)** – 107 units
- **54 13th Street (Mixed)** – 2 units

Of the 662 public housing units, 91 family units are part of low-income housing tax credit developments built by Wheeling Neighborhood Ventures, in partnership with Wheeling Housing Authority. Wheeling Neighborhood Ventures offers three communities, with a total of 104 units, of which 91 units are subsidized: Historic North Wheeling, Wheeling Heights I & II, and Jacob Street Apartments. These communities were constructed to replace housing that was eliminated through the HOPE VI program.

- **North Wheeling (Family)** – A total of 39 units, 20 that are subsidized
- **Wheeling Heights (Family)** – A total of 47 units, 39 that are subsidized
- **Wheeling Heights II (Family)** – A total of 18 units, 14 that are subsidized
- **Jacob Street (Family)** – A total of 18 units, 18 that are subsidized

With public housing occupancy at 81.6%, there is more demand than supply. The Wheeling Housing Authority has explicitly described the lack of public housing and lack of affordable rental housing in the area.

Public Housing Condition

Public Housing Development	Average Inspection Score
Housing Authority of the City of Wheeling	89
Housing Authority of the City of Weirton	91

Table 38 - Public Housing Condition

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

The WHA has implemented Asset Management for each of its public housing developments that provides for development/Asset Management Project (AMP)-based accounting, personnel supervision at the AMP level, and short term and long term maintenance needs by staff at the AMP level including capital improvements. The Wheeling Housing Authority recently submitted its Five Year Plan for its FY 2020 through FY 2023 Public Housing Capital Fund Program Grant. WHA proposed various activities to improve the overall living environment in the Authority’s public housing projects, including funds for: Bathroom upgrades; kitchen cabinet and countertop replacement; concrete work; boiler replacement; parking lot resurfacing; elevator and generator upgrades; site-work on retaining walls; new flooring; air conditioning in lobbies; porch roof replacement; roof replacement; bath and shower upgrades; and hallway lighting. Additionally, WHA makes accessibility improvements such as walk-in showers and ramps on an as-needed basis.

The Wheeling Housing Authority has noted the opportunity in creating mixed use developments with business owners. The Housing Authority has the capability to partner with organizations that can help recruit businesses, but has not obtained any partnerships as of yet. The Housing Authority notes a lack of contractors in the area, both for these types of developments, and for general developments in the area.

The WHA has noted a number of vacancies in its properties, particularly in Garden Park and in LIHTC developments. However, many of these vacancies are due to either renovations or due to applicants that cannot meet the requirements to be provided housing. Garden Park in particular requires renovations due to asbestos.

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

The WHA sites the need to modernize and maintain its public housing. However, the WHA also notes that there is a significant need for more public housing in the City. For residents of public housing already residing in Wheeling, there are a number of regular programs. Hil-Dar has active youth programs, and is the site of a summer feeding program and a summer tutoring program. Hil-Dar works as a host to youth workers as they begin to build their career skills. The high rise developments have the ROSS program, and an on-site ROSS Coordinator who provides programming, including health-related activities, community building activities, and wellness/social coordination. Resident councils operate at Hil-Dar, Garden Park, Luau Manor, and Booker T. Washington.

In addition, WHA will continue efforts to reduce vacancies and unit turnaround time for public housing and continue efforts to develop additional affordable housing utilizing Capital Fund Program and Replacement Housing Factor funds, and the LIHTC program.

Discussion:

The Weirton Housing Authority operates two (2) public housing communities. The public housing communities operated by WHA are listed below:

- **Wyles Terrace (Family living)** - 50 units. All of these units are all located at Byron Street in Weirton.
- **Overbrook Towers (Elderly & Disabled living)** - Approximately 54 units. These units are located at 525 Cove Road in Weirton. The unit count is approximate because WHA is in the process of converting efficiency units into large one bedroom units, because they find that single-person households prefer to live in a one-bedroom unit rather than a small efficiency unit.

WHA was ranked a Standard Performer for the fiscal year ending 3/31/19. Weirton Housing Authority has replaced 181 smoke detectors at Overbrook Towers and 100 smoke/carbon detectors at its family complex in Wyles Terrace.

The Weirton Housing Authority will submit its Five Year and Annual Plan for its FY 2020 Public Housing Capital Fund Program Grant. WHA has made improvements to sidewalks and parking lots, as well as the rehabilitation of vacant units over the course of its past Five Year Plan. WHA has completed all RAD conversions and is currently working to complete its environmental reviews for renovations of vacant units.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

The Northern Panhandle CoC, or the Greater Wheeling Coalition for the Homeless, provides an inclusive intake process for the homeless and at-risk of homelessness in the Northern Panhandle. They screen clients at intake to determine what emergency shelter is appropriate and which community resources will best suit the client's immediate needs. The assessment process is critical to client success as it sets the stage for building the therapeutic relationship and provides the initial opportunity in developing a process for ending the homeless situation.

Through the assessment process the Coalition and the client develop a written action plan for resolving the issues that are generating the housing crisis, as well as identifying the more in-depth individual issues that may create another episode of homelessness. Since an emergency shelter stay, by virtue of regulations, cannot exceed six months, an aggressive series of support services are enacted during that time including treatment for health issues; development of job skills; an employment search; volunteering to build self-esteem; development of a housing plan; and development of applications for benefit programs.

Of all homeless individuals and families surveyed in the last year, 93% of the homeless were affected by the opioid epidemic in some way. Of these, approximately 51% were non-users, but still dealing with some other type of substance abuse. Emergency shelters have strict stipulations regarding sobriety and often are not equipped, due to their dormitory setting, to offer privacy for a client who is experiencing serious psychological symptoms. Often, clients who are actively abusing substances or are experiencing psychosis or psychosocial difficulties are evicted from shelters for noncompliance.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	9	0	0
Households with Only Adults	23	16	4	18	0
Chronically Homeless Households	0	0	0	16	0
Veterans	0	0	3	0	0
Unaccompanied Youth	0	0	26	0	0

Table 39 - Facilities Targeted to Homeless Persons

Data Source Comments: Greater Wheeling Coalition for the Homeless

DRAFT

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

As the main access point of the NPCoC Coordinated Entry System, GWCH utilizes a single application process for mainstream benefits during Centralized Intake and Assessment (Intake) to assist homeless clients with enrollment in Medicaid and accessing other mainstream resources. Other mainstream resources include, but are not limited to, Temporary Assistance for Needy Families (TANF), Supplemental Nutrition Assistance Program (SNAP), and Women Infants and Children (WIC). GWCH informs both eligible and ineligible clients of mainstream benefits using its Community Resource Guide, which is updated and distributed regularly.

GWCH case managers routinely refer clients without health coverage to local DHHR offices for access to healthcare and assist with applications using phone or paper applications. Typically, once Medicaid is secured, clients are referred to a primary care physician by DHHR; however it is common for the primary care provider to not accept Medicaid, even if a referral was made. When this occurs, GWCH assists the client with locating a primary care providers who accepts Medicaid to ensure the client can effectively utilize their benefits. Typically, GWCH can make referral to Wheeling Health Right for such assistance. Referrals for mental health treatment and services include Northwood Health Systems, NAMI, and GWCH's in-house clinical level therapist.

GWCH's outreach program connects weekly with clients, landlords, and community partners. Community partner outreach allows the organization to establish connection with local service providers in all counties of the Northern Panhandle to identify persons experiencing homelessness and connect them to Intake. Utilizing this outreach approach, GWCH has established a process to conduct Intake remotely using the organization's LifeSize videoconferencing system, thus providing the ability to connect with clients who are at imminent risk or experiencing homelessness in the outlying counties.

As the NPCoC Lead Agency, GWCH consistently works to identify and implement employment services to assist the homeless population increase their income. Past partnerships include those with an Ohio University Eastern professor that offered monthly resume development and a formal partnership with the City of Wheeling which offered "Aim Hire", a pilot employment program offering individuals part-time seasonal work which led to 50% of placements (2 of 4) securing full-time, permanent employment with the City of Wheeling. GWCH maintains a long-standing partnership with the Northern Panhandle Workforce Investment Board to refer clients to job placement and employment training. All GWCH case managers are trained in SSI/SSDI, Outreach, Access, and Recovery (SOAR) which assists clients in submitting applications for SSI/SSDI benefits at Intake when disabling conditions make it difficult for clients to obtain employment. If benefits are initially denied, GWCH case managers have a high success rate in appealing and overturning decisions through SOAR advocacy. SOAR is especially important for individuals enrolled in GWCH's permanent supportive housing program as the program serves persons with disabilities.

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

The region's service delivery system is designed in accordance with HUD's requirement for CoCs to develop a local Coordinated Entry System to ensure assessments of an individual's needs for homeless services are standardized. In January 2018, the NPCoC Board of Directors approved the NPCoC Coordinated Entry System policies and procedures which defines GWCH as the main access point of the NPCoC's Coordinated Entry System, providing daily Intake with each household in the Northern Panhandle requesting homelessness assistance. In 2019, the YWCA Wheeling was added as an access point to assess victims of domestic violence only.

GWCH staff conduct Intake using an HMIS assessment and evidence-based practices to determine the most appropriate program available to meet the needs of each applicant. This includes diversion to family and friends if possible, and screening for placement in local emergency shelters, as well as other supportive services and housing programs. GWCH staff develop Individualized Service Plans and Housing Plans, which include assistance with housing search and placement. Prioritization of placement into housing occurs during monthly Provider Committee meetings.

The NPCoC membership includes several emergency shelter providers such as the YWCA, Northwood Health Systems, Salvation Army, and Youth Services System which are all located in Ohio county. CHANGE, Inc. also offers a domestic violence shelter in Weirton. In addition to these emergency shelter providers, three organizations operate Transitional Housing projects in the region, including GWCH, Helping Heroes, and Catholic Charities. GWCH's Transitional Housing project offers eight units of shelter in two buildings, one dedicated to families with children and the other for single adults/couples who are not separated by gender or by household composition. Helping Heroes offers transitional housing to Veterans and their families while Catholic Charities serves families with children.

GWCH's Transitional Housing project serves all homeless subpopulations and traditionally prioritized placement for Veterans ineligible for VA-dedicated programs, victims of domestic violence, and youth ages 18-24. In September 2019, the region's only emergency shelter offering beds for families with children, the Salvation Army of Wheeling, restructured its facility to honor its original mission by offering beds dedicated only to males since the facility was never intended to accommodate families. To meet the community-wide need for shelter beds dedicated to families with children, GWCH begun using its Transitional Housing as a form of emergency shelter by admitting individuals and families into the program directly from the streets. GWCH plans to seek funding in an effort to formally re-frame the program to fully operate like an emergency shelter facility.

The Northern Panhandle region's only Permanent Supportive Housing project is operated by GWCH and offers clients a number of clinical resources with licensed social workers, peer recovery coaches, and an

LICSW clinical lead who provide weekly home visits including life-skills training. GWCH links clients in this type of housing to partner services throughout the community, including employment services that allow for income growth. The Permanent Supportive Housing Program serves persons with disabilities and the chronically homeless.

Individuals and families that may be at-risk of homelessness are potentially eligible for prevention programs. Clients are assessed using a Homelessness Prevention Targeting Criteria Assessment and a Housing Barriers Checklist Assessment to evaluate factors such as income level, court-ordered or formal eviction notices, history of chronic homelessness, emergency shelter inaccessibility, single-parent household, debts, substance abuse, mental health issues, criminal history, etc. The NPCoC has developed an inventory of homeless prevention programs, such as Supportive Services for Veteran Families (SSVF), Emergency Solutions Grant (ESG), and Housing Opportunities for People with HIV/AIDS (HOPWA), to utilize in assisting individuals and families that would otherwise become homeless. These programs are carried out by four organizations, with SSVF programs serving Veterans and the HOPWA program serving individuals living with HIV/AIDS. The NPCoC also has one Runaway Homeless Youth (RHY) program in its inventory, with services prioritized for youth experiencing homelessness.

DRAFT

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

The Northern Panhandle CoC (Greater Wheeling Coalition for the Homeless), the Cities of Wheeling and Weirton, and the Northern Panhandle HOME Consortium have identified the priorities for services and facilities for special needs population. This includes elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and public housing residents.

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

The Greater Wheeling Coalition for the Homeless has developed a Community Resource Guide providing contact information on social service and shelter providers in the Northern Panhandle. Coalition staff share this guide and information on other service providers in the region upon request and during centralized intake assessments held each weekday. The Coalition offers weekday walk-in hours in Wheeling and by appointment with households who lack transportation, Coalition staff evaluate people seeking homelessness assistance by determining eligibility and developing a service plan intended to secure housing and the assistance needed to achieve stability.

The following needs and objectives are established under this Five Year Consolidated Plan:

- **Elderly** - rehabilitation of existing owner-occupied housing units, and construction of new affordable and accessible apartments
- **Frail Elderly** - construction of new affordable and accessible apartments with supportive services
- **Persons with Disabilities** - rehabilitation of existing housing units for accessible improvements, reasonable accommodations to rental housing units, and supportive employment opportunities
- **Alcohol and Other Drug Addictions** - supportive services to end addictions, and training to re-enter the work force
- **Public Housing Residents** - housing down payment assistance, job training and job opportunities, housing counseling for home ownership, and assistance in finding affordable housing
- **Victims of Domestic Violence** - additional temporary shelters, supportive services and training programs, and permanent supportive housing options

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

According to WV Division of Health legislative rule, hospitals must have a discharge planning process for post-hospital services. Locally, most patients often return to their prior living situation upon discharge from hospitals and health care facilities. However, when Intake identifies recently discharged clients who do not have access to shelter or a support network such as friends and family, GWCH staff contact the hospital discharge planner to learn if a plan is in place. When no discharge plan is in place, or clients are unable to care for themselves, staff provide referral to resources such as personal care homes and assisted living facilities or offer direct support where eligible, including assistance with an application for public housing, searches for private market housing, referral to local social service providers, including supportive housing projects if applicable, and mainstream benefit providers. Specific destinations for people discharged from health care facilities include private market apartments, the homes of family and friends, or state- and locally-funded housing options.

The NPCoC regularly meets with the Northern Panhandle Re-Entry Council, Workforce WV, and liaisons with local school districts to discuss discharge planning protocols for discharge of individuals from public institutions and foster care. The NPCoC Lead Agency also has offered trainings on discharge planning to educate the NPCoC membership and develop a consistent message regarding the need for adherence to proper discharge planning standards. The NPCoC works with a number of mental health providers to aid homeless individuals and families, including domestic violence survivors. Formal partnerships have been formed with mental health agencies, providers, doctors, hospitals, clinics, and mobile health units to provide supplemental aid.

The NPCoC has cited the need for additional discharge planning in the area to ensure that individuals exiting care are not discharged into a situation where they are homeless. There has been an increase in homelessness that has been linked to the closure of the Ohio Valley Medical Center and the Hillcrest Medical Center. Such hospital closures should be anticipated in any future discharge planning in the Northern Panhandle.

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

Transitional Housing in the region has had a 92% success rate since its inception in 2001, and continues to be funded in the region. Transitional housing prioritizes domestic violence survivors and families that are seeking housing. The Greater Wheeling Coalition for the Homeless (GWCH) is a CHDO and intends to rehabilitate housing for formerly homeless residents in the area.

Professional Community Engagement Specialists work with community partners to support strategic efforts linking permanent supportive housing to service providers, as well as connecting clients to

necessary services. Community Engagement staff and peer recovery services are provided as support for longer-term clients. These supports are provided in-house for shelter residents, and shifted to external supports as the clients find housing.

During Centralized Intake and Assessment (CIA), the Coalition, on behalf of all shelter programs in the region, potential clients are asked to consider if there are any options remaining to them before they enter the homeless support system. In addition to using these diversion techniques to reduce the number of people who require assistance, the Coalition is able to provide prevention assistance through sources such as the state Emergency Solutions Grant and the VA's Supportive Services for Veteran Families to help people who are at imminent risk of becoming homeless from doing so. Unfortunately, these funding sources place strict limits on the degree of prevention assistance which can be provided and the Coalition has, to date, not been given the ability to adequately meet the extreme demand for assistance of this type in the region.

The NPCoC has identified major supportive service needs for peer recovery, sobriety services, and addiction services. Overall, there is a need for more case managers that have a specialization, as the current case management system is overburdened. There is also a need for overnight staff at all institutions to ensure that goals and outcomes are being reached.

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

At least 15 percent of HOME Investment Partnerships Program (HOME) funds must be set aside for specific activities to be undertaken by a special type of nonprofit called a Community Housing Development Organization (CHDO). The Northern Panhandle HOME Consortium has not yet chosen its CHDO project for FY 2020, although the allocation for FY 2020 for the CHDO Set-Aside project is \$48,276.

One CHDO funded by the Northern Panhandle HOME Consortium is CHANGE, Inc. CHANGE completed 1 rental rehabilitation in Follansbee in Brooke County using HOME funds.

The Greater Wheeling Homeless Coalition is in the process of rehabilitating one homeowner household in Triadelphia, WV.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment.

The City of Wheeling in its most recent Analysis of Impediments to Fair Housing Choice did not identify any negative effects of its public policies that serve as barriers to affordable housing. The City has continued to revise and update its Zoning Ordinance. This document is consistent with the Fair Housing Act, Section 504, and the Americans with Disabilities Act. There are no other public policies that restrict fair housing.

FY 2020-2024 Analysis of Impediments to Fair Housing Choice

The City of Wheeling's 2020 Analysis of Impediments to Fair Housing Choice has identified the following impediments, along with goals and strategies to address those impediments and affirmatively further fair housing in the City:

Impediment 1: Housing Affordability

Decent, safe, sanitary, and affordable housing remains a problem in finding fair housing choice as well as the, quality of life and attractive neighborhoods.

Goal: Increase the supply of decent, safe, sound, and affordable housing targeted to lower income households, both renters and owners.

Strategies: To meet this goal, the following activities and strategies may be undertaken by the City of Wheeling:

- **1-A:** Maintain the supply of available decent, safe, sanitary, and affordable housing through code enforcement, rehabilitation, and support of the creation of and capacity building of Community Housing Development Organizations (CHDOs), both locally and throughout the HOME Consortium Area.
- **1-B:** Increase homeownership opportunities for LMI households through the purchase of available housing, requiring housing counseling, as well as providing downpayment and closing cost assistance through the Northern Panhandle HOME Consortium.
- **1-C:** Support and strengthen an effective property maintenance inspection program and code enforcement in the City.
- **1-D:** Promote programs for accessibility, weatherization, insulation, storm windows, energy audits, etc. to help reduce energy costs for LMI households that are cost burdened.

Impediment 2: Housing Accessibility

There is a lack of housing that is accessible to the older population, and persons with disabilities which limits their choice of housing.

Goal: Increase the supply of housing that meets the accessibility, visitability, and quality of life needs of the older population and persons with disabilities.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **2-A:** Increase the supply of accessible owner-occupied housing by providing financial assistance to support the removal of architectural barriers.
- **2-B:** Enforce building codes to ensure that new multifamily construction meets the accessibility provisions of the Fair Housing Act.
- **2-C:** Continue to promote education and awareness of the requirements for reasonable accommodations for persons with disabilities and the elderly in rental housing.
- **2-D:** Encourage the development of new construction of housing that is accessible and affordable to the elderly and disabled.

Impediment 3: Fair Housing Education, Advocacy, Monitoring, and Enforcement

There is a lack of awareness of tenant rights and landlord responsibilities under the Fair Housing Act, and a need to continually monitor and enforce the Fair Housing Act.

Goal: Increase the knowledge and awareness of the rights of individuals and the responsibilities of building owners in regard to the Fair Housing Act through education advocacy, monitoring, and enforcement to eliminate discrimination in housing and providing fair housing choices for all individuals and families.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **3-A:** Continue to support educational and training programs concerning the tenant rights and landlord responsibilities covered by the Fair Housing Act.
- **3-B:** Continue to support local and Consortium efforts to strengthen efficient and effective fair housing monitoring, investigation, testing, and enforcement strategies.
- **3-C:** Continue to support the delivery of fair housing advocacy services to at-risk groups and victims of housing discrimination.
- **3-D:** Continue to promote the delivery of financial literacy counseling for LMI and minority households to combat predatory and subprime lending practices.

Impediment 4: Cost Burden

Both homeowners and renters are cost burdened by the monthly cost of housing which affects fair housing choice.

Goal: Reduce the amount of households which are cost burdened in the City and the HOME Consortium area.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **4-A:** Provide financial assistance to homebuyers to lower the cost of buying a home and thus reducing their monthly housing costs to within 30% of income.
- **4-B:** Promote the development of new affordable rental units under the LIHTC program, bond issues, Federal subsidized housing program, etc. to reduce a renter households' monthly housing cost to within 30% of their income.
- **4-C:** Promote the development of mixed income housing by private developers by offering financial incentives and density bonuses.

Impediment 5: Income vs. Housing Choice

There is a lack of economic and job opportunities in the City of Wheeling and the HOME Consortium area which prevents low-income households from increasing their income and ability to choose to live outside areas of concentrated poverty.

Goal: The local economy will improve which will create new job opportunities and in turn increase household income.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **5-A:** Strengthen partnerships with area businesses and firms to expand the local tax base and create a more sustainable economy.
- **5-B:** Support workforce development and skills training that results in increased job opportunities and higher wages.
- **5-C:** Support programs that promote entrepreneurship and small business development for the retention and creation of job opportunities for low-income businesses and minority and women-owned businesses.

Impediment 6: Impacted Areas

There is a lack of economic and job opportunities in the City of Wheeling and the HOME Consortium area. There are specific areas in the City of Wheeling where there is a concentration of low-income households and minorities.

Goal: Promote the deconcentration of low-income people and minorities from impacted areas and provide housing choice outside these areas.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **6-A:** Support, promote, and encourage affordable housing developments that are constructed outside impacted areas.
- **6-B:** Continue to market and promote the homebuyer program to minority families and low-income households so they can afford to buy a home outside areas of impactation.

DRAFT

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The goal of the City of Wheeling’s Economic and Community Development Department staff is committed to a philosophy of customer friendliness by streamlining all planning, regulatory, inspection and enforcement activities surrounding a project. The Economic and Community Department is designed to coordinate the multiple functions of: Planning, Zoning, Economic Development, Code Enforcement, Inspection, Housing, and Neighborhood Development.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	448	988	4	5	1
Arts, Entertainment, Accommodations	1,786	2,580	16	13	-3
Construction	649	898	6	4	-2
Education and Health Care Services	2,940	7,197	26	35	9
Finance, Insurance, and Real Estate	614	1,311	5	6	1
Information	172	416	1	2	1
Manufacturing	625	891	5	4	-1
Other Services	592	1,226	5	6	1
Professional, Scientific, Management Services	854	1,953	7	10	3
Public Administration	0	0	0	0	0
Retail Trade	1,798	1,759	16	9	-7
Transportation and Warehousing	341	151	3	1	-2
Wholesale Trade	673	1,071	6	5	-1
Total	11,492	20,441	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	13,320
Civilian Employed Population 16 years and over	12,525
Unemployment Rate	5.62
Unemployment Rate for Ages 16-24	17.16
Unemployment Rate for Ages 25-65	3.29

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	2,467
Farming, fisheries and forestry occupations	625
Service	1,390
Sales and office	3,511
Construction, extraction, maintenance and repair	908
Production, transportation and material moving	470

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	9,474	81%
30-59 Minutes	1,555	13%
60 or More Minutes	608	5%
Total	11,637	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	475	40	640
High school graduate (includes equivalency)	2,715	168	1,220
Some college or Associate's degree	3,120	160	1,060
Bachelor's degree or higher	3,860	120	825

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs.	25-34 yrs.	35-44 yrs.	45-65 yrs.	65+ yrs.
Less than 9th grade	29	65	25	214	289
9th to 12th grade, no diploma	255	82	235	529	545
High school graduate, GED, or alternative	530	691	835	2,568	2,670
Some college, no degree	1,170	775	760	1,675	985
Associate's degree	58	210	260	650	227
Bachelor's degree	209	895	673	1,543	682
Graduate or professional degree	8	305	460	939	513

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,745
High school graduate (includes equivalency)	24,268
Some college or Associate's degree	29,743
Bachelor's degree	40,849
Graduate or professional degree	58,425

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

The City of Wheeling's economy is based on healthcare, education, law and legal services, entertainment and tourism, and energy. These industries are also the basis of the economy of the Northern Panhandle.

The three (3) largest categories of jobs in the City of Wheeling business by sector is as follows:

- Education and Health Care Services - 7,197 jobs
- Arts, Entertainment, Accommodations - 2,580 jobs
- Professional, Scientific, Management Services - 1,953 jobs
- **Total: 11,730 jobs**

These three categories represent 57.38% of the total number of jobs in the Northern Panhandle.

The Northern Panhandle Business Development Corporation has identified the major industry clusters of the region as energy; value-added metals; transportation logistics; healthcare; and chemicals/ceramics. Within these sectors, there have been the following jobs increases since 2010:

- **Healthcare** - 1,700 additional jobs (46% increase)
- **Energy** - 927 additional jobs (25% increase)
- **Metals** - 617 additional jobs (16% increase)
- **Chemicals** - 431 additional jobs (12% increase)
- **Transportation** - 24 additional jobs (1% increase)

Major business investments made in the area include:

- Italian firm Pietro Fiorentini's first permanent manufacturing facility in Weirton
- Bidwell has made a \$3 million investment into the area in the North End of Weirton formerly occupied by an ArcelorMittal machine shop
- Multiple natural gas-fired power plants throughout the Northern Panhandle of West Virginia

Describe the workforce and infrastructure needs of the business community:

According to consultation with economic development stakeholders in Wheeling, there are infrastructure and workforce needs that inhibit development and growth. There may be a lack of skilled workers, and many of the workers in the area are transient due to the heavy reliance on fracking. Downtown Wheeling has a somewhat negative reputation as a dangerous place. Infrastructure in the Downtown area is poor, with sidewalks that are not ADA compliant. Some of the existing codes can be expensive to meet in a

building rehabilitation, which can prevent some developers from considering downtown. Consequently, there are a large number of vacant commercial structures in Wheeling's business district.

The City of Wheeling should consider ways to make the downtown look more presentable in order to attract investment. The City should undertake code enforcement to address the vacant and blighted structures in the City. Air quality is poor, and there is the potential to beautify the area with trees that will also improve air quality.

Many employers near the City are separated from workers in the City due to sprawl and a lack of public transit. Affordable housing tends to be located away from employment centers as well. The former site of the Ohio Valley Medical Center presents opportunities for development, but has so far been considered an undesirable site.

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

The construction of a new nearby cracker plant has the potential to bring more jobs to residents of the City, though the plant has its detractors. Some developments by WODA have had a role in improving the reputation of Downtown Wheeling, but the progress has been slow. The majority of new developments with a potential for retail take place in the Highlands, which competes directly with Downtown Wheeling and prevents businesses from growing and flourishing there. Downtown projects are considered riskier, and potential business-owners do not want to operate businesses with rental units above them. The City has a challenge finding contractors to work on commercial Downtown properties.

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

According to the 2013-2017 American Community Survey, the City of Wheeling has an unemployment rate of 5.3% which is lower than the West Virginia unemployment rate of 7.2% for that same period. In Wheeling, there are 11,492 workers and 20,441 jobs. The unemployment rate is also larger in the 18-25 age group as opposed to older age groups. This suggests that as younger members of the workforce leave school and enter the workforce, they are struggling to find employment.

According to the 2013-2017 American Community Survey data in the Business Activity Table above, the Northern Panhandle is experiencing an employment deficiency (the number of jobs available exceeds the number of qualified workers) in the following sectors:

- **Agriculture, Mining, Oil and Gas Extraction** – 45.3% of the sector jobs are filled
- **Arts, Entertainment, Accommodations** – 69.2% of the sector jobs are filled

- **Construction** – 72.3% of the sector jobs are filled
- **Education and Health Care Services** – 40.8% of the sector jobs are filled
- **Finance, Insurance, and Real Estate** – 46.8% of the sector jobs are filled
- **Information** – 41.3% of the sector jobs are filled
- **Manufacturing** – 70.1% of the sector jobs are filled
- **Other Services** – 48.3% of the sector jobs are filled
- **Professional, Scientific, and Management Services** – 43.7% of the sector jobs are filled
- **Wholesale Trade** – 62.8% of the sector jobs are filled

Note that data is not available for jobs in the Public Administration sector.

According to consultation with economic development agencies, the City needs welders, truck drivers, and machinists. The oil and gas industry consumed all of the skilled employees, such as excavators and welders, creating a gap in these professions. The City has an initiative in place where they post jobs to attract people that left Wheeling to come back, bringing their skills and talents.

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

There has been an overall shift away from 4-year degrees toward more programs that provide job training and certification in the area. 1- and 2-year certificates have allowed for quick training and following employment. Enrollment in these programs has been steady, in spite of the fact that the area population has been declining.

The Northern Panhandle Workforce Development Board, Inc., established in 1987, is one of seven (7) local Workforce Investment Boards in the State of West Virginia. The Northern Panhandle Region, Region 5, consists of Hancock, Brooke, Ohio, Marshall, Wetzel and Tyler counties and the cities of Weirton and Wheeling.

The NPWIB, Inc. has three (3) local WORKFORCE West Virginia Career Centers in Weirton, Wheeling and New Martinsville. These WORKFORCE West Virginia Career Centers are at the heart of the new workforce investment system that emerged under the WIA. These WORKFORCE West Virginia Career Centers provide an integrated array of high quality services so that workers, job seekers and businesses can find the service(s) they need under "one roof" in easy to reach locations.

WORKFORCE West Virginia Career Centers are designed to help businesses find qualified workers and help job seekers and workers obtain employment and training services to advance their careers. The Workforce Development Board provides easy access to in-demand occupations and job openings in the area.

West Virginia Northern Community College (WVNCC) provides employment training for a number of transitional students drawn from local high schools. They have three campuses: Wheeling, Martinsville, and Weirton. The Community College offers a variety of partnerships with local companies to provide full-time employment opportunities upon graduation. WVNCC has a new industrial tech center with 21 welding booths to address the growth in the welding and petroleum industry.

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

Yes

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

The City of Wheeling is included in the Belomar Regional Council Comprehensive Economic Development Strategy/Regional Development Plan, 2019-2023. The Belomar Regional Council (Belomar) is an interstate regional planning and development council of governments whose service area includes Ohio, Marshall, and Wetzel Counties in West Virginia and Belmont County in Ohio.

The Belomar Regional Council, in coordination and cooperation with other public and private agencies, proposed to pursue the following goals, objectives, and strategies for the Belomar region:

Goal 1: To create stable jobs providing employees with a decent standard of living.

Objective 1: To expand and improve the pool of industrial and commercial site locations.

Strategies:

1. Improve and expand water and sewer systems to existing industrial and commercial business parks to meet future demand.
2. Develop new industrial and business park sites.
3. Encourage the reuse of abandoned industrial and commercial sites.
4. Encourage public land banking where feasible.
5. Support the development of an outlet mall or similar concept.
6. Continue to support and pursue federal and state funding for the development of a second interchange at "The Highlands."
7. Pursue federal funding to assess the extent of Brownfield sites (certain properties where hazardous contaminants may be present) in the region and their potential for cleanup and economic reuse or revitalization.

Objective 2: To attract new business to the region and help existing ones expand.

Strategies:

1. Pursue new business from outside the region, from industrial sectors where the region appears to have competitive advantages.
2. Continue to provide a good mix of public and private financing tools for businesses to fund improvements and expansion activities.
3. Work with local businesses to help identify expansion opportunities and address business needs.
4. Continue to support the development of high tech business initiatives.
5. Pursue full implementation of Wheeling's Heritage Area Plan.
6. Encourage the development of projects that capitalize on the region's rich historical resources.
7. Continue support for the growth of Oglebay Park and Grand Vue Park.

Goal II: To improve and expand water and wastewater systems and other community facilities that will support future growth and ensure the health and safety of all residents.

Objective 1: To improve funding opportunities for local governments seeking financial aid for water, wastewater, and community development projects.

Strategies:

1. Provide communities with project pre-application technical assistance.
2. Assist communities with the preparation of grant applications for state and federal aid.
3. Administer water, wastewater, and community development projects for communities lacking administrative capacity.
4. Work with state and federal agencies to help identify the most critical priorities in the region.

Objective 2: To encourage adequate planning, development, and operation of water and wastewater systems.

Strategies:

1. Encourage communities to adopt capital investment programs to ensure that water and wastewater systems are adequately maintained and developed.
2. Encourage the consolidation of water and wastewater systems where feasible.
3. Encourage the West Virginia Legislature to approve legislation to assist communities with Geographic Information Systems technology to map municipal water and wastewater systems.

Objective 3: To expand public water and wastewater service into unserved areas.

Strategies:

1. Identify rural areas that have critical need for public water and wastewater facilities.
2. Increase the acceptance of public wastewater systems by residents of rural areas.

Goal III: To create and maintain safe and affordable housing for the region's low and moderate income population.

Objective 1: To ensure that the region's modestly priced housing is maintained.

Strategies:

1. Prepare Community Housing Improvement Program (CHIP) grant applications for eligible communities.
2. Administer Community Housing Improvement Programs for communities needing assistance.
3. Recruit local banks to participate as CHIP lenders.
4. Encourage communities to adopt housing codes that fairly represent community standards and can be enforced by code officials.
5. Develop new housing and rehabilitate older housing that is affordable.

Goal IV: Provide safe, fast, and economic movement of goods and people.

Objective 1: Promote commercial utilization of rail service to enhance economic development.

Strategies:

1. Improve the database for rail transportation.
2. Develop new users and new interfaces with the rail system.

Objective 2: Upgrade existing water facilities and develop new facilities.

Objective 3: Generate industrial data for areas along the Ohio River.

Strategies:

1. Develop new water port facilities along the Ohio River where justification can be made related to the overall development activity in the area.
2. Improve and upgrade already existing water facilities.

3. Use waterway transportation to promote economic development in areas along water routes.

Objective 4: Expand and improve air carrier and general aviation facilities and services.

Objective 5: Use air transportation to promote economic development in the region.

Strategies:

1. Improve access to the Wheeling-Ohio County airport by improving the roads leading to the airport.

Goal V: Improve the quality of life of residents.

Objective 1: Promote health for all residents, especially young and senior populations.

Strategies:

1. Provide drug awareness education and improve treatment and recovery options.
2. Encourage volunteerism and community involvement.
3. Encourage environmental stewardship of natural resources.
4. Improve recreation and leisure opportunities for area residents and visitors.

Goal VI: Improve education opportunities.

Objective 1: Encourage collaboration among school districts, institutions of higher education, and technical and trade schools in developing educational strategies and processes.

Objective 2: Encourage collaboration with business and industry to identify and address training needs.

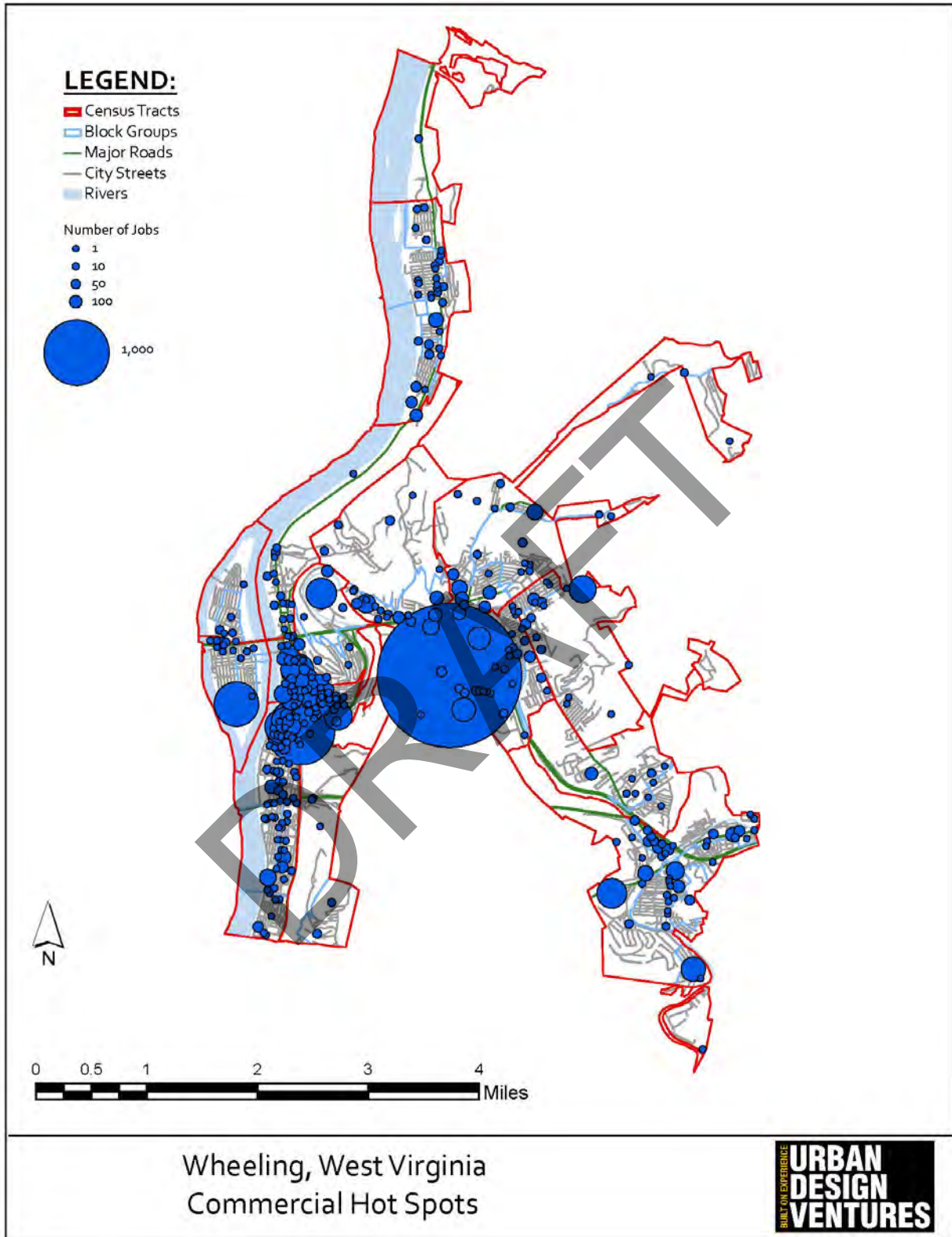
Goal VII: Advance economic resiliency.

Objective 1: Diversify business and job growth in economic sectors to reduce regional economic and financial risk.

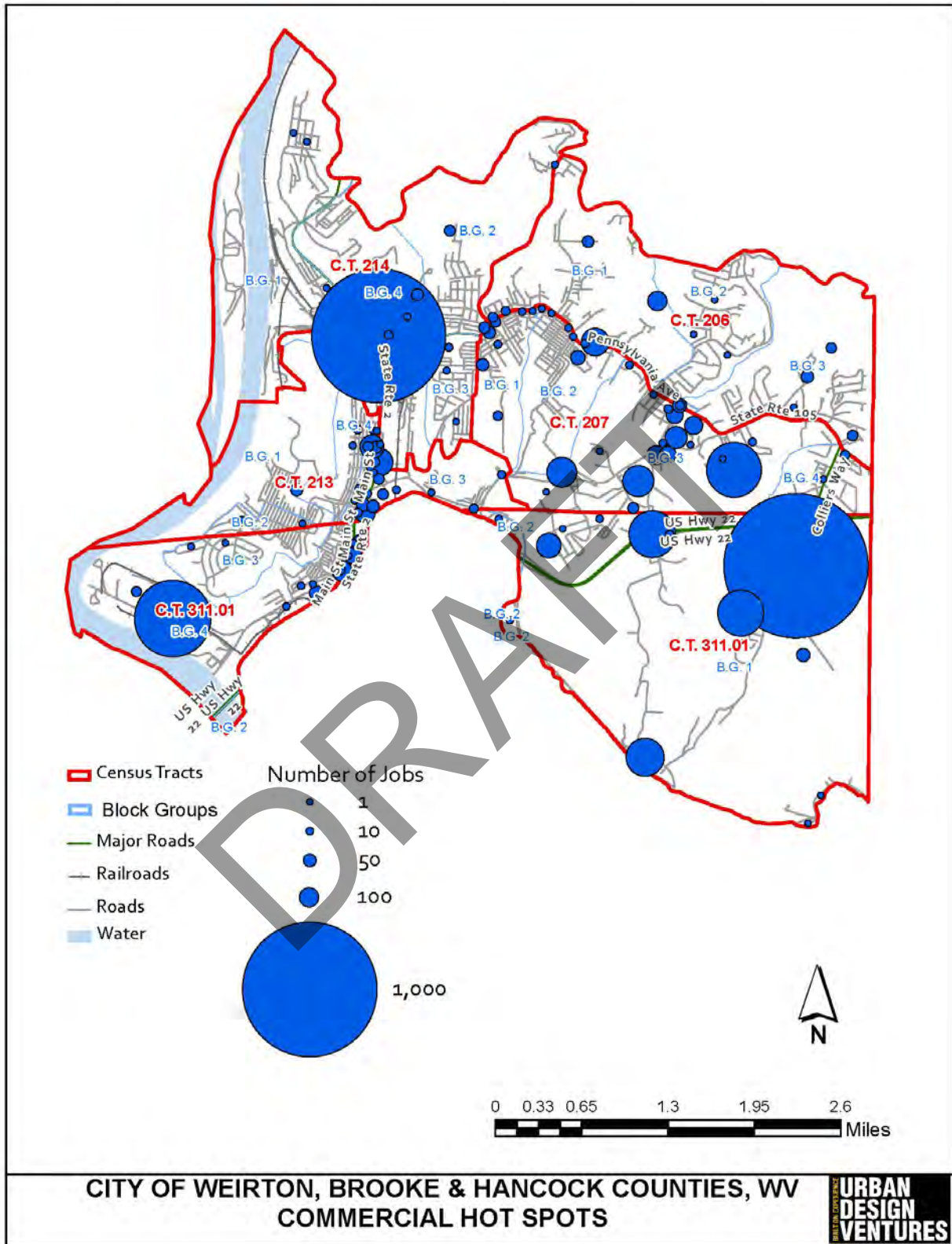
Objective 2: Promote hazard mitigation planning.

Commercial Hotspot Maps

Attached are Commercial Hotspot Maps for the Cities of Wheeling and Weirton.



City of Wheeling Commercial Hotspot Map



City of Weirton Commercial Hotspot Map

MA-50 Needs and Market Analysis Discussion

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

The following maps show the concentrations of Moderate-Income, Low-Income, and Extremely Low-Income Households with one or more of 4 severe housing problems. Concentration is defined as any Census Tract that has above average substandard housing percentage as compared to the City as a whole.

According to the Wheeling maps, Census Tract 6 has the highest concentration of severe housing problems for Moderate-Income Households, followed by Census Tracts 4 and 5. For Low-Income Households, the same Census Tracts in addition to Census Tracts 6 and 15 have concentrations of severe housing problems, although Census Tracts 16 and 18 seem to have a significantly high concentration of Low-Income Households with one or more severe housing problems. For Extremely Low-Income Households, Census Tract 16 has the highest concentration of housing problems. Census Tracts 6, 13, and 18 also have high concentrations.

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

The Hispanic and minority populations are concentrated in the center of the City, by the Island. The most recent data available on the concentration of racial or ethnic minorities is the 2013-2017 American Community Survey. According to this data, the City of Wheeling has a minority population of 10.0% of its total population. The HUD definition of a minority neighborhood is "a neighborhood in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole, or in the case of a metropolitan area, the neighborhood's total percentage of minority persons exceed 50 percent of its population." There are no Census Tracts or Block Groups in the City where the minority population exceeds 50%, but even in using the 20% standard, there are only three Block Groups with a minority concentration. Census Tract 7, Block Group 2 has an African American percentage of 29.4% and Census Tract 7, Block Group 1 has an African American percentage of 34.4%. Census Tract 27, Block Group 2, has a minority percentage of 28.7% and a Black/African American percentage of 25.4%. These Block Groups are located right next to each other, east of Wheeling Island.

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

These areas are located throughout the City of Wheeling. The market characteristics of the City as a whole apply to these Census Tracts and Block Groups. Wheeling real estate prices have been rising according to stakeholder narratives. Property is in very high demand and likely to sell quickly, even if it is overpriced or not in the best condition. Sellers receive multiple offers and the price is usually bid up above the seller's initial asking price. The rental market is artificially inflated due to the high demand for local rental units by the influx of out of town workers. Oil and gas industry workers have the ability to pay high rent due to their substantial per diem housing benefits.

Owner-occupied households in Wheeling outnumber renter households at 63.2% to 36.8%. However, only 18.3% of owner-occupied households are cost overburdened by more than 30% of their income, compared with 50.6% of renters, according to the 2013-2017 American Community Survey and cost-overburdened renters rose to 48.5%. More than half (58.5%) of the housing stock was built prior to 1960, and much of it is in need of serious rehabilitation, or demolition.

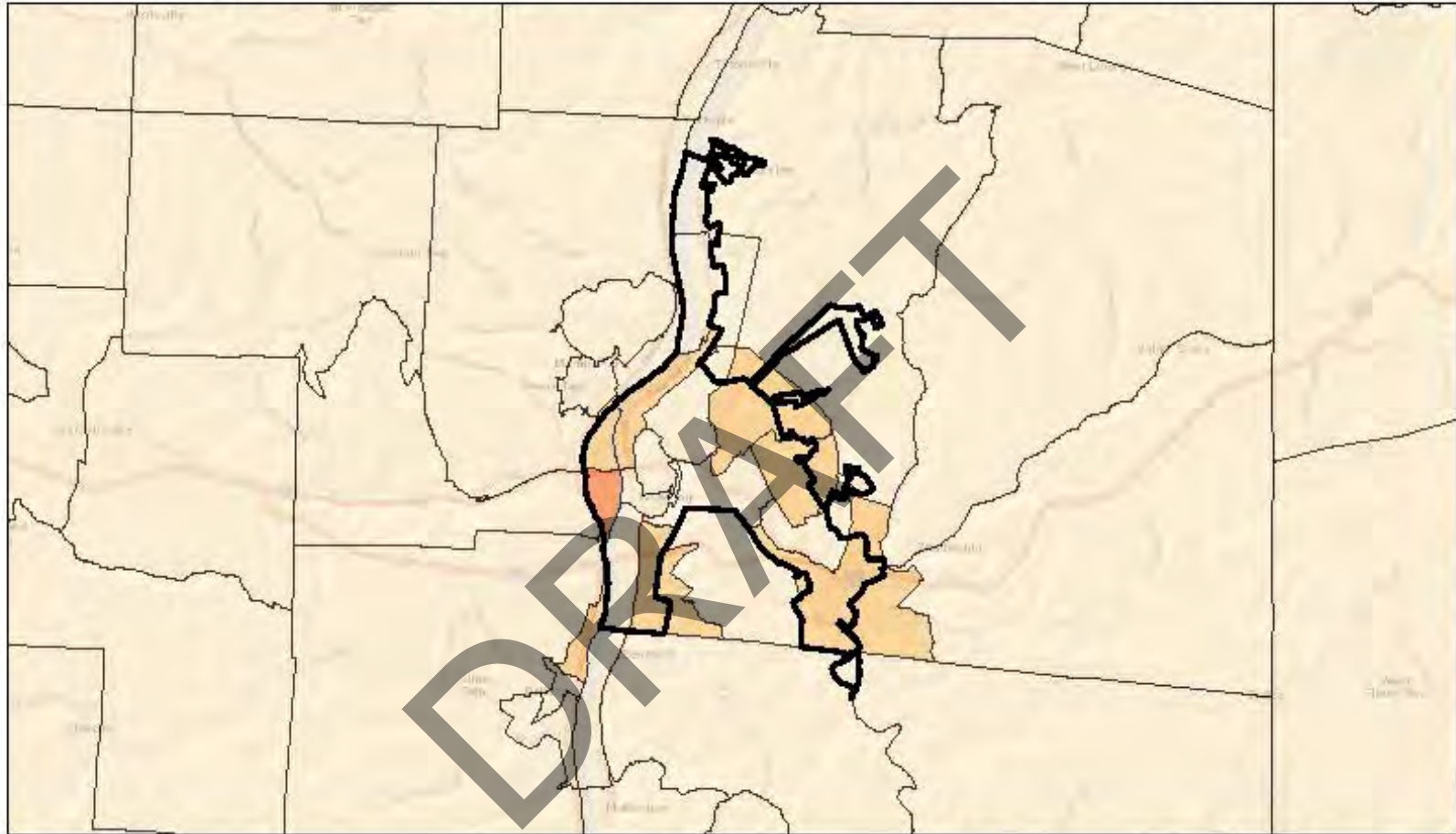
Are there any community assets in these areas/neighborhoods?

Low-income areas include Wheeling Island, the areas that border Wheeling Island along the Ohio River, and two hillside block groups in the East of the City. The community assets in the business district area include WesBanco Arena, Northern West Virginia Community College, the Centre Market, and the Ohio Valley Medical Center. Wheeling Island contains the Wheeling Island Hotel-Casino-Racetrack.





Are there other strategic opportunities in any of these areas?

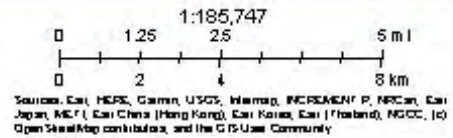
These areas contain the historic districts of the City of Wheeling. There is the opportunity for historic tax credits and revitalization of historic portions of the City. The Central Business District and the Centre Market is also in these areas, which encourages an economic development strategy to continue the revitalization efforts of the Downtown. Centre Market Square Historic District is a historic district in Wheeling, West Virginia, listed on the National Register of Historic Places.

Percentage of Moderate Income Households - With Any of 4 Severe Housing Problems



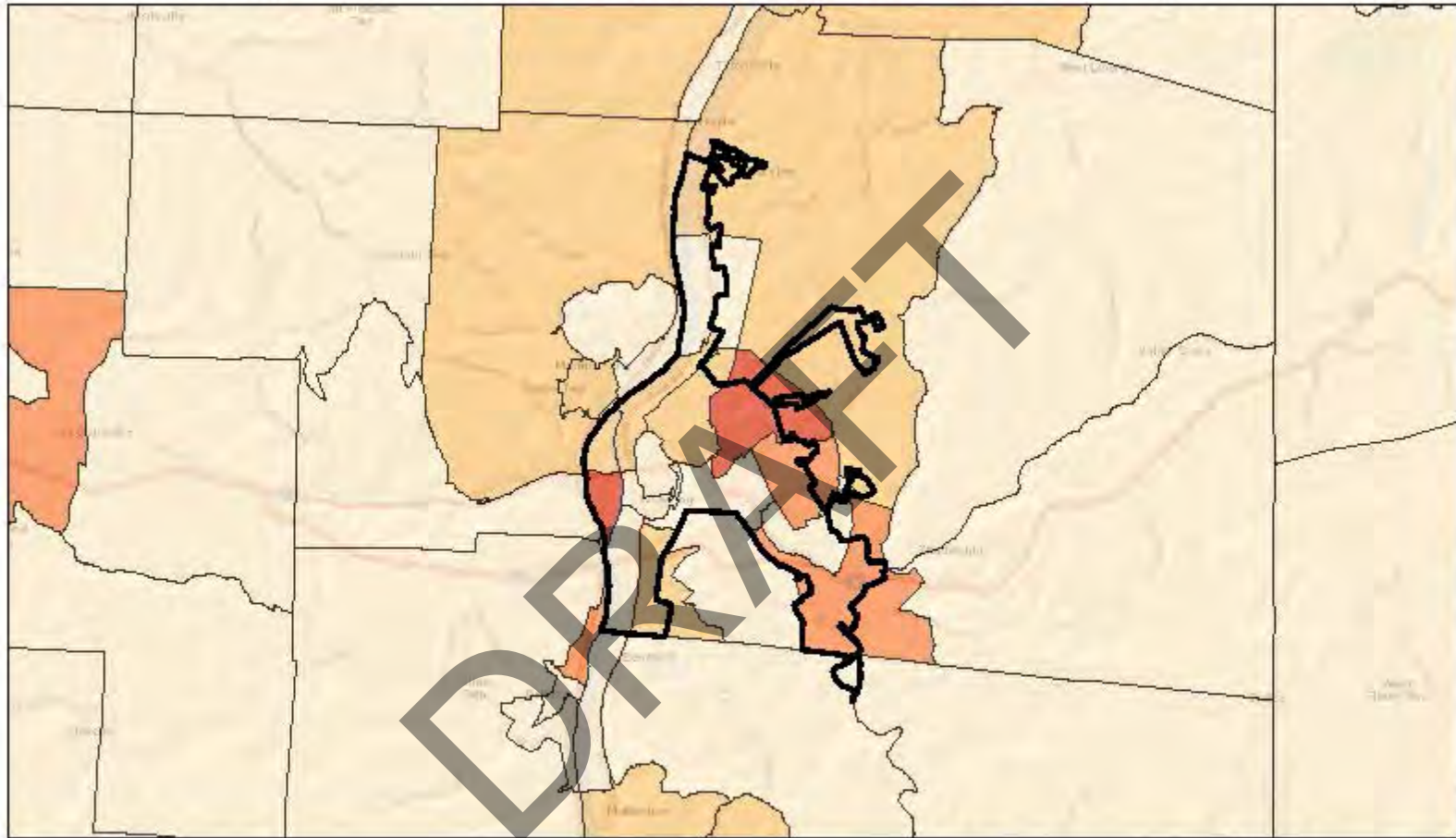
June 15, 2020

-  Override 1
-  30.19-43.14%
-  43.14-54.70%
-  0-30.19%

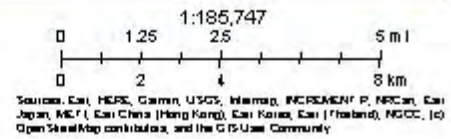
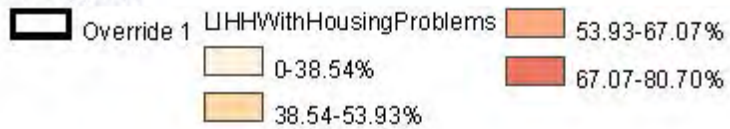


Wheeling Moderate-Income Households With Any of 4 Severe Housing Problems by Census Tract

Percentage of Low Income Households - With Any of 4 Severe Housing Problems

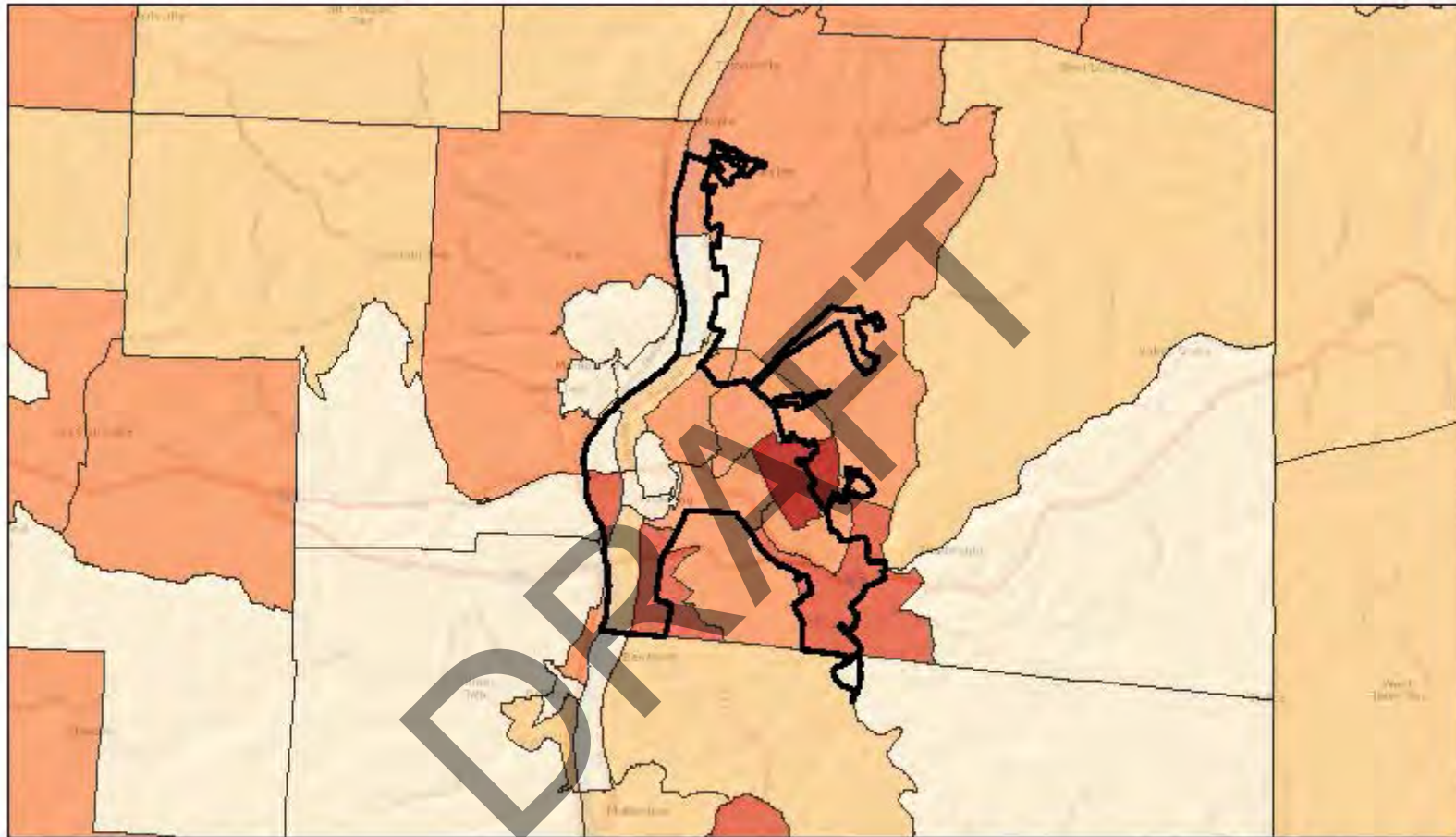


June 15, 2020

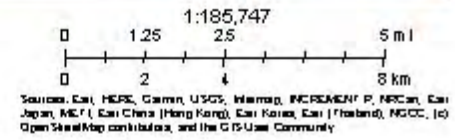
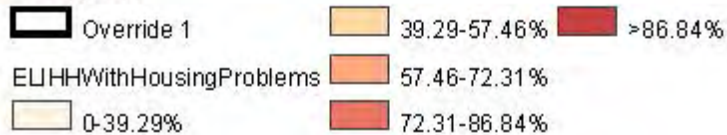


Wheeling Low-Income Households With Any of 4 Severe Housing Problems by Census Tract

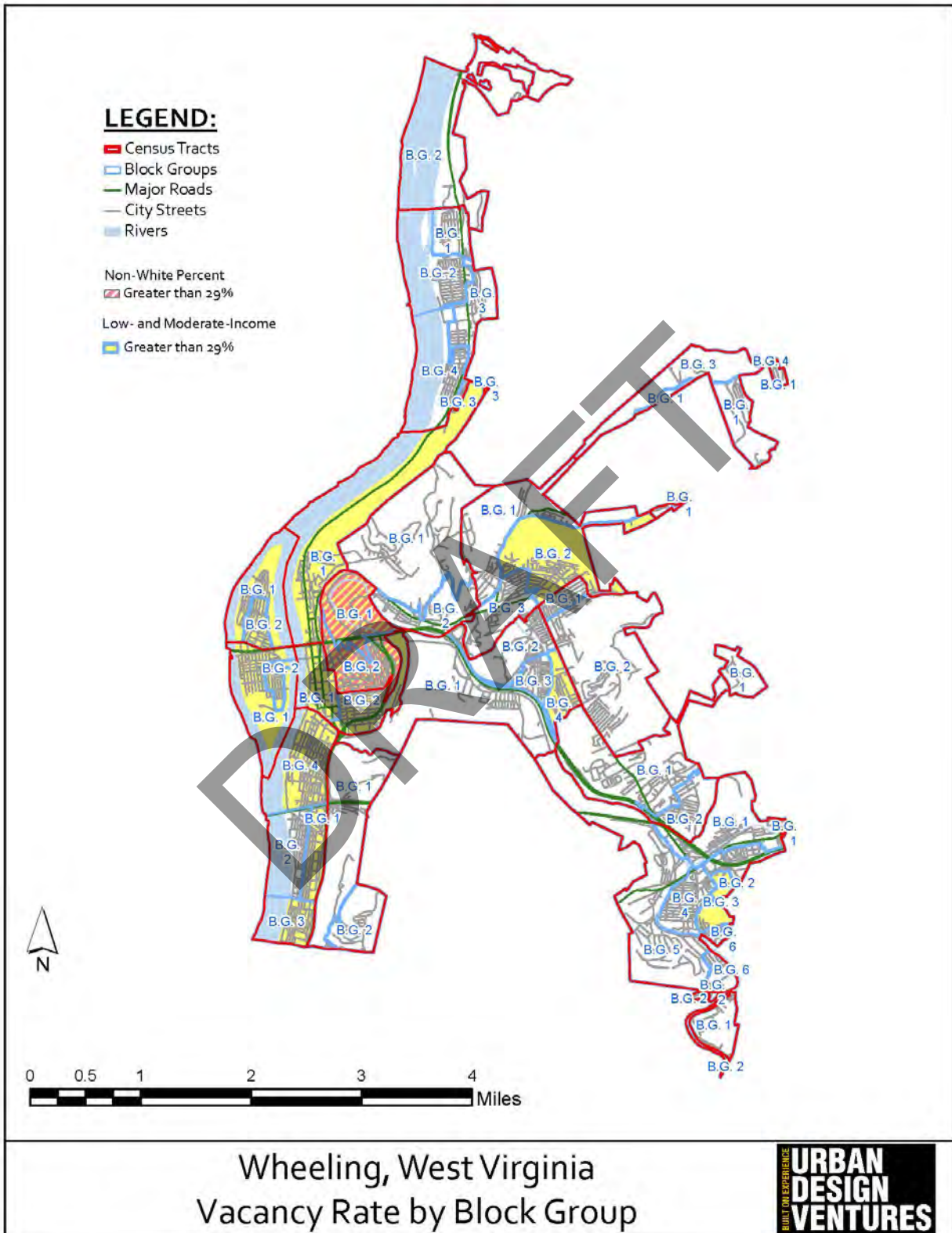
Percentage of Extremely Low Income Households - With Any of 4 Severe Housing Problems



June 15, 2020



Wheeling Extremely Low-Income Households With Any of 4 Severe Housing Problems by Census Tract



Wheeling Low/Moderate Income with Minority Percentage by Block Group

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households – 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Based on the 2013-2017 ACS, it is estimated that 30.2% of residents of the City of Wheeling do not have Internet access. The State of West Virginia has allocated \$1.5 million in CDBG funding to improve the broadband planning and infrastructure using six projects across 37 counties, and has initiated broadband planning among county commissions to increase broadband access throughout West Virginia. Marshall County has acted as the lead applicant for a \$125,000 study into broadband connectivity for Ohio, Marshall, and Wetzel Counties in collaboration with the Brooke County Commission to supply faster affordable internet.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

In its 2020-2025 Broadband Plan, the State of West Virginia conducted speed tests of all broadband providers in each West Virginia County. Marshall County has six (6) internet providers, only one of which has a download speed above 100 mb/s: XFINITY/Comcast. Subsequently, it has 3,298 subscribers, which is considerably more than CityNet, its closest competitor in Marshall County. Broadband is more competitive in Ohio County, with seven (7) providers. Average download speeds are highest for CityNet in Ohio County, and an additional service provider named Zayo operates in Ohio County with download speeds above 100 mb/s. Though CityNet has the highest download and upload speeds in Ohio County, it has the second-most subscribers (1,056) compared to the slower internet provided by XFINITY/Comcast's 7,018 subscribers. There is a need to build the capacity of smaller internet providers and market the effective providers to consumers in the area.

MA-65 Hazard Mitigation – 91.210(a)(5), 91.310(a)(3)**Describe the jurisdiction’s increased natural hazard risks associated with climate change.**

In recognition of the growing risks to communities within the State of West Virginia posed by climate change, the State of West Virginia offers a variety of hazard mitigation grants, recovery grants, and preparedness trainings.

Emergency Management duties in the City of Wheeling are under the jurisdiction of the Ohio County Homeland Security and Emergency Management Agency. The Agency’s strategy to improve emergency management services within the jurisdiction has relied on training citizens to prepare for emergencies and serve the community with their skills. Residents are trained through the Citizen Corps and Community Emergency Response Teams (CERT) to volunteer in the face of disaster and to prepare communities for emergency response.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Flooding is a consistent problem in Ohio County, and has only increased. The entirety of Wheeling Island is located in a flood zone, and many of the neighborhoods on the island are predominantly low- and moderate-income. Other major roadways and businesses along the Ohio River, as well as housing in those areas is vulnerable to flooding. Other, smaller flood zones can be found along the Wheeling Creek, which borders low- and moderate-income neighborhoods as well.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Five Year Consolidated Plan is a guide for the City of Wheeling to use in its housing, community development, and economic programs and initiatives. The Strategic Plan portion of the Five Year Consolidated Plan establishes the City's goals and objectives to address its need for:

- Housing
- Homelessness
- Special needs
- Community development
- Economic development
- Anti-poverty

This strategy is the result of meetings, surveys, and consultation. It is based on the needs assessment and market analysis.

The over-riding objective and strategy is to assist low and moderate income residents (income of less than 80% of the area median income). These residents are referred to as the "target income" group. The City has an overall low and moderate income percentage of its population at 43.43%. The City is cognizant of the Federal regulation that at least 70% of all its CDBG funds must principally benefit low and moderate income persons. The City is committed to this and has designed its Strategic Plan to meet that requirement.

The principles of the FY 2020-2024 Consolidated Plan are as follows:

- **Assist** - By developing comprehensive strategies to support and assist those residents who are low and moderate income.
- **Involve** - The community and provide opportunities for citizen input in the planning process and preparation of the plan.
- **Collaborate** - Between public, private, and non-profit agencies and organizations to ensure that activities and services will be efficient and effective.
- **Leverage** - CDBG funds and other local resources to maximize the effectiveness of programs and services.
- **Promote** - Involvement of agencies and organization to undertake specific projects and activities to assist low and moderate income persons.

The priority needs of the Five Year Consolidated Plan were determined based on the following:

- Research of existing data on needs of the City
- Thorough consultation with City staff and officials
- Interviews and meetings with stakeholders
- Public hearings
- Resident surveys
- Surveys of social service providers, housing organizations, and community and economic development agencies

The key factors affecting the determination of the Five Year priorities for the Five Year Consolidated Plan include the following:

- The types of target income households with the greatest needs
- The areas with the greatest concentration of low-income households
- Activities that will best address the needs of City residents
- The limited amount of funding available to meet the needs
- The ability to leverage additional financial resources

DRAFT

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1.	Area Name:	Citywide
	Area Type:	Local Target area
	Other Target Area Description:	Low-Mod Census Tracts and Block Groups in the City of Wheeling.
	HUD Approval Date:	-
	% of Low/ Mod:	43.43%
	Revitalization Type:	Other
	Other Revitalization Description:	Low and Moderate Income Qualifying Areas throughout the City of Wheeling.
	Identify the neighborhood boundaries for this target area.	This is based off the City boundary.
	Include specific housing and commercial characteristics of this target area.	Aging and deteriorating housing stock, commercial structures, and public infrastructure.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This was done through agency and resident surveys, community meetings, stakeholders meetings, and the City's Comprehensive Plan.
	Identify the needs in this target area.	The needs are public service programs, housing rehabilitation, new construction, demolition, job creation and retention, public and community facility improvements, infrastructure improvements, code enforcement, public safety improvements, and community policing.
	What are the opportunities for improvement in this target area?	The opportunities are developable land and sites for redevelopment for housing and job creation.
	Are there barriers to improvement in this target area?	The largest barriers are funding and lack of interest of private investors.
2.	Area Name:	Northern Panhandle HOME Consortium
	Area Type:	Local Target area
	Other Target Area Description:	The HOME Consortium, consisting of Hancock, Brooke, Ohio and Marshall counties, and the cities of Wheeling and Weirton.

	HUD Approval Date:	-
	% of Low/ Mod:	-
	Revitalization Type:	Housing
	Other Revitalization Description:	-
	Identify the neighborhood boundaries for this target area.	The boundaries are the Northern Panhandle HOME Consortium members.
	Include specific housing and commercial characteristics of this target area.	Aging and deteriorating housing stock.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This was done through agency and resident surveys, community meetings, stakeholders meetings, and the City's Comprehensive Plan.
	Identify the needs in this target area.	The needs are housing rehabilitation, new construction, and downpayment assistance.
	What are the opportunities for improvement in this target area?	The opportunities for improvements are housing rehabilitation for resale or rent, new construction for sale or rent, and downpayment assistance for First Time Homebuyers.
	Are there barriers to improvement in this target area?	The largest barriers are funding and lack of interest of private investors.
3.	Area Name:	Low/Mod Areas
	Area Type:	Local Target Area
	Other Target Area Description:	Low/Mod Areas of the City
	HUD Approval Date:	-
	% of Low/ Mod:	-
	Revitalization Type:	Comprehensive
	Other Revitalization Description:	-
	Identify the neighborhood boundaries for this target area.	All Block Groups located in the City of Wheeling with a low- and moderate-income population over 51% of the total population.
	Include specific housing and commercial characteristics of this target area.	The housing stock and commercial areas vary. Housing is typically of poorer quality. Some commercial districts require additional investment.

<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>Low- and Moderate-Income data from the US Census.</p>
<p>Identify the needs in this target area.</p>	<p>Housing rehabilitation, social services, and infrastructure improvements are needed in the area.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>Census Tracts and Block Groups vary. Commercial districts are available in some block groups. Others are located in floodplains or along hillsides that make development difficult.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>Census Tracts and Block Groups vary. Some block groups have recently become low- and moderate-income and can be assisted quickly. Others experience longer-term, generational poverty.</p>

General Allocation Priorities

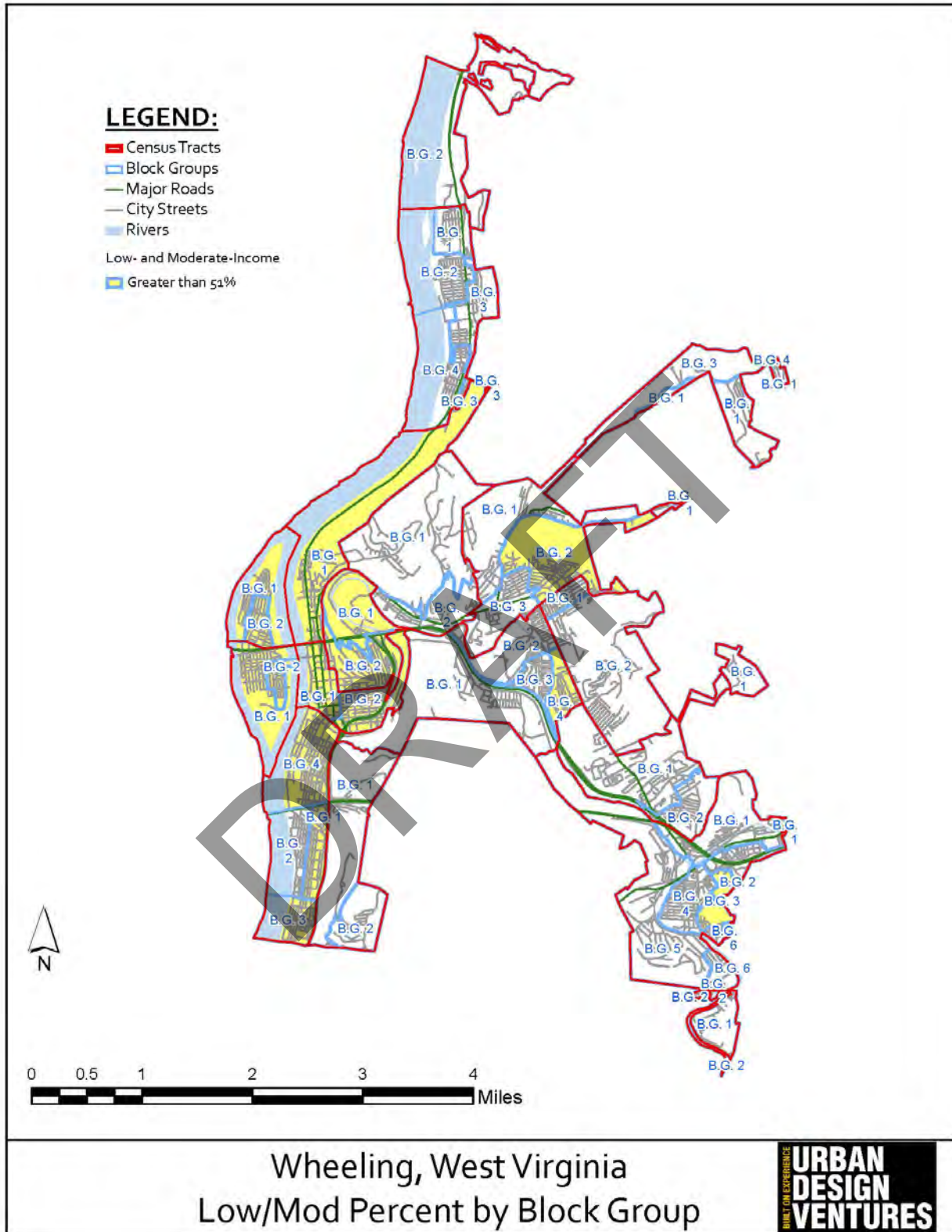
Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA).

The City of Wheeling will allocate its CDBG funds to those geographic areas whose population is over 51% low- and moderate-income. At least 70% of all the City’s CDBG funds that are budgeted for activities will principally benefit low- and moderate-income persons. The following guidelines for allocating CDBG funds will be used during the FY 2020-2024 Five Year Consolidated Plan:

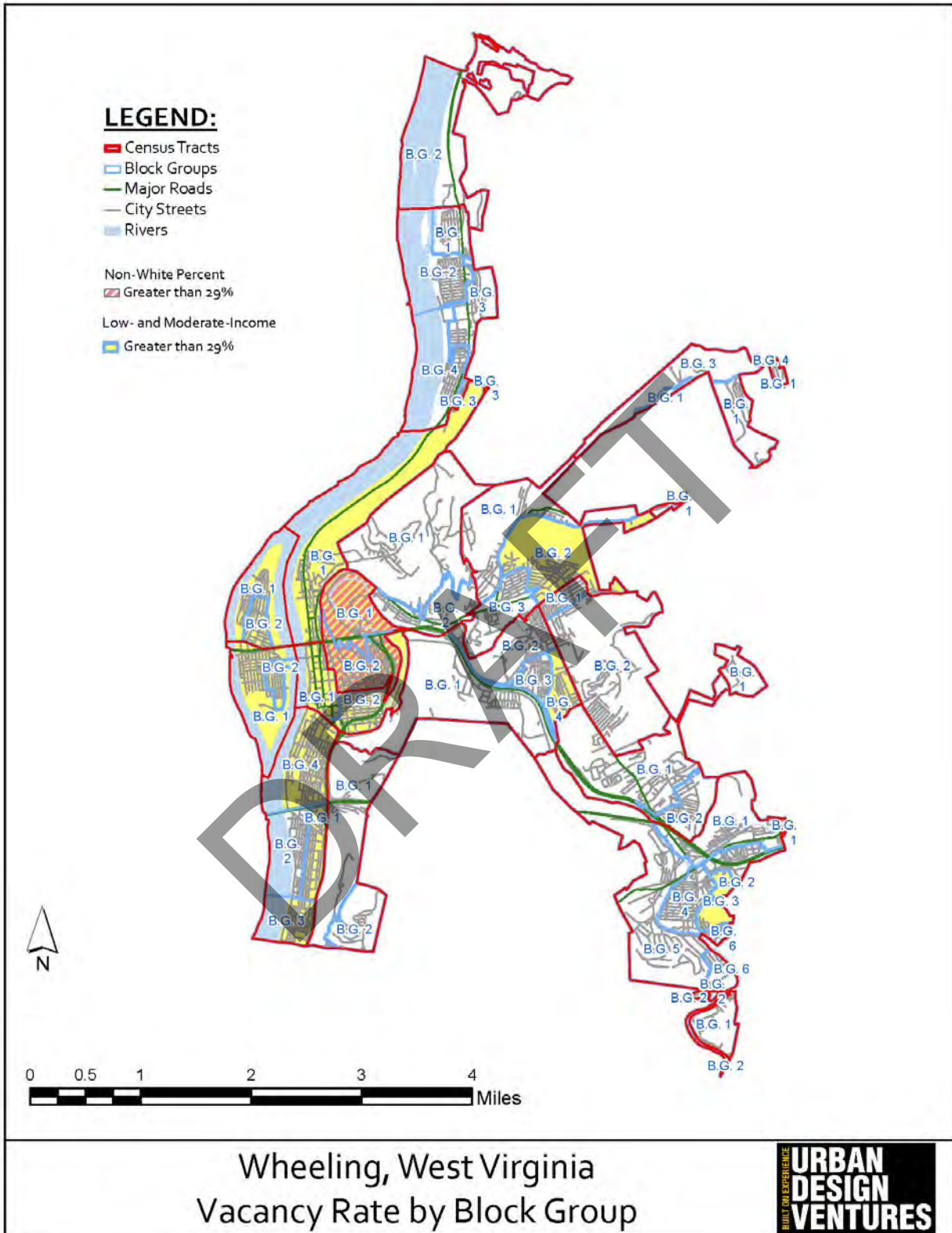
- The public services activities are for social service organizations whose clientele have a low income or in certain cases, a limited type of clientele with a presumed low- and moderate-income status.
- The public facilities activities are either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or clientele over 51% low- and moderate-income.
- The acquisitions and demolition of structures are either located in a low- and moderate-income census area or these activities are eligible by preventing or eliminating slums and blight on a spot basis or area basis.
- The housing activities have income eligibility criteria, therefore the income requirement directs funds to low- and moderate-income households throughout the City.
- Economic development projects will either be located in a low- and moderate-income census tract/block group, or a poverty tract greater than 20%, or part of a redevelopment plan, or making 51% of the jobs available to low- and moderate-income population.

The HOME funds will be used for administration and for housing projects. These funds will be targeted to low-income persons and projects designed to provide affordable housing to low-income persons and are located in low- and moderate-income areas.

DRAFT



City of Wheeling, WV - Low/Moderate Income Percentage by Block Group Map



City of Wheeling, WV - Low/Moderate Income Percentage with Minority Overlay by Block Group Map

Table 48 – Low/Moderate Income Data for the City of Wheeling, WV

TRACT	BLKGRP	LOWMOD	LOWMODUNIV	LOWMODPCT
020800	1	535	1,115	47.98%
021300	2	230	1,305	17.62%
000600	2	190	290	65.52%
000500	1	315	585	53.85%
001800	5	760	1,700	44.71%
001800	1	515	1,410	36.52%
002000	3	155	945	16.40%
002000	1	315	990	31.82%
000200	1	110	400	27.50%
001600	2	340	1,410	24.11%
000200	2	425	1,365	31.14%
001400	1	270	640	42.19%
001700	2	180	720	25.00%
001700	1	165	920	17.93%
002700	1	280	330	84.85%
002000	4	365	1,670	21.86%
002200	1	320	1,075	29.77%
001300	1	235	620	37.90%
002000	2	190	1,210	15.70%
001600	1	255	675	37.78%
000200	3	280	630	44.44%
001800	3	470	885	53.11%
000200	4	245	655	37.40%
000300	1	450	1,260	35.71%
000300	2	200	540	37.04%
000400	1	745	1,100	67.73%
000500	2	500	925	54.05%
000600	1	630	1,055	59.72%
000700	1	40	65	61.54%
000700	2	565	890	63.48%
002700	2	325	415	78.31%
001300	2	415	850	48.82%
001400	2	295	610	48.36%
001400	3	135	690	19.57%
001400	4	440	715	61.54%
001500	1	85	500	17.00%
001500	2	580	1,065	54.46%
001500	3	110	800	13.75%
001800	2	75	395	18.99%
001800	6	175	355	49.30%
002600	4	385	710	54.23%
002600	2	125	270	46.30%
002600	3	415	595	69.75%
002600	1	280	455	61.54%
001800	4	280	860	32.56%
Total		14,395	36,665	39.26%

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	Housing Strategy
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Citywide Northern Panhandle HOME Consortium
	Associated Goals	HS-1 Homeownership HS-2 Housing Construction/Rehabilitation HS-3 Neighborhood Revitalization HS-4 Rental Assistance
	Description	There is a need to improve the quality of the housing stock in the community and to increase the supply of affordable, decent, safe, sound, and accessible housing for homeowners, renters, and homebuyers.
	Basis for Relative Priority	This priority was determined through consultations, data analysis, and resident input.
	2	Priority Need Name
	Priority Level	Low

Population	Extremely Low	
	Low	
	Moderate	
	Large Families	
	Families with Children	
	Elderly	
Geographic Areas Affected	Chronic Homelessness	
	Individuals	
	Families with Children	
	Mentally Ill	
	Chronic Substance Abuse	
	veterans	
	Persons with HIV/AIDS	
	Victims of Domestic Violence	
	Unaccompanied Youth	
	Elderly	
	Frail Elderly	
	Persons with Mental Disabilities	
	Persons with Physical Disabilities	
	Persons with Developmental Disabilities	
Persons with Alcohol or Other Addictions		
Persons with HIV/AIDS and their Families		
Victims of Domestic Violence		
Associated Goals	Citywide	
	HMS-1 Operating/Support HMS-2 Housing HMS-3 Prevention and Re-Housing HMS-4 Permanent Housing	
Description	There is a need for housing and services for homeless persons and persons at-risk of becoming homeless.	
Basis for Relative Priority	This priority was determined through consultations, data analysis, and resident input.	
3	Priority Need Name	Other Special Needs Strategy
	Priority Level	Low

Population	Extremely Low	
	Low	
	Moderate	
	Middle	
	Large Families	
	Families with Children	
Geographic Areas Affected	Elderly	
	Public Housing Residents	
	Elderly	
	Frail Elderly	
	Persons with Mental Disabilities	
	Persons with Physical Disabilities	
	Persons with Developmental Disabilities	
	Persons with Alcohol or Other Addictions	
	Persons with HIV/AIDS and their Families	
	Victims of Domestic Violence	
	Non-housing Community Development	
	Citywide	
Associated Goals	SNS-1 Housing	
	SNS-2 Social Services	
Description	There is a need for housing, services, and facilities for the elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with other special needs.	
Basis for Relative Priority	This priority was determined through consultations, data analysis, and resident input.	
4	Priority Need Name	Community Development Strategy
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	CDS-1 Infrastructure CDS-2 Community Facilities CDS-3 Public Services CDS-4 Clearance/Demolition CDS-5 Food Programs CDS-6 Architectural Barriers CDS-7 Public Safety
	Description	There is a need to improve the public and community facilities, infrastructure, public services, and the quality of life.
	Basis for Relative Priority	This priority was determined through consultations, data analysis, and resident input.
	5 Priority Need Name	Economic Development Strategy
	Priority Level	Low

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	Citywide
	Associated Goals	EDS-1 Employment EDS-2 Financial Assistance EDS-3 Redevelopment Program
	Description	There is a need to increase employment, self-sufficiency, education, job training, technical assistance, and economic empowerment for residents of the City of Wheeling.
	Basis for Relative Priority	This priority was determined through consultations, data analysis, and resident input.
	6	Priority Need Name
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Other
	Geographic Areas Affected	Citywide
	Associated Goals	AMS-1 Overall Coordination AMS-2 Special Studies/Management AMS-3 Fair Housing
	Description	There is a continuing need for planning, administration, management, and oversight of federal, state, and local funded programs.

Basis for Relative Priority	This priority was determined through consultations, data analysis, and resident input.
------------------------------------	--

Narrative (Optional)

The priority ranking of needs for housing, homelessness, other special needs, community development, economic development, and anti-poverty are as follows:

- **High Priority** - Activities are assigned a high priority if the City expects to fund them during the Five Year Consolidated Plan period.
- **Low Priority** - Activities are assigned a low priority if the activity may not be funded by the City during the Five Year Consolidated Plan period. The City may support applications for other funding if those activities are consistent with the needs identified in the Five Year Consolidated Plan.

DRAFT

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The Northern Panhandle has very limited HOME funds. Financial assistance is limited to acquisition, construction, or rehabilitation of properties for affordable single family homeownership or rental housing.
TBRA for Non-Homeless Special Needs	With the limited amount of HOME funds and the need to increase affordable single family homeownership and construction and/or rehabilitation of single family homes for purchase and rental housing, the City is not able to fund TBRA.
New Unit Production	There are vacant sites in residential areas that the City can utilize for new infill housing construction. New construction will permit the design of housing that is accessible for the special needs populations.
Rehabilitation	The majority of the residential structures in the Northern Panhandle HOME Consortium were built prior to 1960. Due to the age of these structures, there is a need to rehabilitate the City's housing stock. In some cases, it is more economical to rehab an existing home than to construct a new home. However, the cost of lead based paint abatement can sometimes make the cost of rehabilitating a home to code standards can surpass the after-rehabilitation value.
Acquisition, including preservation	<p>City of Wheeling:</p> <p>The cost to acquire property is expensive, especially when relocation benefits are required. There are eleven (11) National Register Historic Districts in Wheeling:</p> <ul style="list-style-type: none"> • Centre Market Square • Chapline Street Row • Downtown Wheeling • East Wheeling • Highland Park • Monroe Street East • National Road Corridor • North Wheeling • Wheeling Island • Wheeling Warehouse • Woodsdale – Edgewood <p>The City has developed guidelines for historic preservation that can be found in the City of Wheeling Zoning Ordinance.</p>



City of Weirton:

There are no historic districts in Weirton, but the City of Weirton is home to a few sites on the National Register of Historic Places.

Table 50 – Influence of Market Conditions

DRAFT

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Wheeling is receiving \$1,183,926 in FY 2020 CDBG and \$321,835 in HOME funds. For projection purposes, the City is working on the assumption that it will receive the same funding for all years of the Five Year Consolidated Plan period. The City anticipates that it will receive the following funds over the next five years:

- FY 2020 - \$1,183,926 (CDBG), \$321,835 (HOME)
- FY 2021 - \$1,183,926 (CDBG), \$321,835 (HOME)
- FY 2022 - \$1,183,926 (CDBG), \$321,835 (HOME)
- FY 2023 - \$1,183,926 (CDBG), \$321,835 (HOME)
- FY 2024 - \$1,183,926 (CDBG), \$321,835 (HOME)
- **Total - \$5,919,630 (CDBG), \$1,609,175 (HOME)**

The program year goes from July 1, 2020 through June 30, 2021. These funds will be used to address the following priority needs:

- Housing
- Homeless
- Other Special Needs
- Community Development
- Economic Development
- Administration, Planning, and Management

The accomplishments of these projects/activities will be reported in the FY 2020 Consolidated Annual Performance and Evaluation Report (CAPER).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,183,926	0	0	1,183,926	4,735,704	Five Years of funding at the FY 2020 allocation level. During the FY 2020 CDBG Program Year, the City is funding 15 projects/activities.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	321,835	0	0	321,835	1,287,340	Five Years of funding at the FY 2020 allocation level. During the FY 2020 HOME Program Year, the Northern Panhandle HOME Consortium is funding 3 projects/activities.

Table 51 - Expected Resources – Priority Table

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

The following financial resources may be available for FY 2020, including anticipated funds to address the priority needs and specific objectives identified in the City of Wheeling's Five Year Consolidated Plan and Strategy.

CDBG-CV: The City of Wheeling will receive \$696,504 in CDBG-CV funds for relief from COVID-19 and its related economic effects.

Northern Panhandle HOME Consortium: The Northern Panhandle HOME Consortium, administered by the City of Wheeling, will receive \$241,376 under FY 2020 HOME funds. The funding for the First Time Homebuyer Program will be awarded on a first come, first served basis to eligible homebuyers in the six (6) jurisdictions.

Public Housing: The Wheeling Housing Authority will receive \$1,110,368.00 as a HUD Capital Fund Grant in FY 2020. It is anticipated that these funds will be used for the following activities: Operations, Administration, Fees and Costs, Dwelling Structures, and Site Improvements. The Housing Authority administers 569 Section 8 Housing Choice Vouchers.

FEMA Assistance to Firefighters Grant: The City of Wheeling will receive Assistance to Firefighters Grants for the following items in the following amounts: Safer Staffing - \$723,797.70; and AFG Regional Grant for Hose - \$2,715.13.

SuperNOFA: The Northern Panhandle Continuum of Care will be applying for funding under the HUD SuperNOFA for FY 2020 for supportive housing services, and new housing for both the homeless and very low-income population. The City of Wheeling will support the FY 2020 SuperNOFA Application.

Other Resources: The City of Wheeling will leverage public and private financial resources to address the needs identified in the City's Five Year Consolidated Plan and implemented under the FY 2020 Annual Action Plan. The State of West Virginia Community Partnership has allocated funds to the City of Wheeling in the past, but has not allocated any funds for July 1, 2020 - June 30, 2021 as of yet.

In addition to the entitlement funds, the City of Wheeling anticipates the following federal resources may be available to local non-profit organizations to undertake the housing strategies identified in the Five Year Consolidated Plan.

- Home Equity Conversion Mortgage (HECM) Program
- FHA Title I
- FHA 203(k) Mortgage Insurance Program
- Low Income Housing Preservation Program
- Supportive Housing Program
- Housing Opportunities for Persons with AIDS Program (HOPWA)

- Low-Income Housing Tax Credit Program (LIHTC)
- Section 8 Rental Assistance Program
- Shelter Plus Care
- Supplemental Assistance to Facilities to Assist the Homeless (SAFAH)
- Safe Havens Demonstration Program
- Land or Property Resources
- Public Housing Development
- EPA Brownfields Assessment and/or Cleanup grants

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

Not applicable. The City has not acquired or improved any land, property, or buildings with CDBG funds that are available for sale.

Discussion

Private and non-federal resources that may be available to the City of Wheeling in FY 2020 to address needs identified in the FY 2020-2024 Five Year Consolidated Plan are listed below.

- **West Virginia Housing Development Fund Home Purchase Programs** – The West Virginia Housing Development Fund is a public body corporate and governmental instrumentality of the State of West Virginia established to increase the supply of residential housing for persons and families of low- and moderate-income, and to provide construction and permanent mortgage financing to public and private sponsors of such housing. To date, the Housing Development Fund has issued more than \$4.2 billion in bonds and has financed more than 116,000 housing units since it began operation in 1969. The West Virginia Housing Development Fund is an Equal Housing Opportunity Lender.
- **West Virginia Neighborhood Investment Program** – The West Virginia Neighborhood Investment Program Act (W. Va. Code § 11-13J) provides credit to individuals and private sector businesses which make eligible contributions to community based nonprofit organizations that establish projects to assist neighborhoods and local communities. These projects provide services such as health care, counseling, emergency assistance, crime prevention, education, housing, job training and physical and environmental improvements.
- **Fair Housing Law Center at Southwestern Pennsylvania Legal Services** - The Wheeling Human Rights Commission will receive \$2,550 under its 2020 agreement with the Fair Housing Law Center.
- **West Virginia Division of Rehabilitation Services** – The Division of Rehabilitation Services will provide funds to make housing units accessible if such improvements will assist persons with disabilities in an employment situation.
- **Federal Home Loan Bank of Pittsburgh – First Front Door Program** – Through participating lenders in their network, the FHLBank Pittsburgh provides grants up to \$5,000 for downpayment and closing costs to first time homebuyers that are at or below 80% of AMI.

- **The Laughlin Plan** – WesBanco Trust and Investment Services administers the late philanthropist’s gift, The Laughlin Plan, which offers interest-free mortgage loans to qualifying families with one or more dependent children in Ohio County, West Virginia.
- **Financial Institutions** – Several local financial institutions have developed flexible underwriting criteria to encourage homeownership.

DRAFT

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Wheeling	Government	Planning	Jurisdiction
Wheeling Housing Authority	PHA	Public Housing Rental	Region
Greater Wheeling Coalition for the Homeless	Continuum of care	Homelessness Non-homeless special needs Planning Rental public services	Region
Ohio County Development Authority	Other	Economic Development Non-homeless special needs Planning Rental	Region
Catholic Charities	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Family Service	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Seeing Hand Association	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Soup Kitchen	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Wheeling Health Right	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Human Rights Commission	Departments and agencies	Planning	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Belomar Regional Council	Regional organization	Economic Development Non-homeless special needs Planning	Region
Woda Group, LLC	Developer	Ownership Rental	Region
CHANGE, INC.	CHDO	Economic Development Homelessness Non-homeless special needs Ownership Rental public services	Region
Weirton	Other	Planning	Region
Marshall Co. Commission	Other	Planning	Region
Ohio County	Other	Planning	Region
Brooke County	Other	Planning	Region
Hancock County	Other	Planning	Region

Table 51 - Institutional Delivery Structure

Assess Strengths and Gaps in the Institutional Delivery System

The primary responsibility for the administration of the Five Year Consolidated Plan is assigned to the City of Wheeling, Department of Economic and Community Development. The City of Wheeling Department of Economic and Community Development consulted with public, private, and non-profit organizations during the planning process in an effort to implement the different goals and objectives identified in the Five Year Consolidated Plan. Coordination and collaboration between agencies is important to ensuring that the needs in the community are addressed.

The Economic and Community Development Department consults with City Departments, the Mayor, City Council, and the Wheeling Housing Authority to address its housing and community development priorities. In addition, the Economic and Community Development staff works with local nonprofit organizations and developers to develop and rehabilitate housing in the City. The City will continue to work with Southwestern Pennsylvania Legal Services, Inc. to promote fair housing activities in the City. The City will continue to work with the Northern Panhandle Continuum of Care (Greater Wheeling Coalition for the Homeless) to serve homeless person in the City.

The Greater Wheeling Coalition for the Homeless works with the City of Wheeling on the development of the Consolidated Plan, providing information on the local response to homelessness used in the annual CAPER. As a recipient of CDBG funding from the City of Wheeling, the Coalition provides information as part of an annual request for support of the Transitional Housing Program. The Northern Panhandle Continuum of Care, or NPCOC, has a strong relationship with the mental health and drug courts in this region. The NPCoC also has a number of partnerships with a variety of mainstream health services, including providers, doctors, hospitals, clinics, and mobile health units. Some of the providers who participate are also from the Weirton area, however, the City of Weirton receives input for its CDBG program from the NPCOC or the Coalition through the City of Wheeling, which serves as the lead agency the Northern Panhandle HOME Consortium. The following are gaps in the institutional delivery system that the City is facing:

- The need for affordable housing remains in the City, and a number of vulnerable groups including seniors and domestic violence survivors are struggling to find affordable housing and are forced to live in hotels.
- Lead abatement costs are prohibitive for the housing rehab programs that exist in Wheeling. The cost to rehab is greater than the value in some cases.
- One of the major emergency shelters in the area recently closed, and there is a need to address the gaps created by its closure.
- The City does not have enough middle-income houses for sale. The oil and gas industry is driving up rental prices, which is causing some people to rent their homes instead of selling to take advantage of high rental market resulting from the transient workforce.
- There is a need in the City for ADA curb cuts. A lot of pads don't meet current ADA restrictions and require sensory indicators.

- There is a need for mental health care throughout the region, including mental health services to assist people with addictions.
- Homeless services may experience a gap with the loss of HMIS, though providers of services for the homeless are working to ensure that this loss does not occur.
- Public transit is lacking and potential employees are not connected to places of employment.

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

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

Table 52 - Homeless Prevention Services Summary

Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction:

Local Health Departments offering HIV testing include the Wheeling Ohio County Health Department, the Marshall County Health Department, and the AIDS Task Force (ATF) of the Upper Ohio Valley. The AIDS Task Force of the Upper Ohio Valley, (ATF), was incorporated in 1987 to respond to the AIDS epidemic in the Ohio Valley. The mission statement of the ATF is: "The AIDS Task Force of the Upper Ohio Valley is a not for profit community based organization committed to providing a compassionate and collaborative statewide response to the needs of West Virginians infected, affected and at risk of HIV/AIDS, while respecting the inherent dignity of every individual."

Through the dedication of a group of concerned citizens and volunteers, the agency provided AIDS prevention education, referrals and offered limited direct services to Ohio Valley residents living with AIDS during the early years of the epidemic in the Ohio Valley. HIV Rapid tests are available from the ATF. In 1991, the ATF was awarded a contract with the West Virginia Department of Health and Human Resources, (DHHR), to provide medical case management to West Virginians living with HIV/AIDS. As part of the Ryan White Title II Program, later to be known as Ryan White Part B, the ATF became the statewide Ryan White contractor to provide services for people living with HIV/AIDS (PLWHA) throughout West Virginia. ATF offices are located in Wheeling, Charleston, Morgantown, Huntington and Beckley.

Services provided by medical case managers include:

- assessments of needs
- treatment adherence counseling
- service plan development
- benefits counseling
- referrals for medical care and support services
- linkage to healthcare and psychosocial services

Medical case management services are available regardless of income. Ryan White Part B core medical services are accessed through the regional medical case manager. Services are provided based on available funding.

Core medical services include:

- outpatient ambulatory medical care
- pharmacy assistance
- oral health
- home health
- mental health therapy

- outpatient substance abuse treatment
- health insurance continuation

Ryan White Part B support services provided through the Ryan White Part B Program include:

- transportation for HIV primary care
- food vouchers
- limited vision services

Finally, WVU's Positive Health Clinic is another one of 27 institutions nationwide awarded federal Ryan White Care Act funding in 2003. The clinic is staffed by professionals who are trained and dedicated to the care of HIV-positive patients. In addition to the services offered at the Physician Office Center in Morgantown, the program includes a satellite clinic in Wheeling and supervises care provided to HIV patients at Shenandoah Valley Medical Systems in Martinsburg.

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

Current gaps in the service delivery system for persons experiencing homelessness and special needs populations include the lack of funding available for staff and operational expenses of existing shelters and supportive service programs. Established shelter programs often do an effective job in assisting people with the evolution from crisis to stability, but the funding available for these programs is often in extremely short-supply and constantly in danger of being reduced or cut altogether. Due to the number of client cases who have highly complex needs, there is also a need for more specialized supportive services which extend beyond traditional case management, including care focused strictly on housing, employment, and recovery.

The opioid crisis extends into all subpopulations due to households being fragmented because family members are seeking and participating in treatment. To best identify the impact of opioid use disorder among the homeless population, GWCH conducted a single-day study of its active caseload (91 adults) and found 96% of those served in GWCH programs were experiencing homelessness as either a direct or indirect result of substance abuse issues. Of the active caseload, 45% (41 adults) were experiencing Opioid Use Disorder (OUD) with only 12% (11 adults) enrolled in a Medication Assisted Treatment (MAT) program and 33% (30 adults) with OUD had not accessed MAT. Those individuals with OUD, regardless of whether or not they are actively receiving treatment, make up 45% of the current, active caseload. In addition, 28% (25 adults) were non-users, however opioid use in the households contributed to their homelessness and another 22% (21 adults) had a history or current use of non-opioid drugs or alcohol, which make up 51% of the current, active caseload. While there is a new source of limited funds available for opioid use disorder in the region, there is a greater lack of funds supporting those individuals whose homelessness was created due to non-opioid substance abuse which make up 51% of the population served in the region.

The NPCoC continues to support Transitional Housing as it plays an integral role in the overall homeless service system. In September 2019, the region's only emergency shelter offering beds for families with children, the Salvation Army of Wheeling, restructured its facility to honor its original mission by offering beds dedicated only to males since the facility was never structured to accommodate families. To meet the community-wide need for shelter beds dedicated to families with children, GWCH started using, and continues to use, its Transitional Housing as a form of emergency shelter by admitting individuals and families into the program directly from the streets. GWCH plans to seek funding in an effort to formally re-frame the program to fully operate like an emergency shelter facility.

The NPCoC has witnessed a gap in adoption of proper discharge planning standards. Institutions are supposed to bear the responsibility of developing a housing plan for proper discharge yet frequently release persons to the street or emergency shelter who do not meet the federal definition of homeless. Disregard for discharge planning practices among service providers and institutions results in the placement of individuals in a position where they do not qualify for homeless services funded by federal and state sources, thus increasing the number of persons becoming homeless in the region with no dedicated resources to assist them in ending their homelessness.

Beyond the supportive services and programs discussed, the most critical gap in achieving a well-functioning service delivery system is funding to support the region's Homeless Management Information System (HMIS). Every program GWCH operates, as well as five Federal projects across four agencies is dependent upon an HMIS for data collection and reporting. GWCH determined that without operational support for HMIS, the NPCoC could collectively lose over \$1.5 million in federal funding for homeless programs. Utilization of the HMIS continues to be a mandated activity by the majority of all funding sources, however no direct funds for HMIS are available through federal or state sources. HMIS funding was eliminated during the 2015 Continuum of Care Competition due to low placement in Tier Two by the NPCoC Review and Ranking Committee who felt housing programs were of higher priority. As HMIS Lead, GWCH bears the responsibility of ensuring the continued use of the HMIS. While GWCH has allocated a small amount of funding from existing grants to cover HMIS costs over the last five years, funding to support the full-time HMIS System Administrator, who provides oversight and support to all NPCoC HMIS End Users, still remains which has resulted in the implementation of HMIS cost-sharing fees among HMIS-participating agencies.

Strengths of the service delivery system include the development of behavioral health grant-funded programs including PATH and Community Engagement which have significantly contributed to the success of people who are homeless living with a mental health diagnosis in engaging in services and maintaining housing stability. Since the development of the last Five-Year Consolidated Plan, GWCH also developed the first program in the region exclusively dedicated to persons living with HIV/AIDS who are experiencing a housing crisis. GWCH also has the flexibility to meet local demands of the community, as evidenced by the Salvation Army of Wheeling's restructuring and elimination of emergency shelter beds for families with children. The development of three Supportive Service for Veteran Families (SSVF) programs in the region continue to strengthen the overall service delivery system by offering the only source of funds dedicated to serving Veterans and their families at imminent risk of or experiencing homelessness.

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

- **Public Sector:**

City of Wheeling: The City's Department of Economic and Community Development (DECD) will be responsible for the administration of the City's community development programs, including some of the local programs that assist target income residents. The Department's responsibilities will include managing and implementing the City's affordable housing policies, including the Consolidated Plan and related documents. Several other City Departments and Divisions will also be involved, including Planning, Code Enforcement, Public Works, Police, Fire, Recreation, Water, and Sewer.

The Wheeling Housing Authority: The Wheeling Housing Authority is one of the primary owners of affordable housing within the community. The Housing Authority also administers the Housing Choice (Section 8) Voucher Program. The City will continue to work in close consultation with the Housing Authority regarding affordable housing issues in Wheeling.

Ohio County Health Department: The Ohio County Health Department offers a variety of services to City and County residents, including: Alcohol and Drug Services; Children's Services; Family Assistance; Mental Health Services; Public Health Services; Senior Services; and Emergency Services. The City of Wheeling will work with the Ohio County Health Department on health issues and social services for the residents of the City of Wheeling.

Regional Economic Development Partnership: The City of Wheeling will continue to support and partner with the Regional Economic Development Partnership in meeting its organizational objectives to promote economic development in the City of Wheeling.

Ohio County Board of Education: The City will continue to support and collaborate with the Board of Education in meeting their education, vocational, extra-curricular, and workforce development objectives.

Workforce West Virginia: Workforce West Virginia is the primary employment service provider within the community. The City will continue to support and assist in meeting the agency's employment and workforce development objectives in order to provide job opportunities for low-income persons and families in the City of Wheeling.

- **Non-Profit Agencies:**

There are several non-profit agencies that serve target income households in the greater Wheeling area. The City will collaborate with these essential service providers. Some of them include: Regional Economic Development (RED) Partnership, Greater Wheeling Coalition for the Homeless, CHANGE, Inc., Wheeling Health Right, Youth Services System, Inc., and YWCA of Wheeling.

- **Private Sector:**

The private sector is an important collaborator in the services and programs associated with the Consolidated Plan. The private sector brings additional resources and expertise that can be used to supplement existing services or fill gaps in the system. Lenders, affordable housing developers, business and economic development organizations, and private service providers offer a variety of assistance to residents such as health care, small business assistance, home loan programs, and assisted housing, among others. The City will work closely with these agencies to meet Consolidated Plan goals and objectives. Funds for affordable housing are also provided through the Federal Home Loan Bank of Pittsburgh through its member banks.

- **Coordination:**

The City is committed to continuing its participation and coordination with Federal, state, county, and local agencies, as well as with the private and non-profit sectors, to serve the needs of target income individuals and families in the community.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1.	HS-1 Homeownership	2020	2024	Affordable Housing	Citywide Northern Panhandle HOME Consortium	Housing Priority	HOME: \$1,206,880	Direct Financial Assistance to Homebuyers: 115 Households Assisted
2.	HS-2 Housing Construction/Rehabilitation	2020	2024	Affordable Housing	Citywide Northern Panhandle HOME Consortium	Housing Priority	HOME: \$241,380	Rental units constructed: 2 Household Housing Unit Rental units rehabilitated: 3 Household Housing Unit
3.	HS-3 Neighborhood Revitalization	2020	2024	Affordable Housing	Citywide Low/Mod Areas	Housing Priority	CDBG: \$0	Other: 0 Other
4.	HS-4 Rental Assistance	2020	2024	Affordable Housing	Citywide	Housing Priority	CDBG: \$0	Tenant-Based Rental Assistance/Rapid Re-Housing: 0 Households Assisted
5.	HMS-1 Operating/Support	2020	2024	Homeless	Citywide	Homeless Priority	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted
6.	HMS-2 Housing	2020	2024	Homeless	Citywide	Homeless Priority	CDBG: \$0	Homeless Person Overnight Shelter: 0 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7.	HMS-3 Prevention and Re-Housing	2020	2024	Homeless	Citywide	Homeless Priority	CDBG: \$0	Homelessness Prevention: 0 Persons Assisted
8.	HMS-4 Permanent Housing	2020	2024	Homeless	Citywide	Homeless Priority	CDBG: \$0	Rental Units Constructed: 0 Household Housing Units
9.	SNS-1 Housing	2020	2024	Non-Homeless Special Needs	Citywide	Other Special Needs Priority	CDBG: \$0	Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit
10.	SNS-2 Social Services	2020	2024	Non-Homeless Special Needs	Citywide	Other Special Needs Priority	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 1,600 Persons Assisted
11.	CDS-1 Infrastructure	2020	2024	Non-Housing Community Development	Citywide Low/Mod Areas	Community Development Priority	CDBG: \$2,630,705	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 24,625 Persons Assisted
12.	CDS-2 Community Facilities	2020	2024	Non-Housing Community Development	Citywide Low/Mod Areas	Community Development Priority	CDBG: \$250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,825 Persons Assisted Other: 5 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13.	CDS-3 Public Services	2020	2024	Non-Housing Community Development	Citywide Low/Mod Areas	Community Development Priority	CDBG: \$387,500	Public service activities other than Low/Moderate Income Housing Benefit: 27,215 Persons Assisted
14.	CDS-4 Clearance/Demolition	2020	2024	Non-Housing Community Development	Citywide Low/Mod Areas	Community Development Priority	CDBG: \$0	Buildings Demolished: 0 Buildings
15.	CDS-5 Food Programs	2020	2024	Non-Housing Community Development	Citywide Low/Mod Areas	Community Development Priority	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 2,000 Persons Assisted
16.	CDS-6 Architectural Barriers	2020	2024	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Other: 0 Other
17.	CDS-7 Public Safety	2020	2024	Non-Housing Community Development	Citywide Low/Mod Areas	Community Development Priority	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
18.	EDS-1 Employment	2020	2024	Economic Development	Citywide Low/Mod Areas	Economic Development Priority	CDBG: \$0	Jobs created/retained: 0 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
19.	EDS-2 Financial Assistance	2020	2024	Economic Development	Citywide Low/Mod Areas	Economic Development Priority	CDBG: \$0	Businesses assisted: 0 Businesses Assisted
20.	EDS-3 Redevelopment Program	2020	2024	Economic Development	Citywide Low/Mod Areas	Economic Development Priority	CDBG: \$0	Facade treatment/business building rehabilitation: 0 Business
21.	AMS-1 Overall Coordination	2020	2024	Administration, Planning, and Management	Citywide	Administration, Planning, and Management Priority	CDBG: \$1,183,925 HOME: \$160,915	Other: 10 Other
22.	AMS-2 Special Studies/Management	2020	2024	Administration, Planning, and Management	Citywide	Administration, Planning, and Management Priority	CDBG: \$0 HOME: \$0	Other: 0 Other
23.	AMS-3 Fair Housing	2020	2024	Administration, Planning, and Management	Citywide	Administration, Planning, and Management Priority	CDBG: \$25,000 HOME: \$0	Other: 5 Other

Table 53 – Goals Summary

Goal Descriptions

1.	Goal Name	HS-1 Homeownership
	Goal Description	Assist low- and moderate-income households to become homeowners by providing down payment assistance, closing cost assistance, and requiring housing counseling training.
2.	Goal Name	HS-2 Housing Construction/Rehabilitation
	Goal Description	Support and promote the development of decent, safe, sound, and accessible housing that is affordable to owners and renters in the City and the HOME Consortium through new construction and rehabilitation.
3.	Goal Name	HS-3 Neighborhood Revitalization
	Goal Description	Promote and support the revitalization of residential neighborhoods throughout the City and the HOME Consortium with new investment which will improve the existing housing stock, construct affordable housing, and remove blighting conditions.
4.	Goal Name	HS-4 Rental Assistance
	Goal Description	Provide for utilities, deposits, and rental fees for low-income households who are faced with the threat of eviction and who are at-risk of becoming homeless.
5.	Goal Name	HMS-1 Operation/Support
	Goal Description	Promote and assist service providers through the Continuum of Care in the operation of housing and support services for the homeless and persons who are at-risk of becoming homeless.
6.	Goal Name	HMS-2 Housing
	Goal Description	Support the local agencies' efforts to provide emergency shelter, transitional housing, and permanent supportive housing to persons experiencing homelessness.
7.	Goal Name	HMS-3 Prevention and Re-Housing
	Goal Description	Support the prevention of homelessness through anti-eviction activities and programs for rapid re-housing.

8.	Goal Name	HMS-4 Permanent Housing
	Goal Description	Support the development of permanent supportive housing for homeless individuals and families.
9.	Goal Name	SNS-1 Housing
	Goal Description	Provide funds to increase the supply of decent, safe, sound, accessible, and affordable housing for the elderly, frail elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, persons with alcohol/drug dependency, persons with developmental delays, and persons with other special needs through rehabilitation, new construction, and making reasonable accommodations to existing housing.
10.	Goal Name	SNS-2 Social Services
	Goal Description	Provide support social service programs and facilities for the elderly, frail elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, persons with alcohol/drug dependency, persons with developmental delays, and persons with other special needs.
11.	Goal Name	CDS-1 Infrastructure
	Goal Description	Improve the City's infrastructure through rehabilitation, reconstruction, and new construction of streets, sidewalks, slopes, curbs, ADA curb cuts, retaining walls, sanitary sewers, water lines, storm water management, bridges, etc.
12.	Goal Name	CDS-2 Community Facilities
	Goal Description	Improve the City's parks, recreational centers, bike trails, green infrastructure, as well as public and community facilities through rehabilitation and new construction.
13.	Goal Name	CDS-3 Public Services
	Goal Description	Improve and increase public safety, provide programs for the youth, the elderly, disabled, and low- and moderate-income persons, recreational passes, transportation services, and social/welfare programs throughout the City.
14.	Goal Name	CDS-4 Clearance/Demolition
	Goal Description	Remove and eliminate slum and blighting conditions through demolition of vacant and abandoned structures throughout the City.

15.	Goal Name	CDS-5 Food Programs
	Goal Description	Provide assistance for food and nutritional programs to address the needs of the unemployed, underemployed, and homeless.
16.	Goal Name	CDS-6 Architectural Barriers
	Goal Description	Remove architectural barriers and make public and community facilities accessible to persons with physical disabilities.
17.	Goal Name	CDS-7 Public Safety
	Goal Description	Improve public safety through upgrades to facilities, purchase of new equipment, fire equipment, crime prevention, community policing, and ability to quickly respond to emergency situations.
18.	Goal Name	EDS-1 Employment
	Goal Description	Support and encourage new job creation, job retention, workforce development, and job training services.
19.	Goal Name	EDS-2 Financial Assistance
	Goal Description	Support the expansion, growth and new development of business and commercial enterprises through technical assistance programs, low interest financing and a façade improvement program.
20.	Goal Name	EDS-3 Redevelopment Program
	Goal Description	Plan and promote the development and redevelopment of vacant commercial and industrial sites and facilities, and the revitalization efforts in downtown.
21.	Goal Name	AMS-1 Overall Coordination
	Goal Description	Provide program management and oversight for the successful administration of Federal, state, and local funded programs, including planning services for special studies, annual action plans, five year consolidated plans, substantial amendments, consolidated annual performance and evaluation reports, environmental reviews and clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.
	Goal Name	AMS-2 Special Studies/Management

22.	Goal Description	Provide and promote funds to assist with the development of special studies, plans, and management activities related to these activities.
23.	Goal Name	AMS-3 Fair Housing
	Goal Description	Provide funds for training, education, outreach, testing, and monitoring to affirmatively further fair housing in the City of Wheeling and the HOME Consortium

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

The City of Wheeling and the Northern Panhandle HOME Consortium will provide affordable housing for the following over the next five years of the Consolidated Plan:

Extremely Low Income:

- 5 households

Low Income:

- 6 households

Moderate Income:

- 12 households

DRAFT

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

WHA has only one (1) community/AMP that is currently designated as Housing for either Elderly or Disabled Families, which is Riverview Towers. Riverview Towers has an Elderly-only designation, and offers 74 units, of which five (5) units are accessible. The HUD approval date was December 5, 2009.

The Housing Authority has been working to make reasonable accommodations to its public housing units to satisfy the Section 504 requirements for persons with physical disabilities such as mobility, visual, and hearing impairments. The WHA's public housing portfolio consists of a total of 55 accessible units, which is 10.2% of their portfolio.

The Housing Authority exceeds the minimum requirements for accessible units. Previous accommodations have been made including walk-in showers and ramps, and the Housing Authority is responsive to requests for continued accessibility improvements.

Activities to Increase Resident Involvements

The Wheeling Housing Authority has an active Resident Advisory Board which provides feedback on the Housing Authority's plans and policies. The Housing Authority also appoints a resident to the Housing Authority Board. Although the Housing Authority does not have a homeownership program, it refers interested tenants to the City of Wheeling for the First Time Homebuyer Program. The Resident Services Department is important at the Wheeling Housing Authority. The department offers many activities and community services for the people who live in the public housing communities. WHA contracts with local social service providers and community agencies to provide recreational and educational programs for their youth and families. They also provide recreational activities and health care services links for the elderly.

Family Self-Sufficiency Program - The Family Self-Sufficiency (FSS) Program is a voluntary program that helps families improve their economic situation, so they don't have to depend on public assistance. Each FSS participant creates a five-year plan that includes employment goals and identifies training and educational needs. A case manager works with the family to identify and secure the services they need to accomplish these goals. Goals can include things like GED obtainment, job training, higher education, and employment.

Youth Programs - Educational and recreational activities are available to Wheeling Housing Authority children on-site in partnership with area agencies and organizations.

Senior Programs - Recreational activities and health care services links are available at high rises, including a weekday lunch program at Garden Park Terrace Apartments in Warwood. The Wheeling Housing Authority received the ROSS Grant- Resident Opportunities and Supportive Services through the U.S. Department of Housing and Urban Development. The goal is to improve the quality of life in their high rises and to link residents with existing services in the community. A coordinator works to help residents get needed social services to maintain their independent living status. The coordinator also works with elected resident councils to plan activities and trips.

The Weirton Housing Authority has an active tenant council consisting of five members which provides feedback on the Housing Authority's plans and policies. They review the Five Year Plan and invite the tenant population to attend meetings. They have a lot of attendance at Capital Fund meetings. WHA no longer has a Family Self-Sufficiency program because it became too restrictive. The Weirton Housing Authority hosts social events in addition to tenant meetings and reviews of the Five Year Capital Fund Plan. Social events consist of Friday Bingo, birthday parties, holiday parties, and the occasional field trip.

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

No

Plan to remove the 'troubled' designation

Neither the Wheeling Housing Authority, nor the Weirton Housing Authority, are designated as troubled. Not Applicable.

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

The Cities of Wheeling and Weirton in their most recent Analyses of Impediments to Fair Housing Choice did not identify any negative effects of its public policies that serve as barriers to affordable housing. The City has continued to revise and update its Zoning Ordinance. This document is consistent with the Fair Housing Act, Section 504, and the Americans with Disabilities Act. There are no other public policies that restrict fair housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

FY 2020-2024 Analysis of Impediments to Fair Housing Choice

The City of Wheeling's 2020 Analysis of Impediments to Fair Housing Choice has identified the following impediments, along with goals and strategies to address those impediments and affirmatively further fair housing in the City:

Impediment 1: Housing Affordability

Decent, safe, sanitary, and affordable housing remains a problem in finding fair housing choice as well as the, quality of life and attractive neighborhoods.

Goal: Increase the supply of decent, safe, sound, and affordable housing targeted to lower income households, both renters and owners.

Strategies: To meet this goal, the following activities and strategies may be undertaken by the City of Wheeling:

- **1-A:** Maintain the supply of available decent, safe, sanitary, and affordable housing through code enforcement, rehabilitation, and support of the creation of and capacity building of Community Housing Development Organizations (CHDOs), both locally and throughout the HOME Consortium Area.
- **1-B:** Increase homeownership opportunities for LMI households through the purchase of available housing, requiring housing counseling, as well as providing downpayment and closing cost assistance through the Northern Panhandle HOME Consortium.
- **1-C:** Support and strengthen an effective property maintenance inspection program and code enforcement in the City.
- **1-D:** Promote programs for accessibility, weatherization, insulation, storm windows, energy audits, etc. to help reduce energy costs for LMI households that are cost burdened.

Impediment 2: Housing Accessibility

There is a lack of housing that is accessible to the older population, and persons with disabilities which limits their choice of housing.

Goal: Increase the supply of housing that meets the accessibility, visitability, and quality of life needs of the older population and persons with disabilities.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **2-A:** Increase the supply of accessible owner-occupied housing by providing financial assistance to support the removal of architectural barriers.
- **2-B:** Enforce building codes to ensure that new multifamily construction meets the accessibility provisions of the Fair Housing Act.
- **2-C:** Continue to promote education and awareness of the requirements for reasonable accommodations for persons with disabilities and the elderly in rental housing.
- **2-D:** Encourage the development of new construction of housing that is accessible and affordable to the elderly and disabled.

Impediment 3: Fair Housing Education, Advocacy, Monitoring, and Enforcement

There is a lack of awareness of tenant rights and landlord responsibilities under the Fair Housing Act, and a need to continually monitor and enforce the Fair Housing Act.

Goal: Increase the knowledge and awareness of the rights of individuals and the responsibilities of building owners in regard to the Fair Housing Act through education advocacy, monitoring, and enforcement to eliminate discrimination in housing and providing fair housing choices for all individuals and families.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **3-A:** Continue to support educational and training programs concerning the tenant rights and landlord responsibilities covered by the Fair Housing Act.
- **3-B:** Continue to support local and Consortium efforts to strengthen efficient and effective fair housing monitoring, investigation, testing, and enforcement strategies.
- **3-C:** Continue to support the delivery of fair housing advocacy services to at-risk groups and victims of housing discrimination.
- **3-D:** Continue to promote the delivery of financial literacy counseling for LMI and minority households to combat predatory and subprime lending practices.

Impediment 4: Cost Burden

Both homeowners and renters are cost burdened by the monthly cost of housing which affects fair housing choice.

Goal: Reduce the amount of households which are cost burdened in the City and the HOME Consortium area.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **4-A:** Provide financial assistance to homebuyers to lower the cost of buying a home and thus reducing their monthly housing costs to within 30% of income.
- **4-B:** Promote the development of new affordable rental units under the LIHTC program, bond issues, Federal subsidized housing program, etc. to reduce a renter households' monthly housing cost to within 30% of their income.
- **4-C:** Promote the development of mixed income housing by private developers by offering financial incentives and density bonuses.

Impediment 5: Income vs. Housing Choice

There is a lack of economic and job opportunities in the City of Wheeling and the HOME Consortium area which prevents low-income households from increasing their income and ability to choose to live outside areas of concentrated poverty.

Goal: The local economy will improve which will create new job opportunities and in turn increase household income.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **5-A:** Strengthen partnerships with area businesses and firms to expand the local tax base and create a more sustainable economy.
- **5-B:** Support workforce development and skills training that results in increased job opportunities and higher wages.
- **5-C:** Support programs that promote entrepreneurship and small business development for the retention and creation of job opportunities for low-income businesses and minority and women-owned businesses.

Impediment 6: Impacted Areas

There is a lack of economic and job opportunities in the City of Wheeling and the HOME Consortium area. There are specific areas in the City of Wheeling where there is a concentration of low-income households and minorities.

Goal: Promote the deconcentration of low-income people and minorities from impacted areas and provide housing choice outside these areas.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **6-A:** Support, promote, and encourage affordable housing developments that are constructed outside impacted areas.
- **6-B:** Continue to market and promote the homebuyer program to minority families and low-income households so they can afford to buy a home outside areas of impactation.

City of Weirton, West Virginia

The City of Weirton's 2020 Analysis of Impediments to Fair Housing Choice has identified the following impediments, along with goals and strategies to address those impediments and affirmatively further fair housing in the City:

Impediment 1: Housing Affordability

There is a lack of decent, safe, and sound housing in the City that is affordable to low-income persons and families, which limits their choice of housing.

Goal: The supply of decent, safe, sanitary and affordable housing will meet the needs of low- and moderate-income households.

Strategies: The following activities and strategies should be undertaken to ensure the City meets this goal:

- **1-A:** Continue to support and financially assist new homebuyers through down payment assistance, closing cost assistance and other similar programs.
- **1-B:** Continue to support the supply of decent, safe, sanitary and affordable housing by assisting Community Housing Development Organizations (CHDOs) in their efforts to rehabilitate and/or construct housing for low- and moderate-income persons and families throughout the Consortium area.
- **1-C:** Promote and expand emergency repairs, weatherization programs and other rehabilitation programs in the City and the Consortium Area.
- **1-D:** Support consumer credit counseling, financial counseling and homeownership training programs for city residents.

Impediment 2: Lack of Fair Housing Awareness

The lack of knowledge and understanding of the Fair Housing Act limits the housing choices for residents of the City.

Goal: Homebuyer, realtors, mortgage brokers and landlords will become aware of the protection of their rights under the Fair Housing Act and they will know where fair housing complaints may be made.

Strategies: The following activities and strategies should be undertaken to ensure the City meets this goal:

- **2-A:** Continue support the outreach and advocacy efforts of the Weirton Human Rights Commission.
- **2-B:** Increase fair housing efforts in the City by promoting and supporting seminars, attending fair housing training and the enforcement of fair housing laws.
- **2-C:** Ensure that fair housing outreach and education is available to all members of the City, including victims of domestic violence, the elderly, the disabled, etc.

Impediment 3: Lack of Accessible Housing

The number of persons with disabilities, the elderly, and frail elderly are increasing in the City and there is a need to provide accessible and affordable housing and public and community facilities for this portion of the population.

Goal: All persons who need accessible housing will be able to live in the City of Weirton.

Strategies: The following activities and strategies should be undertaken to ensure the City meets this goal:

- **3-A:** Maintain and support efforts by non-profits and CHDOs to provide accessibility upgrades to existing housing units.
- **3-B:** Ensure residents are aware of fair housing laws related to reasonable accommodations.
- **3-C:** Enforce and implement building codes that ensure accessibility to all new housing units built in the City.
- **3-D:** All public facilities will be made accessible to those persons with disabilities and the City will comply with its Section 504 Plan.

Impediment 4: Lack of Economic Opportunities

There is a lack of economic opportunities in the City of Weirton, especially for the low- and moderate-income households to increase their income and thus improve their choice of housing.

Goal: Low- and moderate-income persons will be trained and have more job opportunities which will increase their household income.

Strategies: The following activities and strategies should be undertaken to ensure the City meets this goal:

- **4-A:** Promote and encourage the expansion of existing businesses, the development of new businesses, and the creation of new job opportunities.

- **4-B:** Identify and market sites for new commercial and light industrial development to create job opportunities and increase the local tax base.
- **4-C:** Support work force development and on-the job training to improve the skill levels of the unemployed and underemployed.

Impediment 5: Barriers which Limit Housing Choice

There are physical, economic, and social barriers in the City of Weirton which limit housing choices and housing opportunities for low-income, minorities, and the disabled members of the City's population.

Goal: The physical, economic and social barriers will be eliminated which will increase housing choices for the protected classes in the City of Weirton.

Strategies: The following activities and strategies should be undertaken to ensure the City meets this goal:

- **5-A:** Deconcentrate pockets of racial, ethnic and economic areas by providing affordable housing in areas of opportunity.
- **5-B:** Support and promote mixed income housing throughout the City of Weirton.
- **5-C:** Promote and support homeownership initiatives for low-income households to build equity and community wealth.
- **5-D:** Support applications for Low Income Housing Tax Credit (LIHTC) developments and other subsidized forms of housing.
- **5-E:** Continue to affirmatively further fair housing through enforcement of state/local building codes, and land development policies, which could limit the location, size and types of affordable housing.

SP-60 Homelessness Strategy - 91.415, 91.215(d)**Describe how the jurisdiction's strategic plan goals contribute to Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The NPCoC's five-year Community Strategic Plan to End Homelessness is a framework which details the strategies, objectives, and action steps geared to ensuring there is safe, affordable housing for everyone in the region. The NPCoC membership met and collectively developed the plan which went into effect in 2015. Specific goals for success in outreaching to individuals and families in the community and providing them with an assessment of their individual's needs were included as 1. formalizing committee structures to ensure 100 percent of the region is covered by outreach and 2. defining the best Coordinated Entry System covering the entire service area so an individual or family can present at any provider using the HMIS and is assessed with universal tools.

Based on long-standing experience serving the local homeless population, regular contact with people experiencing homelessness has been identified as one of the most successful methods for ensuring progress in stability and independence, as well as reducing recidivism. To carry out strategies and action steps listed in the NPCoC Community Strategic Plan to End Homelessness related to outreach, members of the NPCoC have continued to work toward developing regional committees able to provide representation of both the northern and southern regions, which provide regular updates on all five counties in the Northern Panhandle of West Virginia. The NPCoC Coordinated Entry System has established two access points for clients to receive an assessment which include the YWCA for domestic violence only and GWCH for the homeless population. GWCH has been able to meet the NPCoC goal for outreach related to 100 percent coverage in the region by developing and operating Intake at its main office and remotely using its LifeSize videoconferencing system to connect with households in the region's outlying, rural counties.

The NPCoC has three major groups conducting outreach in the region. GWCH currently uses a three-pronged approach to outreach, connecting weekly with homeless clients, community partners, and landlords. GWCH case managers and community engagement specialists focus their street outreach efforts on connecting the unsheltered and sheltered homeless population to permanent housing through a referral to Intake. The Director of the Ohio County Health Department developed Project HOPE, a medical-based outreach team of nurses, community members, and volunteers who visit identified homeless campsites weekly in an effort to engage unsheltered homeless persons and provide medical screenings. Youth Services System also operates a street outreach program focused on engaging homeless youth. During winter months, outreach teams conduct regular visits to the seasonal Winter Freeze Shelter, operated by Youth Services System in Wheeling. As cited in the NPCoC Coordinated Entry System policy and procedure manual, regular referrals between these outreach groups occur to ensure the homeless population is connected to both their housing and medical needs, and all persons experiencing homelessness are referred to Intake.

Addressing the emergency and transitional housing needs of homeless persons

The NPCoC membership includes several emergency shelter providers such as the YWCA, Northwood Health Systems, Salvation Army, and Youth Services System which are all located in Ohio county. CHANGE, Inc. also offers a domestic violence shelter in Weirton. In addition to these emergency shelter providers, three organizations operate Transitional Housing projects in the region, including GWCH, Helping Heroes, and Catholic Charities. GWCH's Transitional Housing project offers eight units of shelter in two buildings, one dedicated to families with children and the other for single adults/couples who are not separated by gender or by household composition. Helping Heroes offers transitional housing to Veterans and their families while Catholic Charities serves families with children.

The eight units available in GWCH's Transitional Housing program have remained in high demand and have been consistently utilized, with a remarkable rate of effectiveness in helping people to gain the stability needed to achieve and maintain independent housing. Since Transitional Housing's inception in 2001, only 7% of the households served have returned to homelessness, demonstrating a 93% success rate in ending homelessness permanently. Despite its success, the State of West Virginia decided to eliminate the funding of all Transitional Housing programs from the Emergency Solutions Grant program in 2014. During the FY 2015 CoC Competition, both the Transitional Housing and HMIS projects lost funding and are no longer eligible for renewal.

GWCH's Transitional Housing project serves all homeless subpopulations and traditionally prioritized placement for Veterans ineligible for VA-dedicated programs, victims of domestic violence, and youth ages 18-24. In September 2019, the Salvation Army of Wheeling restructured its facility to honor its original mission by offering beds dedicated only to males and eliminated the region's only emergency shelter beds dedicated to families with children since the facility was never structured to accommodate families. To meet the community-wide need for shelter beds dedicated to families with children, GWCH started using, and continues to use, its Transitional Housing as a form of emergency shelter by admitting individuals and families into the program directly from the streets. GWCH plans to seek funding in an effort to formally re-frame the program to fully operate like an emergency shelter facility.

GWCH also provides improved access and coverage to communities in the region aside from emergency shelter services and transitional housing by offering temporary rental assistance through the ESG and SSVF programs. In addition to utilizing existing housing capacity, these programs allow people to remain in their home community where they are more likely to have the familiarity and support network necessary to reduce the likelihood of returning to homelessness. Homelessness prevention assistance has traditionally been targeted to the region's outlying, rural counties where no emergency shelters exist in order to help residents avoid literal homelessness.

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

GWCH has developed eleven diverse supportive services and housing programs to assist people experiencing homelessness make the transition to permanent housing and independent living, including: outreach and engagement; diversion; referrals to emergency shelter; placement in Transitional Housing for families and singles; Permanent Supportive Housing for single adults with disabilities; three distinct rental assistance programs for those at imminent risk or experiencing homelessness; post-housing supportive services; and in-house clinical level services with a therapist. These programs and services provide assistance to the homeless population, including those who are chronically homeless, individuals and families, Veterans and their families, and unaccompanied youth.

With access to a diverse group of supportive service, shelter, and housing programs, GWCH can offer, through the NPCoC's Coordinated Entry System, tailored housing solutions to meet the needs of individuals and families in ending their homelessness. For example, GWCH offers a HOPWA program which provides tailored housing and supportive service program components to those living with HIV/AIDS who are experiencing a housing crisis. Likewise, the region's three SSVF programs provide Veterans and their families with access to rapid re-housing and homelessness prevention programs tailored to their individual needs, including connection to VA benefits and health coverage. This system of programs, as evidenced in the NPCoC Community Strategic Plan to End Homelessness, works towards accelerating the process for referrals to housing and exit from emergency shelter or the streets. NPCoC Provider Committee meetings also assist in reducing the length of time homeless by prioritizing households' placement into the most appropriate housing solution available.

Assisting the homeless population in facilitating access to affordable housing is achieved through GWCH's outreach policy of connecting weekly with landlords. GWCH maintains a contact list of roughly 60 landlords who are willing to participate in rental assistance programs offered by GWCH. GWCH assists each household with an Individualized Service Plan and Housing Plan, which include assistance with housing search and placement. Public housing is often the most affordable, long-term housing available for the homeless population.

To prevent individuals and families who were recently homeless from becoming homeless again, GWCH offers a Community Engagement program which provides comprehensive services to persons who are identified as being likely to return to homelessness. GWCH's Community Engagement program is one of three offered in the Northern Panhandle of West Virginia, focused specifically on serving the homeless population. NPCoC members, Northwood Health Systems and Healthways, Inc., also offer Community Engagement and are focused on serving those who have mental health issues, substance use disorders,

and co-occurring disorders not experiencing homelessness. The NPCoC Coordinated Entry system documents the number of returns to homelessness and assesses homeless persons while providing follow-up services through their individual plans. Potential services can include financial literacy training, developing a comparative budget, employment assistance, access to employment through local partnerships, and landlord/tenant advocacy education.

Once housing is secured, GWCH uses supportive service programs to ensure people with mental health diagnoses, substance abuse disorders, and co-occurring disorders maintain housing and reduce hospitalization by providing a high level of direct care. This direct care includes case management and community engagement assistance with transportation to medical appointments, monitoring of medication, routine socialization, and connection to all necessary community resources for housing stability.

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

During Intake, GWCH utilizes diversion to ask clients, on behalf of all regional shelter programs, if there are any options available to them before they enter the service delivery system, including if they have family or friend supports who can provide them with shelter until they get back on their feet. When diversion is unsuccessful, GWCH may be able to offer prevention assistance through ESG/SSVF or link the client to a local emergency shelter if prevention is not feasible. Unfortunately, funding sources place strict limits on the degree of prevention assistance which can be provided and the level of funding currently available is unable to adequately meet the demand for assistance of this type in the region.

To assist individuals and families who are likely to become homeless after institutional discharge, NPCoC members have regularly reviewed all discharge planning protocols and worked with stakeholders, including two local hospitals, to discuss adequate procedures for ensuring people who are institutionalized are not discharged to homelessness. According to the West Virginia Division of Health Legislative Rule, hospitals must have a discharge planning process for post-hospital services. Locally, most patients often return to their prior living situation upon discharge from hospitals and health care facilities. However, when Intake identifies recently discharged clients who do not have access to shelter or a support network such as friends and family, GWCH staff contact the hospital discharge planner to learn if a discharge plan was developed.

When no discharge plan is in place, or clients are unable to care for themselves, staff provide referral to resources such as personal care homes and assisted living facilities or direct support, including assistance with an application for public housing, searches for private market housing, and referral to local social service and mainstream benefit providers. Specific destinations for people discharged from health care

facilities include private market apartments, the homes of family and friends, or state- and locally-funded housing options.

The NPCoC regularly meets with the Northern Panhandle Re-Entry Council, Workforce WV, and liaisons with local school districts to discuss discharge planning protocols for discharge of individuals from public institutions and foster care. The NPCoC Lead Agency also has offered trainings on discharge planning to educate the membership and develop a consistent message regarding the need for adhering to proper discharge planning standards.

DRAFT

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

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

Lead-based paint poses a particular hazard to children under the age of six, and is the focus of efforts by the U.S. Department of Housing and Urban Development (HUD) to raise awareness of the problem and mitigate or eliminate the hazard. Lead-based paint was banned in 1978, but housing constructed prior to that time typically contains lead-based paint to some degree. Lead hazards are addressed during housing rehabilitation efforts. All homes that receive rehabilitation assistance are tested for the presence of lead-based paint. When evidence of the paint is found, the paint surfaces are removed or the material is encapsulated to prevent exposure.

Lead reduction involves the implementation of a lead-based paint treatment program which will be carried out in conjunction with the City of Wheeling's CDBG and HOME funded housing activities. The goal of the lead based paint treatment program is the reduction of lead paint hazards.

The lead-based paint treatment program will include the following responsibilities:

- financial management and recordkeeping of all funds
- qualification of households
- inspection and treatment of non-lead aspects of the projects
- procurement of third-party service contractors
- relocation of households where required
- implementation of the bidding process
- awarding of contracts
- monitoring of ongoing projects
- preparation of progress and final payments to contractors
- overall responsibility for program compliance with HUD 24 CFR Parts 905, 941, 965, and 968

The work tasks of third-party service contractors shall include:

- initial lead risk assessments
- testing of all painted surfaces in structures which include testing by approved XRF and Spectrum Analyzers and, where required, laboratory analysis (TCLP)
- testing reports
- preparation of specifications for lead treatment
- monitoring of the treatment process
- disposal of hazardous materials to approved landfill facilities
- medical examinations where necessary
- post treatment testing
- certifications

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

Based on the CDC County-level estimates from the 2017 CDC Childhood Blood Lead Surveillance Data Report, 10% of children tested in Ohio County have Blood Lead Levels greater than 5 µg/dL, and 3.8% of children tested in Ohio County have Blood Lead Levels greater than 10 µg/dL. There were not enough tests conducted in Boone, Hancock, or Marshall Counties to draw adequate conclusions. According to staff, there are very rarely any units in the City without chipped or peeling Lead Based Paint hazards somewhere, and the cost of lead abatement alone deters many from rehabilitating their homes or buildings. Lead abatement costs are prohibitive for the City pursuing a housing rehab program. The cost to rehab a unit can be greater than the after-completed value.

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

The City and the Northern Panhandle HOME Consortium have integrated lead-based paint mitigations into its HOME programs. For the City's and the HOME Consortium First Time Homeownership Program, the City and the Consortium members will continue to ensure that:

- Applicants for homeownership assistance receive adequate information about lead based paint requirements.
- Staff properly determines whether proposed projects are exempt from some or all lead based paint requirements.
- A proper visual assessment is performed to identify deteriorated paint in the dwelling unit, any common areas servicing the unit, and exterior surfaces of the building or soils.
- Prior to occupancy, properly qualified personnel perform paint stabilization if necessary, and the dwelling passes a clearance exam in accordance with the standards established in 24 CFR Part 35.
- The home purchaser receives the required lead based paint pamphlet and notices.

If the City or the HOME Consortium members fund any rehabilitation projects, the City and the HOME Consortium members will ensure that:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed projects are exempt from some or all lead based paint safety requirements.
- The level of Federal rehabilitation assistance is properly calculated and the applicable lead based paint requirements determined.
- Properly qualified contractors perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.

-
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable standards established in 24 CFR Part 35.
 - Required notices regarding lead based paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
 - Program documents establish the rental property owner's responsibility to perform and document ongoing lead based paint maintenance activities, when applicable.
 - Program staff monitors owner compliance with ongoing lead based paint maintenance activities, when applicable.

DRAFT

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

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

Approximately 15.5% of the City of Wheeling's residents live in poverty, which is higher than Ohio and Marshall Counties (13.7% and 15.2%) and lower than the State of West Virginia where 17.8% of residents live in poverty. Female-headed households with children are particularly affected by poverty at 43.3%, and 20.5% of all youth under the age of 18 were living in poverty. This information is taken from the U.S. Census "2013-2017 ACS Five-Year Estimates." The City's goal is to reduce the extent of poverty by actions the City can control and through work with other agencies/organizations.

The resources and opportunities that the City has for reducing the number of families with incomes below the poverty line are limited. Since poverty is a function of income, its effect on housing opportunity and choice is apparent. Conversely, without adequate, stable housing, alleviating poverty is more difficult. Still, the means of addressing both issues are fragmented. Several structural barriers to poverty are addressed through different local policies. For example, the City has a policy that requires the employment of Section 3 households in construction contracts when possible.

More direct efforts to alleviate poverty by combining case management, social services job training, and housing assistance are becoming more common. City and county social service agencies have become more committed to the continuum of care models being introduced across the country. As these agencies become more proficient at providing services to the needy, the poverty rates will decline.

The City's anti-poverty strategy is based on attracting a range of businesses and supporting workforce development including job-training services for low income residents. In addition, the City's strategy is to provide supportive services for target income residents.

Planned economic development programs include:

- **EDS-1 Employment** - Support and encourage new job creation, job retention, workforce development, and job training services.
- **EDS-2 Financial Assistance** - Support the expansion, growth and new development of business and commercial enterprises through technical assistance programs, low interest financing and a façade improvement program.
- **EDS-3 Redevelopment Program** - Plan and promote the development and redevelopment of vacant commercial and industrial sites and facilities, and the revitalization efforts in downtown.

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

Providing access and increasing the supply of affordable housing is integrally tied to the City's anti-poverty strategy. The most successful way to implement this is through job training/creation activities while providing affordable housing.

Until an official directive on the matter is received from the federal and state agencies responsible for these entitlement programs, the City will try to induce the local program coordinators to confer on the matter and develop local strategies.

DRAFT

SP-80 Monitoring - 91.230

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

The City of Wheeling's Department of Economic and Community Development will have the primary responsibility for monitoring the City's Five Year Consolidated Plan. The Department of Economic and Community Development will maintain records on the progress toward meeting the goals and compliance with the statutory and regulatory requirements for each activity. The Community Development Department will be responsible for the on-going monitoring of sub-recipients. The Department of Economic and Community Development personnel will make on-site visits to inspect and monitor CDBG funded activities, including visits to sub-recipients.

For each activity authorized under the National Affordable Housing Act, the Department of Economic and Community Development has established fiscal and management procedures that will ensure program compliance and fund accountability. Additionally, the Department of Economic and Community Development will ensure that the reports to the U.S. Department of Housing & Urban Development (HUD) are complete and accurate. The programs are subject to the Single Audit Act.

For projects, other than CDBG funded activities, a similar reporting format will be used to monitor the progress of the Consolidated Plan.

The City of Wheeling will provide citizens with reasonable notice of, and the opportunity to comment on its Annual Action Plan, its performance under previously funded CDBG Program Years, and substantial amendments to the Five Year Consolidated Plan and Annual Action Plans. The City of Wheeling will respond within 15 days in writing to any written complaints or inquiries from citizens in regard to the CDBG Program, its housing strategy, or its CAPER. This is enumerated in its Citizen Participation Plan.

The City of Wheeling and its sub-recipients shall comply with the requirements and standards of 2 CFR Part 225, which is the cost principles for state and local governments and their subrecipients. In addition, the City will have written agreements with each of its subrecipients.

The City will monitor its performance with meeting its goals and objectives with its Five Year Consolidated Plan. It will review its goals on an annual basis in the preparation of its CAPER and will make adjustments to its goals as needed.

The City does not have a timeliness of expenditures problem. The City abides by the Federal cost principles and expenditures.

In the expenditures of the CDBG funds for housing construction or project improvements, the City's inspectors will make periodic on-site inspections to insure compliance with the local housing codes. The

City also requires submittal of architectural drawings, a site plan, and specifications for this work. These will be reviewed prior to the issuance of building permits and the distribution of CDBG funds.

DRAFT

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City of Wheeling is receiving \$1,183,926 in FY 2020 CDBG and \$321,835 in HOME funds. For projection purposes, the City is working on the assumption that it will receive the same funding for all years of the Five Year Consolidated Plan period. The City anticipates that it will receive the following funds over the next five years:

- FY 2020 - \$1,183,926 (CDBG), \$321,835 (HOME)
- FY 2021 - \$1,183,926 (CDBG), \$321,835 (HOME)
- FY 2022 - \$1,183,926 (CDBG), \$321,835 (HOME)
- FY 2023 - \$1,183,926 (CDBG), \$321,835 (HOME)
- FY 2024 - \$1,183,926 (CDBG), \$321,835 (HOME)
- **Total - \$5,919,630 (CDBG), \$1,609,175 (HOME)**

The program year goes from July 1, 2020 through June 30, 2021. These funds will be used to address the following priority needs:

- Housing
- Homeless
- Other Special Needs
- Community Development
- Economic Development
- Administration, Planning, and Management

The accomplishments of these projects/activities will be reported in the FY 2020 Consolidated Annual Performance and Evaluation Report (CAPER).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,183,926	0	0	1,183,926	4,735,704	Five Years of funding at the FY 2020 allocation level. During the FY 2020 CDBG Program Year, the City is funding 15 projects/activities.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	321,835	0	0	321,835	1,287,340	Five Years of funding at the FY 2020 allocation level. During the FY 2020 HOME Program Year, the Northern Panhandle HOME Consortium is funding 3 projects/activities.

Table 54 - Expected Resources – Priority Table

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

The following financial resources may be available for FY 2020, including anticipated funds to address the priority needs and specific objectives identified in the City of Wheeling's Five Year Consolidated Plan and Strategy.

CDBG-CV: The City of Wheeling will receive \$696,504 in CDBG-CV funds for relief from COVID-19 and its related economic effects.

Northern Panhandle HOME Consortium: The Northern Panhandle HOME Consortium, administered by the City of Wheeling, will receive \$241,376 under FY 2020 HOME funds. The funding for the First Time Homebuyer Program will be awarded on a first come, first served basis to eligible homebuyers in the six (6) jurisdictions.

Public Housing: The Wheeling Housing Authority will receive \$1,110,368.00 as a HUD Capital Fund Grant in FY 2020. It is anticipated that these funds will be used for the following activities: Operations, Administration, Fees and Costs, Dwelling Structures, and Site Improvements. The Housing Authority administers 569 Section 8 Housing Choice Vouchers.

FEMA Assistance to Firefighters Grant: The City of Wheeling will receive Assistance to Firefighters Grants for the following items in the following amounts: Safer Staffing - \$723,797.70; and AFG Regional Grant for Hose - \$2,715.13.

SuperNOFA: The Northern Panhandle Continuum of Care will be applying for funding under the HUD SuperNOFA for FY 2020 for supportive housing services, and new housing for both the homeless and very low-income population. The City of Wheeling will support the FY 2020 SuperNOFA Application.

Other Resources: The City of Wheeling will leverage public and private financial resources to address the needs identified in the City's Five Year Consolidated Plan and implemented under the FY 2020 Annual Action Plan. The State of West Virginia Community Partnership has allocated funds to the City of Wheeling in the past, but has not allocated any funds for July 1, 2020 - June 30, 2021 as of yet.

In addition to the entitlement funds, the City of Wheeling anticipates the following federal resources may be available to local non-profit organizations to undertake the housing strategies identified in the Five Year Consolidated Plan.

- Home Equity Conversion Mortgage (HECM) Program

- FHA Title I
- FHA 203(k) Mortgage Insurance Program
- Low Income Housing Preservation Program
- Supportive Housing Program
- Housing Opportunities for Persons with AIDS Program (HOPWA)
- Low-Income Housing Tax Credit Program (LIHTC)
- Section 8 Rental Assistance Program
- Shelter Plus Care
- Supplemental Assistance to Facilities to Assist the Homeless (SAFAH)
- Safe Havens Demonstration Program
- Land or Property Resources
- Public Housing Development
- EPA Brownfields Assessment and/or Cleanup grants

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

Not applicable. The City has not acquired or improved any land, property, or buildings with CDBG funds that are available for sale.

Discussion

Private and non-federal resources that may be available to the City of Wheeling in FY 2020 to address needs identified in the FY 2020-2024 Five Year Consolidated Plan are listed below.

- **West Virginia Housing Development Fund Home Purchase Programs** – The West Virginia Housing Development Fund is a public body corporate and governmental instrumentality of the State of West Virginia established to increase the supply of residential housing for persons and families of low- and moderate-income, and to provide construction and permanent mortgage financing to public and private sponsors of such housing. To date, the Housing Development Fund has issued more than \$4.2 billion in bonds and has financed more than 116,000 housing units since it began operation in 1969. The West Virginia Housing Development Fund is an Equal Housing Opportunity Lender.

- **West Virginia Neighborhood Investment Program** – The West Virginia Neighborhood Investment Program Act (W. Va. Code § 11-13J) provides credit to individuals and private sector businesses which make eligible contributions to community based nonprofit organizations that establish projects to assist neighborhoods and local communities. These projects provide services such as health care, counseling, emergency assistance, crime prevention, education, housing, job training and physical and environmental improvements.
- **Fair Housing Law Center at Southwestern Pennsylvania Legal Services** - The Wheeling Human Rights Commission will receive \$2,550 under its 2020 agreement with the Fair Housing Law Center.
- **West Virginia Division of Rehabilitation Services** – The Division of Rehabilitation Services will provide funds to make housing units accessible if such improvements will assist persons with disabilities in an employment situation.
- **Federal Home Loan Bank of Pittsburgh – First Front Door Program** – Through participating lenders in their network, the FHLBank Pittsburgh provides grants up to \$5,000 for downpayment and closing costs to first time homebuyers that are at or below 80% of AMI.
- **The Laughlin Plan** – WesBanco Trust and Investment Services administers the late philanthropist’s gift, The Laughlin Plan, which offers interest-free mortgage loans to qualifying families with one or more dependent children in Ohio County, West Virginia.
- **Financial Institutions** – Several local financial institutions have developed flexible underwriting criteria to encourage homeownership.

DRAFT

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1.	HS-1 Homeownership	2020	2024	Affordable Housing	Citywide Northern Panhandle HOME Consortium	Housing Priority	HOME: \$241,376	Direct Financial Assistance to Homebuyers: 23 Households Assisted
2.	HS-2 Housing Construction/Rehabilitation	2020	2024	Affordable Housing	Citywide Northern Panhandle HOME Consortium	Housing Priority	HOME: \$48,276	Rental units rehabilitated: 1 Household Housing Unit
3.	HMS-1 Operating/Support	2020	2024	Homeless	Citywide	Homeless Priority	CDBG: \$18,500	Public service activities other than Low/Moderate Income Housing Benefit: 1,031 Persons Assisted
4.	SNS-2 Social Services	2020	2024	Non-Homeless Special Needs	Citywide	Other Special Needs Priority	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 320 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5.	CDS-1 Infrastructure	2020	2024	Non-Housing Community Development	Citywide Low/Mod Areas	Community Development Priority	CDBG: \$526,141	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4,925 Persons Assisted
6.	CDS-2 Community Facilities	2020	2024	Non-Housing Community Development	Citywide Low/Mod Areas	Community Development Priority	CDBG: \$50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 765 Persons Assisted Other: 1 Other
7.	CDS-3 Public Services	2020	2024	Non-Housing Community Development	Citywide Low/Mod Areas	Community Development Priority	CDBG: \$77,500	Public service activities other than Low/Moderate Income Housing Benefit: 5,443 Persons Assisted
8.	CDS-5 Food Programs	2020	2024	Non-Housing Community Development	Citywide Low/Mod Areas	Community Development Priority	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
9.	AMS-1 Overall Coordination	2020	2024	Administration, Planning, and Management	Citywide	Administration, Planning, and Management Priority	CDBG: \$236,785 HOME: \$32,183	Other: 2 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10.	AMS-3 Fair Housing	2020	2024	Administration, Planning, and Management	Citywide	Administration, Planning, and Management Priority	CDBG: \$5,000 HOME: \$0	Other: 1 Other

Table 55 – Goals Summary

Goal Descriptions

1.	Goal Name	HS-1 Homeownership
	Goal Description	Assist low- and moderate-income households to become homeowners by providing down payment assistance, closing cost assistance, and requiring housing counseling training.
2.	Goal Name	HS-2 Housing Construction/Rehabilitation
	Goal Description	Support and promote the development of decent, safe, sound, and accessible housing that is affordable to owners and renters in the City and the HOME Consortium through new construction and rehabilitation.
3.	Goal Name	HMS-1 Operation/Support
	Goal Description	Promote and assist service providers through the Continuum of Care in the operation of housing and support services for the homeless and persons who are at-risk of becoming homeless.
4.	Goal Name	SNS-2 Social Services
	Goal Description	Provide support social service programs and facilities for the elderly, frail elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, persons with alcohol/drug dependency, persons with developmental delays, and persons with other special needs.
5.	Goal Name	CDS-1 Infrastructure
	Goal Description	Improve the City’s infrastructure through rehabilitation, reconstruction, and new construction of streets, sidewalks, slopes, curbs, ADA curb cuts, retaining walls, sanitary sewers, water lines, storm water management, bridges, etc.

6.	Goal Name	CDS-2 Community Facilities
	Goal Description	Improve the City's parks, recreational centers, bike trails, green infrastructure, as well as public and community facilities through rehabilitation and new construction.
7.	Goal Name	CDS-3 Public Services
	Goal Description	Improve and increase public safety, provide programs for the youth, the elderly, disabled, and low- and moderate-income persons, recreational passes, transportation services, and social/welfare programs throughout the City.
8.	Goal Name	CDS-5 Food Programs
	Goal Description	Provide assistance for food and nutritional programs to address the needs of the unemployed, underemployed, and homeless.
9.	Goal Name	AMS-1 Overall Coordination
	Goal Description	Provide program management and oversight for the successful administration of Federal, state, and local funded programs, including planning services for special studies, annual action plans, five year consolidated plans, substantial amendments, consolidated annual performance and evaluation reports, environmental reviews and clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.
10.	Goal Name	AMS-3 Fair Housing
	Goal Description	Provide funds for training, education, outreach, testing, and monitoring to affirmatively further fair housing in the City of Wheeling and the HOME Consortium

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City of Wheeling proposes to undertake the following activities with the FY 2020 CDBG and HOME funds:

#	Project Name
1.	Administration
2.	Street Reconstruction
3.	Pulaski Playground Improvements
4.	Ladder Truck 1
5.	Sewer Separation Project 37th Street
6.	Catholic Charities Center
7.	Family Services
8.	Greater Wheeling Coalition for the Homeless
9.	Seeing Hand Association
10.	Soup Kitchen of Greater Wheeling
11.	Wheeling Health Right
12.	YMCA
13.	Human Rights Commission
14.	East Wheeling Pool Operations
15.	Nelson Jordan Center
16.	HOME Administration
17.	CHDO Set-Aside
18.	First Time Homebuyer Program

Table 56 – Project Information

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

The City of Wheeling and the Northern Panhandle HOME Consortium has allocated its CDBG and HOME funds for FY 2020 to principally benefit low- and moderate-income persons.

- The Public Facilities activities are either located in a low- and moderate-income census area or have a low- and moderate-income service area benefit or clientele.
- Acquisition and demolition of structures are either located in a low- and moderate-income census area or it falls under removal of slum and blight on a spot basis.
- The public services activities are for social service organizations whose clientele qualify under the presumed benefit category of the regulations or who principally serve low-income persons.
- The Homebuyer Assistance Program has an income eligibility criterion; therefore the income requirement restricts funds to low- and moderate-income households throughout the Northern

Panhandle HOME Consortium.

The proposed activities under the FY 2020 CDBG Program Year are located in areas with the highest percentages of low- and moderate-income persons and those block groups with a percentage of minority persons above the average for the City of Wheeling.

DRAFT

AP-38 Project Summary

Project Summary Information

1.	Project Name	Administration
	Target Area	Citywide
	Goals Supported	AMS-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Strategy
	Funding	CDBG: \$236,785
	Description	CDBG funds will be used for administrative and office expenses.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	27,521 People.
	Location Description	1500 Chapline Street, Wheeling, WV 26003.
	Planned Activities	The project matrix code is 21A - General Program Administration.
2.	Project Name	Street Reconstruction
	Target Area	Low/Mod Areas
	Goals Supported	CDS-1 Infrastructure
	Needs Addressed	Community Development Strategy
	Funding	CDBG: \$150,000
	Description	<p>Funds will be used to roto-mill and lay 2 inches of asphalt on the following streets:</p> <ul style="list-style-type: none"> • 43rd Street - from Jacob Street to Water Street • Eoff Street - from 43rd Street to 44th Street • 37th Street – from Jacob Street to Water Street • 36th Street – from Jacob Street to Eoff Street • Eoff Street – from 29th Street to 27th Street • Eoff Street – From 24th Street to 26th Street • South Erie – from Ohio Street to Delaware Street • 36th Street - from Chapline Street to Jacob Street • Poplar Avenue – from Echo Street to Heiskell Avenue • Springhaven Road – from Damien Avenue to Top of the Street • Damien Avenue – from Elm Street to Miller Street

		<ul style="list-style-type: none"> • Reid Avenue – from Reid Avenue to dead end • Pleasant Drive – from Reid Avenue to Rush Avenue
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD
	Planned Activities	The national objective is Low/Mod Area Benefit (LMA). The matrix code is 03K - Street Improvements.
3.	Project Name	Pulaski Playground Improvements
	Target Area	Low/Mod Areas
	Goals Supported	CDS-2 Community Facilities
	Needs Addressed	Community Development Strategy
	Funding	CDBG: \$50,000
	Description	CDBG funds will be to replace existing playground equipment with new equipment that meets all State and Federal guidelines.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	765 Persons. 1 Other.
	Location Description	46th Street and Jacob Street, Wheeling, WV 26003.
	Planned Activities	The national objective is Low/Mod Area Benefit (LMA). The matrix code is 03F - Parks, Recreational Facilities.
4.	Project Name	Ladder Truck 1
	Target Area	Low/Mod Areas
	Goals Supported	CDS-7 Public Safety
	Needs Addressed	Community Development Strategy
	Funding	CDBG: \$250,000

	Description	CDBG funds will be used to purchase a ladder truck to serve low and moderate income neighborhoods to be housed in fire station # 1. This is the 2nd of 5 payments for the ladder trucks. (Multi-year Activity)
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	5,325 People.
	Location Description	2126 Market Street, Wheeling WV, 26003; Service Area: C.T. 6; C.T. 4; C.T. 26, B.G. 1, 3, & 4; and C.T. 27
	Planned Activities	The national objective is Low/Mod Area Benefit (LMA). The matrix code is 03O Fire Stations/Equipment.
	5. Project Name	Storm Sewer Separation Project 37th Street
Target Area	Low/Mod Areas	
Goals Supported	CDS-1 Infrastructure	
Needs Addressed	Community Development Strategy	
Funding	CDBG: \$376,141	
Description	CDBG funds will be used to construct a 42” Storm Sewer, Manholes and Inlets on 37th Street in South Wheeling between an Outfall on the bank of the Ohio River and “Alley F” east of Jacob Street.	
Target Date	6/30/2021	
Estimate the number and type of families that will benefit from the proposed activities	1,525 people.	
Location Description	37th Street in South Wheeling between an Outfall on the bank of the Ohio River and “Alley F” east of Jacob Street.	
Planned Activities	The national objective is Low/Mod Area Benefit (LMA). The matrix code is 03K Street Improvements.	
6. Project Name	Catholic Charities Center	
Target Area	Citywide	
Goals Supported	HMS-1 Operation/Support	
Needs Addressed	Homeless Strategy	

	Funding	CDBG: \$10,000
	Description	CDBG funds will be used to provide meals to low income and homeless persons by Catholic Charities of the Diocese of Wheeling.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1,000 people.
	Location Description	125 18th Street Wheeling, WV 26003.
	Planned Activities	The national objective is Low/Mod Clientele Benefit (LMC). The matrix code is 05W Food Banks.
	7.	Project Name
Target Area		Citywide
Goals Supported		SNS-2 Social Services
Needs Addressed		Other Special Needs Strategy
Funding		CDBG: \$5,000
Description		CDBG funds will be used for supplies needed for the home meal program for the elderly.
Target Date		6/30/2021
Estimate the number and type of families that will benefit from the proposed activities		150 people.
Location Description		Citywide.
Planned Activities		The national objective is Low/Mod Clientele Benefit (LMC). The matrix code is 05A Senior Services.
8.	Project Name	Greater Wheeling Coalition for the Homeless
	Target Area	Citywide
	Goals Supported	HMS-1 Operation/Support
	Needs Addressed	Homeless Strategy
	Funding	CDBG: \$8,500

	Description	CDBG funds will be used for support services for homeless persons living in a transitional facility operated by the Greater Wheeling Coalition for the Homeless (GWCH).
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	31 people.
	Location Description	Citywide
	Planned Activities	The national objective is Low/Mod Clientele Benefit (LMC). The matrix code is 03T Homeless/AIDS Patients Programs.
	9. Project Name	Seeing Hand Association
	Target Area	Citywide
	Goals Supported	SNS-2 Social Services
	Needs Addressed	Other Special Needs Strategy
	Funding	CDBG: \$5,000
	Description	CDBG funds will be used for workshop and activity expenses for the visually impaired.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	170 people.
	Location Description	750 Main St., Wheeling, WV 26003.
	Planned Activities	The national objective is Low/Mod Clientele Benefit (LMC). The matrix code is 05B Services for Persons with Disabilities.
10.	Project Name	Soup Kitchen of Greater Wheeling
	Target Area	Citywide
	Goals Supported	CDS-5 Food Programs
	Needs Addressed	Community Development Strategy
	Funding	CDBG: \$10,000

	Description	CDBG funding to acquire food for preparation for the homeless, and for the very low-income.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	400 people.
	Location Description	Citywide - Soup Kitchen, Inc. located at 1610 Eoff St., Wheeling, WV 26003.
	Planned Activities	The national objective is Low/Mod Clientele Benefit (LMC). The matrix code is 05W Food Banks.
11.	Project Name	Wheeling Health Right
	Target Area	Citywide
	Goals Supported	CDS-3 Public Services
	Needs Addressed	Community Development Strategy
	Funding	CDBG: \$25,000
	Description	CDBG funds will be used to purchase pharmaceuticals for a free health clinic that serves the very low-income and the homeless.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	5,000 people.
	Location Description	99 Main St., Wheeling, WV 26003.
Planned Activities	The national objective is Low/Mod Clientele Benefit (LMC). The matrix code is 05M - Health Services.	
12.	Project Name	YMCA
	Target Area	Citywide
	Goals Supported	CDS-3 Public Services
	Needs Addressed	Community Development Strategy
	Funding	CDBG: \$4,500

	Description	CDBG funds will be used to provide 15 new memberships to low- and moderate-income individuals and will provide funding for around 43 youths to attend programming that they would not be able to afford to attend without this grant.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	43 persons.
	Location Description	55 Lounez Avenue., Wheeling, WV 26003.
	Planned Activities	The national objective is Low/Mod Clientele Benefit (LMC). The matrix code is 05D - Youth Services and 05Z - Other Public Services Not Listed in 03T and 05A-05Y.
	13. Project Name	Human Rights Commission
	Target Area	Citywide
	Goals Supported	AMS-3 Fair Housing
	Needs Addressed	Administration, Planning, and Management Strategy
	Funding	CDBG: \$5,000
	Description	CDBG funds will be used for office expenses as related to the HRC's efforts to eliminate discrimination in employment, public accommodations, and housing.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1 Other
	Location Description	1500 Chapline St., Wheeling, WV 26003.
	Planned Activities	The national objective is Low/Mod Clientele Benefit (LMC). The matrix code is 21D Fair Housing Activities (subject to admin cap).
14.	Project Name	East Wheeling Pool Operations
	Target Area	Citywide
	Goals Supported	CDS-3 Public Services
	Needs Addressed	Community Development Strategy

	Funding	CDBG: \$15,000
	Description	CDBG funds will be used to pay for a portion of the salaries for summer youth employees in the East Wheeling Neighborhood.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	300 people.
	Location Description	East Wheeling; C.T. 7.
	Planned Activities	The national objective is Low/Mod Area Benefit (LMA). The matrix code is 03F - Parks, Recreational Facilities.
	15. Project Name	Nelson Jordan Center
Target Area	Citywide	
Goals Supported	CDS-3 Public Services	
Needs Addressed	Community Development Strategy	
Funding	CDBG: \$33,000	
Description	CDBG funds will be used for operational expenses for this recreational facility in the East Wheeling Neighborhood.	
Target Date	6/30/2021	
Estimate the number and type of families that will benefit from the proposed activities	100 people.	
Location Description	12th & Jacob Streets, Wheeling, WV, 26003; C.T. 27, B.G. 1.	
Planned Activities	The national objective is Low/Mod Area Benefit (LMA). The matrix code is 03F - Parks, Recreational Facilities.	
16. Project Name	HOME Administration	
Target Area	Northern Panhandle HOME Consortium	
Goals Supported	AMS-1 Overall Coordination	
Needs Addressed	Administration, Planning, and Management Strategy	
Funding	HOME: \$32,183	

	Description	HOME funds will be used for the administrative expenses related to the housing programs for the (West Virginia) Northern Panhandle HOME Consortium.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1 organization.
	Location Description	Consortium wide.
	Planned Activities	The national objective is Low/Mod Housing Benefit (LMH). The matrix code is 21A - General Program Administration.
17.	Project Name	CHDO Set-Aside
	Target Area	Northern Panhandle HOME Consortium
	Goals Supported	HS-2 Housing Construction/Rehabilitation
	Needs Addressed	Housing Strategy
	Funding	HOME: \$48,276
	Description	HOME funds will be set aside to fund an eligible Community Housing Development Organization (CHDO) housing project. This amount equates to 15% of the HOME Program entitlement awarded to the (West Virginia) Northern Panhandle HOME Consortium for FY 2020. Funds to be used for construction or rehabilitation of affordable housing.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1 Organization.
	Location Description	Consortium wide.
	Planned Activities	The national objective is Low/Mod Housing Benefit (LMH). The matrix code is 12 - Construction of Housing.
18.	Project Name	First Time Homebuyer Program
	Target Area	Citywide
	Goals Supported	HS-1 Homeownership

Needs Addressed	Housing Strategy
Funding	HOME: \$241,376
Description	HOME funds will be used to provide deferred, forgivable loans to qualified first time homebuyers who require downpayment and closing cost assistance with their purchase and who wish to purchase a house within the Northern Panhandle HOME Consortium Area, which consists of the City of Wheeling, the City of Weirton, and Hancock, Brooke, Ohio, and Marshall Counties. The \$241,376 for the First Time Homebuyer Program will be awarded on a first come, first served basis to eligible homebuyers in the six (6) jurisdictions.
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	23 Households.
Location Description	Consortium wide.
Planned Activities	The national objective is Low/Mod Housing Benefit (LMH). The matrix code is 13 - Direct Homeownership Assistance.

DRAFT

AP-50 Geographic Distribution - 91.420, 91.220(f)

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

The following information provides a profile of the population age, and racial/ethnic composition of the City of Wheeling. This information was obtained from the U.S. Census Bureau American Factfinder website, <http://data.census.gov>. The 2013-2017 American Community Survey 5-Year Estimates were used to analyze the social, economic, housing, and general demographic characteristics of the City of Wheeling. The 5-year estimates are the most recent data available for the City.

Population:

- The 2010 Census reports a population of 26,993 people, or a decrease of 2,493 people since the 2010 Census.
- In 2017, the City's male population was 13,209, or 48.0% of the total population and the City's female population was 14,312, or 52.0% of the population.

Age:

- Median age in the City of Wheeling was 45 years, compared to 43.5 years in Ohio County and 42.2 years for West Virginia.
- Youth under the age of 18 accounted for 19.3% of the City's population.
- Seniors age 65 or over make up 22.5% of the City's population. This is above Ohio County's percentage of 20.2% of the population and the State's 18.3% of the population.

Race/Ethnicity:

- 90.9% are White
- 5.9% are Black or African American
- 1.1% are Hispanic or Latino

Income Profile:

The Median Family Household Income for a family of four is \$68,900 in the Wheeling, WV-OH Metropolitan Statistical Area according to HUD's FY 2020 Income Limits. The following is a summary of income statistics for the City of Wheeling:

- According to the 2013-2017 American Community Survey, median household income in the City of Wheeling was \$41,171 which was lower than Ohio County (\$45,777) and the Commonwealth of West Virginia (\$44,061).
- 43.8% of households with earnings received Social Security income.
- 3.6% received public assistance.
- 22.5% received retirement income.
- 28.3% of female-headed households were living in poverty.
- 20.5% of all youth under 18 years of age were living in poverty.

Low/Mod Income Profile:

The low- and moderate-income profile for the City of Wheeling is a measurement of the area’s needs. Wheeling has an overall low- and moderate-income percentage of 43.45%.

Economic Profile:

- 35.4% of the employed civilian population had occupations classified as management, professional, or related.
- 25.1% of the employed civilian population had occupations classified as sales and office.
- 21.4% were in the service sector.
- The education, health, and social service industry represented 28.6% of those employed.
- 81.1% of workers were considered in private wage and salary workers class.
- 3.7% of workers were considered in the self-employed workers in own not incorporated business.

According to the U.S. Labor Department, the preliminary unemployment rate for Wheeling, WV-OH in March 2020 was 5.0%, compared to 6.0% for the State of West Virginia, and a national unemployment rate of 4.4%.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	70%
Low/Mod Areas	30%

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Wheeling has allocated its CDBG funds to those geographic areas whose populations are over 51% low and moderate income. At least 70% of all the City’s CDBG funds that are budgeted for activities will principally benefit low and moderate income persons.

The following guidelines for allocating CDBG and HOME funds will be used by the City for the FY 2020 Program Year:

- The Public Facilities activities are either located in a low- and moderate-income census area or have a low- and moderate-income service area benefit or clientele.
- Acquisition and demolition of structures are either located in a low- and moderate-income census area or it falls under removal of slum and blight on a spot basis.
- The public services activities are for social service organizations whose clientele qualify under the presumed benefit category of the regulations or who principally serve low-income persons.

- The Homebuyer Assistance Program has an income eligibility criterion; therefore the income requirement restricts funds to low- and moderate-income households throughout the Northern Panhandle HOME Consortium.

The proposed activities under the FY 2020 CDBG Program Year are located in areas with the highest percentages of low- and moderate-income persons and those block groups with a percentage of minority persons above the average for the City of Wheeling.

The HOME funds will be used for administration and for housing projects. The HOME Consortium funds will be allocated to income eligible households to purchase an affordable house. All of the funds will principally benefit low and moderate income persons (100%).

Discussion

Not Applicable.

DRAFT

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The one year goals for affordable housing in the Northern Panhandle HOME Consortium for FY 2020 are as follows:

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	24
Special-Needs	0
Total	24

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	1
Rehab of Existing Units	0
Acquisition of Existing Units	23
Total	24

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

Discussion

During the FY 2020 CDBG program year, the City of Wheeling does not plan to fund any projects that will construct new units, the acquisition of existing units or provide any rental assistance with CDBG funds. All the affordable housing projects are open to the residents of the Consortium and will use HOME funds.

The City of Wheeling will fund the following projects with 2020 HOME funds:

- **First Time Homebuyer Program** – HOME funds will be used to provide deferred, forgivable loans to qualified first time homebuyers who require downpayment and closing cost assistance with their purchase and who wish to purchase a house within the Northern Panhandle HOME Consortium Area, which consists of the City of Wheeling, the City of Weirton, and Hancock, Brooke, Ohio, and Marshall Counties. The \$241,376 for the First Time Homebuyer Program will be awarded on a first come, first served basis to eligible homeowners in the six (6) jurisdictions. The HOME Consortium plans to assist twenty-three (23) households in the Consortium in FY 2020.
- **CHDO Set-Aside** – HOME funds will be set aside to fund an eligible Community Housing Development Organization (CHDO) housing project. This amount equates to 15% of the HOME Program entitlement awarded to the (West Virginia) Northern Panhandle HOME Consortium for FY 2020.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The Wheeling Housing Authority (WHA) is the only municipal housing authority in Ohio County that is designated to oversee public housing. Wheeling Housing Authority has seven (7) public housing locations in the City of Wheeling consisting of a total of 662 public housing assisted units. There are a total of 55 units that are fully accessible.

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

Each year Wheeling Housing Authority (WHA) receives an allocation of funds from HUD under the Capital Fund Program to undertake physical improvements. In addition, the WHA receives operating subsidies to offset the operating deficits associated with public housing units and to carry out maintenance. The Wheeling Housing Authority received \$1,110,036.00 under their HUD Capital Fund grant for FY 2020.

The Housing Authority's FY 2020 Budget (\$1,110,036.00) is as follows:

- **Operations** = \$222,073.60
- **Administration** = \$111,036.80
- **Physical Improvements** = \$777,257.60

Total = \$1,110,036.00

Wheeling Housing Authority proposed various activities to improve the overall living environment in the Authority's public housing projects in FY 2020, including funds for: site work on drains and concrete; boiler replacement; exterior building cleaning and balcony repair; and parking lot resurfacing.

Wheeling Housing Authority has describe the need for additional public housing in the region and is open to partnering with area entities to create new housing. The Housing Authority has expressed interest in working with the business community to rehabilitate mixed use properties.

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

The Wheeling Housing Authority has an active Resident Advisory Board which provides feedback on the Housing Authority's plans and policies. The Housing Authority also appoints a resident to the Housing Authority Board. Although the Housing Authority does not have a homeownership program, it refers interested tenants to the City of Wheeling for the First Time Homebuyer Program. Resident councils are present at Hil-Dar, Garden Park, Luau Manor, and Booker T. Washington.

The Resident Services Department is important at the Wheeling Housing Authority. The department

offers many activities and community services for the people who live in the public housing communities. WHA contracts with local social service providers and community agencies to provide recreational and educational programs for their youth and families. They also provide recreational activities and health care services links for the elderly.

Family Self-Sufficiency Program - The Family Self-Sufficiency (FSS) Program is a voluntary program that helps families improve their economic situation, so they don't have to depend on public assistance. Each FSS participant creates a five-year plan that includes employment goals and identifies training and educational needs. A case manager works with the family to identify and secure the services they need to accomplish these goals. Goals can include things like GED obtainment, job training, higher education, and employment.

Youth Programs - Educational and recreational activities are available to Wheeling Housing Authority children on-site in partnership with area agencies and organizations.

Senior Programs - Recreational activities and health care services links are available at high rises, including a weekday lunch program at Garden Park Terrace Apartments in Warwood. The Wheeling Housing Authority received the ROSS Grant - Resident Opportunities and Supportive Services through the U.S. Department of Housing and Urban Development. The goal is to improve the quality of life in their high rises and to link residents with existing services in the community. A coordinator works to help residents get needed social services to maintain their independent living status. The coordinator also works with elected resident councils to plan activities and trips.

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

Wheeling Housing Authority is not designated as "troubled" by HUD and is maintaining their "high performer" status according to HUD guidelines and standards.

Discussion

The Weirton Housing Authority is not rated as a "troubled" agency by HUD and is recognized as a "standard performer". The Weirton Housing Authority owns and professionally manages family communities and senior hi-rise rental apartments. The apartments range in size from efficiencies to four bedrooms and are located throughout the City of Weirton. WHA has a total of approximately 111 public housing units.

The Weirton Housing Authority recently submitted its Five-Year Plan for its FY 2020 through FY 2024 Public Housing Capital Fund Program Grant. WHA proposed various activities to improve the overall living environment in the Authority's public housing projects, largely focused on the replacement of 181 smoke detectors at Overbrook Towers and 100 smoke/carbon detectors at the family complex at Wyles Terrace.

The Weirton Housing Authority has an active tenant council consisting of five members which provides feedback on the Housing Authority's plans and policies. They review the Five Year Plan and invite the tenant population to attend meetings. They have a lot of attendance at Capital Fund meetings. WHA no longer has a Family Self-Sufficiency program because it became too restrictive. The Weirton Housing Authority hosts social events in addition to tenant meetings and reviews of the Five Year Capital Fund Plan. Social events consist of Friday Bingo, birthday parties, holiday parties, and the occasional field trip.

DRAFT

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The Northern Panhandle Continuum of Care works to develop a seamless system of supportive services for homeless people in this region, considering every stage of a homeless person's transition from life on the streets to stable, permanent housing. While the NPCOC has a total membership of more than 40 organizations, the Greater Wheeling Coalition for the Homeless is the only agency which applies for funding under HUD's Supportive Housing Program. The NPCOC functions as a grass-roots, proactive resolution body, as opposed to a fund-seeking entity. The constitution of the group is diverse and each member lends several strengths to the group's planning process by offering access to an array of factual data, a wellspring of resources and varied perspectives on the current issues.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The NPCoC's five-year Community Strategic Plan to End Homelessness is a framework which details the strategies, objectives, and action steps geared to ensuring there is safe, affordable housing for everyone in the region. The NPCoC membership met and collectively developed the plan which went into effect in 2015. Specific goals for success in outreaching to individuals and families in the community and providing them with an assessment of their individual's needs were included as 1. formalizing committee structures to ensure 100 percent of the region is covered by outreach and 2. defining the best Coordinated Entry System covering the entire service area so an individual or family can present at any provider using the HMIS and is assessed with universal tools.

Based on long-standing experience serving the local homeless population, regular contact with people experiencing homelessness has been identified as one of the most successful methods for ensuring progress in stability and independence, as well as reducing recidivism. To carry out strategies and action steps listed in the NPCoC Community Strategic Plan to End Homelessness related to outreach, members of the NPCoC have continued to work toward developing regional committees able to provide representation of both the northern and southern regions, which provide regular updates on all five counties in the Northern Panhandle of West Virginia. The NPCoC Coordinated Entry System has established two access points for clients to receive an assessment which include the YWCA for domestic violence only and GWCH for the homeless population. GWCH has been able to meet the NPCoC goal for outreach related to 100 percent coverage in the region by developing and operating Intake at its main office and remotely using its LifeSize videoconferencing system to connect with households in the region's outlying, rural counties.

The NPCoC has three major groups conducting outreach in the region. GWCH currently uses a three-pronged approach to outreach, connecting weekly with homeless clients, community partners, and landlords. GWCH case managers and community engagement specialists focus their street outreach

efforts on connecting the unsheltered and sheltered homeless population to permanent housing through a referral to Intake. The Director of the Ohio County Health Department developed Project HOPE, a medical-based outreach team of nurses, community members, and volunteers who visit identified homeless campsites weekly in an effort to engage unsheltered homeless persons and provide medical screenings. Youth Services System also operates a street outreach program focused on engaging homeless youth. During winter months, outreach teams conduct regular visits to the seasonal Winter Freeze Shelter, operated by Youth Services System in Wheeling. As cited in the NPCoC Coordinated Entry System policy and procedure manual, regular referrals between these outreach groups occur to ensure the homeless population is connected to both their housing and medical needs, and all persons experiencing homelessness are referred to Intake.

Addressing the emergency shelter and transitional housing needs of homeless persons

The NPCoC membership includes several emergency shelter providers such as the YWCA, Northwood Health Systems, Salvation Army, and Youth Services System which are all located in Ohio county. CHANGE, Inc. also offers a domestic violence shelter in Weirton. In addition to these emergency shelter providers, three organizations operate Transitional Housing projects in the region, including GWCH, Helping Heroes, and Catholic Charities. GWCH's Transitional Housing project offers eight units of shelter in two buildings, one dedicated to families with children and the other for single adults/couples who are not separated by gender or by household composition. Helping Heroes offers transitional housing to Veterans and their families while Catholic Charities serves families with children.

The eight units available in GWCH's Transitional Housing program have remained in high demand and have been consistently utilized, with a remarkable rate of effectiveness in helping people to gain the stability needed to achieve and maintain independent housing. Since Transitional Housing's inception in 2001, only 7% of the households served have returned to homelessness, demonstrating a 93% success rate in ending homelessness permanently. Despite its success, the State of West Virginia decided to eliminate the funding of all Transitional Housing programs from the Emergency Solutions Grant program in 2014. During the FY 2015 CoC Competition, both the Transitional Housing and HMIS projects lost funding and are no longer eligible for renewal.

GWCH's Transitional Housing project serves all homeless subpopulations and traditionally prioritized placement for Veterans ineligible for VA-dedicated programs, victims of domestic violence, and youth ages 18-24. In September 2019, the Salvation Army of Wheeling restructured its facility to honor its original mission by offering beds dedicated only to males and eliminated the region's only emergency shelter beds dedicated to families with children since the facility was never structured to accommodate families. To meet the community-wide need for shelter beds dedicated to families with children, GWCH started using, and continues to use, its Transitional Housing as a form of emergency shelter by admitting individuals and families into the program directly from the streets. GWCH plans to seek funding in an effort to formally re-frame the program to fully operate like an emergency shelter facility.

GWCH also provides improved access and coverage to communities in the region aside from emergency shelter services and transitional housing by offering temporary rental assistance through the ESG and SSVF programs. In addition to utilizing existing housing capacity, these programs allow people to remain in their home community where they are more likely to have the familiarity and support network necessary to reduce the likelihood of returning to homelessness. Homelessness prevention assistance has traditionally been targeted to the region's outlying, rural counties where no emergency shelters exist in order to help residents avoid literal homelessness.

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

GWCH has developed eleven diverse supportive services and housing programs to assist people experiencing homelessness make the transition to permanent housing and independent living, including: outreach and engagement; diversion; referrals to emergency shelter; placement in Transitional Housing for families and singles; Permanent Supportive Housing for single adults with disabilities; three distinct rental assistance programs for those at imminent risk or experiencing homelessness; post-housing supportive services; and in-house clinical level services with a therapist. These programs and services provide assistance to the homeless population, including those who are chronically homeless, individuals and families, Veterans and their families, and unaccompanied youth.

With access to a diverse group of supportive service, shelter, and housing programs, GWCH can offer, through the NPCoC's Coordinated Entry System, tailored-housing solutions to meet the needs of individuals and families in ending their homelessness. For example, GWCH offers a HOPWA program which provides tailored housing and supportive service program components to those living with HIV/AIDS who are experiencing a housing crisis. Likewise, the region's three SSVF programs provide Veterans and their families with access to rapid re-housing and homelessness prevention programs tailored to their individual needs, including connection to VA benefits and health coverage. This system of programs, as evidenced in the NPCoC Community Strategic Plan to End Homelessness, works towards accelerating the process for referrals to housing and exit from emergency shelter or the streets. NPCoC Provider Committee meetings also assist in reducing the length of time homeless by prioritizing households' placement into the most appropriate housing solution available.

Assisting the homeless population in facilitating access to affordable housing is achieved through GWCH's outreach policy of connecting weekly with landlords. GWCH maintains a contact list of roughly 60 landlords who are willing to participate in rental assistance programs offered by GWCH. GWCH assists each household with an Individualized Service Plan and Housing Plan, which include assistance with housing search and placement. Public housing is often the most affordable, long-term housing available

for the homeless population.

To prevent individuals and families who were recently homeless from becoming homeless again, GWCH offers a Community Engagement program which provides comprehensive services to persons who are identified as being likely to return to homelessness. GWCH's Community Engagement program is one of three offered in the Northern Panhandle of West Virginia, focused specifically on serving the homeless population. NPCoC members, Northwood Health Systems and Healthways, Inc., also offer Community Engagement and are focused on serving those who have mental health issues, substance use disorders, and co-occurring disorders not experiencing homelessness. The NPCoC Coordinated Entry system documents the number of returns to homelessness and assesses homeless persons while providing follow-up services through their individual plans. Potential services can include financial literacy training, developing a comparative budget, employment assistance, access to employment through local partnerships, and landlord/tenant advocacy education.

Once housing is secured, GWCH uses supportive service programs to ensure people with mental health diagnoses, substance abuse disorders, and co-occurring disorders maintain housing and reduce hospitalization by providing a high level of direct care. This direct care includes case management and community engagement assistance with transportation to medical appointments, monitoring of medication, routine socialization, and connection to all necessary community resources for housing stability.

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

During Intake, GWCH utilizes diversion to ask clients, on behalf of all regional shelter programs, if there are any options available to them before they enter the service delivery system, including if they have family or friend supports who can provide them with shelter until they get back on their feet. When diversion is unsuccessful, GWCH may be able to offer prevention assistance through ESG/SSVF or link the client to a local emergency shelter if prevention is not feasible. Unfortunately, funding sources place strict limits on the degree of prevention assistance which can be provided and the level of funding currently available is unable to adequately meet the demand for assistance of this type in the region.

To assist individuals and families who are likely to become homeless after institutional discharge, NPCoC members have regularly reviewed all discharge planning protocols and worked with stakeholders, including two local hospitals, to discuss adequate procedures for ensuring people who are institutionalized are not discharged to homelessness. According to the West Virginia Division of Health Legislative Rule, hospitals must have a discharge planning process for post-hospital services. Locally, most patients often return to their prior living situation upon discharge from hospitals and health care facilities.

However, when Intake identifies recently discharged clients who do not have access to shelter or a support network such as friends and family, GWCH staff contact the hospital discharge planner to learn if a discharge plan was developed.

When no discharge plan is in place, or clients are unable to care for themselves, staff provide referral to resources such as personal care homes and assisted living facilities or direct support, including assistance with an application for public housing, searches for private market housing, and referral to local social service and mainstream benefit providers. Specific destinations for people discharged from health care facilities include private market apartments, the homes of family and friends, or state- and locally-funded housing options.

The NPCoC regularly meets with the Northern Panhandle Re-Entry Council, Workforce WV, and liaisons with local school districts to discuss discharge planning protocols for discharge of individuals from public institutions and foster care. The NPCoC Lead Agency also has offered trainings on discharge planning to educate the membership and develop a consistent message regarding the need for adhering to proper discharge planning standards.

Discussion

Not Applicable.

DRAFT

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

The City of Wheeling prepared a new Analysis of Impediments to Fair Housing Choice (AI) for the five-year period of 2020-2024. The AI is being submitted at the same time as the FY 2020-2024 Five Year Consolidated Plan and FY 2020 Annual Action Plan in IDIS.

The Barriers to affordable housing in Wheeling can be categorized, primarily, as either public policy issues or economic issues. Public policies establish practices implemented by municipal agencies or departments that can impede housing choice, increase housing costs, severely limit housing opportunities, or a combination thereof. The impact of public policy on affordable housing in the City can be intentional or inadvertent. Recognition of the impact of public policy on affordable housing is required to ameliorate its negative results.

The FY 2020 Analysis of Impediments identified the following impediments to fair housing:

- **Impediment 1: Housing Affordability** - Decent, safe, sanitary, and affordable housing remains a problem in finding fair housing choice as well as the, quality of life and attractive neighborhoods.
- **Impediment 2: Housing Accessibility** - There is a lack of housing that is accessible to the older population, and persons with disabilities which limits their choice of housing.
- **Impediment 3: Fair Housing Education, Advocacy, Monitoring, and Enforcement** - There is a lack of awareness of tenant rights and landlord responsibilities under the Fair Housing Act, and a need to continually monitor and enforce the Fair Housing Act.
- **Impediment 4: Cost Burden** - Both homeowners and renters are cost burdened by the monthly cost of housing which affects fair housing choice.
- **Impediment 5: Income vs. Housing Choice** - There is a lack of economic and job opportunities in the City of Wheeling and the HOME Consortium area which prevents low-income households from increasing their income and ability to choose to live outside areas of concentrated poverty.
- **Impediment 6: Impacted Areas** - There are specific areas in the City of Wheeling where there is a concentration of low-income households and minorities.

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

The City of Wheeling in its most recent Analysis of Impediments to Fair Housing Choice did not identify any negative effects of its public policies that serve as barriers to affordable housing. The City had previously revised and updated its Zoning Ordinance and Land Development and Use Controls. These documents are consistent with the Fair Housing Act, Section 504, and the Americans with Disabilities Act.

There are no other public policies that restrict fair housing.

Discussion

The City has prepared a new Analysis of Impediments to Fair Housing Choice for 2020. The City is committed to affirmatively furthering fair housing.

During its FY 2020 CDBG and HOME Program Year the City proposes to fund activities/projects that affirmatively further fair housing. This includes:

- Assistance with rehabilitation costs for lower income owner-occupied and renter-occupied housing through the support of the Northern Panhandle HOME Consortium's CHDOs.
- Funds for downpayment assistance and closing costs for low income homebuyers.
- Funds for education, outreach, and trainings through the Human Rights Commission.

DRAFT

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The City of Wheeling has developed the following actions planned to: address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based hazards, reduce the number of poverty-level families, develop institutional structures, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

Despite efforts made by the City and social service providers, a number of significant obstacles to meeting underserved needs remain. Because resources are scarce, funding becomes the greatest obstacle. Insufficient funds hinder maintenance and limit the availability of funding to the many worthy public service programs, activities, and agencies. Planning and effective use of these limited resources will prove critical in addressing Wheeling's needs and improving the quality of life of its residents. The following obstacles need to be overcome in order to meet underserved needs:

- High unemployment rate and loss of household income
- Lack of decent, sound, and affordable rental housing
- High cost of housing
- Aging population
- Low wages in the service and retail sectors
- Job training programs for the disabled
- Increase in the number of disabled persons needing housing
- Increase in the number of vacant and abandoned properties
- Lack of public transportation
- Increase in drug and alcohol abuse
- ADA improvement
- Programs for the youth and the elderly

The City of Wheeling will work to address these obstacles through the agencies and programs to be funded in FY 2020. Some of the activities to address these obstacles include:

- CD-20-06 Catholic Charities
- CD-20-07 Family Service
- CD-20-08 Greater Wheeling Homeless Coalition
- CD-20-09 Seeing Hand Association
- CD-20-10 Soup Kitchen of Greater Wheeling
- CD-20-11 Wheeling Health Right

- CD-20-12 YMCA
- CD-20-14 East Wheeling Pool Operations
- CD-20-15 Nelson Jordan Center
- HOME-20-17 CHDO Set-Aside
- HOME-20-18 First Time Homebuyer Program

Actions planned to foster and maintain affordable housing

The City of Wheeling and the Northern Panhandle HOME Consortium are proposing the following goals and strategies to foster and maintain affordable housing:

- **HS-1 Homeownership** - Assist low- and moderate-income households to become homeowners by providing down payment assistance, closing cost assistance, and requiring housing counseling training.
- **HS-2 Housing Construction/Rehabilitation** - Support and promote the development of decent, safe, sound, and accessible housing that is affordable to owners and renters in the City and the HOME Consortium through new construction and rehabilitation.
- **HS-3 Neighborhood Revitalization** - Promote fair housing choice through monitoring, education, and outreach.
- **HS-4 Rental Assistance** - Provide for utilities, deposits, and rental fees for low-income households who are faced with the threat of eviction and who are at-risk of becoming homeless.
- **HMS-1 Operation/Support** - Promote and assist service providers through the Continuum of Care in the operation of housing and support services for the homeless and persons who are at-risk of becoming homeless.
- **HMS-2 Housing** - Support the local agencies' efforts to provide emergency shelter, transitional housing, and permanent supportive housing to persons experiencing homelessness.
- **HMS-3 Prevention and Re-Housing** - Support the prevention of homelessness through anti-eviction activities and programs for rapid re-housing.
- **HMS-4 Permanent Housing** - Support the development of permanent supportive housing for homeless individuals and families.
- **SNS-1 Housing** - Provide funds to increase the supply of decent, safe, sound, accessible, and affordable housing for the elderly, frail elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, persons with alcohol/drug dependency, persons with developmental delays, and persons with other special needs through rehabilitation, new construction, and making reasonable accommodations to existing housing.

The City of Wheeling and the Northern Panhandle HOME Consortium, during the FY 2020 program year propose to fund the following project to foster and maintain affordable housing:

- CD-20-08 Greater Wheeling Homeless Coalition

- CD-20-13 Human Rights Commission
- HOME-20-17 CHDO Set-Aside
- HOME-20-18 First Time Homebuyer Program

Actions planned to reduce lead-based paint hazards

For the City's and the HOME Consortium First Time Homeownership Program, the City and the Consortium member will continue to ensure that:

- Applicants for homeownership assistance receive adequate information about lead based paint requirements.
- Staff properly determines whether proposed projects are exempt from some or all lead based paint requirements.
- A proper visual assessment is performed to identify deteriorated paint in the dwelling unit, any common areas servicing the unit, and exterior surfaces of the building or soils.
- Prior to occupancy, properly qualified personnel perform paint stabilization and the dwelling passes a clearance exam in accordance with the standards established in 24 CFR Part 35.
- The home purchaser receives the required lead based paint pamphlet and notices.

If the City or the HOME Consortium members funds any rehabilitation projects, the City and the HOME Consortium member will to ensure that:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed projects are exempt from some or all lead based paint safety requirements.
- The level of federal rehabilitation assistance is properly calculated and the applicable lead based paint requirements determined.
- Properly qualified contractor perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable standards established in 24 CFR Part 35.
- Required notices regarding lead based paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and document ongoing lead based paint maintenance activities, when applicable.
- Program staff monitors owner compliance with ongoing lead based paint maintenance activities, when applicable.

Actions planned to reduce the number of poverty-level families

According to the 2013-2017 American Community Survey, 15.5% of the residents of Wheeling are living in poverty. 28.3% of female-headed households were living in poverty. Of female-headed households with children under the age of 18, 43.3% were living below the poverty level. Of the female-headed households with children under the age of 5, 52.7% are living in poverty. 9.0% of all families were living in poverty.

The City's anti-poverty strategy is based on attracting a range of businesses and supporting work force development including job-training services for low-income residents. In addition, the City's strategy is to provide supportive services for low income residents.

The City of Wheeling, during FY 2020 program year will fund the following:

- CD-20-06 Catholic Charities Center
- CD-20-07 Family Service
- CD-20-08 Greater Wheeling Homeless Coalition
- CD-20-09 Seeing Hand Association
- CD-20-10 Soup Kitchen of Greater Wheeling
- CD-20-11 Wheeling Health Right
- CD-20-12 YMCA

Actions planned to develop institutional structure

Effective implementation of the Consolidated Plan and Annual Action Plan involves a variety of agencies both in the community and in the region. Coordination and collaboration between agencies is important to ensuring that the needs in the community are addressed. The key agencies that are involved in the implementation of the Plan as well as additional resources that may be available are described below.

Public Sector:

- ***City of Wheeling*** - The City's Department of Economic and Community Development (DECD) will be responsible for the administration of the City's community development programs, including some of the local programs that assist target income residents. The Department's responsibilities will include managing and implementing the City's affordable housing policies, including the Consolidated Plan and related documents. Several other City Departments and Divisions will also be involved, including Planning, Code Enforcement, Public Works, Police, Fire, Recreation, Water, and Sewer.
- ***The Wheeling Housing Authority*** - The Wheeling Housing Authority is one of the primary owners of affordable housing within the community. The Housing Authority also administers the Housing Choice (Section 8) Voucher Program. The City will continue to work in close consultation with the

Housing Authority regarding affordable housing issues in Wheeling.

Non-Profit Agencies:

There are several non-profit agencies that serve target income households in the greater Wheeling area. The City will collaborate with these essential service providers. Some of them include:

- Greater Wheeling Coalition for the Homeless
- YWCA Wheeling
- CHANGE, Inc.
- Catholic Charities
- Family Service
- House of the Carpenter
- Laughlin Chapel
- Wheeling Health Right
- Soup Kitchen of Greater Wheeling, Inc.
- Light House
- Wheeling Human Rights Commission
- Seeing Hands Association
- Northern West Virginia Center for Independent Living

Private Sector:

The private sector is an important collaborator in the services and programs associated with the Consolidated Plan. The private sector brings additional resources and expertise that can be used to supplement existing services or fill gaps in the system. Lenders, affordable housing developers, business and economic development organizations, and private service providers offer a variety of assistance to residents such as health care, small business assistance, home loan programs, and assisted housing, among others. The City will work closely with these agencies to meet Consolidated Plan goals and objectives. Funds for affordable housing are also provided through the Federal Home Loan Bank of Pittsburgh through its member banks.

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

The City of Wheeling is committed to continuing its participation and coordination with public, housing, and social service agencies. The City solicits application for CDBG and HOME funds. In addition, the City sends out applications to a list of agencies, organizations, and housing providers that have previously submitted an application or have expressed an interest in submitting an application. The applications are reviewed by the Department of Economic and Community Development and the City Manager to discuss any questions with the applicant. The City provides help and assistance to its public and private agencies

that they fund.

Discussion

Not Applicable.

DRAFT

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The City of Wheeling and the Northern Panhandle HOME Consortium receives an annual allocation of CDBG and HOME funds. Since the City receives these federal allocations the questions below have been completed, as they are applicable.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

The Northern Panhandle HOME Consortium does not intend to use any other forms of investment other than those described in 24 CFR 92.205(b). Not Applicable.

2. **A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

See Resale Recapture Policy in the Appendix.

3. **A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

Not Applicable.

4. **Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

The Northern Panhandle HOME Consortium does not intend to refinance any existing debt for multifamily housing that will be rehabilitated with HOME Funds. Not Applicable.

Discussion

Northern Panhandle HOME Consortium:

The Northern Panhandle HOME Consortium, administered by the City of Wheeling, will receive \$321,835 under FY 2020 HOME funds. Those funds are budgeted as follows:

- **Administration** - \$32,183 (10%)
- **CHDO Set-Aside** - \$48,276 (15%)
- **First Time Homebuyer Program** - \$241,376 (75%)
- **Total: \$321,835**

HOME Program Income:

The Northern Panhandle HOME Consortium does not expect to receive any additional HOME program income during this program year.

HOME Match:

The Northern Panhandle HOME Consortium has excess HOME Match funds from previous years in the amount of \$1,731,919.52. The Northern Panhandle HOME Consortium will have additional HOME Match from WVHDF bond funds, Federal Home Loan Bank, and other private funds during this program year.

CHDO Organizations:

The Northern Panhandle HOME Consortium currently has two (2) active CHDO organizations, which are: CHANGE, Inc. and the Greater Wheeling Coalition for the Homeless. They are eligible for recertification every time they submit an application for new funding.

CDBG Program Income:

The City of Wheeling does not anticipate that it will receive any Program Income during this program year.

CDBG Percentage:

- Administrative Percentage: 20.00%
- Public Service Percentage: 9.8%
- Low- and Moderate-Income Percentage: 100%
- No Slum and Blight Activities

HOME Percentage:

- Administrative Percentage: 10%
- CHDO Set-Aside: 15%

DRAFT

Appendix - Alternate/Local Data Sources

1.	Data Source Name 2013-2017 ACS Data
	List the name of the organization or individual who originated the data set. U.S. Census
	Provide a brief summary of the data set. 2013-2017 ACS Data
	What was the purpose for developing this data set? For the Five Year Estimates
	Provide the year (and optionally month, or month and day) for when the data was collected. 2013 through 2017
	Briefly describe the methodology for the data collection. The U.S. Census did a five-year estimate based off the 2010 Census numbers.
	Describe the total population from which the sample was taken. Citywide and HOME Consortium wide.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Complete

SF 424 FORM

DRAFT



Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
--	--	--

* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>
---	--

5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text" value="B-20-MC-54-0005"/>
--	---

State Use Only:

6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>
---	---

8. APPLICANT INFORMATION:

* a. Legal Name:

* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="55-6000271"/>	* c. Organizational DUNS: <input type="text" value="0845220110000"/>
--	---

d. Address:

* Street1:
Street2:
* City:
County/Parish:
* State:
Province:
* Country:
* Zip / Postal Code:

e. Organizational Unit:

Department Name: <input type="text" value="Economic and Community Develop"/>	Division Name: <input type="text"/>
---	--

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

Title:

Organizational Affiliation:

* Telephone Number: Fax Number:

* Email:

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant (CDBG) / Entitlement Grant

*** 12. Funding Opportunity Number:**

Not Applicable.

* Title:

Not Applicable.

13. Competition Identification Number:

Not Applicable.

Title:

Not Applicable.

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

FY 2020-2024 Five Year Consolidated Plan and FY 2020 Annual Action Plan for the Community Development Block Grant (CDBG) Program.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="1,183,926.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="1,183,926.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE City Manager
APPLICANT ORGANIZATION City of Wheeling, WV	DATE SUBMITTED 08/18/2020

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
--	--	--

* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>
---	--

5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text" value="B-20-DC-54-0204"/>
--	---

State Use Only:

6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>
---	---

8. APPLICANT INFORMATION:

* a. Legal Name:

* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="55-6000271"/>	* c. Organizational DUNS: <input type="text" value="0845220110000"/>
--	---

d. Address:

* Street1:
Street2:
* City:
County/Parish:
* State:
Province:
* Country:
* Zip / Postal Code:

e. Organizational Unit:

Department Name: <input type="text" value="Economic and Community Develop"/>	Division Name: <input type="text"/>
---	--

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

Title:

Organizational Affiliation:

* Telephone Number: Fax Number:

* Email:

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnership (HOME) Program / Entitlement Grant

*** 12. Funding Opportunity Number:**

Not Applicable.

* Title:

Not Applicable.

13. Competition Identification Number:

Not Applicable.

Title:

Not Applicable.

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

FY 2020-2024 Five Year Consolidated Plan and FY 2020 Annual Action Plan for the HOME Investment Partnership (HOME) Program.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="321,835.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="321,835.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE City Manager
APPLICANT ORGANIZATION City of Wheeling, WV	DATE SUBMITTED 08/18/2020

CERTIFICATIONS

DRAFT



CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

Signature of Authorized Official

August 18, 2020

Date

City Manager

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2018, 2019, and 2020 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

Signature of Authorized Official

August 18, 2020

Date

City Manager

Title

DRAFT

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature of Authorized Official

August 18, 2020

Date

City Manager

Title

DRAFT

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature of Authorized Official

August 18, 2020

Date

City Manager

Title

DRAFT

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

DRAFT

FAIR HOUSING

DRAFT



RESALE - RECAPTURE POLICY

DRAFT



Northern Panhandle HOME Consortium *Resale/Recapture Policy*

The Northern Panhandle HOME Consortium's Resale/Recapture Policy for Homeownership Activities is based on the HOME Program rules found in 24 CFR Part 92 and HUD Notice CPD 12-003.

The issue of resale/recapture arises when a homeowner that received homebuyer assistance under the HOME Program decides to sell the property. If the property is sold after the period of affordability has expired, there are no restrictions in terms of resale or recapture of HOME funds that apply to such a transaction. However, if the sale occurs before the period of affordability has expired, certain regulatory limitations apply.

- The regulations at 24 CFR 92.254(a)(5) give the participating jurisdiction two broad options relative to the treatment of properties that are sold before the period of affordability has expired:
 - The owner that received HOME assistance must sell the home to a low income family that will use the property as their principal residence, or
 - The participating jurisdiction must recapture some or all of the HOME investment that was initially extended to the homebuyer.

- It is the policy of the Consortium, wherever possible, to recapture the appropriate amount of the HOME investment. The Consortium will not use the "resale" provision which restricts the sale to a qualified low-income family. Since the Consortium is not using the "resale" provision, there is no need for a definition of "fair return on investment." The guidelines for recapture for the homebuyer program that the members of the Consortium have established are as follows:
 - The Consortium requires that a deed of trust will be placed on the property in its favor for the full amount of the HOME investment.
 - Upon sale or transfer of the home by the HOME assisted household, before the period of affordability expires, the Consortium will make every effort to recapture its pro rata share of the HOME investment from the net proceeds of the sale.
 - The Consortium will determine the net proceeds by subtracting loan repayments and closing costs from the gross sale price of the home.
 - The Consortium will allow the homeowner to recover the amount of the homeowner's investment in the property, which includes the down payment, principal payments, and the amount of any capital improvements made by the homeowner, from the net proceeds.
 - After calculating the amounts above, if the net proceeds are not sufficient to recapture the full HOME investment, the HOME investment amount may be reduced prorated based on the time the homeowner has owned and occupied the property measured against the required affordability period (5, 10, or 15 years).
 - If the net proceeds are not sufficient to recapture the full HOME investment, the homeowner may not recover more than the amount of the homeowner's down payment, principal payments, and any capital improvement investment.
 - The Consortium will use HOME funds that are recaptured to assist other income eligible homebuyers.

- ❑ In the event the mortgaged property is sold or otherwise transferred prior to the expiration of five (5) years from the date of the initial sale, then the pro rata share of the net proceeds from the sale or transfer shall be paid to the City of Wheeling (The Lead Agency for the administration of the Northern Panhandle HOME Consortium).
- ❑ The HOME Consortium may reduce the amount of the direct HOME subsidy on a pro rata basis for the time the homebuyer has owned and occupied the house, measured against the required affordability period.
- ❑ The resulting ratio would be used to determine how much of the direct HOME subsidy the Consortium would recapture. The pro rata amount recaptured by the Consortium cannot exceed what is available from net proceeds.

$$\frac{\text{Number of Years Homebuyer Occupied the Home}}{\text{Number of Years Period of Affordability}} \times \text{Total Direct HOME Subsidy} = \text{Recapture Amount}$$

- ❑ The total amount payable by borrower under the preceding paragraphs shall never exceed the face amount of the note.
- ❑ To the extent that the net proceeds are less than the outstanding principal balance of the note, the remainder shall be forgiven.
- ❑ Shared Net Proceeds. If the net proceeds are not sufficient to recapture the full HOME investment [or a reduced amount as provided for in CFR Sub-Part 92.254 (a)(5)(ii)(A)(2)] and enable the homeowner to recover the amount of his/her down payment and any capital improvement investment made by the owner since the purchase, the Consortium may share the net proceeds. The net proceeds are the sales price minus loan repayment (other than HOME funds) and closing costs. The net proceeds may be divided proportionally as set forth in the following mathematical formulas:

$$\frac{\text{Direct HOME Subsidy Amount}}{\text{HOME Subsidy} + \text{Homeowner Investment}} \times \text{Net Proceeds} = \text{HOME Recapture Amount}$$

$$\frac{\text{Homeowner Investment}}{\text{HOME Subsidy} + \text{Homeowner Investment}} \times \text{Net Proceeds} = \text{Amount to Homeowner}$$

RESOLUTION

DRAFT



**A RESOLUTION OF THE COUNCIL OF THE CITY OF WHEELING
APPROVING THE FISCAL YEAR 2020 COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS
(HOME) PROGRAMS, AND AUTHORIZING THE FILING OF THE
FY 2020-2024 FIVE YEAR CONSOLIDATED PLAN, THE FY 2020
ANNUAL ACTION PLAN, & THE FY 2020 ANALYSIS OF IMPEDIMENTS
TO FAIR HOUSING CHOICE WITH THE U.S. DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT (HUD).**

WHEREAS, under Title I of the Housing and Community Development Act of 1974, as amended, the Secretary of the U.S. Department of Housing and Urban Development is authorized to extend financial assistance to communities in the prevention or elimination of slums or urban blight, or activities which will benefit low- and moderate-income persons, or other urgent community development needs; and

WHEREAS, under the HOME Investment Partnerships Program created by the National Affordable Housing Act of 1990, as amended, the Secretary of HUD is authorized to extend financial assistance to participating jurisdictions to expand the supply of decent, safe, sanitary, and affordable housing; and

WHEREAS, the City of Wheeling in cooperation with the City of Weirton and the Counties of Ohio, Marshall, Brooke, and Hancock, WV have joined together to form the Northern Panhandle HOME Consortium and the City of Wheeling was designated as the Representative Member to apply for funds as a participating jurisdiction; and

WHEREAS, the U.S. Department of Housing and Urban Development has advised the City of Wheeling that under Fiscal Year 2020, the City is eligible to apply for an entitlement grant under the Community Development Block Grant (CDBG) Program in the amount of \$1,183,926 and \$321,835 under the HOME Investment Partnerships Program (HOME); and

WHEREAS, the City of Wheeling's Department of Economic and Community Development has prepared a FY 2020-2024 Five Year Consolidated Plan, FY 2020 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice for FY 2020, which proposes how the entitlement grant funds will be expended to address the housing and community development needs identified in the City's Five Year Consolidated Plan; and

WHEREAS, a draft of the FY 2020-2024 Five Year Consolidated Plan, FY 2020 Annual Action Plan, and FY 2020 Analysis of Impediments to Fair Housing Choice was on public display from Friday, July 17, 2020 through Monday, August 17, 2020, and the City held a series of public meetings and hearings on the said Plans and the comments of various agencies, groups, and citizens were taken into consideration in the preparation of the final documents.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WHEELING, OHIO COUNTY, WEST VIRGINIA, AS FOLLOWS:

SECTION 1. That the FY 2020-2024 Five Year Consolidated Plan, the FY 2020 Analysis of Impediments to Fair Housing Choice, and the FY 2020 Annual Action Plan for the FY 2020 CDBG and HOME Programs is hereby in all respects APPROVED.

SECTION 2. That the City is COGNIZANT of the conditions that are imposed in the undertaking and carrying out of the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs with Federal financial assistance, including those relating to (a) the relocation of site occupants, (b) the prohibition of discrimination because of race, color, age, religion, sex, disability, familial status, or national origin, and (c) other assurances as set forth under the certifications.

SECTION 3. That the City Manager, on behalf of the City of Wheeling, West Virginia, is AUTHORIZED to file an Application for financial assistance with the U.S. Department of Housing and Urban Development which has indicated its willingness to make available funds to carry out the CDBG Program in the amount of \$1,183,926; and the HOME Program in the amount of \$321,835; and is further AUTHORIZED to act as the representative of the City of Wheeling to sign any and all documents in regard to these programs.

SECTION 4. That the City Manager, on behalf the City of Wheeling, West Virginia, is AUTHORIZED to provide assurances and/or certifications as required by the Housing and Community Development Act of 1974, as amended; and any other supplemental or revised data which the U.S. Department of Housing and Urban Development may request in review of the City's Application.

ADOPTED INTO A RESOLUTION THIS 18TH DAY OF AUGUST 2020 BY THE COUNCIL OF THE CITY OF WHEELING, WEST VIRGINIA.

IN WITNESS WHEREOF, I, Glenn Elliott, Mayor of the City of Wheeling, West Virginia have hereunto set my hand and caused the official seal of the City of Wheeling to be affixed this 18th day of August 2020.

Glenn Elliott, Mayor

CITIZEN PARTICIPATION

DRAFT



PUBLIC NOTICE

City of Wheeling, West Virginia Community Development Block Grant (CDBG) Program

Non-profit organizations seeking CDBG financial assistance for Fiscal Year 2020 (July 1, 2020 to June 30, 2021) are invited to pick up an application starting December 9, 2019 at the City of Wheeling's Economic and Community Development (ECD) Department, which is located in the City-County Building, Room 305, 1500 Chapline Street, Wheeling, West Virginia. The Department is open Monday through Friday from 8:30 a.m. to 5 p.m., excluding legal holidays. Telephone 304-234-3701; Fax 304-234-3899; and 711 for the hearing impaired. Technical assistance with completing an application will be made available upon request.

**The application deadline is 4 p.m. on
Friday, February 7, 2020.**

*The Intelligencer
Wheeling News-Register*

12-2-2019

FIRST PUBLIC HEARING

DRAFT



**PUBLIC HEARING NOTICE
CITY OF WHEELING, WEST VIRGINIA
FY 2020 COMMUNITY DEVELOPMENT BLOCK GRANT &
HOME INVESTMENT PARTNERSHIP PROGRAMS**

Notice is hereby given that the City of Wheeling, WV will hold a public hearing on **Wednesday, December 4, 2019 at 5:00 PM**, prevailing time, the Wheeling City Council Chambers, City-County Building, 1500 Chapline Street, Wheeling, WV 26003. Council Chambers are accessible to persons with physical disabilities. If special arrangements need to be made to accommodate residents in order for them to participate in the public hearing, including translation services, please call Ms. Nancy Prager, Economic & Community Development Director, City of Wheeling, at (304) 234-3701 to make those arrangements, or for the hearing-impaired call 7-1-1 for TDD.

*The Intelligencer
and
Wheeling News-Register
Nov. 19, 2019*

The purpose of this public hearing is to gather information for the City's Five-Year Consolidated Plan for FY 2020-2024, the Annual Action Plan for FY 2020, and the City's Analysis of Impediments to Fair Housing Choice (A.I.), which the City must prepare and submit the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) and the HOME Investment Partnership (HOME) Entitlement Funds. Additionally, the hearing will be used to solicit the views and comments of individuals and organizations concerning the housing, community and economic development, and fair housing needs in the City of Wheeling and the Northern Panhandle HOME Consortium.

As part of the planning process, the City is conducting a survey to identify residents' needs in the community, ideas on how residents would like to see funds budgeted under the CDBG and HOME Programs, and fair housing concerns, such as acts of discrimination or barriers that might limit the housing choices of families and individuals. Please take a few minutes and complete this confidential survey to the best of your ability. The link to the resident survey is: <https://www.surveymonkey.com/r/WHEELINGCDBG>.

The City of Wheeling anticipates, based on last fiscal year's allocation, that it may receive an estimated CDBG entitlement grant in the amount of approximately \$1,163,000 and an estimated HOME entitlement grant in the amount of \$318,000 for FY 2020. These funding levels are contingent upon the final approval of the Federal Budget for FY 2020. The City doesn't anticipate notice of its funding allocation until Spring of 2020. In order to receive those funds, the City of Wheeling must prepare a Five-Year Consolidated Plan and a One-Year Annual Action Plan for the use of the CDBG and HOME funds. At least 70% of the CDBG funds must benefit low- and moderate-income persons living in the City of Wheeling. In preparing its CDBG application the City intends to afford citizens, local agencies, and interested parties the opportunity to become involved in the planning process.

The following types of activities may be eligible for funding under the CDBG program:
Acquisition of property; disposition costs; improvements to public facilities, including the removal of architectural barriers; demolition and environmental clean-up; public services that are new or a quantifiable increase in the level of service; interim assistance; relocation payments for persons displaced as a result of a CDBG activity; rehabilitation of houses; code enforcement; special economic development activities; special activities undertaken by a community based development organization; home ownership assistance for purchase; planning; environmental reviews; program administration; audit; and other miscellaneous activities.

If the City would undertake an activity that would result in the displacement of families or individuals, then the City would utilize its policy for minimizing such displacement. Furthermore, the City is responsible for replacing all low- and moderate-income housing units that may be demolished or converted as a result of CDBG funds.

The Analysis of Impediments will focus on the status and interaction of six (6) fundamental conditions within the community:

- The sale or rental of dwellings (public or private);
- The provision of housing brokerage services;
- The provision of financial assistance for dwellings;
- Public policies and actions affecting the approval of sites and other building requirements used in the approval process for the construction of publicly assisted housing;
- The administrative policies concerning community development and housing activities, which affect opportunities of minority households to select housing inside or outside areas of minority concentration; and
- Where there is a determination of unlawful segregation or other housing discrimination by a court or a finding of noncompliance by HUD regarding assisted housing in a recipient's jurisdiction, an analysis of the actions which could be taken by the recipient to remedy the discriminatory condition, including actions involving the expenditure of funds made available under 24 CFR Part 570.

All interested citizens are encouraged to attend this public hearing and they will be given the opportunity to present oral or written testimony concerning the needs of the City of Wheeling and the use of CDBG and HOME funds to address those needs over the next five (5) years. Written comments may be addressed to Ms. Nancy Prager, Economic & Community Development Director, City of Wheeling, 1500 Chapline Street, Suite 305, Wheeling, WV, 26003 or via phone at (304) 234-3701.

Ms. Nancy Prager
Economic & Community Development Director
City of Wheeling, WV

**PUBLIC HEARING NOTICE
CITY OF WHEELING, WEST VIRGINIA
FY 2020 COMMUNITY DEVELOPMENT BLOCK GRANT &
HOME INVESTMENT PARTNERSHIP PROGRAMS**

Notice is hereby given that the City of Wheeling, WV will hold a public hearing on **Wednesday, December 4, 2019 at 5:00 PM**, prevailing time, the Wheeling City Council Chambers, City-County Building, 1500 Chapline Street, Wheeling, WV 26003. Council Chambers are accessible to persons with physical disabilities. If special arrangements need to be made to accommodate residents in order for them to participate in the public hearing, including translation services, please call Ms. Nancy Prager, Economic & Community Development Director, City of Wheeling, at (304) 234-3701 to make those arrangements, or for the hearing-impaired call 7-1-1 for TDD.

The purpose of this public hearing is to gather information for the City's Five-Year Consolidated Plan for FY 2020-2024, the Annual Action Plan for FY 2020, and the City's Analysis of Impediments to Fair Housing Choice (A.I.), which the City must prepare and submit the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) and the HOME Investment Partnership (HOME) Entitlement Funds. Additionally, the hearing will be used to solicit the views and comments of individuals and organizations concerning the housing, community and economic development, and fair housing needs in the City of Wheeling and the Northern Panhandle HOME Consortium.

As part of the planning process, the City is conducting a survey to identify residents' needs in the community, ideas on how residents would like to see funds budgeted under the CDBG and HOME Programs, and fair housing concerns, such as acts of discrimination or barriers that might limit the housing choices of families and individuals. Please take a few minutes and complete this confidential survey to the best of your ability. The link to the resident survey is: <https://www.surveymonkey.com/r/WHEELINGCDBG>.

The City of Wheeling anticipates, based on last fiscal year's allocation, that it may receive an estimated CDBG entitlement grant in the amount of approximately \$1,163,000 and an estimated HOME entitlement grant in the amount of \$318,000 for FY 2020. These funding levels are contingent upon the final approval of the Federal Budget for FY 2020. The City doesn't anticipate notice of its funding allocation until Spring of 2020. In order to receive those funds, the City of Wheeling must prepare a Five-Year Consolidated Plan and a One-Year Annual Action Plan for the use of the CDBG and HOME funds. At least 70% of the CDBG funds must benefit low- and moderate-income persons living in the City of Wheeling. In preparing its CDBG application the City intends to afford citizens, local agencies, and interested parties the opportunity to become involved in the planning process.

The following types of activities may be eligible for funding under the CDBG program: Acquisition of property; disposition costs; improvements to public facilities, including the removal of architectural barriers; demolition and environmental clean-up; public services

that are new or a quantifiable increase in the level of service; interim assistance; relocation payments for persons displaced as a result of a CDBG activity; rehabilitation of houses; code enforcement; special economic development activities; special activities undertaken by a community based development organization; home ownership assistance for purchase; planning; environmental reviews; program administration; audit; and other miscellaneous activities.

If the City would undertake an activity that would result in the displacement of families or individuals, then the City would utilize its policy for minimizing such displacement. Furthermore, the City is responsible for replacing all low- and moderate-income housing units that may be demolished or converted as a result of CDBG funds.

The Analysis of Impediments will focus on the status and interaction of six (6) fundamental conditions within the community:

- The sale or rental of dwellings (public or private);
- The provision of housing brokerage services;
- The provision of financial assistance for dwellings;
- Public policies and actions affecting the approval of sites and other building requirements used in the approval process for the construction of publicly assisted housing;
- The administrative policies concerning community development and housing activities, which affect opportunities of minority households to select housing inside or outside areas of minority concentration; and
- Where there is a determination of unlawful segregation or other housing discrimination by a court or a finding of noncompliance by HUD regarding assisted housing in a recipient's jurisdiction, an analysis of the actions which could be taken by the recipient to remedy the discriminatory condition, including actions involving the expenditure of funds made available under 24 CFR Part 570.

All interested citizens are encouraged to attend this public hearing and they will be given the opportunity to present oral or written testimony concerning the needs of the City of Wheeling and the use of CDBG and HOME funds to address those needs over the next five (5) years. Written comments may be addressed to Ms. Nancy Prager, Economic & Community Development Director, City of Wheeling, 1500 Chapline Street, Suite 305, Wheeling, WV, 26003 or via phone at (304) 234-3701.

Ms. Nancy Prager
Economic & Community Development Director
City of Wheeling, WV



ELIGIBLE CDBG FUNDED ACTIVITIES

§570.201 Basic Eligible Activities:

- (a) **Acquisition** – By purchase, long-term lease and donation of real estate.
- (b) **Disposition** – Through sale, lease and donation of real property acquired with CDBG funds, including reasonable costs for temporary management
- (c) **Public Facilities and Improvements** – Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements, including removal of architectural barriers. This includes streets, curbs, walks, parks, recreational facilities, etc.
- (d) **Clearance** – Demolition and removal of buildings and improvements.
- (e) **Public Services** – Labor, supplies and materials for public services concerned with employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, energy conservation, welfare, etc.
- (f) **Interim Assistance** – Activities that require immediate action to arrest deterioration and that permanent improvements will be carried out as soon as practicable; including clean-up, clearance, etc.
- (g) **Payment of Non-Federal Share** – Funds for the local share of eligible type activities and projects from other Federal or State Programs.
- (h) **Urban Renewal Completion** – Payment of the cost of completing an urban renewal project.
- (i) **Relocation** – Payments and other assistance for permanently and temporarily relocating individuals, families, businesses, non-profit organizations, and farm operations as a result of a CDBG funded activity or project.
- (j) **Loss of Rental Income** – Payments to housing owners for loss of rental income incurred in holding, for temporary periods, housing units to be used for the relocation of individuals and families displaced by program activities.
- (k) **Housing Services** – Housing counseling in connection with tenant – based rental assistance and affordable housing projects.

- (l) **Privately Owned Utilities** – Funds for acquisition, construction, reconstruction, rehabilitation, or installation of distribution lines and facilities of privately owned utilities.
- (m) **Construction of Housing** – Funds for the rehabilitation of housing under Section 17 of the Housing Act of 1937, as amended.
- (n) **Homeownership Assistance** – Funds may be used to provide direct homeownership assistance to low- and moderate-income households to subsidize payments for homeowners, finance acquisition, mortgage guarantees, down payment assistance, and closing costs.
- (o) **Microenterprise Assistance** – Provide financial assistance for small enterprises including credit, grants, loans, guarantees, technical assistance, etc.
- (p) **Rehabilitation and Preservation** – Funds to finance the rehabilitation of privately owned buildings and improvements for single family residential properties, low-income public housing, public or privately owned commercial or industrial buildings, manufactured housing, etc.
- (q) **Code Enforcement** – Cost incurred for inspection for code violations and enforcement of codes, limited to salaries and related expenses of code enforcement and legal proceedings.
- (r) **Historic Preservation** – Funding for the rehabilitation, preservation, or restoration of historic properties.
- (s) **Special Economic Development Activities** – Funds may be used for an economic development activity, including loans and grants to a for-profit business.
- (t) **Special CBDO Activities** – Funds may be used as grants or loans to a Community Based Development Organization (CBDO) to carryout neighborhood revitalization, community or economic development, or an energy conservation project.
- (u) **Planning and Management** – Funds may be used for planning activities which consist of all costs of data gathering, studies, analysis, preparation of plans and applications, environmental review records, mapping, etc.
- (v) **Administration** – Funds may be used for the reasonable administrative costs for general management, oversight, and coordination of the CDBG Program.



INELIGIBLE CDBG FUNDED ACTIVITIES

§570.207 Ineligible Activities:

- (a) **General Rule** – Any activity that is not authorized as an “eligible activity.”
- (b) **Government Buildings** – Funds cannot be used for improvements to a public building used for the general conduct of government.
- (c) **General Government Expenses** – Funds cannot be used for expenses that are considered the regular responsibilities of the local government.
- (d) **Political Activities** – Funds cannot be used to finance the use of facilities or equipment for political purposes or to engage in other partisan political activities.
- (e) **Purchase of Equipment** – The purchase of equipment is generally ineligible, which includes construction equipment, motor vehicles, furnishings, or personal property. The only exception is fire equipment assigned to a low- and moderate-income area.
- (f) **Operating and Maintenance Expenses** – The general rule is that any expense associated with repairing, operating, or maintaining public facilities, improvements, and services is ineligible.
- (g) **New Housing Construction** – Funds cannot be used for the construction of new permanent residential structures or for any program to subsidize or consist such new construction except by a CBDO. However, the cost of site assemblage, clearance, and site improvements are eligible activities.
- (h) **Income Payments** – Funds cannot be used for subsistence – type grant payments for food, clothing, housing, or utilities.



MEETING A NATIONAL OBJECTIVE

National Objective Subcategory	Conditions for Eligibility	Example
Low-Moderate Income (LMI) Area Benefit	<p>A facility or improvement will be used for a purpose that benefits all residents in a defined area primarily residential in which at least 51% are LMI households.</p> <p>Paying all or part of a special assessment on behalf of LMI Households qualifies under this objective.</p>	<p>The Installation of paved streets, sidewalks, curbs and gutters in a predominantly LMI household neighborhood.</p> <p>CDBG funds pay the assessment made to Low-Mod Income household homeowners when a new water/sewer system is installed in their neighborhood.</p>
Low-Moderate Income Limited Clientele	<p>The majority of public service activities qualify under this national objective.</p> <p>Services provided to a specific group of people who are comprised of at least 51% LMI households.</p>	<p>Home ownership counseling provided to a group of LMI individuals.</p> <p>Renovation or expansion of a food pantry.</p>
Low-Moderate Income Housing	<p>The facility or improvement exclusively benefits housing to be occupied by LMI households.</p>	<p>A parking lot and landscaping are improved on the site of a rental property with 51% LMI households paying affordable rents.</p>
Low-Moderate Income Jobs	<p>Public improvement is for an economic development project that creates or retains permanent jobs.</p> <p>In order for a CDBG funded economic development activity to qualify as an activity that benefits low and moderate income persons, at least 51% of the jobs created or retained (full time equivalent basis) will be held by or made available to low and moderate income persons.</p>	<p>A new water tower will enable factory expansion and owners to commit to hiring at least 51% of new permanent jobs to LMI persons.</p>
Area Blight	<p>Public improvements and facilities are in a designated blighted area and activity addresses conditions that contributed to blight.</p>	<p>An outdated fire hall is rehabilitated and equipment is updated to prevent further loss of life and property due to fires.</p>
Spot Blight	<p>Public improvements or facility is outside designated blighted area and activity is limited to eliminate specific conditions of blight or decay.</p>	<p>Historic library building located outside a designated area is rehabilitated.</p>
Urgent Need	<p>Acquisition, construction, or reconstruction of a public facility or improvement that is designated to alleviate recent serious and imminent threat to public health and safety and no other funds are available.</p>	<p>A storm sewer system is reconstructed after a severe flood damaged it. All other funding sources are unavailable or exhausted.</p>



HOME INVESTMENT

PARTNERSHIP PROGRAM

☐ Eligible HOME Activities and Costs

• Hard Costs

- New construction of affordable housing
- Rehabilitation of affordable housing
- Reconstruction of affordable housing
- Conversion to affordable housing
- Site Improvements related to the development of affordable housing

• Refinancing of existing debt secured by a housing project that is being rehabilitated w/ HOME Funds

- Refinancing of debt on a single-family (one to four family) owner occupied housing that is being rehabilitated with HOME funds and the refinancing will reduce the overall monthly housing cost to make it affordable

• Acquisition Costs

- Improved or unimproved
- Purchase of property by home buyers

• Soft Costs necessary for the financing, development, rehabilitation or acquisition of housing using HOME Funds

- Architectural, engineering, and related professional services
- Costs to process and settle the financing for a project such as lender origination fees, appraisal fees, etc.
- Project audit costs and certification of costs by a CPA
- Costs to provide information services such as affirmative marketing and fair housing information
- Costs of funding an initial operation deficit reserve during the period of initial project rent-up but not to exceed 18 months
- Staff and overhead costs directly related to carrying out the project such as work specifications, loan processing inspections, housing consultation, etc.
- Cost for the payment of impact fees that the local jurisdiction changes for all housing projects

- Cost of environmental review and release of funds
- **CHDO Costs**
 - Cost of project-specific technical assistance and site control loans
 - Project feasibility costs, consulting fees, legal fees, architectural and engineering fees, property options, site control, and title clearance
 - Project specific seed money loans for preconstruction costs that are customary and reasonable such as costs of obtaining firm financing, construction loan commitments, architectural plans and specifications, zoning approvals, legal fees, etc.
- **Relocation costs for displaced households**
 - Relocation payments and other relocation assistance for persons displaced by the housing project
 - Replacement housing payments, moving expenses and payment for reasonable out-of-pocket costs incurred in the temporary relocation of persons
 - Other relocation assistance such as staff and overhead costs directly related to providing advisory and other relocation services to displaced persons
- **Administrative and planning costs**
 - General management, oversight and coordination
 - Staff and overhead costs
 - Public information costs in the planning and implementation of projects
- **Other Costs**
 - Fair housing activities to affirmatively further fair housing
 - Indirect costs as part of a cost allocation plan
 - Preparation of the consolidated plan
 - Compliance and reporting in reference to Federal requirements
 - Tenant-based rental assistance (TBRA)
 - Rental assistance and security deposit payments
 - Utility deposit assistance only if rental or security deposit payments are made
 - Cost of inspecting the housing and determining income eligibility of the household
 - Troubled HOME-assisted rental housing projects
 - Applies to only an existing HOME assisted rental project

- Project is no longer financially viable during the HOME 20-year affordability period for rental projects
- Operating costs significantly exceed the operating revenue
- HUD must approve this cost to preserve an affordable rental project
- Additional HOME Funds and original HOME Funds may not exceed the maximum amount of per-unit subsidy [Section 221 (d)(3)(ii)]

☐ Ineligible HOME Activities

• HOME funds may not be used to:

- Provide project reserve accounts, except for new construction or rehabilitation of an initial operating deficit reserve during the period of project read-up (not to exceed 18 months)
- Provide tenant-based rental assistance for the special purpose of the existing Section 8 Program
- Provide non-Federal matching contribution required under another Federal Programs
- Provide assistance for uses authorized by Public Housing Capital and Operating Funds
- Prepayment of Low Income Housing Mortgages
- Provide assistance to a homebuyer to acquire housing previously assisted with HOME funds during the period of affordability
- Provide funds for the acquisition of property owned by the participating jurisdiction (P.J.) except for property acquired by the P.J. with HOME funds, or property acquired in anticipation of carrying out a HOME project
- Pay for delinquent taxes, fees or charges on properties to be assisted with HOME funds
- Pay for any cost that is not listed as eligible under the HOME Regulations



**PUBLIC HEARING ON NEEDS REGARDING
CDBG AND HOME FUNDS FOR
FY 2020-2024 FIVE-YEAR CONSOLIDATED PLAN,
FY 2020 ANNUAL ACTION PLAN, AND
ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE**

Wednesday, December 4th, 2019 at 5:00 pm
Council Chambers
1500 Chapline Street
Wheeling, WV 26003

Opening Remarks – Ms. Nancy Prager

Department of Planning and Community Development

Overview – UDV Staff

- What is a Five-Year Consolidated Plan, an Annual Action Plan, and an Analysis of Impediments to Fair Housing Choice?

Eligible CDBG Activities – UDV Staff

CDBG funds may be used for activities which include, but are not limited to:

- acquisition of real property;
- relocation and demolition;
- rehabilitation of residential and non-residential structures;
- construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes;
- public services, within certain limits;
- activities relating to energy conservation and renewable energy resources; and
- provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities.

Ineligible CDBG Activities – UDV Staff

Generally, the following types of activities are ineligible:

- acquisition, construction, or reconstruction of buildings for the general conduct of government;
- political activities;
- certain income payments; and
- construction of new housing by units of general local government.

Eligible HOME Activities – UDV Staff

HOME funds may be used for activities which include, but are not limited to:

- new construction of affordable housing, rehabilitation of affordable housing, reconstruction of affordable housing, conversion to affordable housing;
- site improvements related to the development of affordable housing;
- refinancing of debt on a single-family (one to four family) owner occupied housing that is being rehabilitated with HOME funds and the refinancing will reduce the overall monthly housing cost to make it affordable;
- acquisition costs (improved or unimproved); purchase of property by home buyers;
- soft costs such as architectural, engineering, and related professional services;
- costs to provide information services such as affirmative marketing and fair housing information;
- CHDO costs such as cost of project-specific technical assistance and site control loans;
- relocation costs for displaced households;
- administrative and planning costs.

Estimated FY 2020 Allocations – UDV Staff

The City of Wheeling anticipates that it will receive the following allocations:

Entitlement Funds	Estimated Amount
FY 2020 CDBG Funds	\$ 1,163,000*
FY 2020 HOME Funds	\$ 318,000*
Total:	\$ 1,481,000

*Note: *Amount subject to change based on HUD's FY 2020 allocation of funds.*

Review of Past Performance – UDV Staff

Public Comments – UDV Staff

- What does Wheeling need to be a better place to live, work, and play?
- What are the needs in your neighborhood?
- What do you know about fair housing?
- Have you or someone you know experienced any housing discrimination?

Adjournment – Ms. Nancy Prager

Department of Planning and Community Development

SECOND PUBLIC HEARING

DRAFT



**NOTICE OF DISPLAY OF PLANS AND PUBLIC HEARING
FOR FY 2020-2024 FIVE YEAR CONSOLIDATED PLAN,
FY 2020 ANNUAL ACTION PLAN, AND
FY 2020 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE
CITY OF WHEELING, WEST VIRGINIA**

Notice is hereby given that the City of Wheeling, WV has prepared a Five Year Consolidated Plan for FY 2020-2024, an Annual Action Plan for FY 2020, and an Analysis of Impediments to Fair Housing Choice. In accordance with the regulations and requirements of the U.S. Department of Housing and Urban Development (HUD), these plans will be on public display for a period of 30 days, beginning Friday, July 17, 2020 through Monday, August 17, 2020 at www.wheelingwv.gov.

The Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Program budgets for FY 2020 can be accessed at the City of Wheeling's website: www.wheelingwv.gov. These plans will be presented for approval at the August 18, 2020 City Council Meeting at 5:30 PM.

It is anticipated that at its August 18, 2020 meeting, the City Council will approve and adopt the FY 2020-2024 Five Year Consolidated Plan, FY 2020 Annual Action Plan, and FY 2020 Analysis of Impediments to Fair Housing Choice and will authorize the proper City Officials to submit the plans to the U.S. Department of HUD for Fiscal Year 2020.

A public hearing will be held on Tuesday, August 4, 2020 at 12:00 PM. To participate in the City Council Meeting and Public Hearing, please call (304) 234-6401 or email bdelbert@wheelingwv.gov.

The purpose of the public hearing is to present the FY 2020-2024 Five Year Consolidated Plan for the City's housing and community development needs, the FY 2020 Annual Action Plan for the use of Community Development Block Grant (CDBG) funds in the amount of \$1,183,926 and for the use of HOME Investment Partnerships Program (HOME) funds in the amount of \$321,835, and the FY 2020 Analysis of Impediments to Fair Housing Choice as the City's commitment to affirmatively further fair housing. The City-County Building and the City Council Chambers are accessible to persons with physical disabilities. If special arrangements are needed to accommodate residents with disabilities, those with hearing or vision impairment, or those with limited English proficiency in order for them to participate in the public hearing, please contact the Economic and Community Development Department at (304) 234-3701 to make those arrangements. The City intends to submit these documents to HUD on or before August 24, 2020.

The Proposed Five Year Consolidated Plan, FY 2020 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice were prepared after conducting a public hearing on housing and community development needs, meetings with stakeholders, meetings with housing provider agencies, meetings with the City's staff and officials, and the result of a community wide resident survey questionnaire.

If the City would undertake an activity that would result in the displacement of families or individuals, then the City would utilize its policy for minimizing such displacement. Furthermore, the City is responsible for replacing all low- and moderate-income housing units that may be demolished or converted as a result of CDBG or HOME Funds.

All interested persons, groups, and organizations are encouraged to attend this public hearing and will be given the opportunity to present oral or written testimony concerning the proposed plans and use of Federal funds under the FY 2020-2024 Five Year Consolidated Plan, FY 2020 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice. Written comments or oral comments may be addressed to Ms. Nancy Prager, Director of Economic and Community Development, City of Wheeling, City-County Building, 1500 Chapline Street, Wheeling, WV 26003, (304) 234-3701, nprager@wheelingwv.gov. Persons with hearing and/or speech impediments may contact the City via 711.

Robert Herron
City Manager

July 16, 2020
The Intelligencer
and
Wheeling News-Register

**NOTICE OF DISPLAY OF PLANS AND PUBLIC HEARING
FOR FY 2020-2024 FIVE YEAR CONSOLIDATED PLAN,
FY 2020 ANNUAL ACTION PLAN, AND
FY 2020 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE
CITY OF WHEELING, WEST VIRGINIA**

Notice is hereby given that the City of Wheeling, WV has prepared a Five Year Consolidated Plan for FY 2020-2024, an Annual Action Plan for FY 2020, and an Analysis of Impediments to Fair Housing Choice. In accordance with the regulations and requirements of the U.S. Department of Housing and Urban Development (HUD), these plans will be on public display for a period of 30 days, beginning Friday, July 17, 2020 through Monday, August 17, 2020 at www.wheelingwv.gov.

The Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Program budgets for FY 2020 can be accessed at the City of Wheeling's website: www.wheelingwv.gov. These plans will be presented for approval at the August 18, 2020 City Council Meeting at 5:30 PM.

It is anticipated that at its August 18, 2020 meeting, the City Council will approve and adopt the FY 2020-2024 Five Year Consolidated Plan, FY 2020 Annual Action Plan, and FY 2020 Analysis of Impediments to Fair Housing Choice and will authorize the proper City Officials to submit the plans to the U.S. Department of HUD for Fiscal Year 2020.

A public hearing will be held on Tuesday, August 4, 2020 at 12:00 PM. To participate in the City Council Meeting and Public Hearing, please call (304) 234-6401 or email bdelbert@wheelingwv.gov.

The purpose of the public hearing is to present the FY 2020-2024 Five Year Consolidated Plan for the City's housing and community development needs, the FY 2020 Annual Action Plan for the use of Community Development Block Grant (CDBG) funds in the amount of \$1,183,926 and for the use of HOME Investment Partnerships Program (HOME) funds in the amount of \$321,835, and the FY 2020 Analysis of Impediments to Fair Housing Choice as the City's commitment to affirmatively further fair housing. The City-County Building and the City Council Chambers are accessible to persons with physical disabilities. If special arrangements are needed to accommodate residents with disabilities, those with hearing or vision impairment, or those with limited English proficiency in order for them to participate in the public hearing, please contact the Economic and Community Development Department at (304) 234-3701 to make those arrangements. The City intends to submit these documents to HUD on or before August 24, 2020.

The Proposed Five Year Consolidated Plan, FY 2020 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice were prepared after conducting a public hearing on housing and community development needs, meetings with stakeholders, meetings with housing provider agencies, meetings with the City's staff and officials, and the result of a community wide resident survey questionnaire.

If the City would undertake an activity that would result in the displacement of families or individuals, then the City would utilize its policy for minimizing such displacement. Furthermore, the City is responsible for replacing all low- and moderate-income housing units that may be demolished or converted as a result of CDBG or HOME Funds.

All interested persons, groups, and organizations are encouraged to attend this public hearing and will be given the opportunity to present oral or written testimony concerning the proposed plans and use of Federal funds under the FY 2020-2024 Five Year Consolidated Plan, FY 2020 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice. Written comments or oral comments may be addressed to Ms. Nancy Prager, Director of Economic and Community Development, City of Wheeling, City-County Building, 1500 Chapline Street, Wheeling, WV 26003, (304) 234-3701, nprager@wheelingwv.gov. Persons with hearing and/or speech impediments may contact the City via 711.

Robert Herron
City Manager

**NOTE: Publish only one time as a Class 2 Block Ad on Thursday, July 16, 2020.
Please provide a Certificate of Publication.**

DRAFT

RESIDENT/AGENCY SURVEYS

DRAFT



CITY OF WHEELING, WEST VIRGINIA – CONFIDENTIAL RESIDENT QUESTIONNAIRE

The City of Wheeling, West Virginia is conducting a survey to identify residents' needs in the community and fair housing concerns, such as acts of discrimination or barriers that might limit the housing choices of families and individuals. This survey will help the city prepare its Five-Year Consolidated Plan, Annual Action Plan and its Analysis of Impediments to Fair Housing Choice. Please take a few minutes and complete this **confidential questionnaire**. When completed, please return the survey to the **Wheeling Community Development Department, 1500 Chapline Street, Suite 305, Wheeling, WV 26003**. The City would appreciate your response by **January 31, 2020**.

1. **Identify housing/rental issues in the City of Wheeling (Choose all that apply):**
 Affordability Minor Rehabilitation Major Rehabilitation Code Enforcement ADA Accessibility
 Historic Preservation Negligent Landlords Asbestos/Mold Lead Paint/Pipes Other_____
 2. **Identify any needs or improvements to parks/recreational facilities. (Choose all that apply):**
 Playground Equipment Benches & Picnic Tables Basketball Courts Tennis Courts
 ADA Surfacing ADA Equipment Open Grass Fields Splash Pads Pools Skateparks
 Walking/Biking Trails Ice Skating Other_____
 3. **Are there any problems in your neighborhood with the following (choose all that apply):**
 Streets Curbs/Sidewalks Handicap Access Parking Flooding Traffic Storm Sewers
 Sanitary Sewers Litter Property Maintenance Public Safety Crime Other_____
 4. **Identify any crime issues within the City of Wheeling.** Theft Drugs Violent Crime Gangs
 Domestic Violence Graffiti Vandalism Loitering Sexual assault Hate Crimes
 Other_____
 5. **Do you use any of the social services programs available in the City? (Choose all that apply)**
 Medical Mental health Homeless Senior Services Legal Addiction Employment
 Disabled Youth services Education/Job Training Food Access Warming shelters
 Childcare Immigrant LGBTQIA None Other_____
 6. **Are there any programs or services that are missing or under-funded in the City? Please list:**

 7. **Identify any employment issues in the City of Wheeling (Choose all that apply):**
 Lack of Job Opportunities Discriminatory Practices Lack of Job Training Legal Barriers
 Lack of Accommodation Lack of Childcare Lack of Transportation Other_____
 8. **Identify transportation issues in the City of Wheeling (Choose all that apply):**
 Not Reliable Public Transit Not enough service hours Cost of service Disconnected routes
 Unsafe public transit Bike routes/lanes Lack of Parking Walkability Other_____
 9. **Identify any blight (clearance/demolitions) issues in the City of Wheeling? (Choose all that apply):**
 Open Dumping Grounds Uncut Lawns Vacant Lots Squatting Vacant Commercial
Structures Vacant Residential Buildings Fire Risk Pest Control Site Pollution Other:_____
- Fair Housing impediments include any act of discrimination or barrier that limits the housing choices of families and individuals. The Fair Housing Act protects people from discrimination based on race, color, national origin, religion, sex, familial status or disability, when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities.**
10. **In your opinion, are residents of the City of Wheeling aware of how to report fair housing violations?**
 Yes No Unsure **To whom should you report?**_____

11. **Identify the reasons why fair housing complaints may not be reported? (Choose all that apply):**
 Fear Retaliation Don't know how Reporting process Distrust of process Other: _____
12. **If you are a renter, has your landlord refused to make a reasonable accommodations for a disability?**
 Yes No **If 'Yes' what was the request?** _____
13. **Have you faced housing discrimination based on any of these characteristics? (Check all that apply):**
 Race Color National Origin Religion Sex Familial Status Disability
 Gender Identity Source of Income Sexual Orientation Transgender Status Other: _____
14. **Please evaluate whether the following situations result in further discriminations and/or barriers to fair housing in the City of Wheeling:**

	Strongly Agree	Agree	Neutral/ Unsure	Disagree	Strongly Disagree
State or Local laws and policies that limit housing choice	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of fair housing organizations in the City	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of knowledge among bankers/lenders regarding fair housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of knowledge among landlords and property managers regarding fair housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of knowledge among real estate agents regarding fair housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of knowledge among residents regarding fair housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of accessible housing for persons with disabilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of accessibility in neighborhoods (i.e. curb cuts)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of fair housing education	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of affordable housing in certain areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Concentration of subsidized housing in certain neighborhoods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other barriers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15. **Are there any additional comments or concerns that you wish to share?**

Please take a minute to tell us about yourself:

16. **What is your street name and ZIP Code where you live in the City of Wheeling?**
 Street Name: _____ ZIP Code: _____ Neighborhood: _____
17. **Gender:** Male Female Non-binary/Gender Queer Gender non-conforming
 Gender Expansive Describe: _____
18. **Race/Ethnicity (choose all that apply):** White Black or African-American Native Hawaiian/
 Pacific Islander Asian American Indian/Alaskan Native Another Race Two or more Races
19. **Ethnicity:** Hispanic or Latino Not Hispanic or Latino
20. **Age:** 17 or younger 18-20 21-29 30-39 40-49 50-59 60 or older
21. **Number of persons living in your household?** One Two Three Four Five Six +
22. **Based on the number of persons living in your household check whether you are over or under the listed income?**

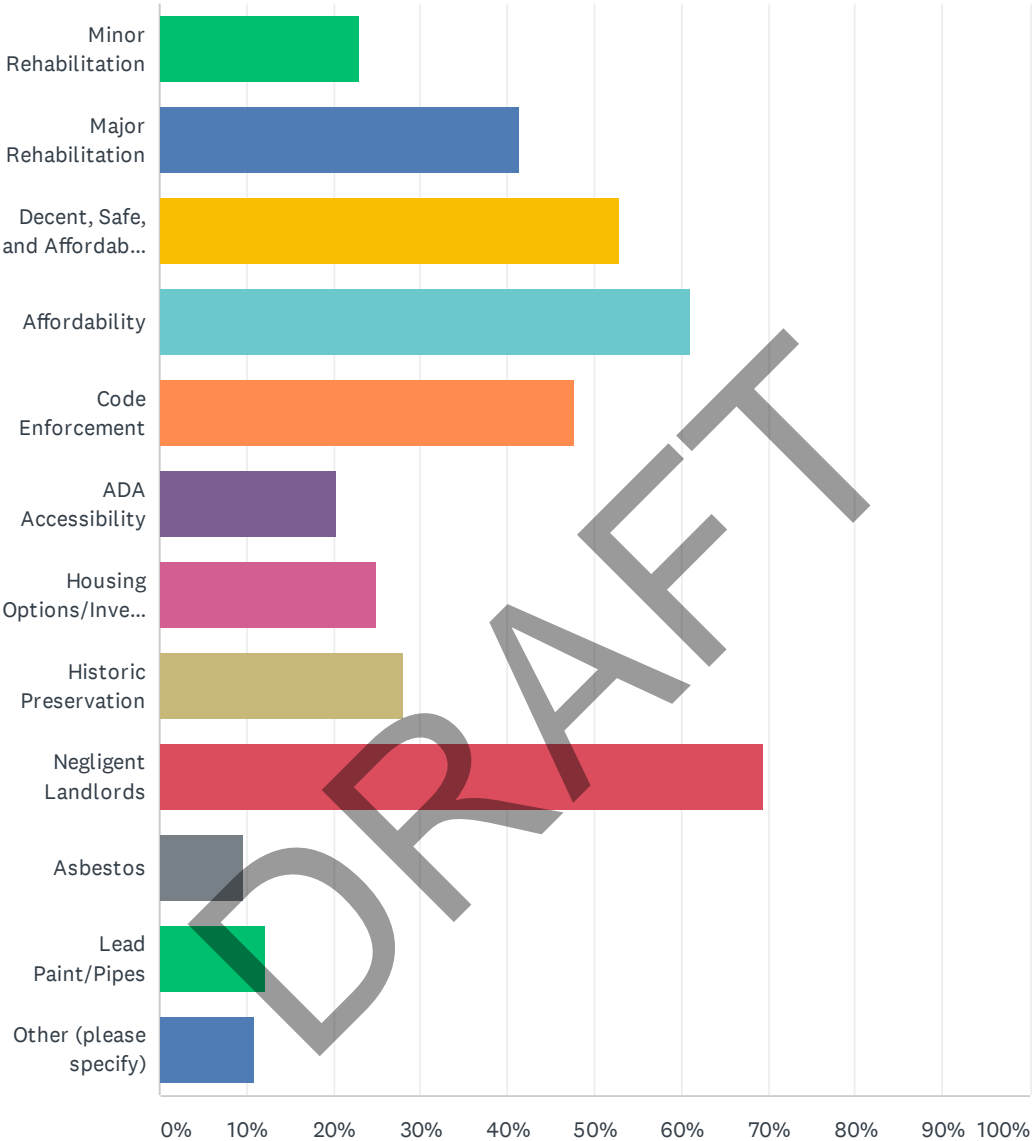
1 person household	<input type="checkbox"/> Over or <input type="checkbox"/> Under \$36,550	4 person household	<input type="checkbox"/> Over or <input type="checkbox"/> Under \$52,150
2 person household	<input type="checkbox"/> Over or <input type="checkbox"/> Under \$41,750	5 person household	<input type="checkbox"/> Over or <input type="checkbox"/> Under \$56,350
3 person household	<input type="checkbox"/> Over or <input type="checkbox"/> Under \$46,950	6 person household	<input type="checkbox"/> Over or <input type="checkbox"/> Under \$60,500

23. **Choose your housing status:** Homeowner Renter Homeless Living with friends/relatives
 Temporary Shelter Hotel/Motel Mobile Home Vehicle Other: _____

(Turn Over to Complete)

Q1 Identify housing/rental issues in the City of Wheeling (Choose all that apply)

Answered: 157 Skipped: 7



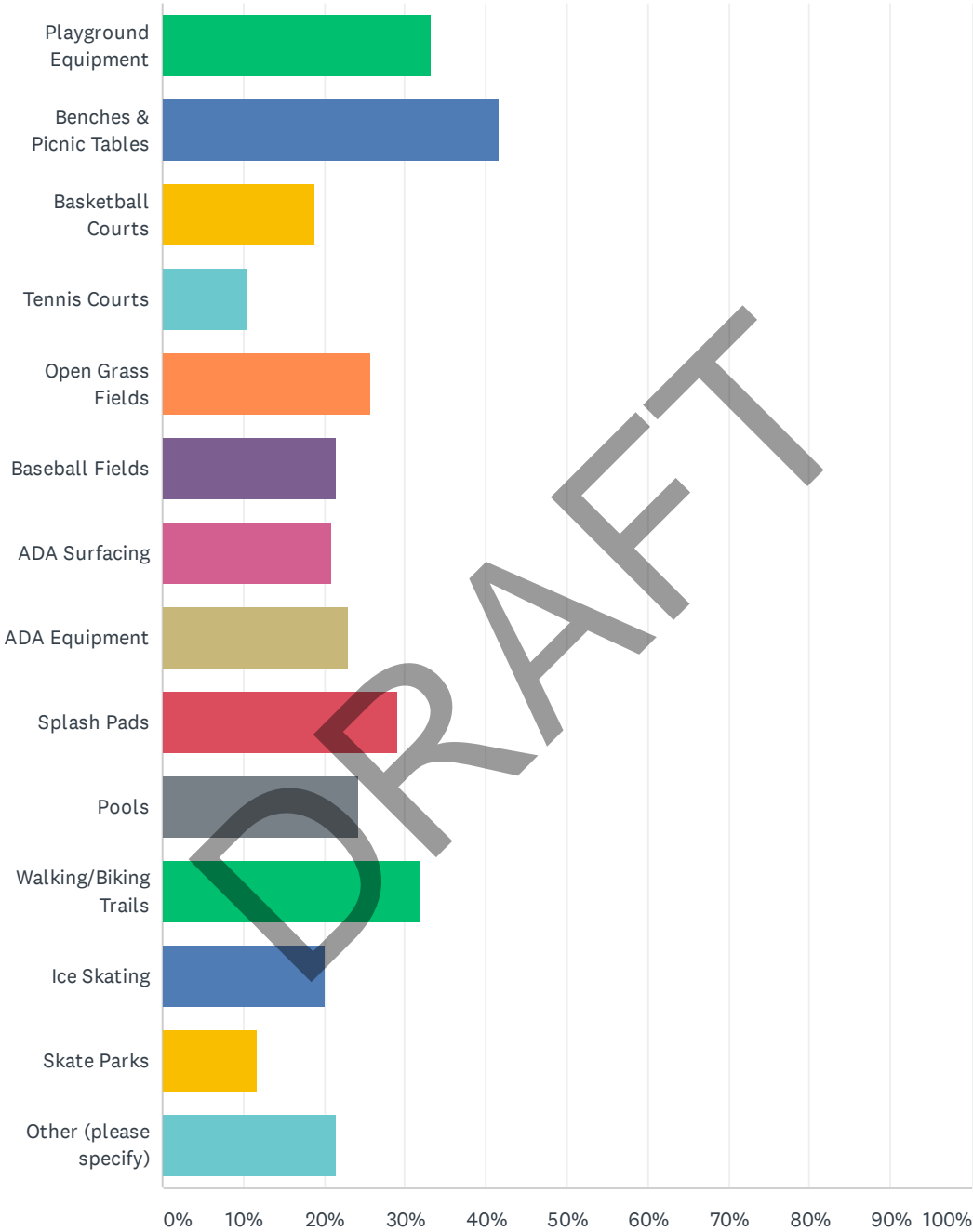
Confidential Resident Survey

ANSWER CHOICES	RESPONSES	
Minor Rehabilitation	22.93%	36
Major Rehabilitation	41.40%	65
Decent, Safe, and Affordable Rental Units	52.87%	83
Affordability	61.15%	96
Code Enforcement	47.77%	75
ADA Accessibility	20.38%	32
Housing Options/Inventory	24.84%	39
Historic Preservation	28.03%	44
Negligent Landlords	69.43%	109
Asbestos	9.55%	15
Lead Paint/Pipes	12.10%	19
Other (please specify)	10.83%	17
Total Respondents: 157		

DRAFT

Q2 Are there any needs or improvements to recreational facilities that you would like to see? (Please check all applicable boxes):

Answered: 144 Skipped: 20



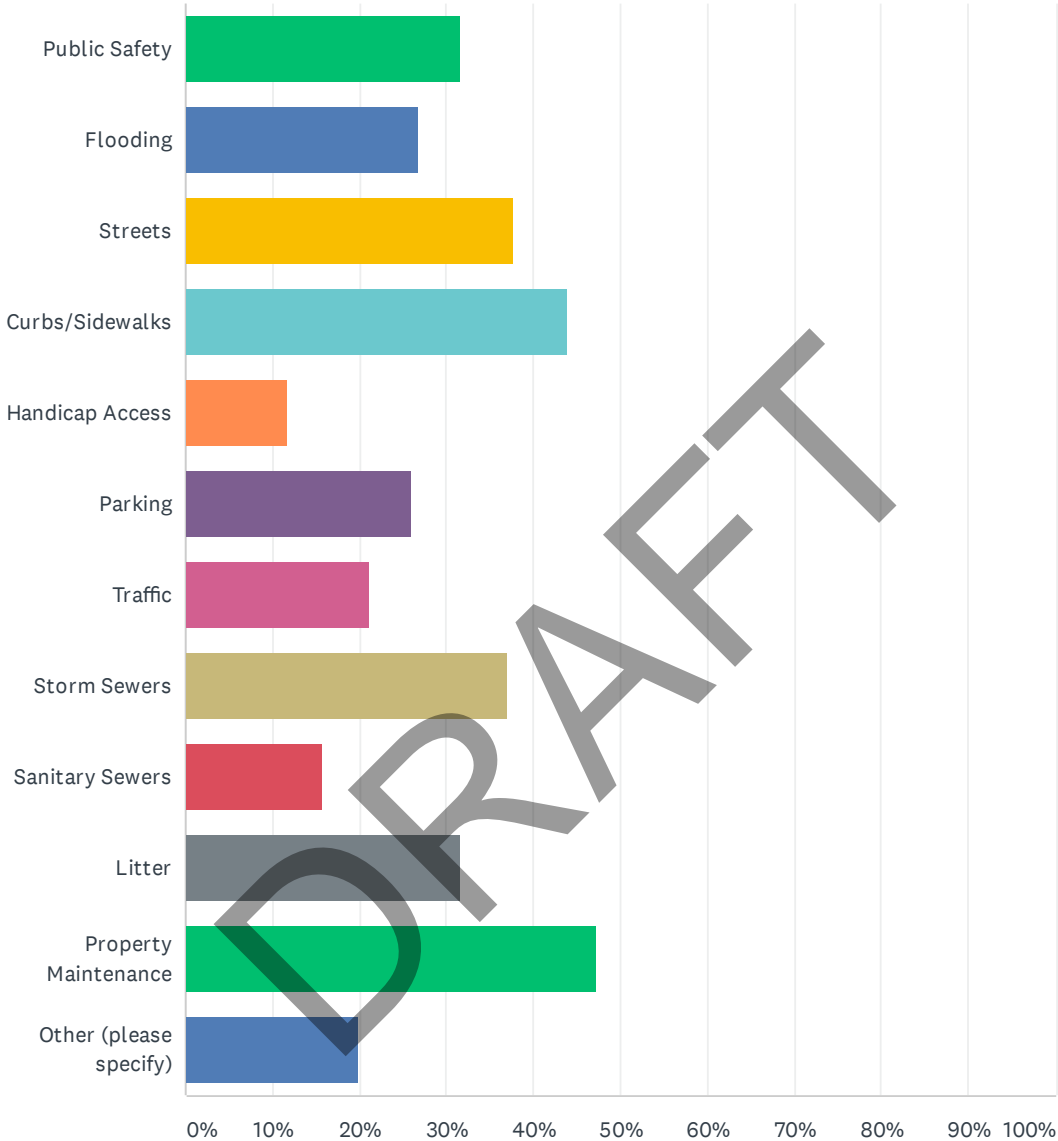
Confidential Resident Survey

ANSWER CHOICES	RESPONSES	
Playground Equipment	33.33%	48
Benches & Picnic Tables	41.67%	60
Basketball Courts	18.75%	27
Tennis Courts	10.42%	15
Open Grass Fields	25.69%	37
Baseball Fields	21.53%	31
ADA Surfacing	20.83%	30
ADA Equipment	22.92%	33
Splash Pads	29.17%	42
Pools	24.31%	35
Walking/Biking Trails	31.94%	46
Ice Skating	20.14%	29
Skate Parks	11.81%	17
Other (please specify)	21.53%	31
Total Respondents: 144		

DRAFT

Q3 Are there any problems in your neighborhood with the following? (Choose all that apply):

Answered: 146 Skipped: 18



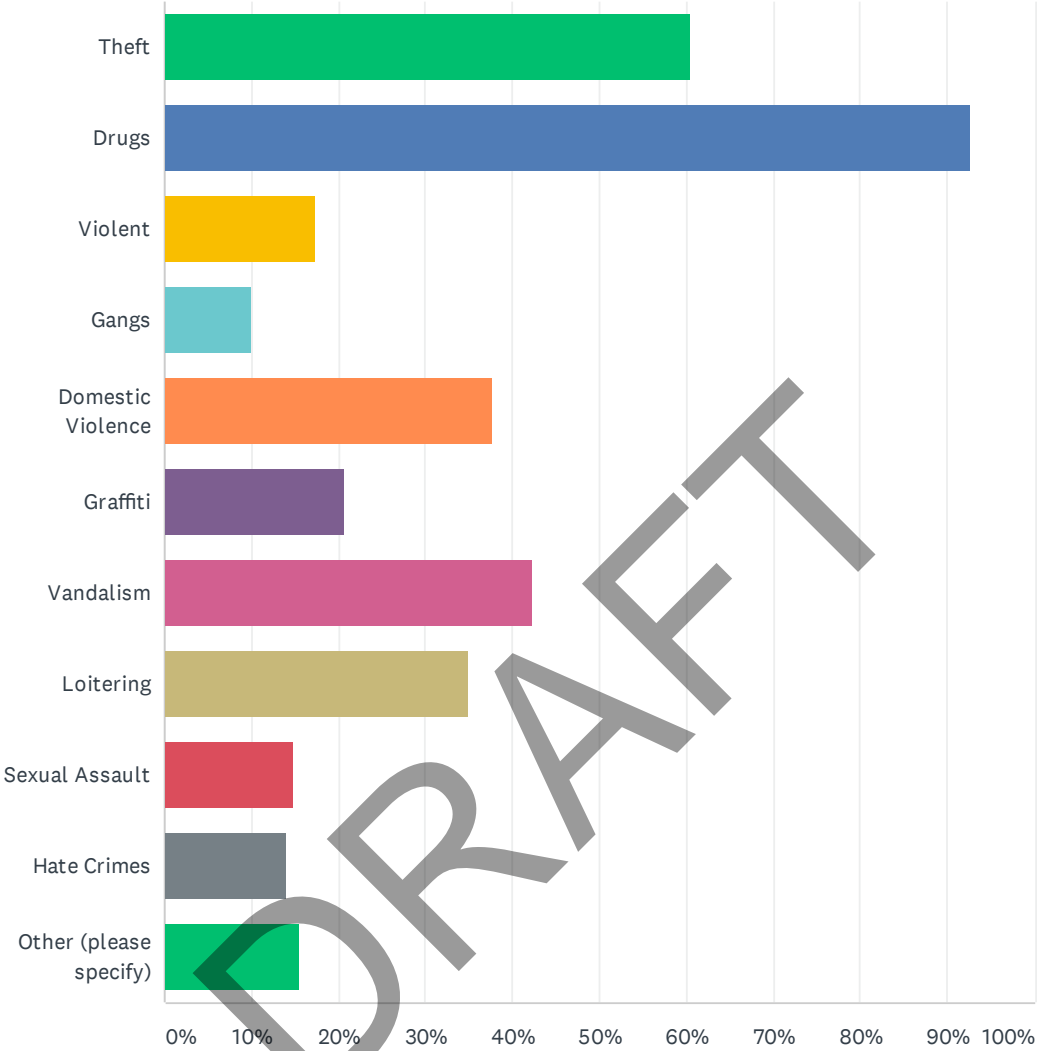
Confidential Resident Survey

ANSWER CHOICES	RESPONSES	
Public Safety	31.51%	46
Flooding	26.71%	39
Streets	37.67%	55
Curbs/Sidewalks	43.84%	64
Handicap Access	11.64%	17
Parking	26.03%	38
Traffic	21.23%	31
Storm Sewers	36.99%	54
Sanitary Sewers	15.75%	23
Litter	31.51%	46
Property Maintenance	47.26%	69
Other (please specify)	19.86%	29
Total Respondents: 146		

DRAFT

Q4 Identify any crime issues within the City of Wheeling.

Answered: 149 Skipped: 15



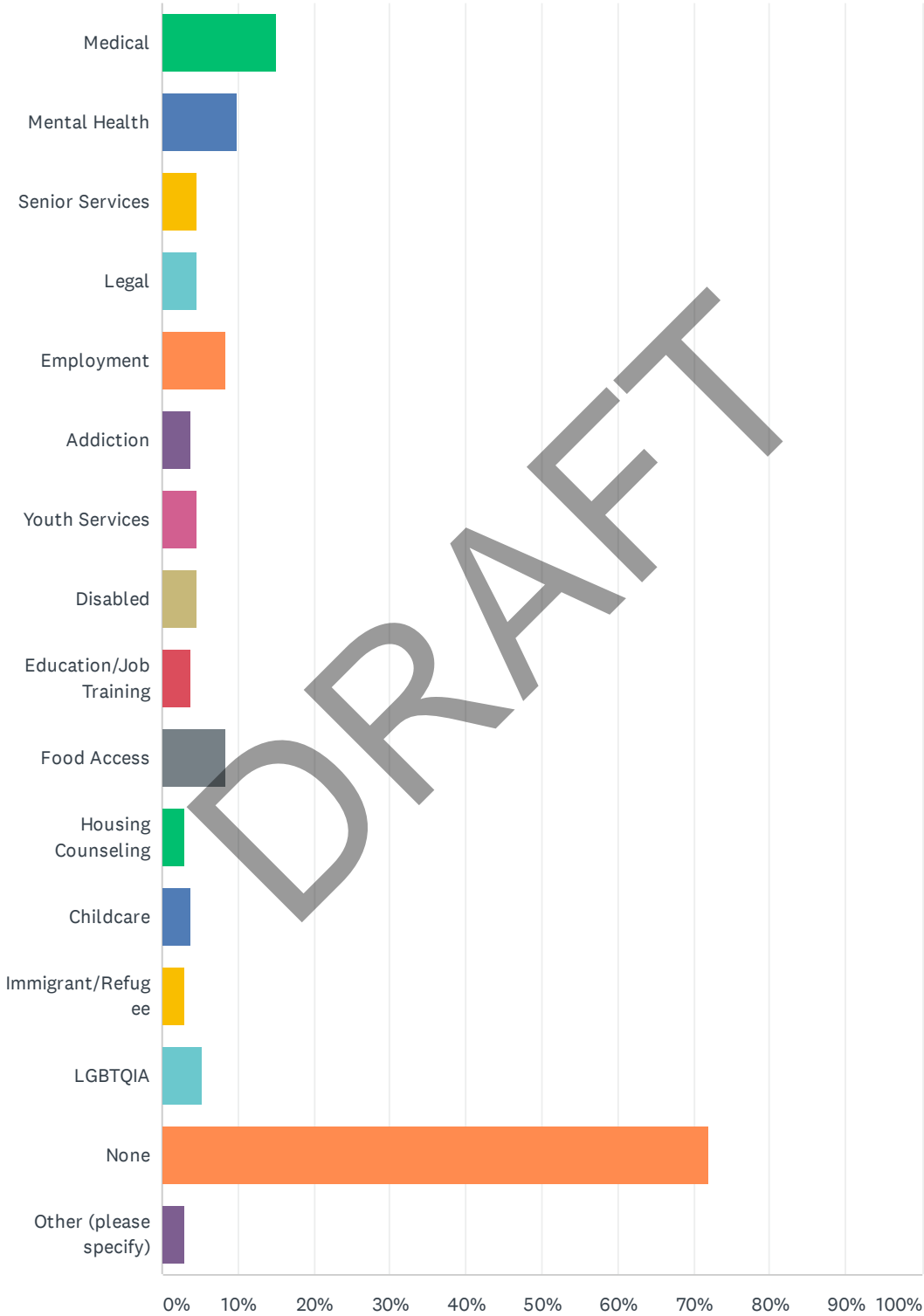
Confidential Resident Survey

ANSWER CHOICES	RESPONSES	
Theft	60.40%	90
Drugs	92.62%	138
Violent	17.45%	26
Gangs	10.07%	15
Domestic Violence	37.58%	56
Graffiti	20.81%	31
Vandalism	42.28%	63
Loitering	34.90%	52
Sexual Assault	14.77%	22
Hate Crimes	14.09%	21
Other (please specify)	15.44%	23
Total Respondents: 149		

DRAFT

Q5 Do you use any of the social service programs available in the City? (Choose all that apply):

Answered: 132 Skipped: 32



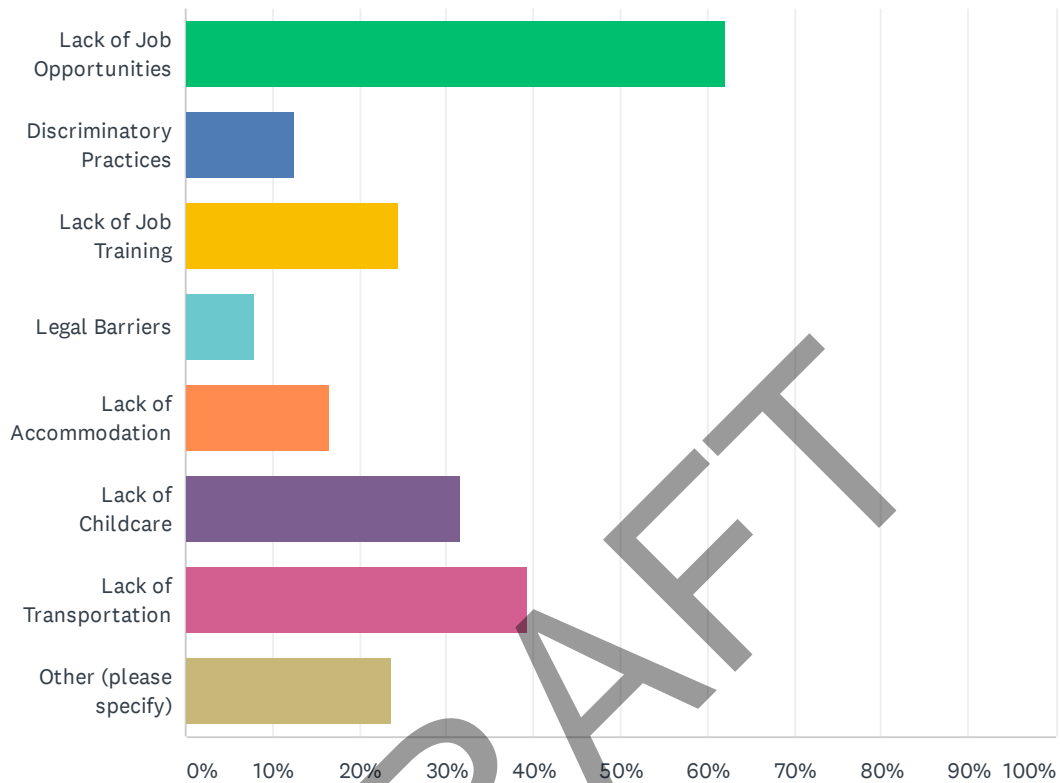
Confidential Resident Survey

ANSWER CHOICES	RESPONSES	
Medical	15.15%	20
Mental Health	9.85%	13
Senior Services	4.55%	6
Legal	4.55%	6
Employment	8.33%	11
Addiction	3.79%	5
Youth Services	4.55%	6
Disabled	4.55%	6
Education/Job Training	3.79%	5
Food Access	8.33%	11
Housing Counseling	3.03%	4
Childcare	3.79%	5
Immigrant/Refugee	3.03%	4
LGBTQIA	5.30%	7
None	71.97%	95
Other (please specify)	3.03%	4
Total Respondents: 132		

DRAFT

Q6 Identify any employment issues in the City of Wheeling? (Choose all that apply)

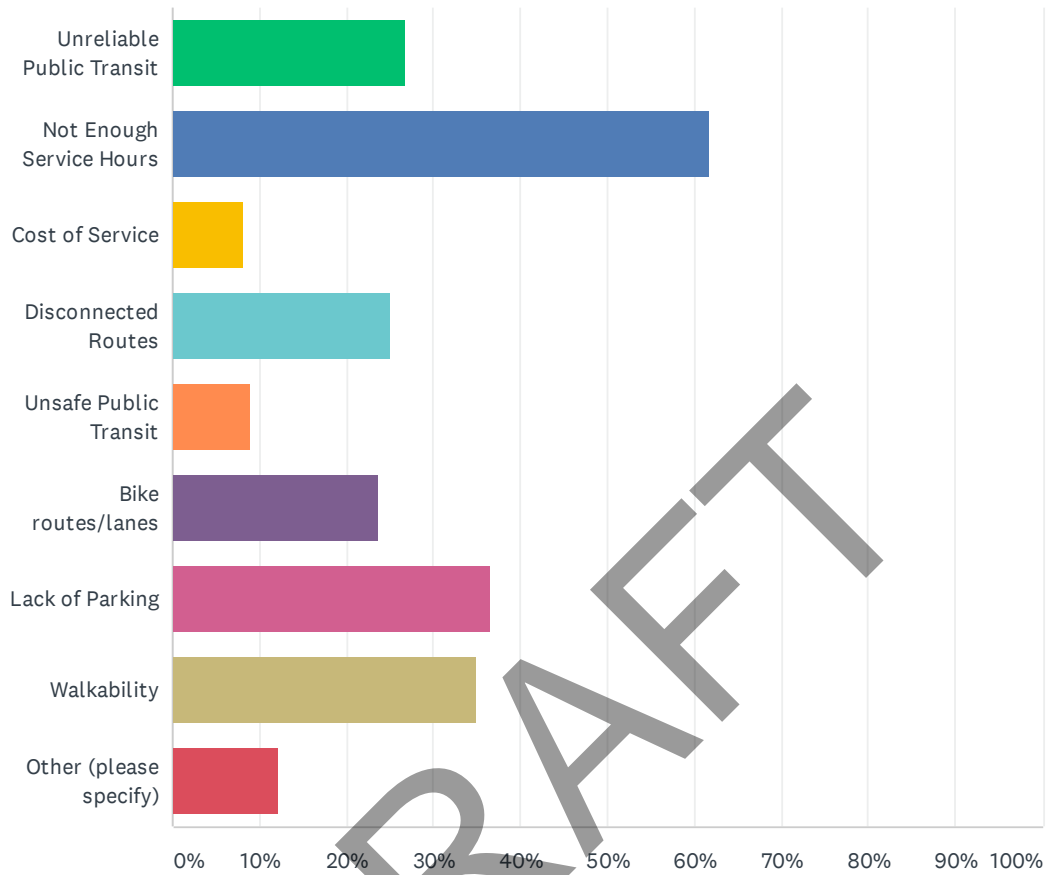
Answered: 127 Skipped: 37



ANSWER CHOICES	RESPONSES
Lack of Job Opportunities	62.20% 79
Discriminatory Practices	12.60% 16
Lack of Job Training	24.41% 31
Legal Barriers	7.87% 10
Lack of Accommodation	16.54% 21
Lack of Childcare	31.50% 40
Lack of Transportation	39.37% 50
Other (please specify)	23.62% 30
Total Respondents: 127	

Q7 Identify any transportation issues in the City of Wheeling.

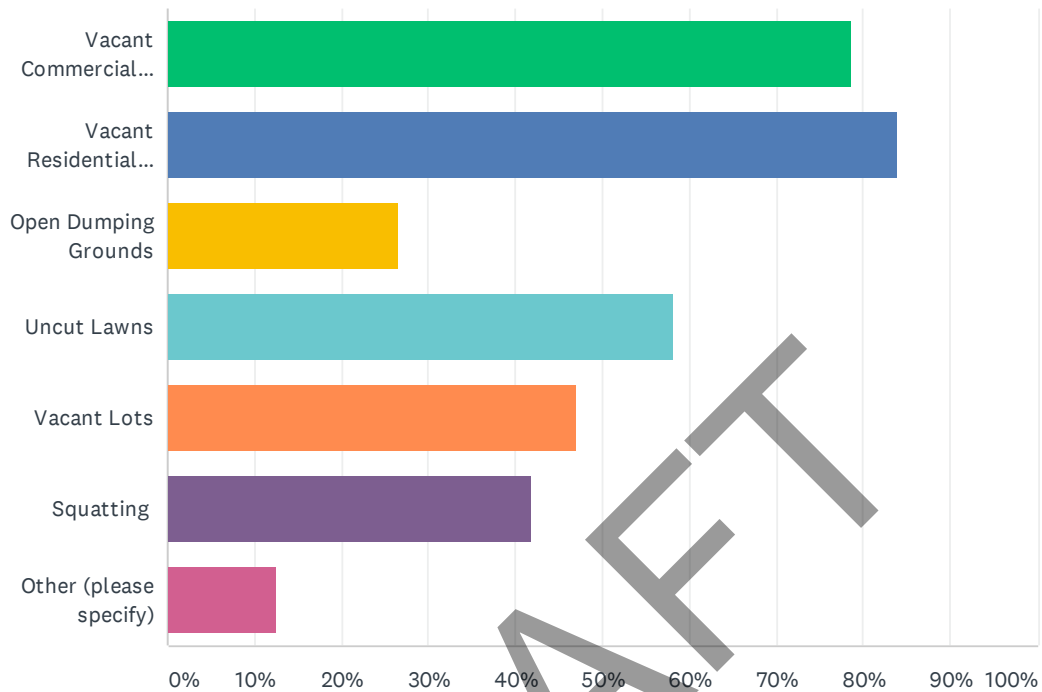
Answered: 123 Skipped: 41



ANSWER CHOICES	RESPONSES
Unreliable Public Transit	26.83% 33
Not Enough Service Hours	61.79% 76
Cost of Service	8.13% 10
Disconnected Routes	25.20% 31
Unsafe Public Transit	8.94% 11
Bike routes/lanes	23.58% 29
Lack of Parking	36.59% 45
Walkability	34.96% 43
Other (please specify)	12.20% 15
Total Respondents: 123	

Q8 Are there any blight (clearance/demolitions) issues in the City? (Choose all that apply):

Answered: 136 Skipped: 28



ANSWER CHOICES	RESPONSES	
Vacant Commercial Structures	78.68%	107
Vacant Residential Structures	83.82%	114
Open Dumping Grounds	26.47%	36
Uncut Lawns	58.09%	79
Vacant Lots	47.06%	64
Squatting	41.91%	57
Other (please specify)	12.50%	17
Total Respondents: 136		

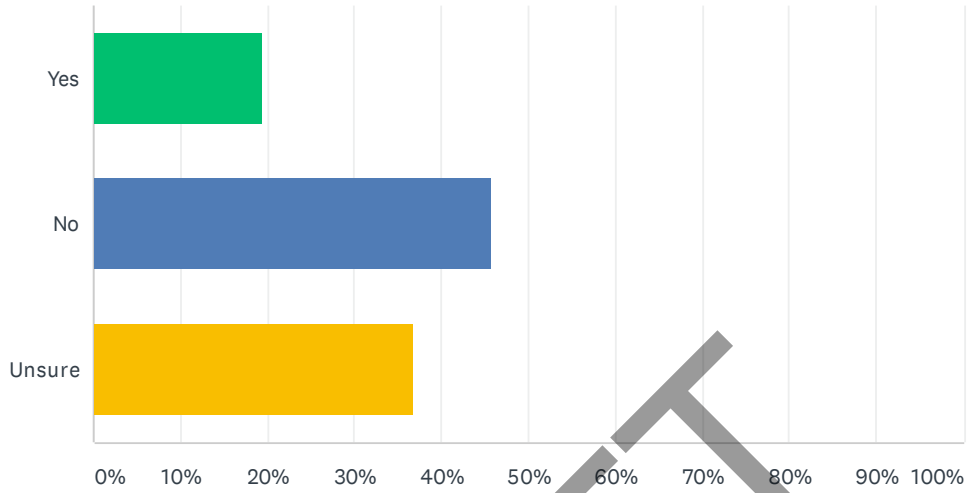
Q9 Are there any programs or services that are missing or under-funded in the city? Please list:

Answered: 52 Skipped: 112

DRAFT

Q10 In your opinion, are residents of the City of Wheeling aware of how to report fair housing violations or concerns?

Answered: 155 Skipped: 9



ANSWER CHOICES	RESPONSES	
Yes	19.35%	30
No	45.81%	71
Unsure	36.77%	57
Total Respondents: 155		

DRAFT

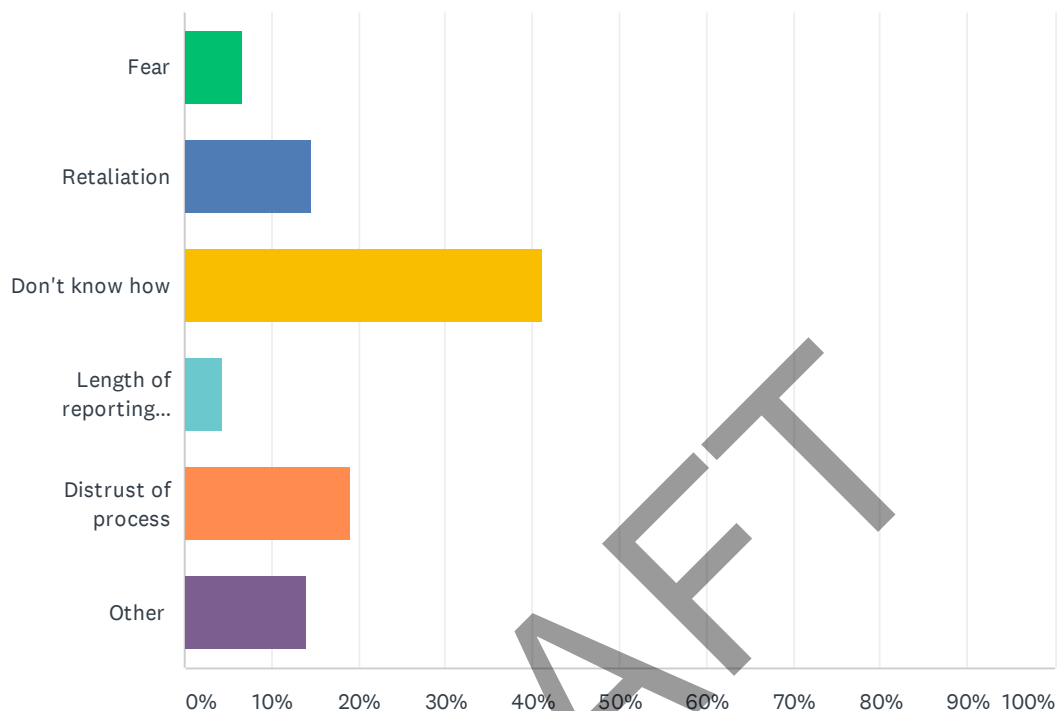
Q11 To whom should you report fair housing violations or concerns?

Answered: 80 Skipped: 84

DRAFT

Q12 What do you think are the primary reasons why fair housing complaints are not reported?

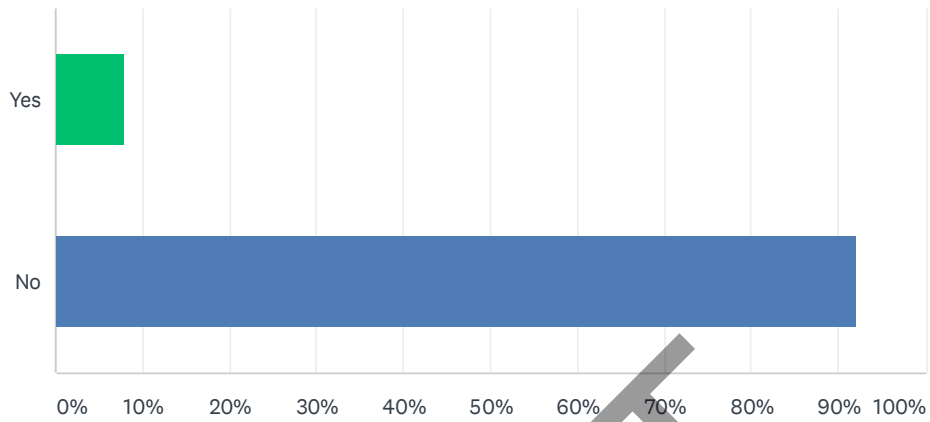
Answered: 136 Skipped: 28



ANSWER CHOICES	RESPONSES	
Fear	6.62%	9
Retaliation	14.71%	20
Don't know how	41.18%	56
Length of reporting process	4.41%	6
Distrust of process	19.12%	26
Other	13.97%	19
TOTAL		136

Q13 If you are a renter, has your landlord refused to make a reasonable accommodation for a disability?

Answered: 63 Skipped: 101



ANSWER CHOICES	RESPONSES	
Yes	7.94%	5
No	92.06%	58
TOTAL		63

DRAFT

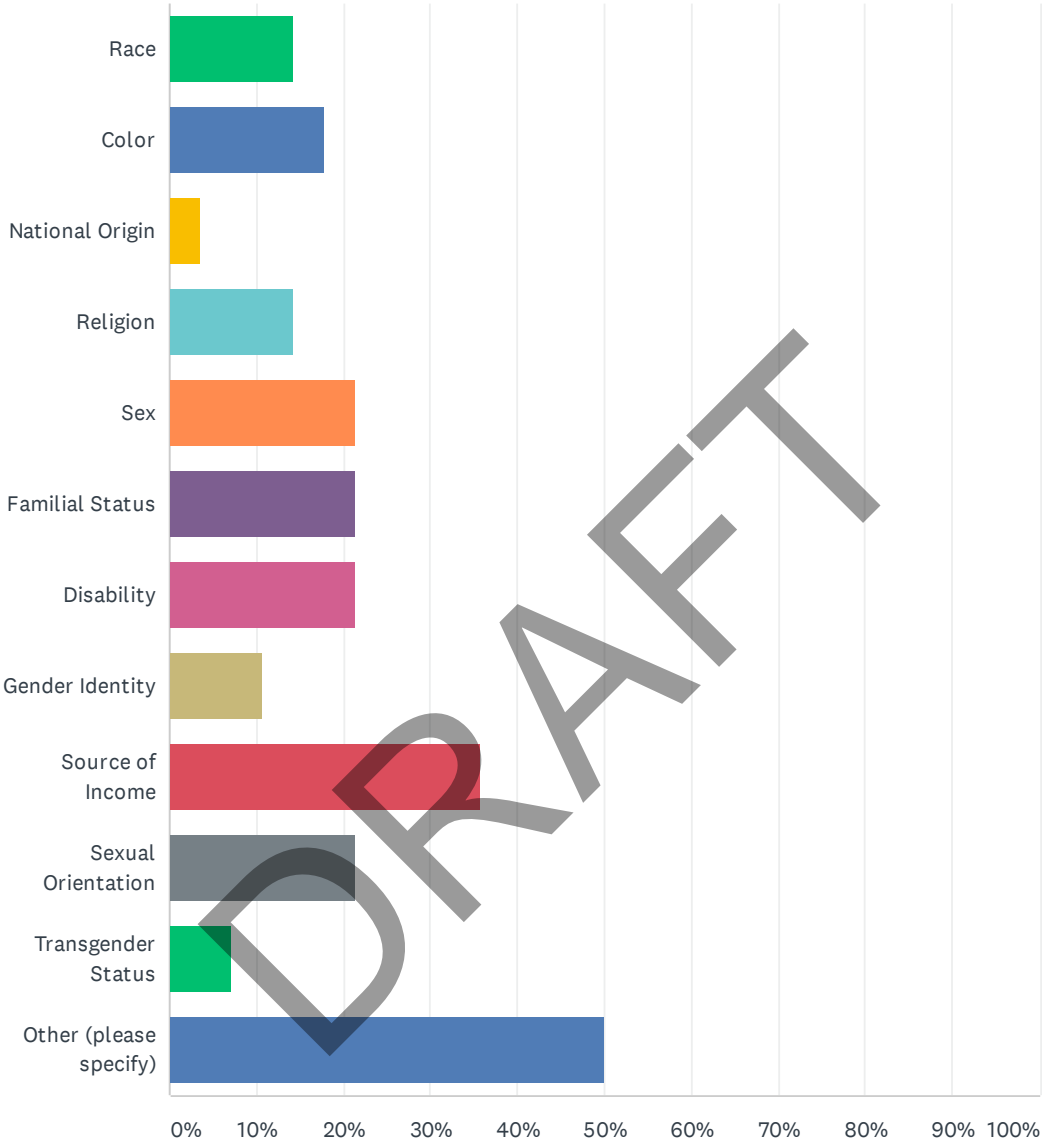
Q14 If 'Yes' what was the request?

Answered: 6 Skipped: 158

DRAFT

Q15 Have you faced housing discrimination based on any of these characteristics? (Check all that apply):

Answered: 28 Skipped: 136



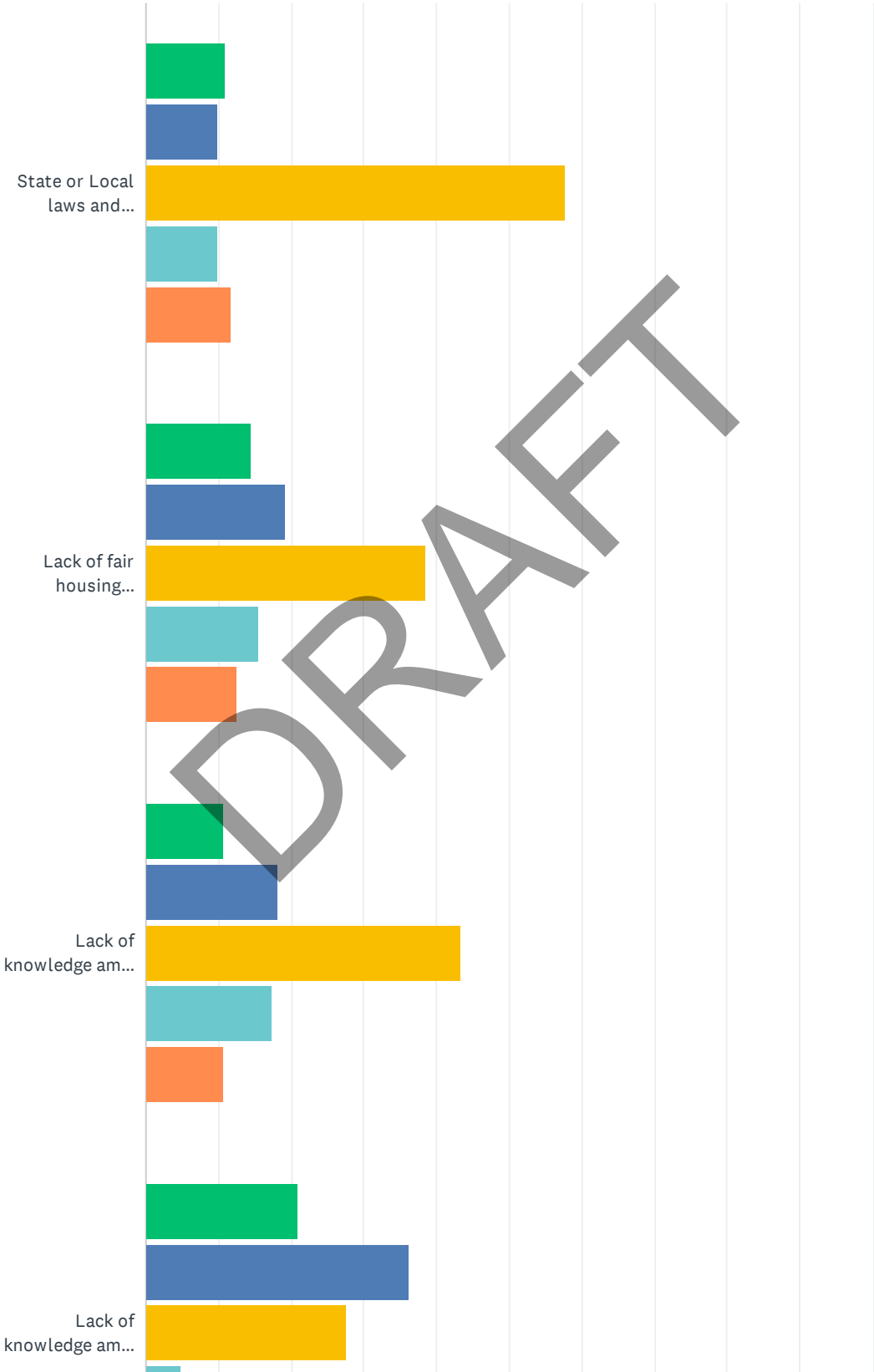
Confidential Resident Survey

ANSWER CHOICES	RESPONSES	
Race	14.29%	4
Color	17.86%	5
National Origin	3.57%	1
Religion	14.29%	4
Sex	21.43%	6
Familial Status	21.43%	6
Disability	21.43%	6
Gender Identity	10.71%	3
Source of Income	35.71%	10
Sexual Orientation	21.43%	6
Transgender Status	7.14%	2
Other (please specify)	50.00%	14
Total Respondents: 28		

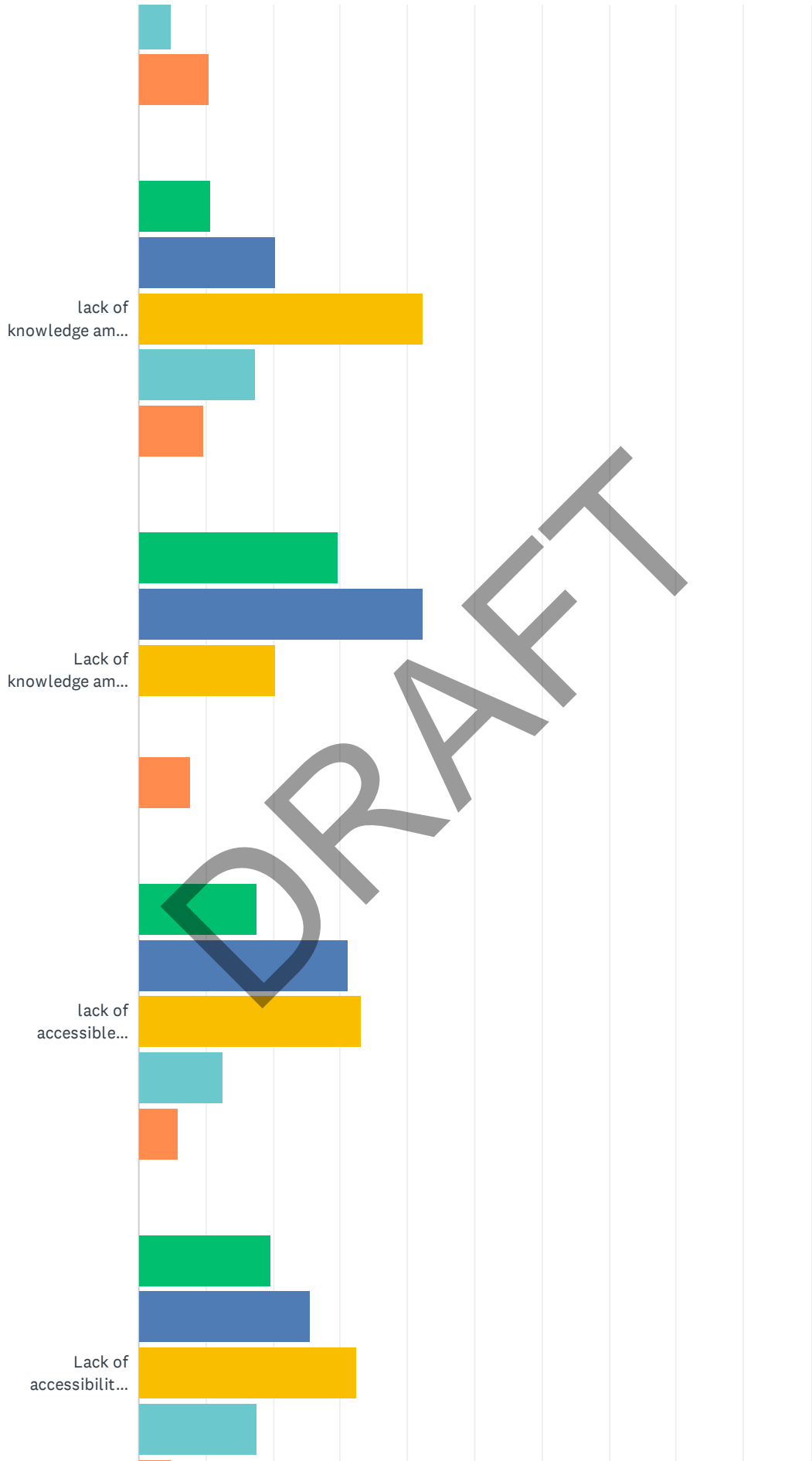
DRAFT

Q16 Please evaluate whether the following situations result in further discrimination and/or barriers to fair housing in the City of Wheeling

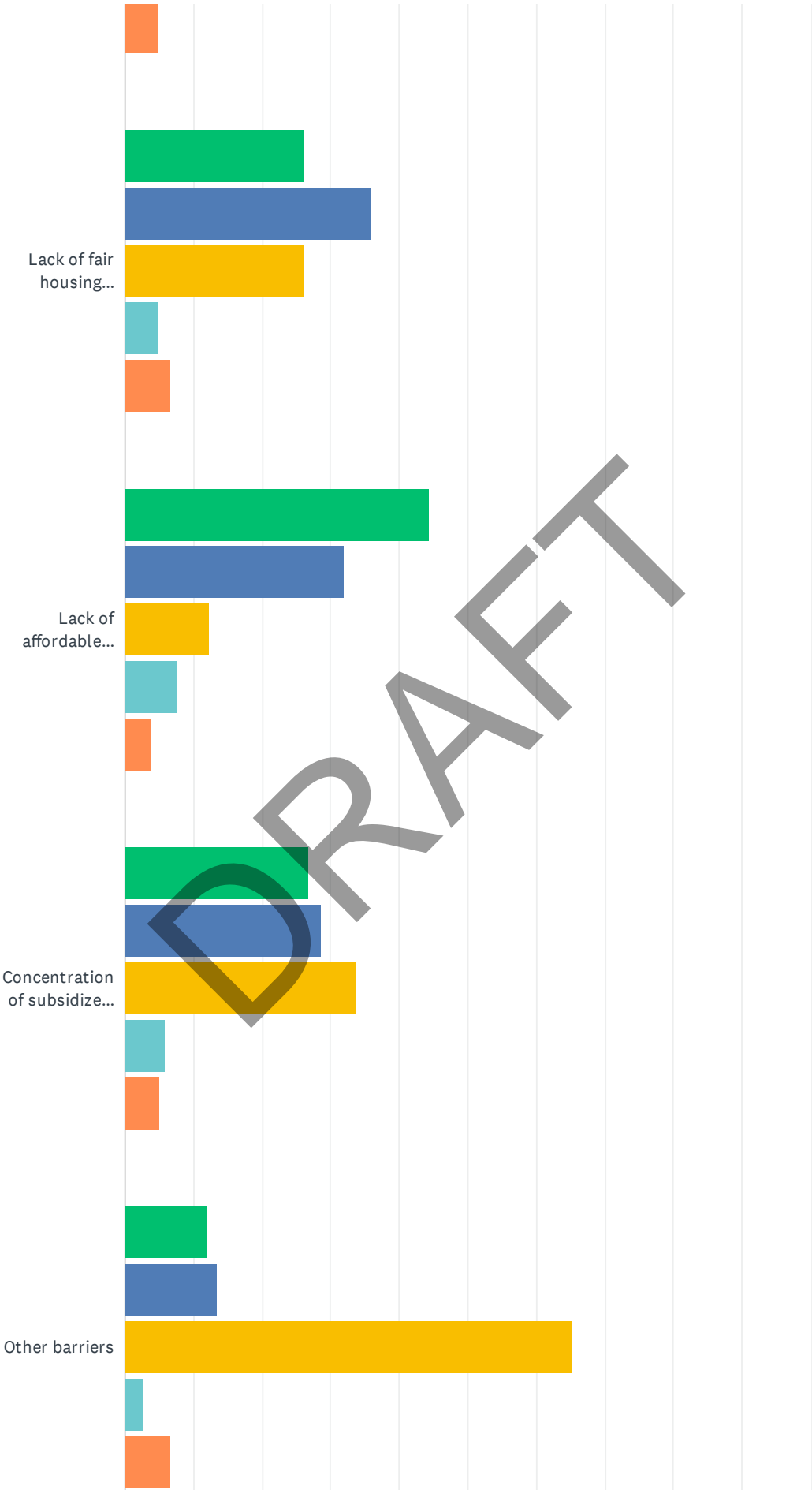
Answered: 109 Skipped: 55



Confidential Resident Survey



Confidential Resident Survey



Confidential Resident Survey



■ Strongly Agree
 ■ Agree
 ■ Neutral/Unsure
 ■ Disagree
■ Strongly Disagree

	STRONGLY AGREE	AGREE	NEUTRAL/UNSURE	DISAGREE	STRONGLY DISAGREE	TOTAL
State or Local laws and policies that limit housing choice	10.78% 11	9.80% 10	57.84% 59	9.80% 10	11.76% 12	102
Lack of fair housing organizations in the city	14.42% 15	19.23% 20	38.46% 40	15.38% 16	12.50% 13	104
Lack of knowledge among bankers/lenders regarding fair housing	10.58% 11	18.27% 19	43.27% 45	17.31% 18	10.58% 11	104
Lack of knowledge among landlords and property managers regarding fair housing	20.95% 22	36.19% 38	27.62% 29	4.76% 5	10.48% 11	105
lack of knowledge among real estate agents regarding fair housing	10.58% 11	20.19% 21	42.31% 44	17.31% 18	9.62% 10	104
Lack of knowledge among residents regarding fair housing	29.81% 31	42.31% 44	20.19% 21	0.00% 0	7.69% 8	104
lack of accessible housing for persons with disabilities	17.48% 18	31.07% 32	33.01% 34	12.62% 13	5.83% 6	103
Lack of accessibility in neighborhoods (i.e. curb cuts)	19.61% 20	25.49% 26	32.35% 33	17.65% 18	4.90% 5	102
Lack of fair housing education	26.21% 27	35.92% 37	26.21% 27	4.85% 5	6.80% 7	103
Lack of affordable housing in certain areas	44.34% 47	32.08% 34	12.26% 13	7.55% 8	3.77% 4	106
Concentration of subsidized housing in certain neighborhoods	26.73% 27	28.71% 29	33.66% 34	5.94% 6	4.95% 5	101
Other barriers	12.00% 9	13.33% 10	65.33% 49	2.67% 2	6.67% 5	75

Q17 Are there any additional comments or concerns that you wish to share?

Answered: 16 Skipped: 148

DRAFT

Q18 What is your street name and ZIP Code where you live in the City of Wheeling?

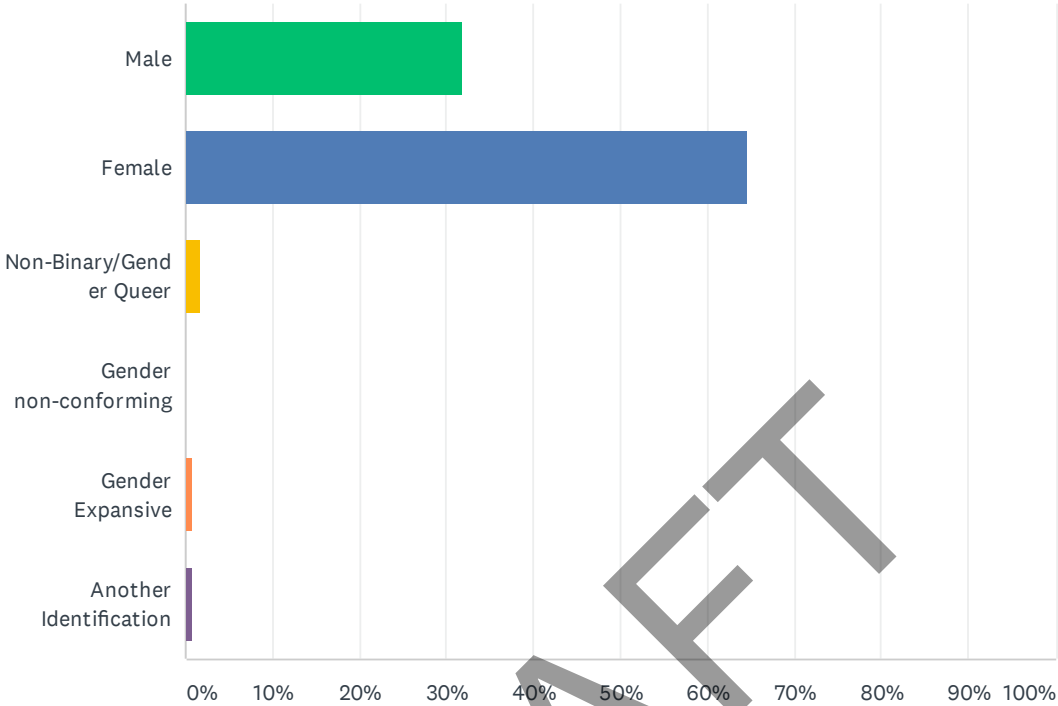
Answered: 109 Skipped: 55

ANSWER CHOICES	RESPONSES	
Street Name	88.07%	96
ZIP Code	95.41%	104
Neighborhood	85.32%	93

DRAFT

Q19 Gender

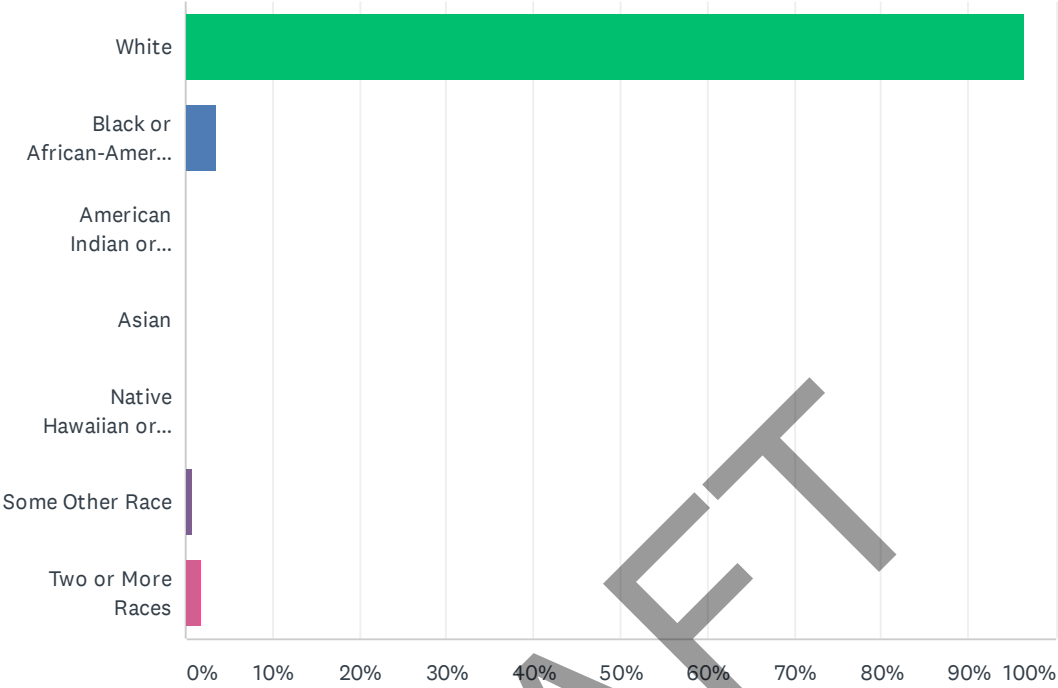
Answered: 116 Skipped: 48



ANSWER CHOICES	RESPONSES	
Male	31.90%	37
Female	64.66%	75
Non-Binary/Gender Queer	1.72%	2
Gender non-conforming	0.00%	0
Gender Expansive	0.86%	1
Another Identification	0.86%	1
TOTAL		116

Q20 Race

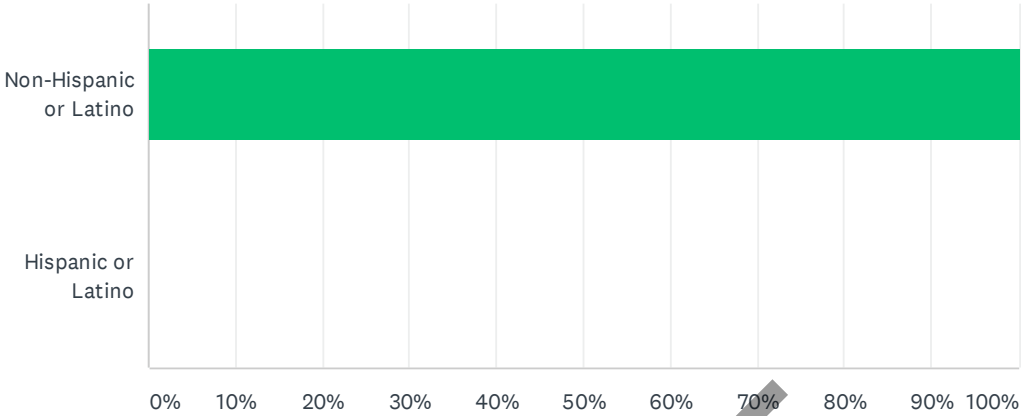
Answered: 112 Skipped: 52



ANSWER CHOICES	RESPONSES	
White	96.43%	108
Black or African-American	3.57%	4
American Indian or Alaskan Native	0.00%	0
Asian	0.00%	0
Native Hawaiian or other Pacific Islander	0.00%	0
Some Other Race	0.89%	1
Two or More Races	1.79%	2
Total Respondents: 112		

Q21 Ethnicity:

Answered: 91 Skipped: 73

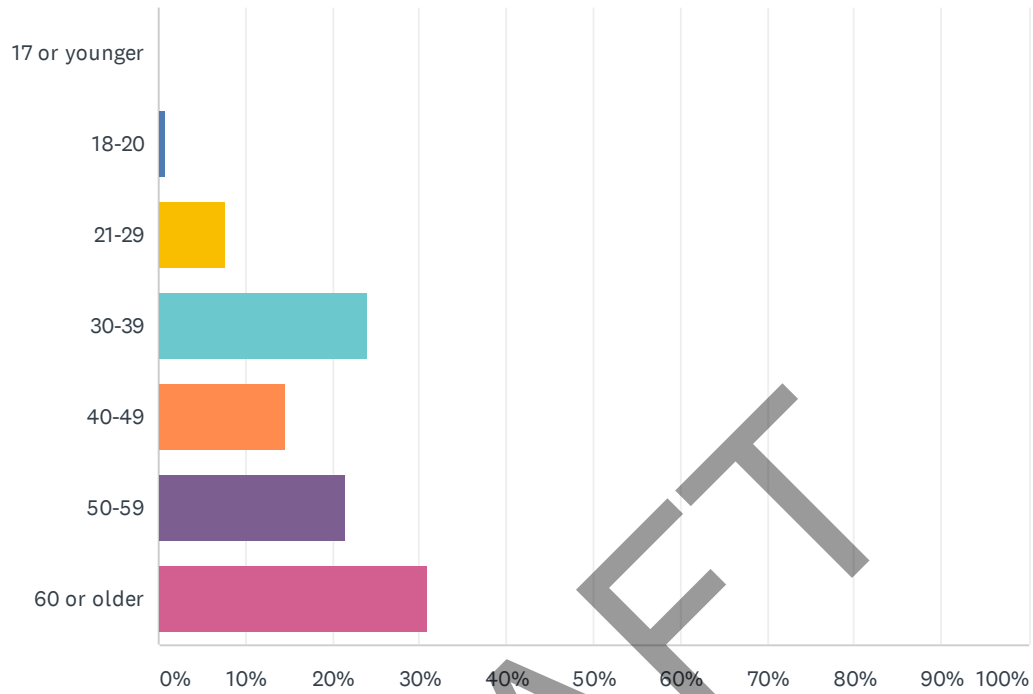


ANSWER CHOICES	RESPONSES	
Non-Hispanic or Latino	100.00%	91
Hispanic or Latino	0.00%	0
Total Respondents: 91		

DRAFT

Q22 Age

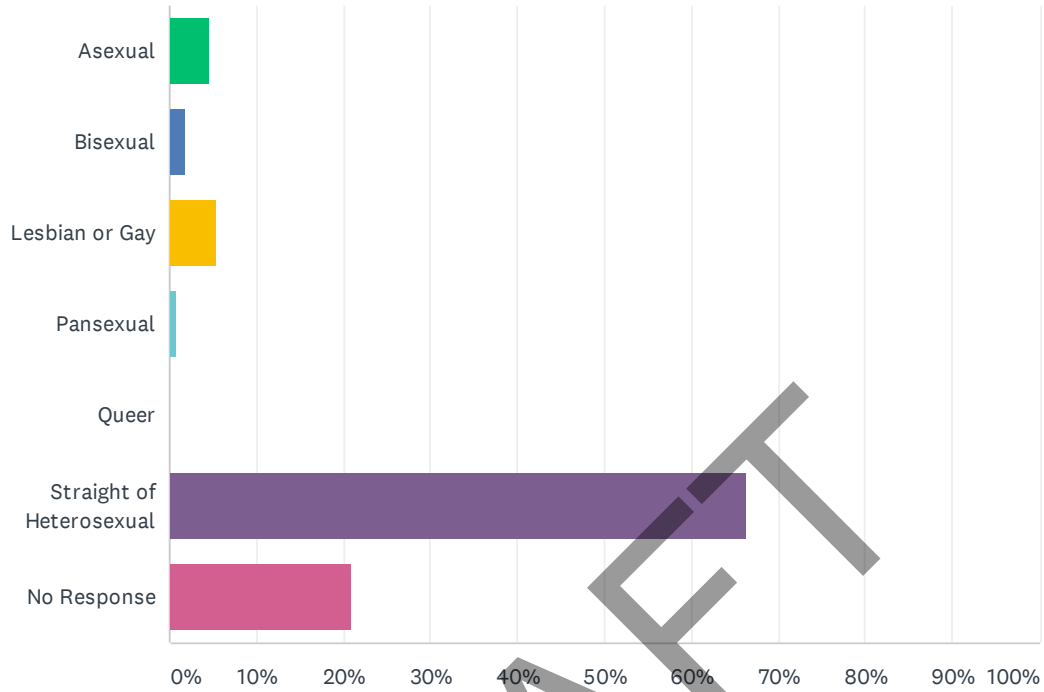
Answered: 116 Skipped: 48



ANSWER CHOICES	RESPONSES
17 or younger	0.00% 0
18-20	0.86% 1
21-29	7.76% 9
30-39	24.14% 28
40-49	14.66% 17
50-59	21.55% 25
60 or older	31.03% 36
TOTAL	116

Q23 What is your sexual orientation?

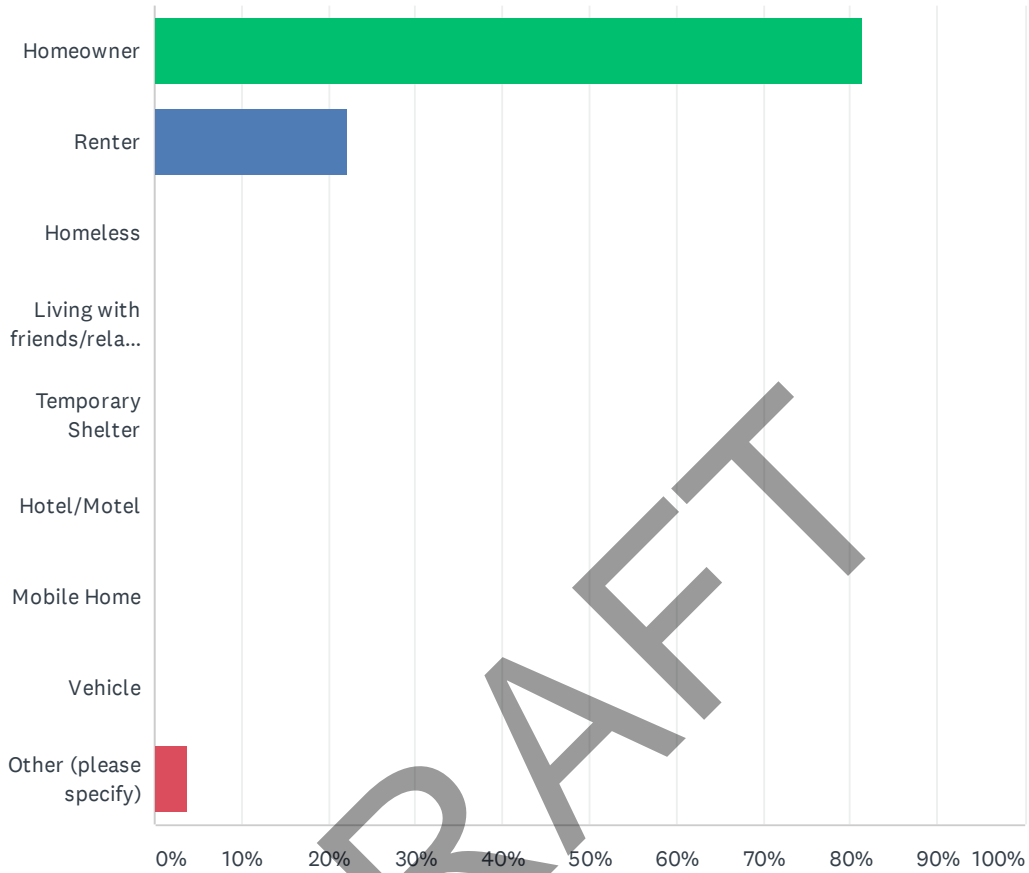
Answered: 110 Skipped: 54



ANSWER CHOICES	RESPONSES	
Asexual	4.55%	5
Bisexual	1.82%	2
Lesbian or Gay	5.45%	6
Pansexual	0.91%	1
Queer	0.00%	0
Straight of Heterosexual	66.36%	73
No Response	20.91%	23
TOTAL		110

Q24 Choose your housing status:

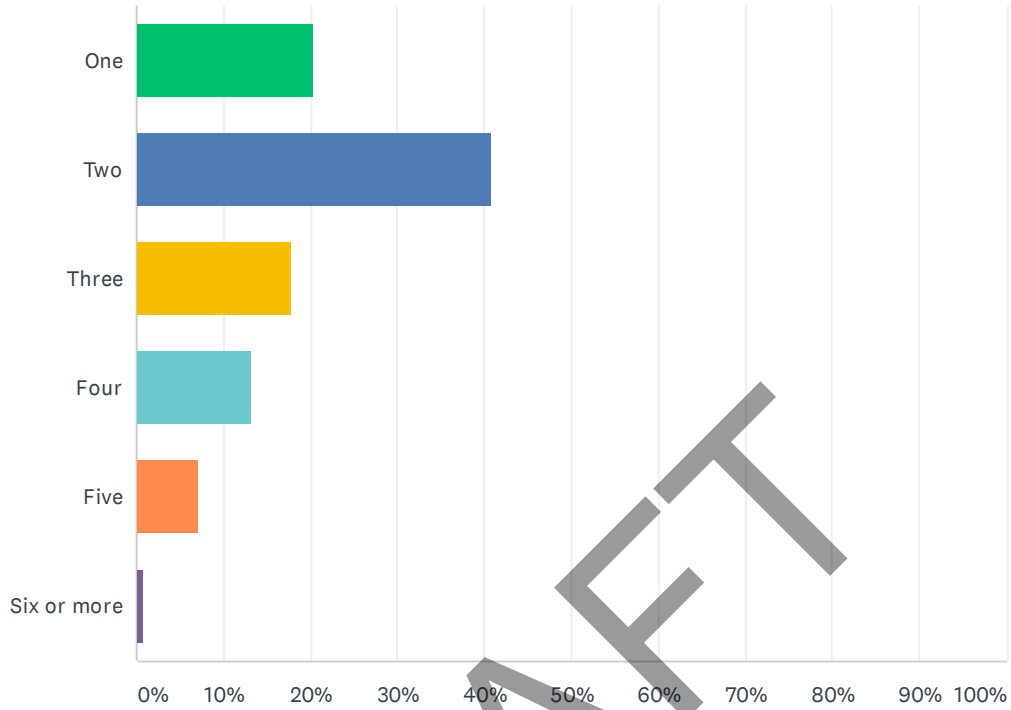
Answered: 27 Skipped: 137



ANSWER CHOICES	RESPONSES	
Homeowner	81.48%	22
Renter	22.22%	6
Homeless	0.00%	0
Living with friends/relatives	0.00%	0
Temporary Shelter	0.00%	0
Hotel/Motel	0.00%	0
Mobile Home	0.00%	0
Vehicle	0.00%	0
Other (please specify)	3.70%	1
Total Respondents: 27		

Q25 Number of persons living in your household?

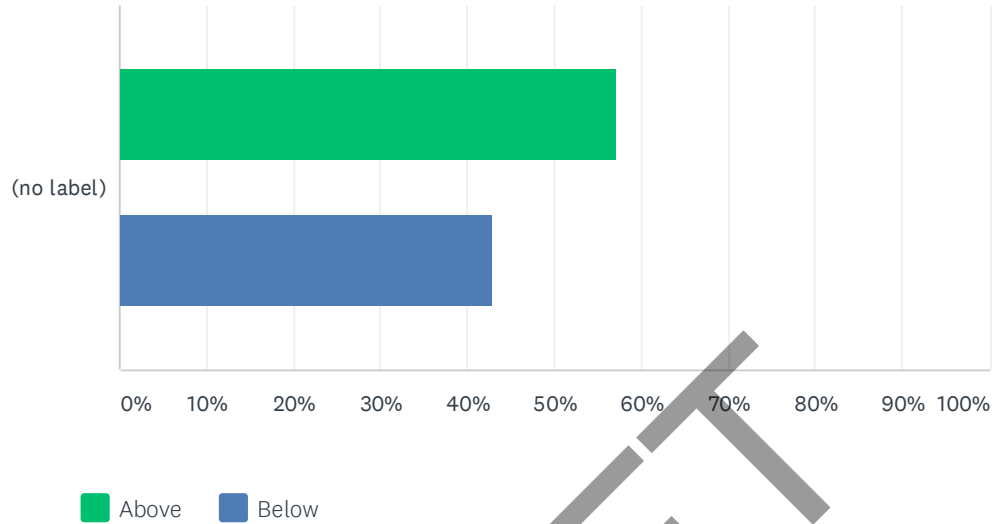
Answered: 113 Skipped: 51



ANSWER CHOICES	RESPONSES	
One	20.35%	23
Two	40.71%	46
Three	17.70%	20
Four	13.27%	15
Five	7.08%	8
Six or more	0.88%	1
TOTAL		113

Q26 If you are a one (1) person household, is your total household income above or below \$36,550 per year?

Answered: 28 Skipped: 136

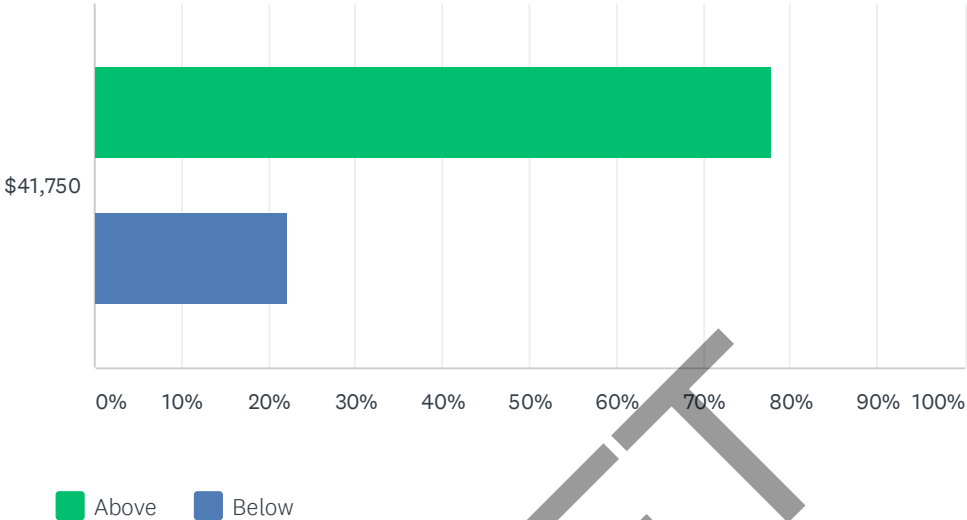


	ABOVE	BELOW	TOTAL	WEIGHTED AVERAGE
(no label)	57.14% 16	42.86% 12	28	1.43

DRAFT

Q27 If you are a two (2) person household, is your total household income above or below \$41,750 per year?

Answered: 45 Skipped: 119

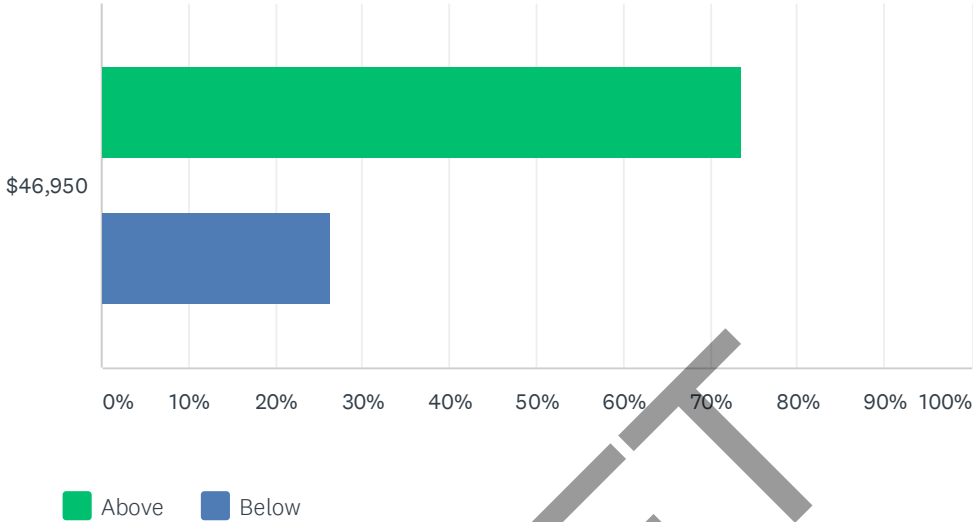


	ABOVE	BELOW	TOTAL
\$41,750	77.78% 35	22.22% 10	45

DRAFT

Q28 If you are a three (3) person household, is your total household income above or below \$46,950 per year?

Answered: 19 Skipped: 145

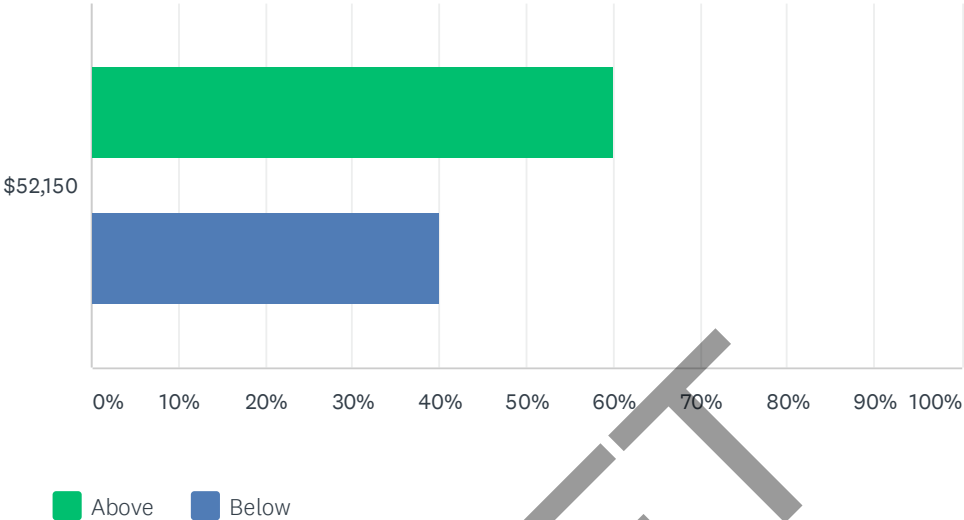


	ABOVE	BELOW	TOTAL
\$46,950	73.68% 14	26.32% 5	19

DRAFT

Q29 If you are a four (4) person household, is your total household income above or below \$52,150 per year?

Answered: 15 Skipped: 149

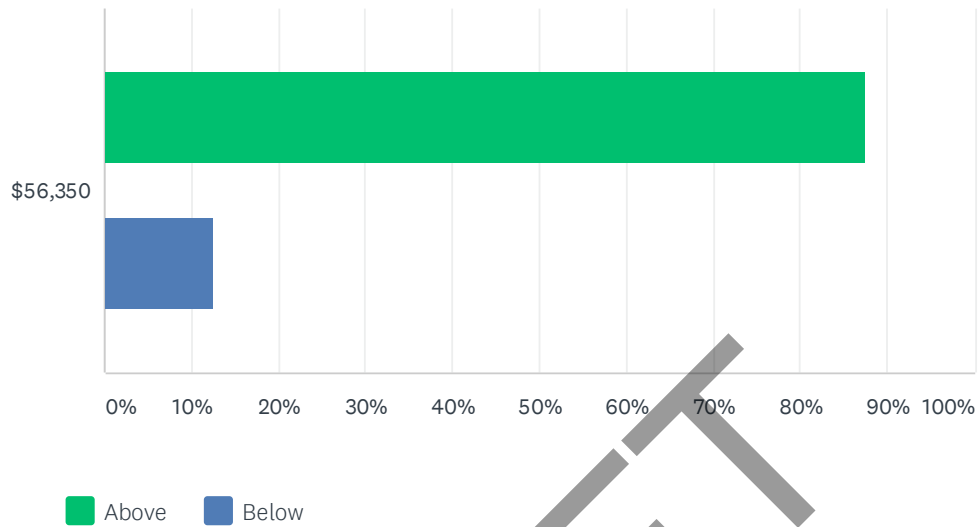


	ABOVE	BELOW	TOTAL
\$52,150	60.00% 9	40.00% 6	15

DRAFT

Q30 If you are a five (5) person household, is your total household income above or below \$56,350 per year?

Answered: 8 Skipped: 156

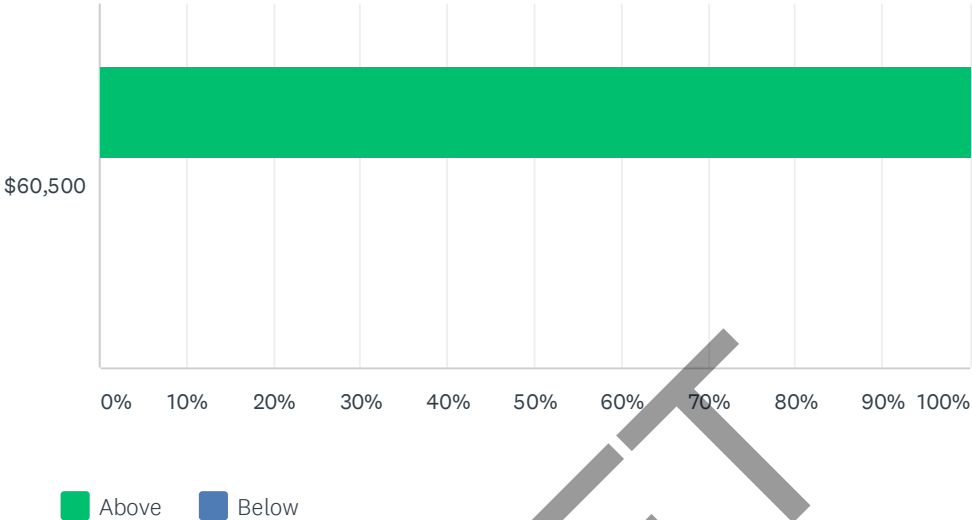


	ABOVE	BELOW	TOTAL
\$56,350	87.50% 7	12.50% 1	8

DRAFT

Q31 If you are a six (6) person household, is your total household income above or below \$60,500 per year?

Answered: 1 Skipped: 163



	ABOVE	BELOW	TOTAL
\$60,500	100.00% 1	0.00% 0	1

DRAFT

**CITY OF WHEELING, WEST VIRGINIA
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND
HOME INVESTMENT PARTNERSHIP (HOME) PROGRAMS
AGENCIES/ORGANIZATIONS NEEDS SURVEY**

Name of Agency/Organization:

Address:

Name:

Title:

Phone:

E-Mail:

Description of programs/services your agency provides: (Attach any brochures)

Does your organization provide any services or programs for the following?

- | | | |
|--|---|--|
| <input type="checkbox"/> Social/Human Services | <input type="checkbox"/> Housing | <input type="checkbox"/> Planning |
| <input type="checkbox"/> Community Development | <input type="checkbox"/> Economic Development | <input type="checkbox"/> Business Loans |
| <input type="checkbox"/> Job Training | <input type="checkbox"/> Public Health | <input type="checkbox"/> Justice/Corrections |
| <input type="checkbox"/> Policy Research | <input type="checkbox"/> Advocacy | <input type="checkbox"/> Other: _____ |

Please respond to the following questions if they apply to your agency or organization.

The clientele your program(s) serve?

- | | | |
|---|---|-----------------------------------|
| <input type="checkbox"/> Low Income | <input type="checkbox"/> Immigrants | <input type="checkbox"/> Families |
| <input type="checkbox"/> Incarcerated Individuals | <input type="checkbox"/> Disabled | <input type="checkbox"/> Elderly |
| <input type="checkbox"/> Communities | <input type="checkbox"/> Children/Youth | <input type="checkbox"/> Homeless |
| <input type="checkbox"/> LGBTQIA | <input type="checkbox"/> Other: _____ | |

What are the unmet community and economic development needs in the City?

What are the unmet housing needs in the City?

What are the unmet social service needs in the City?

Are there any Fair Housing issues in the City?

**Does your organization have plans to add new or expand existing programming?
In what ways?**

Other Comments/Suggestions:

DRAFT

NORTHERN PANHANDLE HOME CONSORTIUM

DRAFT



HOME RESOLUTION

DRAFT



RESOLUTION

AUTHORIZING PARTICIPATION IN THE NORTHERN PANHANDLE HOME CONSORTIUM FOR THE PERIOD OF July 1, 2020 to June 30, 2021

WHEREAS, Title II of the National Affordable Housing Act of 1990 provides for the creation of HOME Investments Partnership Program (hereafter referred to as "Home"); and,

WHEREAS, the HOME regulations promulgated by the U.S. Department of Housing and Urban Development (HUD) under 24 CFR part 92 authorize units of general local government to enter into Housing Consortium Cooperation Agreements; and,

WHEREAS, there is no need throughout the Northern Panhandle of West Virginia to provide affordable housing for the low and moderate income residents; and,

WHEREAS, the City of Wheeling, City of Weirton, County of Brooke, County of Hancock, County of Ohio, and County of Marshall, West Virginia, have formed a Consortium which has been designated as Participating Jurisdiction under the HOME Program, thereby entitling the Consortium to an annual funding; and,

WHEREAS, the City of Weirton entered into a three (3) year Cooperation Agreement with an annual renewal clause for participation in the Northern Panhandle HOME Consortium; and,

WHEREAS, the U.S. Department of Housing and Urban Development has awarded the Northern Panhandle HOME Consortium a HOME grant in the amount of \$321,835.00 for Fiscal year 2020; and,

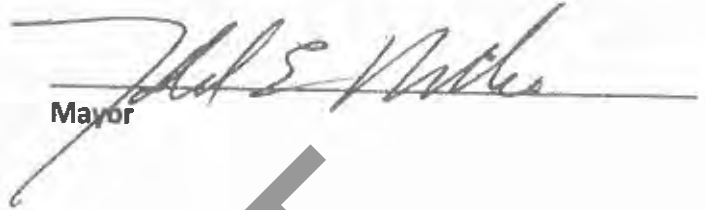
WHEREAS, the City of Weirton recognizes the need to obtain funding for affordable housing and has identified the HOME Program as a source to meet this need.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WEIRTON, BROOKE, AND HANCOCK COUNTIES, WEST VIRGINIA:

1. The City of Weirton will continue to cooperate with the City of Wheeling and the Counties of Brooke, Hancock, Ohio, and Marshall, in a consortium for participation in the HOME Program.
2. The City Manager of the City of Weirton is hereby authorized to enter into a one year renewal for the Cooperation Agreement for the period July 1, 2020 to June 30, 2021 with the other members who form the Northern Panhandle HOME Consortium.

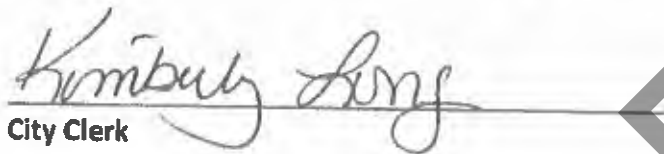
3. A copy of this resolution is to be submitted in the request to HUD to approve funding of the Northern Panhandle HOME Consortium for the above Fiscal Year 2020 HOME Investment Partnership Program.

DATE: April 13, 2020



Mayor

ATTEST:



City Clerk

**Sponsored by: Weirton City Manager Joseph B. DiBartolomeo
Reviewed and approved by the City Attorney**

DRAFT

RESOLUTION

A RESOLUTION OF THE COUNCIL OF THE CITY OF WHEELING AUTHORIZING PARTICIPATION IN THE NORTHERN PANHANDLE HOME CONSORTIUM FOR THE PERIOD OF JULY 1, 2020 TO JUNE 30, 2021.

WHEREAS, TITLE II of the National Affordable Housing Act of 1990 provides for the creation of the HOME Investment Partnership Program (hereinafter referred to as "HOME"); and

WHEREAS, the HOME regulations promulgated by the U.S. Department of Housing and Urban Development (HUD) under 24 CFR Part 92 authorizes units of general local government to enter into Housing Consortium Cooperation Agreements; and

WHEREAS, there is a need throughout the Northern Panhandle of West Virginia to provide affordable housing for the low- and moderate- income residents; and

WHEREAS, the City of Wheeling, City of Weirton, County of Brooke, County of Hancock, County of Ohio, and County of Marshall, West Virginia, have formed a Consortium which has been designated as a Participating Jurisdiction under the HOME Program, thereby entitling the Consortium to an annual funding; and

WHEREAS, the City of Wheeling entered into a three (3) year Cooperation Agreement with an annual renewal clause for participation in the Northern Panhandle HOME Consortium; and

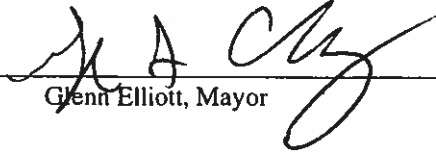
WHEREAS, the U.S. Department of Housing and Urban Development has awarded the Northern Panhandle HOME Consortium a HOME grant in the amount of \$321,835.00 for Fiscal Year 2020; and

WHEREAS, the City of Wheeling recognizes the need to obtain funding for affordable housing and has identified the HOME Program as a source of funds to meet this need.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WHEELING THAT:

1. The City of Wheeling will continue to cooperate with the City of Weirton, the Counties of Brooke, Hancock, Ohio and Marshall in a Consortium for participation in the HOME Program.
2. The City Manager of the City of Wheeling is hereby authorized to enter into a one-year renewal of the Cooperation Agreement for the period of July 1, 2020 to June 30, 2021 with the other Members which form the Northern Panhandle HOME Consortium.
3. A copy of this resolution is to be submitted in the request to HUD to approve funding of the Northern Panhandle HOME Consortium for the above Fiscal Year 2020 HOME Investment Partnership Program.

Adopted this 7th day of April, 2020.



Glenn Elliott, Mayor



HANCOCK COUNTY COMMISSION

JOE BARNABEI PRESIDENT
PAUL R. COWEY III COMMISSIONER
JEFF DAVIS COMMISSIONER

RESOLUTION

A RESOLUTION OF THE HANCOCK COUNTY COMMISSION AUTHORIZING PARTICIPATION
IN THE
NORTHERN PANHANDLE HOME CONSORTIUM FOR THE PERIOD OF
July 1, 2020 to June 30, 2021

Whereas, TITLE II of the National Affordable Housing Action of 1990 provides for the creation of the HOME Investment Partnership Program, hereinafter referred to as "HOME" and

Whereas, the HOME regulations promulgated by the U.S. Department of Housing and Urban Development (HUD) under 24 CFR Part 92 authorizes units of general local government to enter into Housing Consortium Cooperation Agreements; and

Whereas, there is still a need throughout the Northern Panhandle of West Virginia to provide affordable housing for the low - and moderate - income residents; and

Whereas, the Hancock County Commission, the City of Wheeling, City of Weirton, County of Brooke, County of Ohio, and County of Marshall, West Virginia have formed a Consortium which has been designated as a Participating Jurisdiction under the HOME Program, thereby entitling the Consortium to an annual funding; and

Whereas, the Hancock County Commission entered into a three (3) year Cooperation Agreement with an annual renewal clause for participation in the Northern Panhandle HOME Consortium; and

Whereas, the U.S. Department of Housing and Urban Development has awarded the Northern Panhandle HOME Consortium a HOME grant in the amount of \$321,835.00 for Fiscal Year 2020; and

Whereas, the Hancock County Commission recognizes the need to obtain funding for affordable housing and has identified the HOME Program as a source of funds to meet this need.

Now, Therefore, Be It Resolved By the Council of the Hancock County Commission that:

1. The Hancock County Commission will continue to cooperate with the City of Weirton, the City of Wheeling, the Counties of Brooke, Ohio and Marshall in a Consortium for participation in the HOME Program.
2. The President of the Hancock County Commission is hereby authorized to enter into a one-year renewal of the Cooperation Agreement for the period of July 1, 2020 to June 30, 2021 with the members which form the Northern Panhandle HOME Consortium.
3. A copy of this resolution is to be submitted in the request to HUD to approve funding of the Northern Panhandle HOME Consortium for the above fiscal year 2020 HOME Investment Partnership Program.

ADOPTED THIS 26th DAY OF MARCH, 2020.

Joe Barnabei, President

Paul R. Cowey III, Commissioner

Paul R. Cowey III, Commissioner

ATTEST:

George Foley, County Clerk *Chief Deputy*
P.O. BOX 485 • NEW CUMBERLAND, WV 26047 • (304)564-3311 • (304)387-1314 • FAX (304)564-4059

RESOLUTION
RESOLUTION OF THE BROOKE COUNTY COMMISSION
AUTHORIZING PARTICIPATION IN THE
NORTHERN PANHANDLE HOME CONSORTIUM
FOR THE PERIOD OF
JULY 1, 2020 THROUGH JUNE 30, 2021

WHEREAS, TITLE II of the National Affordable Housing Act of 1990 provides for the creation of the HOME Investment Partnership Program (hereinafter referred to as ("HOME")), and;

WHEREAS, the HOME REGULATIONS PROMULGATED BY THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) under CFR Part 92 authorizes units of general local government to enter into Housing Consortium Cooperation Agreements, and;

WHEREAS, there is a need throughout the Northern Panhandle of West Virginia to provide affordable housing for the low-moderate income residents, and;

WHEREAS, Brooke County, the City of Wheeling, City of Weirton, County of Hancock, County of Ohio, and County of Marshall, West Virginia have formed a Consortium which has been designated as a Participating Jurisdiction under the HOME Program, thereby entitling the Consortium to an annual funding, and;

WHEREAS, Brooke County entered into a three (3) year Cooperation Agreement with an annual renewal clause for participation in the Northern Panhandle HOME Consortium, and;

WHEREAS, the U. S. Department of Housing and Urban Development has awarded the Northern Panhandle HOME Consortium a HOME grant in the amount of \$321,835 for Fiscal Year 2020 and;

WHEREAS, Brooke County recognizes the need to obtain funding for affordable housing and has identified the HOME Program as a source of funds to meet this need.

NOW, THEREFORE, BE IT RESOLVED BY THE BROOKE COUNTY COMMISSION THAT:

The Brooke County Commission will continue to cooperate with the City of Wheeling, City of Weirton, the Counties of Hancock, Ohio and Marshall in a Consortium for participation in the HOME Program.

The President of the Brooke County Commission is hereby authorized to enter into a one-year renewal of the cooperation Agreement for the period of July 1, 2020 to June 30, 2021 with the other members which form the Northern Panhandle HOME Consortium.

A copy of this Resolution is to be submitted in the request to HUD to approve funding of the Northern Panhandle HOME Consortium for the Fiscal year 2020 HOME Investment Partnership Program.

Given under our hand and seal March 24, 2020.

BROOKE COUNTY COMMISSION


Timothy R. Ennis, President


Stacey Wise, Commissioner


Andrew J. Thomas, Commissioner

TESTE:

Kimberly M. Barbetta, Clerk

RESOLUTION

A RESOLUTION OF THE OHIO COUNTY COMMISSION TO AUTHORIZE PARTICIPATION IN THE NORTHERN PANHANDLE HOME CONSORTIUM FOR THE PERIOD OF JULY 1, 2020 TO JUNE 30, 2021.

WHEREAS, TITLE II of the National Affordable Housing Act of 1990 provides for the creation of the HOME Investment Partnership Program (hereinafter referred to as "HOME"); and

WHEREAS, the HOME regulations promulgated by the US Department of Housing and Urban Development (HUD) under 24 CFR Part 92 authorizes units of general local government to enter into Housing Consortium Cooperation Agreements; and

WHEREAS, there is a need throughout the Northern Panhandle of West Virginia to provide affordable housing for the low-and moderate-income residents; and

WHEREAS, the City of Wheeling, City of Weirton, County of Brooke, County of Hancock, County of Ohio, and County of Marshall, West Virginia, have formed a Consortium which has been designated as a Participated Jurisdiction under the HOME Program, thereby entitling the Consortium to an annual funding; and

WHEREAS, Ohio County entered a three (3) year Cooperation Agreement with an annual renewal clause for participation in the Northern Panhandle HOME Consortium; and

WHEREAS, the US Department of Housing and Urban Development has awarded the Northern Panhandle HOME Consortium a HOME grant in the amount of \$321,835.00 for fiscal year 2020; and

WHEREAS, Ohio County recognizes the need to obtain funding for affordable housing and has identified the HOME Program as a source of funds to meet this need.

NOW, THEREFORE, BE IT RESOLVED BY THE OHIO COUNTY COMMISSION THAT:

1. Ohio County, West Virginia will continue to cooperate with the City of Wheeling, the City of Weirton, the Counties of Brooke, Hancock, Ohio and Marshall in a Consortium for participation in the HOME Program.
2. The Ohio County Commission is hereby authorized to enter into a one-year renewal of the Cooperation Agreement for the period of July 1, 2020 to June 30, 2021 with the other Members, which form the Northern Panhandle HOME Consortium.
3. A copy of this resolution is to be submitted in the request to HUD to approve funding of the Northern Panhandle HOME Consortium for the above Fiscal Year 2020 HOME Investment Partnership Program.

Adopted this 17th day of March 2020.



President, Ohio County Commission

MARSHALL COUNTY COMMISSION
MARCH 31, 2020

NORTHERN PANHANDLE HOME CONSORTIUM RESOLUTION – On motion of Commissioner Ferro, seconded by Commissioner Gruzinkas, the Commission approved the Northern Panhandle HOME Consortium Resolution, and the President was authorized to sign the same. Motion carried. The Resolution is as follows:

MARSHALL COUNTY COMMISSION

SCOTT G. VARNER, PRESIDENT
JOHN D. GRUZINKAS
MICHAEL T. FERRO

BETSY WILSON PROHNAPFEL, ADMINISTRATOR
JAN PEST, COUNTY CLERK

A RESOLUTION OF THE MARSHALL COUNTY COMMISSION AUTHORIZING PARTICIPATION IN THE NORTHERN PANHANDLE HOME CONSORTIUM FOR THE PERIOD OF JULY 1, 2020 TO JUNE 30, 2021.

WHEREAS, Title II of the National Affordable Housing Act of 1990 provides for the creation of the HOME Investment Partnership Program (hereinafter referred to as "HOME"); and

WHEREAS, the HOME regulations promulgated by the US Department of Housing and Urban Development (HUD) under 24 CFR Part 92 authorizes units of general local government to enter into Housing Consortium Cooperation Agreements; and

WHEREAS, there is a need throughout the West Virginia Northern Panhandle to provide affordable housing for the low and moderate income residents; and

WHEREAS, the City of Wheeling, the City of Weirton, County of Brooke, County of Hancock, County of Ohio and County of Marshall, West Virginia, have formed a consortium, which has been designated as a Participating Jurisdiction under the HOME Program, thereby entitling the Consortium to annual funding; and

WHEREAS, the Marshall County Commission has entered into a three (3) year Cooperation Agreement with an annual renewal clause for participation in the Northern Panhandle HOME Consortium; and

WHEREAS, the US Department of Housing and Urban Development has awarded the Northern Panhandle HOME Consortium a HOME grant in the amount of \$321,835.00 for Fiscal Year 2020; and

WHEREAS, the Marshall County Commission recognizes the need to obtain funding for affordable housing and has identified the HOME Program as a source of funds to meet this need.

NOW, THEREFORE BE IT RESOLVED by the Marshall County Commission that

- The County of Marshall will continue to cooperate with the Cities of Wheeling and Weirton and the Counties of Hancock, Brooke, and Ohio and support its continuance of the West Virginia HOME Consortium in the HOME Program.
- The County of Marshall is hereby authorized to enter into a one-year renewal of the cooperation agreement for the period of July 1, 2020 to June 30, 2021 with the other participating members, which form the Northern Panhandle HOME Consortium.

MARSHALL COUNTY COMMISSION
MARCH 31, 2020

- A copy of this Resolution is to be submitted in the request to HUD to approve funding of the Northern Panhandle HOME Consortium for the above Fiscal Year 2020 HOME Investment Partnership Program.

Signed this 31st Day of March 2020.

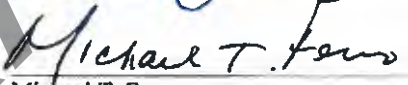
Marshall County Commission by:



Scott G. Varner, President



John D. Grazinski



Michael T. Ferro

Attest:



Jan Pest, County Clerk

DRAFT



NORTHERN PANHANDLE HOME CONSORTIUM PUBLIC HEARINGS

DRAFT



**PUBLIC HEARING NOTICE
CITY OF WEIRTON, WEST VIRGINIA
FY 2020 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
AND THE HOME INVESTMENT PARTNERSHIP(HOME) PROGRAMS**

Notice is hereby given that the City of Weirton will hold a public hearing on **Wednesday, March 4, 2020 at 11:00 A.M.** prevailing time, the Weirton City Hall, Room 201, 200 Municipal Plaza, Weirton, WV 26062. The Weirton Municipal Building and Room 201 is accessible to persons with physical disabilities. If special arrangements need to be made to accommodate residents in order for them to participate in the public hearing, including translation services, please call Ms. Jessica Gumm, Director, Planning and Development Department, City of Weirton, at (304) 797-8500 ext. 1020 to make those arrangements, or for the hearing-impaired call 7-1-1 for TDD.

The purpose of this public hearing is to gather information for the City's Five-Year Consolidated Plan for FY 2020-2024, the Annual Action Plan for FY 2020, and the City's Analysis of Impediments to Fair Housing Choice (A.I.), which the City must prepare and submit to the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) entitlement funds, and HOME Investment Partnership Program (HOME) funds through the Northern Panhandle HOME Consortium. Additionally, the hearing will be used to solicit the views and comments of individuals and organizations concerning the housing, community and economic development, and fair housing needs in the City of Weirton.

As part of the planning process, the City is conducting a survey to identify residents' needs in the community, ideas on how residents would like to see funds budgeted under the CDBG Program, and fair housing concerns, such as acts of discrimination or barriers that might limit the housing choices of families and individuals. Please take a few minutes and complete this confidential survey to the best of your ability. The link to the resident survey is <https://www.surveymonkey.com/r/WeirtonCDBG>.

Not-for-profit organizations that serve Weirton residents and wish to apply for FY 2020 CDBG funds are invited to a MANDATORY meeting on Wednesday, March 4, 2020 at 10:00 AM, prevailing time, in Room 201 of the Weirton Municipal Building, 200 Municipal Plaza, Weirton, WV 26062. The purpose of the meeting is to explain the application process, review the application forms, and explain any questions of project eligibility.

The City of Weirton anticipates, based on last fiscal year's allocation, that it may receive an estimated CDBG entitlement grant in the amount of approximately \$412,650 for FY 2020 and a portion of the Northern Panhandle HOME Consortium proposed allocation of approximately \$245,000 in HOME funds for FY 2020. These funding levels are contingent upon the final approval of the Federal Budget for FY 2020. The City doesn't anticipate notice of its funding allocation until Spring of 2020. In order to receive those funds, the City of Weirton must prepare a Five-Year Consolidated Plan and a One-Year Annual Action Plan for the use of the CDBG funds. At least 70% of the CDBG funds must benefit low- and moderate-income persons living in the City of Weirton. In preparing its CDBG

application the City intends to afford citizens, local agencies, and interested parties the opportunity to become involved in the planning process.

The following types of activities may be eligible for funding under the CDBG program: Acquisition of property; disposition costs; improvements to public facilities, including the removal of architectural barriers; demolition and environmental clean-up; public services that are new or a quantifiable increase in the level of service; interim assistance; relocation payments for persons displaced as a result of a CDBG activity; rehabilitation of houses; code enforcement; special economic development activities; special activities undertaken by a community based development organization; home ownership assistance for purchase; planning; environmental reviews; program administration; audit; and other miscellaneous activities.

If the City would undertake an activity that would result in the displacement of families or individuals, then the City would utilize its policy for minimizing such displacement. Furthermore, the City is responsible for replacing all low- and moderate-income housing units that may be demolished or converted as a result of CDBG funds.

The Analysis of Impediments will focus on the status and interaction of six (6) fundamental conditions within the community:

- The sale or rental of dwellings (public or private);
- The provision of housing brokerage services;
- The provision of financial assistance for dwellings;
- Public policies and actions affecting the approval of sites and other building requirements used in the approval process for the construction of publicly assisted housing;
- The administrative policies concerning community development and housing activities, which affect opportunities of minority households to select housing inside or outside areas of minority concentration; and
- Where there is a determination of unlawful segregation or other housing discrimination by a court or a finding of noncompliance by HUD regarding assisted housing in a recipient's jurisdiction, an analysis of the actions which could be taken by the recipient to remedy the discriminatory condition, including actions involving the expenditure of funds made available under 24 CFR Part 570.

All interested citizens are encouraged to attend this public hearing and they will be given the opportunity to present oral or written testimony concerning the needs of the City of Weirton and the use of CDBG funds to address those needs over the next five (5) years. Written comments may be addressed to Ms. Jessica Gumm, Director, Planning and Development Department, City of Weirton, 200 Municipal Plaza, Room 201, Weirton, WV, 26062 or via phone at (304) 797-8500 ext. 1020 and 7-1-1 for the hearing impaired.

Harold E. Miller, Mayor
City of Weirton, WV



CDBG Applicants Meeting

City of Weirton, West Virginia

FY 2020-2024 Five Year Consolidated Plan, FY 2020 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice

Wednesday, March 4th, 2020 at 10:00 A.M.

Name	Organization	Phone Number	Email Address
Karl Haglund	VDU	(412) 461-6916	Karl@urban-design-ventures.com
Jessica Gunn	City of Weirton	304-797-8500 Ext 1020	jgunn@cityofweirton.com
Kaleb Knowlton	City of Weirton	304 797 8500 Ext 1019	Kknowlton@cityofweirton.com
Eron Chek		408 234 2350	eronmichellecheke@gmail.com
Tara Shepherd	Community Bread Basket	304-748-7595	bread-basket@3ejahna.com
Ashley MacGregor	Community Bread Basket	304-748-7595	bread-basket@3ejahna.com
Jaqueline Brown	Weirton Christian Ctr.	304-479-2140	kim@weirtonchristiancenter.com



CDBG Applicants Meeting

City of Weirton, West Virginia

**FY 2020-2024 Five Year Consolidated Plan, FY 2020 Annual Action Plan,
and Analysis of Impediments to Fair Housing Choice**

Wednesday, March 4th, 2020 at 10:00 A.M.

Name	Organization	Phone Number	Email Address
Craig Howell	Weirton Daily Times		
Rhonda Stubbs	A Child's Place CASA	304-737-4444	childsplacecasa@comcast.net
Earlean Jones	Durban PkC	304-748-7834	

Trump
ate of
ocrat-
Repub-
Trump,
claim a
tion"?
for ex-
er the
er key
ing the
ctions
mate-
Will
e vote
n the

at-hand
is your

uction
ow our
double.
I next,

ble, as

8 4

WEST
'ass

ated a
ribing
e. Bid

South,
W
h
om
a a
hand
ouble.
ter
id, so
rch
out
ders'
the
ntent
grove
ble.
(001.)
iding
or 6
e.
RYO

article of impeachment while supporting the other — it could alienate some Democratic voters, mark their legacies and let Trump spend his reelection campaign asserting that he was cleared by a bipartisan vote.
Manchin indicated to reporters Friday he prob-

tics, or ridiculous partisan investigations.”
THE FINAL VOTE
It's similarly unclear whether Trump could express regret or remorse over his Ukraine actions, though senators aren't holding their breath.
The vote to convict or acquit Trump is sched-

split largely among party lines over whether he should be removed from office.
The poll, conducted Jan. 26-29, found 46% of registered voters believed Trump should be removed from office as a result of the trial, vs. 49% who said he should remain.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the County of Ohio will conduct a public hearing to discuss the housing needs in the County of Ohio. The U.S. Department of Housing and Urban Development will be providing funds under the HOME Investment Partnerships Program to the Northern Panhandle HOME Consortium. This Consortium consists of the City of Wheeling, the City of Weirton, the County of Brooke, the County of Hancock, the County of Ohio, and the County of Marshall which form the Northern Panhandle of West Virginia.

In accordance with the Federal Regulation (24 CFR Part 91), as a HOME Consortium Member, the County of Ohio is required to conduct a public hearing to discuss local housing needs. A separate public hearing will be held in each of the six (6) member jurisdictions. This hearing will afford the residents of the County of Ohio the opportunity to discuss the need for affordable housing, the current affordable housing resources and programs, a review of eligible program activities, anticipated funding levels for the FY 2020 Program Year, and a time table for publishing the proposed programs and other related matters. Information will also be presented on the Consortium's performance in previous Federal entitlement program years.

The public hearing will be held on Tuesday, February 18th, 2020 at 6:00 p.m. in Room 215, Ohio County Commission Board Room, City County Building, 1500 Chapline Street, Wheeling, WV 26003.

All persons and agencies that are interested in the provision of affordable housing to low/moderate income persons and for persons with special needs are invited to attend. The information gathered at this public hearing will be used in the preparation of the FY 2020 HOME Investment Partnerships Program for the Northern Panhandle HOME Consortium.

Persons requiring special accommodations to facilitate participation in the public hearing may call The Ohio County Commission to make such arrangements. The TDD number to make arrangements is (304) 234-3617.

Timothy P. McCormick, President
Ohio County Commission

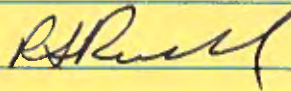
*The Intelligencer
Wheeling News-Register
Feb. 3, 2020*

HOME CONSORTIUM PUBLIC HEARING
OHIO COUNTY

2/18/2020

Melissa Thompson

RANDY RUSSELL



Alan Olson

Tom Howard

Don Vago



Ann Hatt

DRAFT

OHIO COUNTY COMMISSION
2/18/2020

The Ohio County Commission met in regular session on Tuesday, February 18, 2020 at 6:00 p.m. A moment of silence was observed followed by the Pledge of Allegiance.

Present at the meeting was President Timothy P. McCormick, Commissioners Randy Wharton, Don Nickerson, Administrator Gregory L. Stewart and Solicitor Don Tennant.

Commissioner Nickerson made a motion to approve the minutes from the February 3, 2020 Commission meeting. Second by Commissioner Wharton. Motion carried with all voting in favor.

Home Consortium Public Hearing-Melissa Thompson

President McCormick said we will convene the Commission meeting and go into the public hearing for the Home Consortium. Melissa Thompson explained the City of Wheeling is the home agency for the Consortium of Hancock, Brooke, Ohio, Marshall and the Cities of Wheeling and Weirton, every year we have to have a public hearing from each of the jurisdiction to determine how the public would like to see how the home funds are used. Melissa said each year we receive a Home grant from HUD for the purpose of affordable housing and we recently received notice that we will receive \$321,835.00 and this is up just a bit from \$318,343.00 last year. Melissa said we typically take 10% for administration purposes and 15% for a Community Housing development project and that will leave about \$241,376.00 for the First Time Homebuyer Program in all the jurisdictions and that program is first come first serve, it provides up to \$10,000.00 to assist with down payment and closing costs for low and moderate income first time homebuyers in the Northern Panhandle. Melissa said since 1998 we have assisted eighty-two homebuyers in Ohio County, and that is not including two hundred and fifty that were assisted in the City of Wheeling and the Consortium has used over \$8.6 million to assist 978 homebuyers. President McCormick asked if there is anyone present that is in favor of or against the Home Consortium, President McCormick asked a second time. President McCormick said hearing nothing, obviously you should continue as you need to. Melissa Thompson said thank you. President McCormick reconvened back to the Ohio County Commission meeting.

Opioid Litigation

Administrator Stewart said you have an informed consent document before you for your consideration that has been drafted by our Attorney's at Fitzsimmons Law offices with their recommendation we would move forward with that document, if we need to discuss further we could go into executive session otherwise we could move forward with the consent document and turn that over to them. Don Tennant said it looks good to me and Fitzsimmons does represent multiple counties and other governments. Commissioner Nickerson made a motion to approve the consent for the Opioid Lawsuit. Second by Commissioner Wharton. Motion carried with all voting in favor.

Grant-FEMA Hazard Mitigation Award

Administrator Stewart said I am going to ask Mr. Vargo to describe, this is a grant that we discussed briefly before, we now have approval to move forward it is for a message board east of exit 11. Lou Vargo said as we all know the biggest hazard in the area is two-mile hill, not a lot of signs to warn the truck drivers and citizens on interstate 70 of possible incidents on that hill. Lou said the traffic management thorough the department of highways does have the electronic sign at the seven mile marker on the westbound side and the idea there was to have a message prior to the 470 split, but there is nothing along two mile hill east or west, so what this grant will do is install a new sign as soon as you cross the border into Ohio County one direction going west so as you enter Ohio County we can start putting up messages if needed, and the second part of that grant will convert the existing sign at the seven mile marker to advise direction so instead of just being westbound, it will be eastbound prior to two mile hill. Commissioner Wharton made a motion to approve the grant. Second by Commissioner Nickerson. Motion carried with all voting in favor.

Revised Medicount Agreement

Administrator Stewart said if you recall a few meetings back we discussed this is our billing service for the ambulance service, it will work well with our electronic record keeping system. Don Tennant, myself and Lou Vargo had a conference call with the medicount folks, their attorney and their management and we negotiated the final language of the contract and with that we would recommend your passage of the contract and we will sign and start billing for our service. Don Tennant said I will say that I read it and redlined it and I will say that the oddity of the negotiations with them is the first time I have ever been involved with a recommendation contracts where they accepted everything that we had suggested, they were the easiest company that I have ever dealt with in that regard. Commissioner Nickerson made a motion to accept the revised Medicount agreement. Second by Commissioner Wharton. Motion carried with all voting in favor.

MOA-Between Ohio County Commission & Bethlehem Volunteer Fire Department

Administrator Stewart said Bethlehem Volunteer Fire Department also has an EMS service that runs limited hours, as you know our service runs 6:00 a.m. to 6:00 p.m. currently, Bethlehem runs most days 9:00 a.m. to 5:00 p.m., this agreement will give us that same back up on the weekends from the hours of 9:00 a.m. to 5:00 p.m. for the amount of \$26,000.00 annually. Administrator Stewart said they can have paid folks available as a back up to us on Saturday and Sunday all fifty two weekends of the year and including any weekends that also have a holiday so I would recommend we agree to this so we have back up for the County for a minimal amount of money. Commissioner Nickerson made a motion to approve the MOA with Bethlehem Fire Department. Second by Commissioner Wharton. Motion carried with all voting in favor.

Hotel Tax Budget

Administrator Stewart said you have a copy of the Hotel tax budget as it is up to date, you have a few requests tonight, the Ogden Marathon /Tough as Nails, and the Ohio Valley Black Heritage Festival. Commissioner Wharton made a motion to approve \$3,000.00 for the Ogden Half Marathon /Tough as Nails event. Second by Commissioner Nickerson. Motion carried with all voting in favor. Commissioner Wharton made a motion to approve \$1,500 for the Ohio Valley Black Heritage Festival. Second by Commissioner Nickerson. Motion carried with all voting in favor.

Election/ Voter Registration

May 12, 2020 Election Preliminary Schedule

Drawing for Position

Absentee Voting Policy

Administrator Stewart said you have a copy of the calendar as it is up to date, highlighted is we had the drawing for ballot position this morning and the results are in your packet, a few candidates participated and the City Clerk attended , if you were here to draw for yourself you could and the others were drawn by the Ballot Commissioners, Greg Smith and Barb Alig. Administrator Stewart said as always, we observe an Emergency Absentee Voting policy, if your unexpectedly hospitalized and with thirty-five miles of the County you may ask for an emergency ballot to be delivered on Election Day. Commissioner Nickerson made a motion approve the Emergency absentee policy. Second by Commissioner Wharton. Motion carried with all voting in favor.

Grant-Prevention Resource Officer Grant

Tom Howard Sheriff of Ohio county said you had approved this grant two weeks back and they approved a few extra dollars to us in the amount of \$1,500.00 so I just wanted to let you know and get your signature on the paperwork for the correct amount. Tom said I am heading to Charleston tomorrow, so I was hoping to take the signed copy with me.

Bonds

Administrator Stewart said we have nothing tonight.

BUDGET REVISIONS

Administrator Stewart said we have nothing tonight.

STAFF REPORTS

Administrator Stewart said we have nothing tonight.

BILLS

Administrator Stewart said you have a copy of all the bills as they are up to date. Commissioner Wharton made a motion to pay the bills. Second by Commissioner Nickerson. Motion carried with all voting in favor.

EXONERATIONS

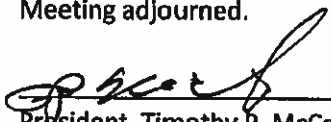
Administrator Stewart said you have a copy of eleven exonerations before you, all eleven are credits reducing a tax and most involve vehicles, all are recommended by the Assessor's office. Commissioner Wharton made a motion to approve the exonerations. Second by Commissioner Nickerson. Motion carried with all voting in favor.

COMMISSIONERS COMMENTS

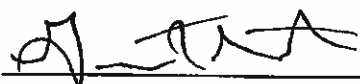
Commissioner McCormick said I got on my soap box last week about the marijuana dispensaries etc. I have not changed my views, but I do not think my opinion and my views shouldn't be pushed onto someone else. I think it is grossly unfair for the three of us to make a decision that would be a huge lifestyle change and it would be if all those situations were made available, but it is also unfair for the three of us to make that decision for the residents so with that I would ask counsel to investigate the bill as it is about the use of voting by the residents of the County, I'm guessing it would be available for the General Election that way the County residents could make the decision if they're in favor or not and I am not passing the buck but I would rather have the residents make the decision and also the Health Department. Don Tennant said the one thing that is true about the opt out provision in the code unlike the fire service fee for example there is no provision that would require a petition of a certain number of voting residents to force the issue upon the ballot, I also spoke to an officer at the Secretary of State's office to confirm there was not any other place that would be imbedded in any rule, regulation or law, so it appears it is in the County Commission's full discretion to place it on the ballot for the County residents to vote it up or down, the one thing I will say that should be given some consideration is there appears to be no delineation in the opt out clause as to whether if you voted yes or not it appears that you voted all, for example if you vote no we don't want it then there would be no dispensaries with in the County and there would also be no cultivation, or farming and no greenhouses within the County and that's what the County Commission should give some consideration to because then obviously a County resident in Ohio County if it is approved in a neighboring County or other County in West Virginia they can travel to that County to access as it, the statute does not allow smoking marijuana, the leaf in a smoking device, but they have approved vaporization of marijuana, it just is not specified as what that means, but it would appear, I just don't know yet if you could segregate out for example having on the ballot the County residents would vote whether dispensaries would be allowed or not verses the cultivation and greenhouse that may come to West Virginia to actually harvest the marijuana used for the edibles and other things approved under the statute so I through that out as further consideration. President McCormick asked so if it is not separated would that be language that could be put on the ballot that Ohio County residents are not in favor of any medicinal use of medical marijuana that would include dispensaries, cultivation or greenhouse, yes or no. Don Tennant said what I don't know is whether you could parse it out where you give the County residents a vote on the dispensaries, County vote on the cultivation aspects of it which would be potentially helpful to the farming industry in Ohio County, Don said I can do further research for you the Commission. President McCormick said yes Don if you could I would appreciate it and I am not speaking for the other Commissioners, my opinion is that I think it is up to residents to decide, there is at least twenty counties in West Virginia that have not touched on this yet.

FUTURE COMMISSION MEETINGS (Tentative Dates)

President McCormick said our next Commission meeting will be Thursday, March 5, 2020 at 5:00 p.m. and budget hearings to follow beginning at 5:30, and then Tuesday, March 17, 2020 at 6:00 p.m. Meeting adjourned.



President, Timothy P. McCormick



Administrator, Gregory L. Stewart

RECEIVED FEB 20 2020

STATE OF WEST VIRGINIA,
COUNTY OF OHIO.

I Bonnie Vanak for the publisher
of the Intelligencer newspaper published in the CITY OF
WHEELING, STATE OF WEST VIRGINIA, hereby
certify that the annexed publication was inserted in said
newspaper on the following dates:

Feb. 14, 2020

NOTICE OF PUBLIC HEARING

Notice is hereby given that the County of Marshall will conduct a Public Hearing to discuss the housing needs in the County of Marshall. The U.S. Department of Housing & Urban Development will be providing funds under the HOME Investment Partnerships Program (HOME) to the Northern Panhandle Home Consortium.

This hearing will afford the residents of the County of Marshall the opportunity to discuss the need for affordable housing, the current affordable housing resources and programs, a review of eligible program activities, anticipated funding levels for the FY 2020 Program Year, and a timetable for publishing the proposed programs and other related matters. Information will also be presented on the Consortium's performance in previous Federal entitlement program years.

The Public Hearing will be held on Tuesday, March 10, 2020 at 9:15 a.m. in the Marshall County Commission Chambers, located in the basement of the Marshall County Courthouse on 7th Street in Moundsville, WV 26041.

All persons and agencies, who are interested in the provision of affordable housing for low to moderate income persons and for persons with special needs, are invited to attend. The information gathered at this public hearing will be used in the preparation of the FY 2020 HOME Investment Partnerships Program for the Northern Panhandle HOME Consortium.

Persons requiring special accommodations to facilitate participation in the public hearing may call Betsy Frohnafel, County Administrator at (304) 845-0482 to make such arrangements. The TDD number to make arrangements is (304) 843-1130.

Scott G. Varner, President
Marshall County Commission

The Intelligencer February 14, 2020

given under my hand this 14th

day of Feb., 2020

born to and subscribed before me this 14th

day of Feb. 2020 at WHEELING,

OHIO COUNTY, WEST VIRGINIA

Sharon Sadowski
Notary Public

of, in and for OHIO COUNTY WEST VIRGINIA.

My Commission expires April 10, 2024



Northern Panhandle HOME Consortium

First Time Homebuyer Program

MARSHALL COUNTY

Public Hearing Sign-in Sheet

March 10, 2020

9:15 a.m.

NAME

- | | | | |
|-----|-----------------------|-----|-------|
| 1. | <u>Jeff Keady</u> | 15. | _____ |
| 2. | <u>Carol Robinson</u> | 16. | _____ |
| 3. | <u>Dr. Estep</u> | 17. | _____ |
| 4. | <u>Juan Estep</u> | 18. | _____ |
| 5. | <u>Betsy Wilson</u> | 19. | _____ |
| 6. | <u>Chad White</u> | 20. | _____ |
| 7. | <u>Sharon Hauer</u> | 21. | _____ |
| 8. | _____ | 22. | _____ |
| 9. | _____ | 23. | _____ |
| 10. | _____ | 24. | _____ |
| 11. | _____ | 25. | _____ |
| 12. | _____ | 26. | _____ |
| 13. | _____ | 27. | _____ |
| 14. | _____ | 28. | _____ |

MARSHALL COUNTY COMMISSION
MARCH 10, 2020

NOTICE OF REGULAR SESSION

The County Commission of Marshall County, West Virginia convened this day pursuant to the following call: Scott G. Varner, President; Michael T. Ferro, Commissioner; Jan Pest, County Clerk; Betsy Frohnepfel, County Administrator; and Jeanne Shook, Deputy Clerk.
John Gruzinskas, Commissioner by phone.

The County Commission of Marshall County, West Virginia will meet in Regular Session at the Courthouse thereof, on Tuesday, March 10, 2020, at 9:00 AM for the following purposes, that is to say:

To Audit Claims

To Act upon Rebates

To consider any other matters which may properly come before the Commission

Called by the President of the Commission with the concurrence of the other two members.

S/Scott G. Varner, President

Posted at the front door of the Courthouse on the 5th day of March, 2020.

S/Jan Pest, County Clerk

MINUTES – On motion of Commissioner Ferro, seconded by Commissioner Varner, the Commission approved the minutes of the Regular Session held Tuesday, March 3, 2020.

COMMISSIONER COMMENTS –

COMMISSIONER FERRO attended budget meetings; spent three days at the Legislature monitoring various bills; attended the Business & Health Expo; and the Fostoria open house.

COMMISSIONER GRUZINSKAS stated he is continuing to improve.

COMMISSIONER VARNER attended the Fostoria open house; budget meetings; Cameron Ham, Bacon, & Egg Sale; and the Business & Health Expo.

CORRESPONDENCE –

Behm's Auction & Real Estate Services – Contract for surplus items.

MARSHALL COUNTY COMMISSION
MARCH 10, 2020

BB&T, Lafayette Ave. Moundsville, WV – Closing June 2, 2020, @ 2:00 p.m.
Ladies League of Marshall County – Thank you for support.

HARMONY HOUSE CHILDREN'S ADVOCACY CENTER – The Commission received a letter from Jay C. Jack, Administrative Manager, requesting a donation for "Hope for Spring Fling" on April 25, 2020 at Wheeling's El Tor Grotto, from 6-10 pm.

On motion of Commissioner Ferro, seconded by Commissioner Gruzinskas, the Commission approved a donation, in the amount of \$1,500. Motion carried.

WV COMMUNITY CORRECTIONS GRANT PROGRAM APPLICATION – Betsy Frohnapef, County Administrator, appeared before the Commission to present a Community Corrections Grant application for approval, in the amount of \$400,000.

On motion of Commissioner Ferro, seconded by Commissioner Gruzinskas, the Commission approved the Grant application, in the amount of \$400,000, and the President was authorized to sign the same. Motion carried.

ACCOUNTS PAYABLE – On motion of Commissioner Ferro, seconded by Commissioner Gruzinskas, the Commission approved payments of accounts payable as presented by Jan Pest, County Clerk. Motion Carried.

FIDUCIARY MATTERS – On motion of Commissioner Ferro, seconded by Commissioner Gruzinskas, the Commission approved and accepted all Fiduciary Settlements and monthly reports, received by Jan Pest, County Clerk, for the month of March, 2020. Motion carried.

NORTHERN PANHANDLE HOME CONSORTIUM – Jennifer Kordack, Program Administrator, Marshall County, appeared before the Commission. Mrs. Kordack stated the First Time Homebuyer Program is designed to provide a down payment and closing cost assistance of up to \$10,000, toward the purchase of a home. You must be a first-time homebuyer, have a total annual household income that falls at or below the income limit set by HUD based on your household size, and the house you wish to purchase passes the building code inspection. Mrs. Kordack thanked the Commission for continued support.

DAVID ALLEN ESTEP ESTATE – RESIGNATION OF PERSONAL

REPRESENTATIVE – On motion of Commissioner Ferro, seconded by Commissioner Gruzinskas, the Commission approved an Order for Resignation of Personal Representative, (David T. Estep), in the Estate of David Allen Estep. Motion carried.

JEFF KADY – MCMECHEN VFD REQUEST ADDITION OF A RESCUE TONE – Jeff Kady, Fire Chief, appeared before the Commission to request to add a 3rd set of tones for their fire department to be used strictly for rescue calls.

MARSHALL COUNTY COMMISSION
MARCH 10, 2020

On motion of Commissioner Ferro, seconded by Commissioner Gruzinkas, the Commission tabled the request to allow time for further review. Motion carried.

NORTHERN PANHANDLE CONSERVATION DISTRICT ANNUAL MAINTENANCE

AGREEMENT – Betsy Frohnafel, County Administrator, submitted the annual Agreement between the Marshall County Commission, Northern Panhandle Conservation District, and the West Virginia Conservation Agency, for approval.

On motion of Commissioner Ferro, seconded by Commissioner Gruzinkas, the Commission approved the Agreement, in the amount of \$10,000, and the President was authorized to sign the same. Motion carried.

CLAIMS AUDITED – The Commission, this day, approved the following claims:

<u>GENERAL COUNTY FUND</u>	\$ 212,626.16
<u>COAL SEVERANCE FUND</u>	14,599.59
<u>MARSHALL COUNTY EMS</u>	31,122.43
<u>E-911 EMERGENCY FUND</u>	771.82
<u>MAGISTRATE FUND</u>	78.95
<u>LAW FORFEITURE</u>	789.49

ADJOURNMENT – There being no further business to come before the Commission, on motion of Commissioner Ferro, seconded by Commissioner Gruzinkas, the meeting was adjourned.



PRESIDENT

The Northern Panhandle HOME Consortium

will hold a public hearing for the HOME First Time Home Buyers program (closing cost and down payment assistance for new homeowners). The purpose of the hearing is to gather citizen comments relative to how HOME dollars should be spent for Fiscal Year 2017. The hearing is open to the public to listen to comments on how citizens would like to see HOME dollars used.

Public comments will be welcomed on or before the

Brooke County Commission Meeting:

Tuesday, March 10th, 2020 @ 10:30am

Hancock County Commission Meeting:

Thursday, March 12th, 2020 @ 2:30pm

*2-24-2020
Newton Daily Times*

Sign in & Comment
Northern Panhandle Home Consortium 2020
Public Hearing

Date 3/12/2020
Time _____
Location Harrison Co

Name / Comments Below

1. Bob Under
2. [Signature]
3. Van L. S. S. S. S.
4. Jeff Davis
5. JOE BARNABEI
6. PAUL R. BOWEN
7. Valerie Inuax
8. [Signature]
9. Ralph A. Fletcher
10. [Signature]
Lamar [Signature]

March 12, 2020
Hancock County Commission

The Hancock County Commission met in session the 12th day of March, 2020. The following persons were in attendance: Commission President Joe Barnabei, Commissioner Paul Cowey, Commissioner Jeff Davis, Sheriff Ralph Fletcher, County Clerk Chief Deputy Valerie Truax, Circuit Clerk Chuck Wright, Assistant Prosecuting Attorney Mike Lucas, Executive Director Bob Vidas, and Administrative Assistant-Finance Karen LaScola.

APPROVAL OF THE MINUTES

Approval of Commission Meeting Minutes for February 27, 2020.
On a motion by Commissioner Davis, the commission unanimously approved the motion.

GOVERNMENT AGENCY PRESENTATIONS

Jackie Huff, Administrator, Hancock County Health Department – Providing an update to the current response to the Covid19 outbreak.

Vivian Parsons, Public Entity Specialist, WV Counties Risk Pool – Giving the Commissioners an update on the Pool and what it offers member counties.

Joy Reese, Housing Counseling Program Manager, Change Inc. – Reporting and obtaining comments pertaining to the First Time Home Buyers Program, a program available to assist low-to-moderate income households purchase a home.

Proclamation announcing Brooke Hancock Family Resource Networks' 25th anniversary. Commissioner Cowey read the proclamation and presented it to Luanne Decker.

CORRESPONDENCE

WV Route 1/I 68 Authority – Funding request for \$4,000.
On a motion by Commissioner Davis, the commission unanimously moved to make this item a matter of record.

Erica Gump, Hancock County Victim Assistance Program – Funding request for \$5,000.
On a motion by Commissioner Davis, the commission unanimously moved to make this item a matter of record.

NEW BUSINESS

County Commission

Consideration of approval to advertise for position on Tomlinson PSD Board.
On a motion by Commissioner Cowey, the commission unanimously approved the motion to advertise.

Consideration of approval to advertise of the 2020 Grass Bid.
On a motion by Commissioner Cowey, the commission unanimously approved the motion to advertise.

Office of Technology and Communications

Consideration of approval of the Abandoned Building Ordinance Committee's request to start the process to demolish the building at 2824 Middle Run Road.
On a motion by Commissioner Davis, the commission unanimously approved the motion.

Consideration of approval to accept the bid for elevator repair work.
On a motion by Commissioner Cowey, the commission unanimously approved the motion.

Dog Warden

Consideration of approval to hire two (2) part-time employees.

On a motion by Commissioner Davis, the commission unanimously moved to approve the hiring of Debra Metalik and Faith Geer.

Consideration of approval of the January In/Out Report.

On a motion by Commissioner Cowey, the commission unanimously moved to approve.

County Clerk

Consideration of poll clerks for the May 12, 2020 Primary Election.

Commissioner Cowey recused himself and stepped out of the room for the vote.

On a motion by Commissioner Davis, the commission unanimously moved to approve the list as presented by a vote of 2-0.

FINANCE

Approval of Probates and Estates

On a motion by Commissioner Davis, the commission unanimously moved to approve.

PROBATE FOR FEBRUARY 2020

02/03/20	Admin	Robert Charles Valenti Jr.
02/04/20	Will	Joseph S. Koper
02/06/20	Admin	Alfred Francis Wudarski
02/06/20	Will	James B. Byers
02/07/20	Will	Robert J. Hinchee
02/10/20	Will	James W. Bryan
02/11/20	Will	Joan Elizabeth Spano
02/11/20	Will	Samuel Spano
02/12/20	Admn	Doris Louise Manley
02/13/20	Will	Kathryn P. Heilman
02/21/20	Will	Sarah AKA Sarah Rebecca McCoy Scarbo
02/21/20	Will	Velma Ruth Hartzell
02/25/20	Will	Mary Agnes Bowen
02/25/20	Will	Anita Rasicci
02/26/20	Will	James R. Patterson
02/26/20	Admin	Donald W. Boyd
02/27/20	Will	John N. Flara
02/28/20	Will	Mildred Jean Keeder
02/28/20	Will	Rosetta Marie Aftanas

CLOSED ESTATES – March 12, 2020

Estate of Cynthia Ann Fedoush	Richard Pykosz, Executor
Estate of Joanna Froats	Betty Bartolovich, Executrix
Estate of Willis Robert Froats	Roger A. Froats, Executor
Estate of George W. Gross Sr.	Patty L. Rogers, Executrix
Estate of James J. Guida	Daniel J. Guida, Executor
Estate of Paul D. Jackson	Larry Jackson & James J. Theis, Co- Executors
Estate of William Ralph Metts	Teresa L. Ralph, Executrix
Estate of Alberto Pulice	John Giovanni Pulice & David Carmen Pulice, Co- Executors
Estate of Kevin J. Quintin	Tina L. Quintin, Executrix
Estate of Carroll Dean Shultz Jr.	Lacey Roberts, Administratrix
Estate of Samuel Spano	Marcelle Ann Spano, Administratrix

Approval of Exoneration Orders.

On a motion by Commissioner Cowey, the commission unanimously moved to approve.

Approval of County Commission Travel.

On a motion by Commissioner Barnabei, the commission moved to approve travel expenses in the amount of \$71.42 for Commissioner Cowey on a motion of 2-0. Commissioner Cowey recused himself and stepped out of the room for the vote.

Approval of General County Bills.

On a motion by Commissioner Cowey, the commission unanimously approved County Bills and Requisitions in the amount of \$99,733.21 and the P-Card amount of \$49,972.14, and a total February expenditure of \$827,794.82.

Approval of Animal Shelter Levy Fund Bills and Requisitions.

On a motion by Commissioner Davis, the commission unanimously moved to approve.

Approval of Library Levy Fund Bills and Requisitions.

On a motion by Commissioner Cowey, the commission unanimously moved to approve.

Approval of Sheltered Workshop Levy Fund Bills and Requisitions.

On a motion by Commissioner Cowey, the commission unanimously moved to approve.

On a motion by Commissioner Barnabei to adjourn until March 26, 2020, at 2:30 PM, the commission moved to approve.

It is hereby ORDERED and DECREED that the above be and are hereby declared to be the legal transactions of the Hancock County Commission this the 12th day of March, 2020.

Joe Barnabei, President

George Foley, County Clerk

The Northern Panhandle HOME Consortium

will hold a public hearing for the HOME First Time Home Buyers program (closing cost and down payment assistance for new homeowners). The purpose of the hearing is to gather citizen comments relative to how HOME dollars should be spent for Fiscal Year 2017. The hearing is open to the public to listen to comments on how citizens would like to see HOME dollars used.

Public comments will be welcomed on or before the

Brooke County Commission Meeting:

Tuesday, March 10th, 2020 @ 10:30am

Hancock County Commission Meeting:

Thursday, March 12th, 2020 @ 2:30pm

*2-24-2020
Wurton Daily Times*

REGULAR ADJOURNED SESSION OF THE COUNTY COMMISSION OF BROOKE COUNTY,
WEST VIRGINIA, HELD TUESDAY, March 10, 2020

-0-

The County Commission of Brooke County, West Virginia met in regular adjourned session this 10th day of March, 2020 at 10:30 a.m. at the Courthouse.

-0-

Present: Tim Ennis, President
Stacey Wise, Commissioner
Andrew J. Thomas, Commissioner
Kimberly M. Barbetta, County Clerk

The Commission held their preliminaries before the meeting including a prayer and the pledge of allegiance.

-0-

A motion was made by Andrew J. Thomas, seconded by Stacey Wise and unanimously passed to approve the minutes of the meeting held on March 3, 2020.

-0-

A copy of the following correspondences was given to each of the Commissioner's for their review:

Joy Reese-Change Inc. spoke of updates on the down payment assistance program. The Commission thanked her for coming and expressed what a wonderful program Change offers.

Commissioner Andrew J. Thomas made a motion, seconded by Commissioner Stacey Wise and unanimously passed to approve the following In-house Budget Revisions:

Ambulance \$34,416.00
Flood Control \$533.00
EMA/OES \$11,769.00
County Clerk \$6,250.00
911 Communications \$500.00

Minutes were received from BC Public Library - January & February, 2020

BCEDA sent an upcoming event calendar, quarterly meeting agenda, newspaper article on the impact on small businesses that have participated in the FITCH contest and other programs.

One Paving Bid was received for the Animal Shelter Road/Lot project. The bid was received from Alex E. Paris Contracting Company, Inc - total lump sum price of \$252,338 (a breakdown was given). The Commission will review this bid.

The above correspondences were ordered filed in the County Clerk's Office.

-0-

Sheriff Palmer presented a letter from Corporal Siranovic regarding a radio issue. Primarily not being able to contact Brooke County dispatch. However, this is a DEAD ZONE in the area. Sheriff Palmer is hoping that the new siren system will fix these types of issues.

The Sheriff also will be setting up the April date for "Drug take back day."

Commissioner Andrew J. Thomas wanted to publicly wish his father, Gary Thomas a very HAPPY BIRTHDAY!

Ruby Greathouse was present along with the eighty-year-old Crescent glass gear shifters that they dug up at the old glass factory. The museum will be selling these for \$20 a piece if anyone is interested.

-0-

Invoices and vouchers were approved and the following checks were ordered written:

Payroll Withholdings	CKS - 24087-24091 for \$1,202.40
	ACH - for \$913.96
General County Fund	001 CKS - 24092-24116 for \$71,556.74
Dog	003 CKS - 1468-1470 for \$1,025.58
E-911 Communications	007 CKS - 2306-2310 for \$85,490.30
Ambulance	025 CKS - 4587-4594 for \$5,320.75
Shelter Levy	030 CKS - 1023-1028 for \$19,661.44
Valuation Fund	056 CKS - 1507-1511 for \$18,606.73.

-0-

No further business to come before the Commission a motion was made by Andrew Thomas, seconded by Stacey Wise and unanimously passed to adjourn.

-0-

Timothy R. Ennis, President

Teste:

Kimberly M. Barbetta, Clerk

DRAFT

Sign in & Comment
Northern Panhandle Home Consortium 2020
Public Hearing

Date 3/10/2020
Time _____
Location Brooke County

Name / Comments Below

1. Stacey Wise Great program!
Thanks for dedication!
2. A.J. Probus My clients have taken advantage of this wonderful program. It enables people to become homeowners. Thank you!
3. Tim Ennis Wonderful Programs
4. Kimberly Barbetta - Great program - Great Job
5. Christina White - Familiar with Program ✓
6. Chuck Wright - Sheriff Cantelero
7. MARY Blum GREAT PROGRAM
8. Burt H
9. Richard Beatty Thank You for all of your services.
10. WAYNE Butler
Tom OUGHTON
Dana Pizer