

City of Weirton



## City of Weirton, West Virginia

# FY 2015-2019 Five Year Consolidated Plan and FY 2015 Annual Action Plan

**George J. Kondik,**  
Honorable Mayor

**Valerie A. Means,**  
City Manager

**For Submission to H.U.D.**  
Community Development Block Grant  
(C.D.B.G.)

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Fred Marsh, Ward III

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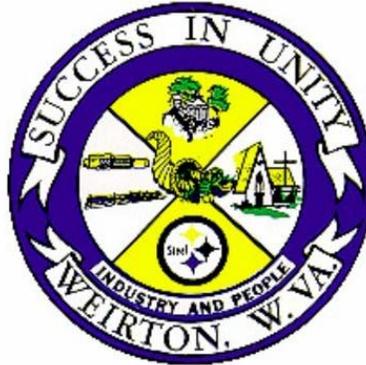
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Northern Panhandle HOME Consortium Lead Agency - City of Wheeling, WV FY 2015-2019 Five Year Consolidated Plan



## Executive Summary

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

#### 1. Introduction

The City of Weirton, 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 Weirton is a member of the Northern Panhandle HOME Consortium of West Virginia, which is administered by the City of Wheeling. In compliance with the HUD regulations, the City of Weirton has prepared this FY 2015-2019 Five Year Consolidated Plan for the period of July 1, 2015 through June 30, 2019. This 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 Weirton.

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, promote homeownership, improving public services, expanding economic opportunities, and principally benefitting low- and moderate-income persons.

Community Development Block Grant (CDBG) funds are used to address the needs outlined in this Strategic Plan. CDBG funds are estimated to be approximately \$1,705,119 for the Five Year Consolidated Plan. The three overarching objectives, set by HUD, guiding the proposed activities are as follows: Provide Decent Housing; Create Sustainable Living Environments; and Create Economic Opportunity.

Outcomes show how programs and activities benefit a community or the people served in a particular area or neighborhood. The three outcomes that will illustrate the benefits of each

activity funded by the CDBG program are: Improve Availability/Accessibility; Improve Affordability; and Improve Sustainability.

The City of Weirton is the lead administrator for the CDBG funds. The City of Weirton receives HOME funds as a member of the Northern Panhandle HOME Consortium. The City of Wheeling is the administering PJ of the HOME funds. Since the City of Wheeling is the Lead Entity, the City's Five Year Consolidated Plan is submitted in conjunction with the City of Wheeling's Five Year Consolidated Plan. The City of Wheeling's Five Year Consolidated Plan includes the sections for the entire HOME Consortium in the Process Section (PR), Needs Assessment (NA), and Market Analysis (MA), except for the Non-Housing Community Development Needs, 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 2007-2011 (derived from the American Community Survey's Five Year Estimates for 2007-2011), is provided for the Northern Panhandle HOME Consortium geographical area, which includes all the City of Wheeling, the City of Weirton, Ohio County, Marshall County, Hancock County, and Brooke County.

This Five Year Consolidated Plan is a collaborative effort of the City of Weirton, 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.

The FY 2015-2019 Five Year Consolidated Plan and the FY 2015 Annual Action Plan does not incorporate the Weirton Housing Authority's Comprehensive Grant process into this consolidated planning and application process, but does require the participation of the public housing authority in the development of this plan.

**Available Funds:**

The following financial resources are included in the FY 2015 Annual Action Plan which anticipates funding to be received to address the priority needs and goals identified in the City of Weirton's FY 2015-2019 Consolidated Plan. The City of Weirton anticipates it will receive the following Federal funds during the FY 2015 program year:

- **FY 2015 CDBG Allocation** - \$376,873.00
- **CDBG Reallocation of funds** - \$98,800.00
- **FY 2015 HOME Allocation** - \$26,293.00
- **Total Funds: \$505,166.00**

**FY 2015 CDBG and HOME Budget:**

The City of Weirton proposes to undertake the following activities with the FY 2015 CDBG funds:

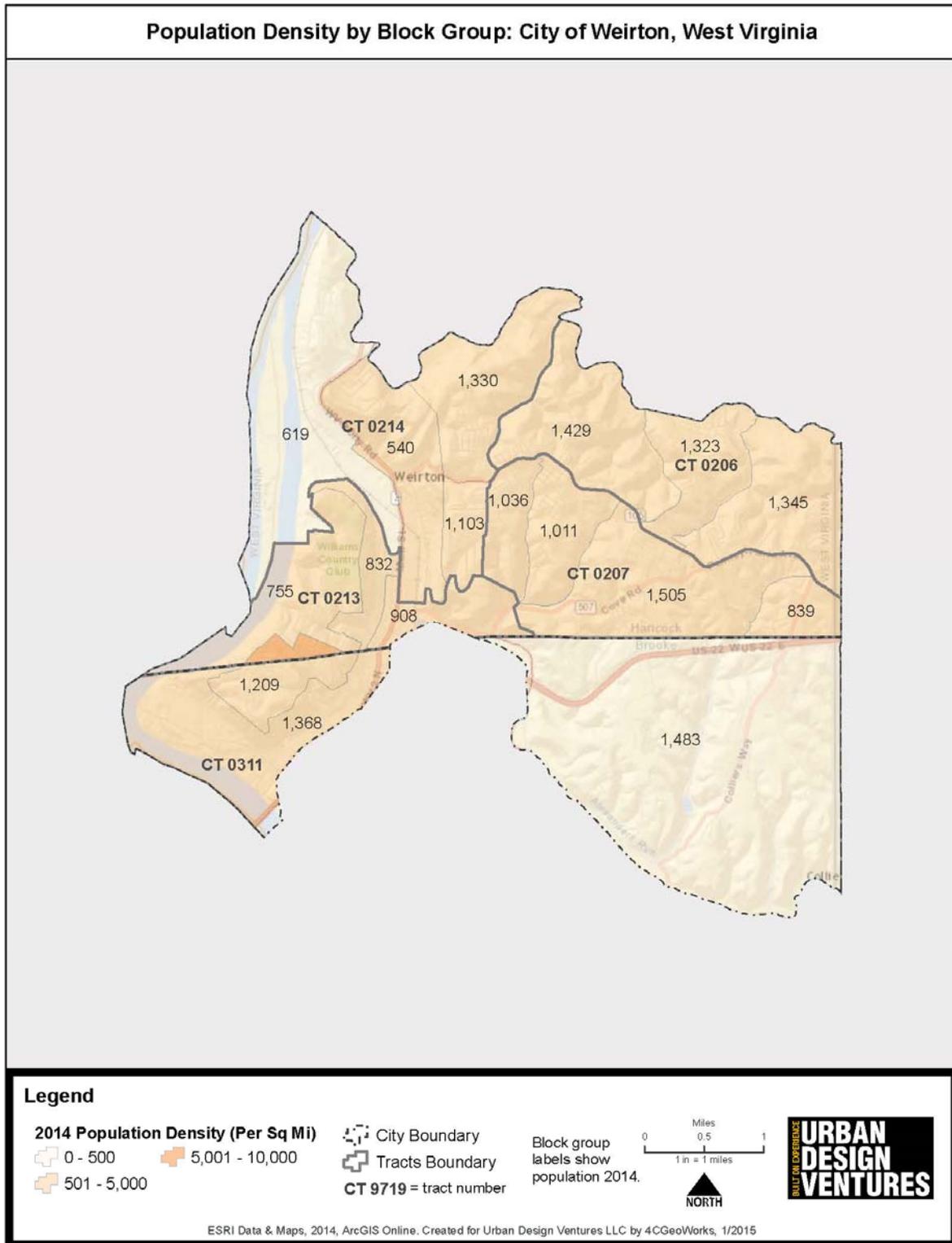
- **CD-15-01** General Program Administration - \$55,000.00
- **CD-15-02** Fair Housing - \$2,000.00
- **CD-15-03** A Child's Place CASA, Ltd. - \$7,000.00
- **CD-15-04** Community Policing - \$17,000.00
- **CD-15-05** Recreation Facility Passes - \$12,000.00
- **CD-15-06** Weirton Christian Center – Transportation - \$2,000.00
- **CD-15-07** Dunbar Neighborhood Center - \$3,000.00
- **CD-15-08** Weirton Senior Center - \$3,000.00
- **CD-15-09** Comfort House - \$10,000.00
- **CD-15-10** Mary H. Weir Library - ADA Restroom - \$41,075.00
- **CD-15-11** CDBG Eligible Street Improvements - \$191,798.00
- **CD-15-12** ADA Ramp and Upgrades - \$15,000.00
- **CD-15-13** Burchill Alley Project - \$10,000.00
- **CD-15-14** Code Enforcement - \$50,000.00
- **CD-15-15** Demolition - \$60,000.00
- **Total: \$475,673.00**

The City of Weirton anticipates it will receive \$26,293 in FY 2015 HOME funds for the First Time Homebuyer program.

**Maps:**

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

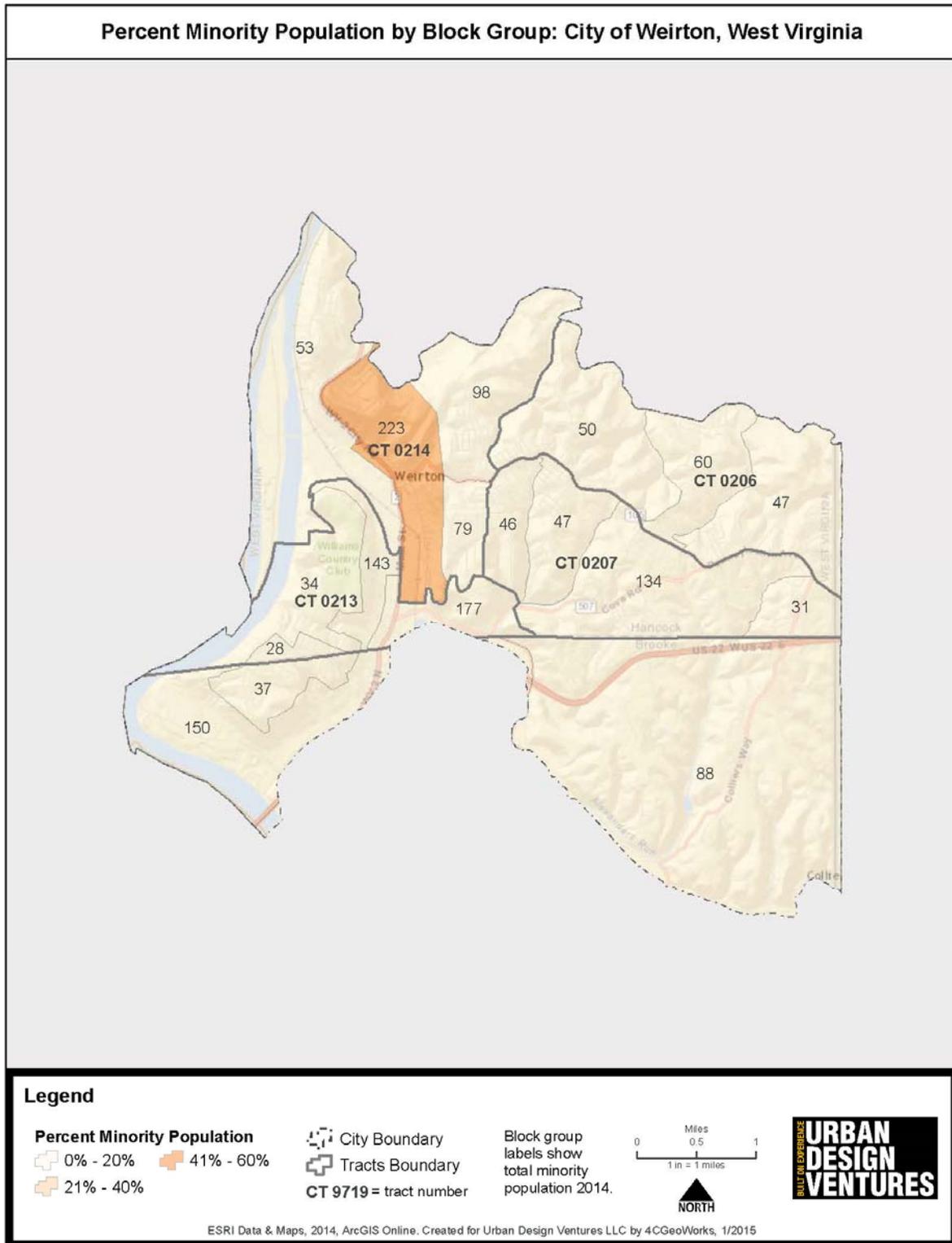
- Population Density by Census Tract
- Percent White Population by Census Tract
- Percent Minority Population by Census Tract
- Percent Population Age 65+ by Census Tract
- Total Housing Units by Census Tract
- Total Housing Units by Block Points & Census Tracts
- Percent Owner-Occupied Housing Units 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 Hotspots by Census Tract
- Section 8 Housing Choice Vouchers with Public Housing Overlay by Block Group



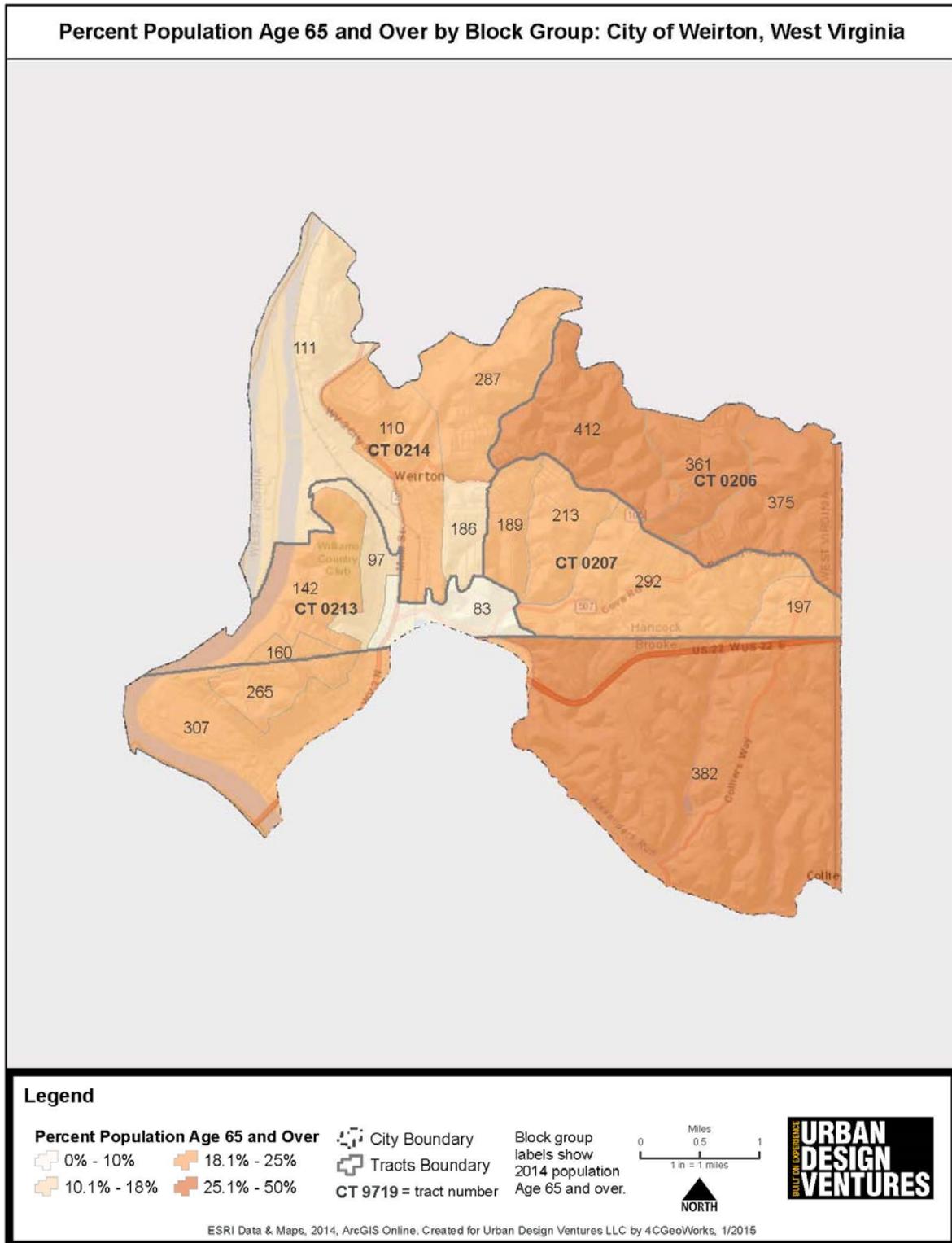
**Population Density**



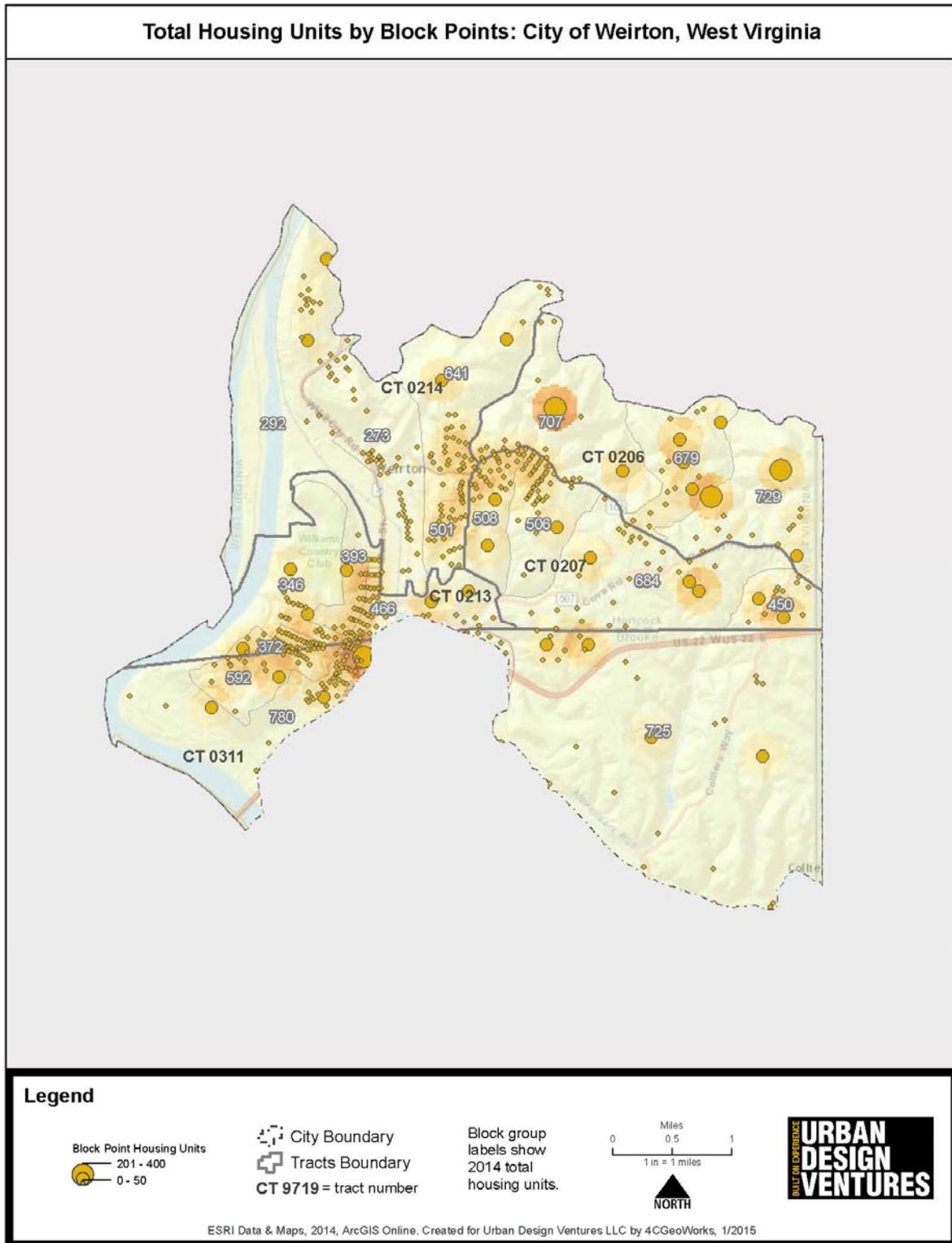
**Percent White**



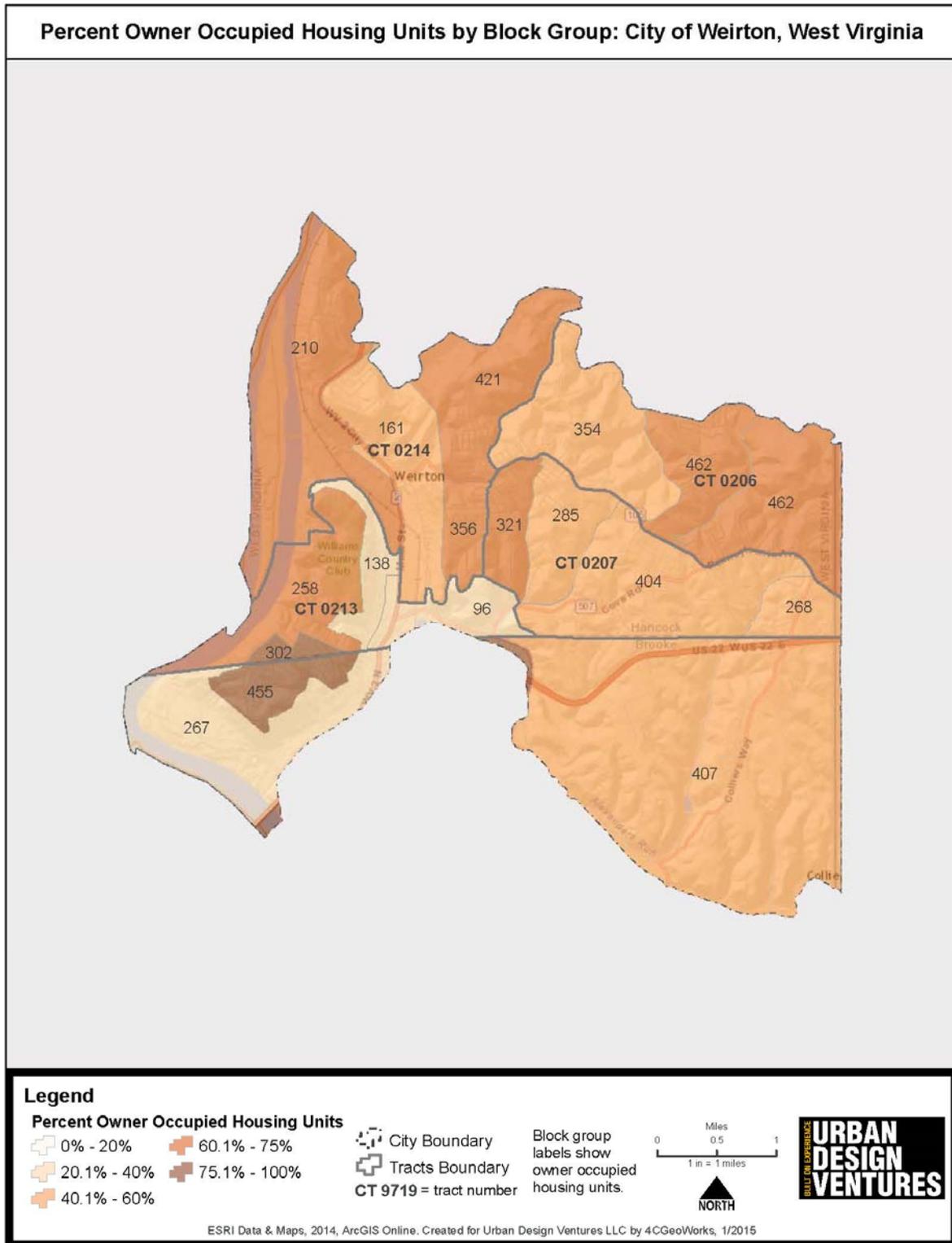
**Percent Minority**



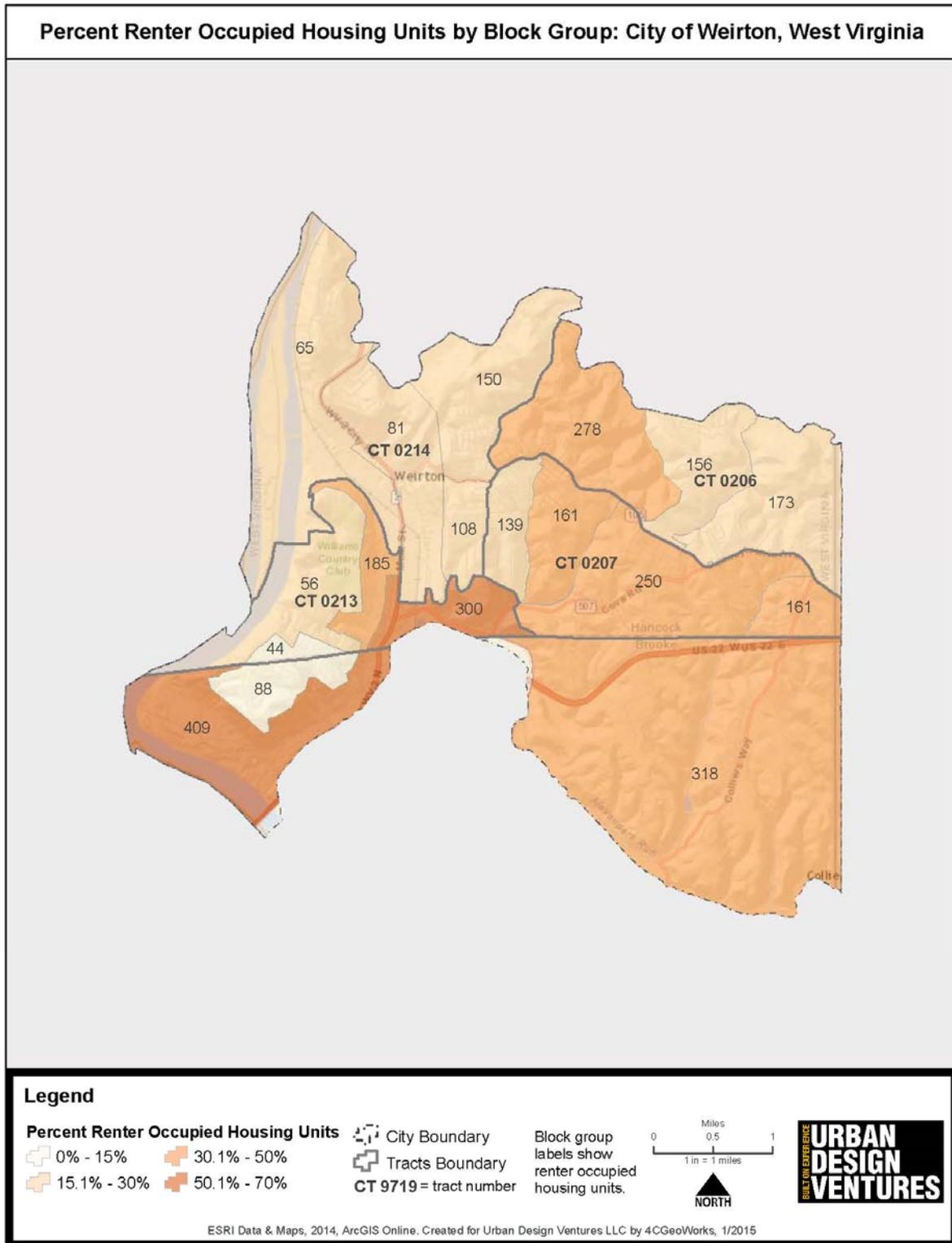
### Percent Population Age 65 Plus



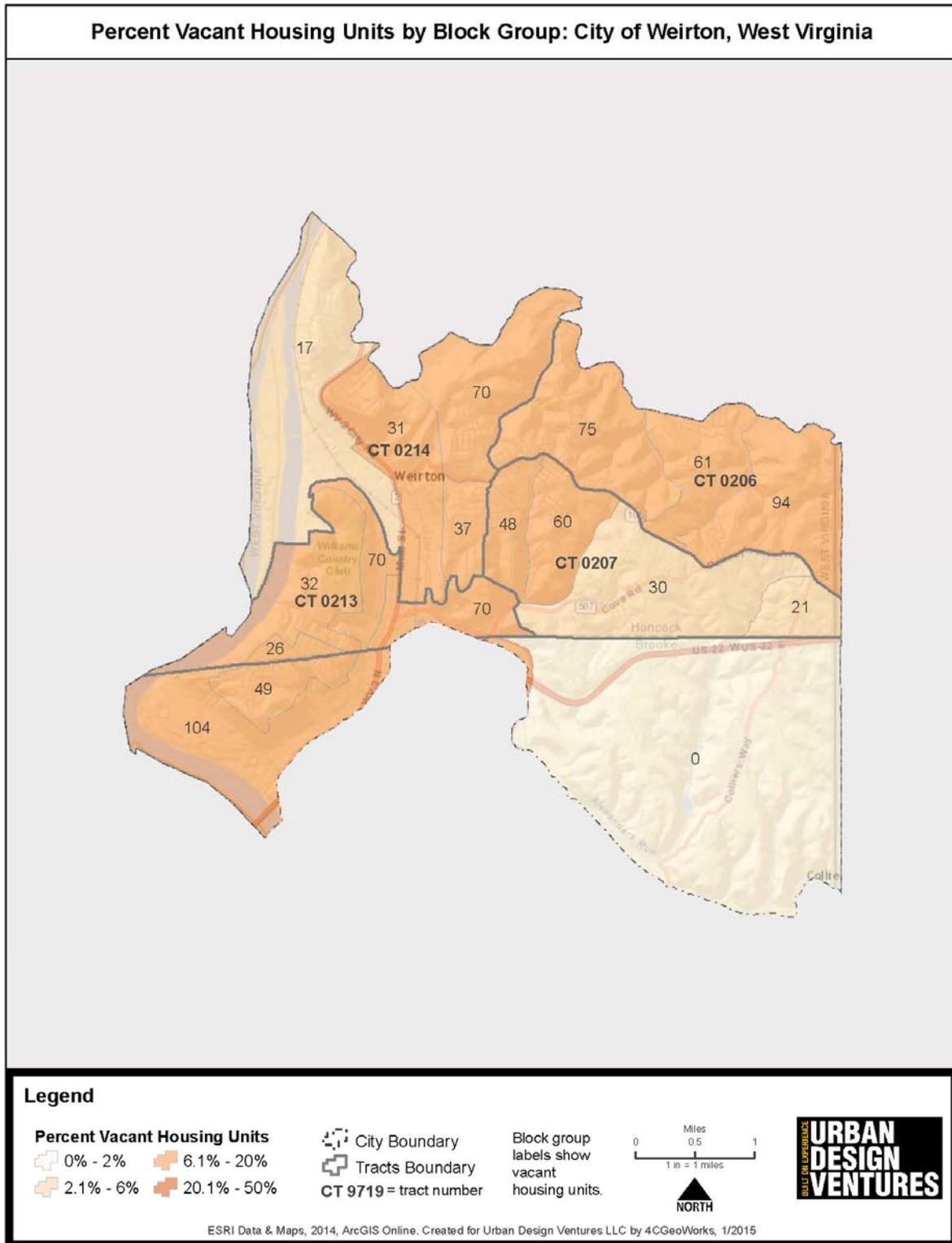
### Total Housing Units



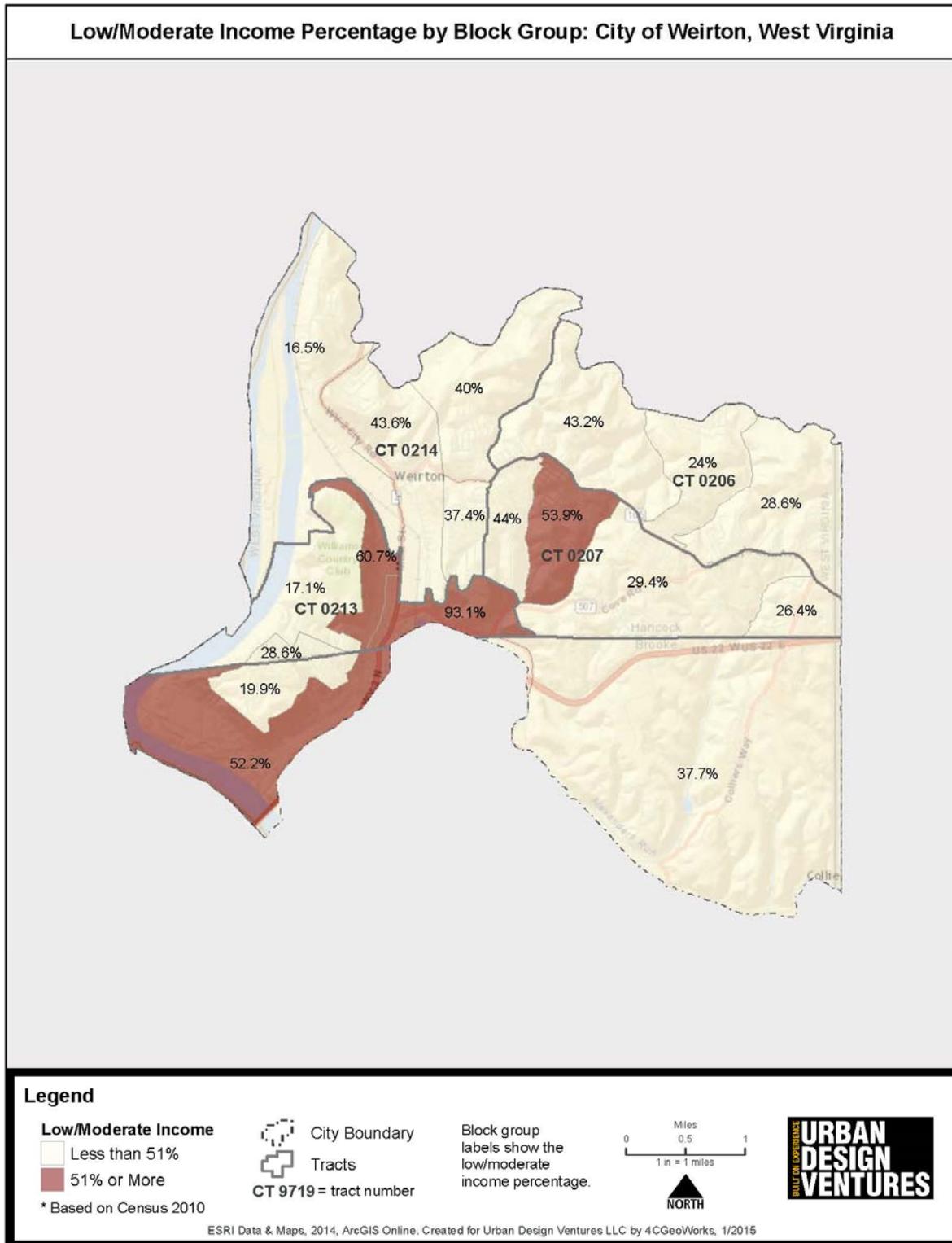
**Percent Owner Occupied**



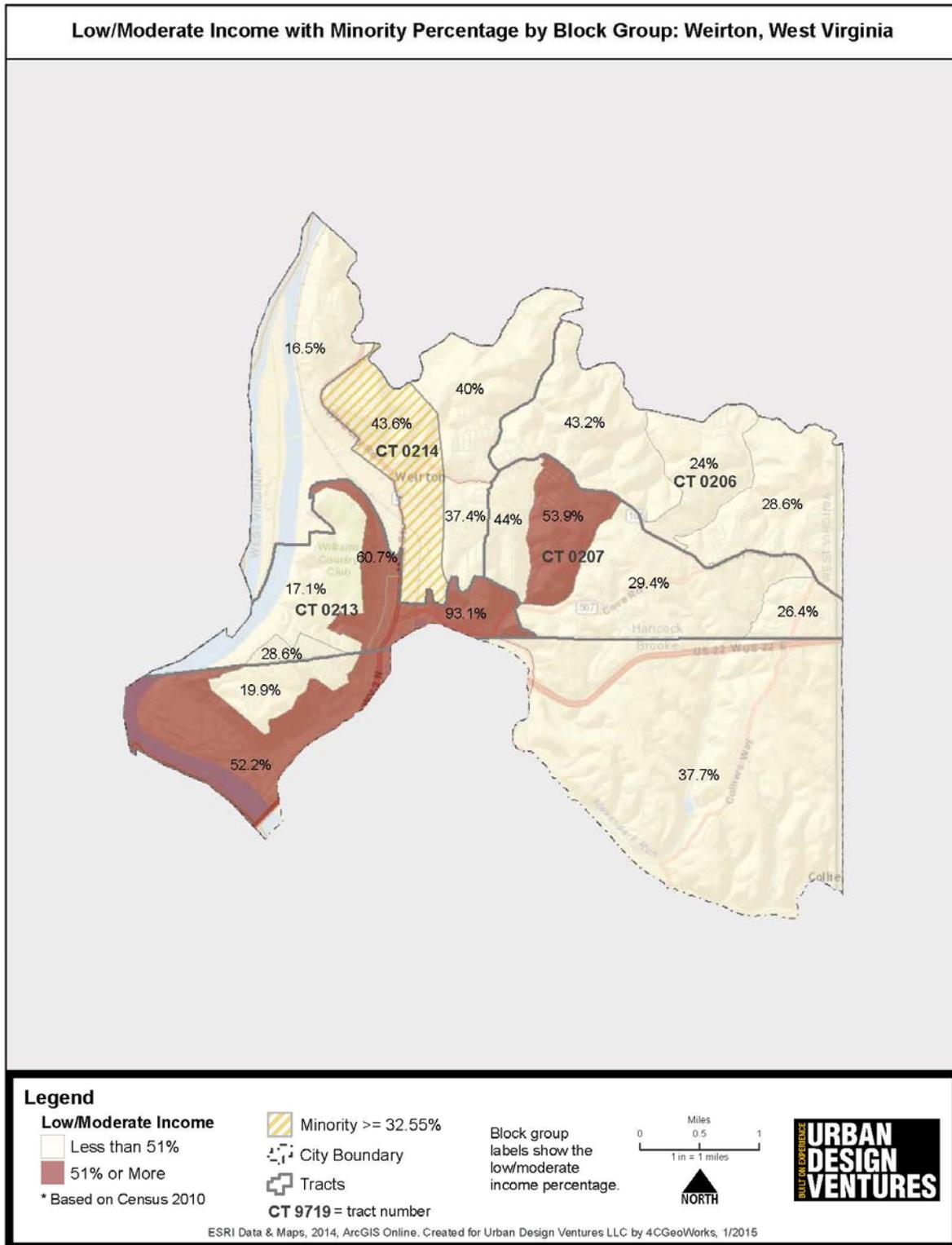
**Percent Renter Occupied**



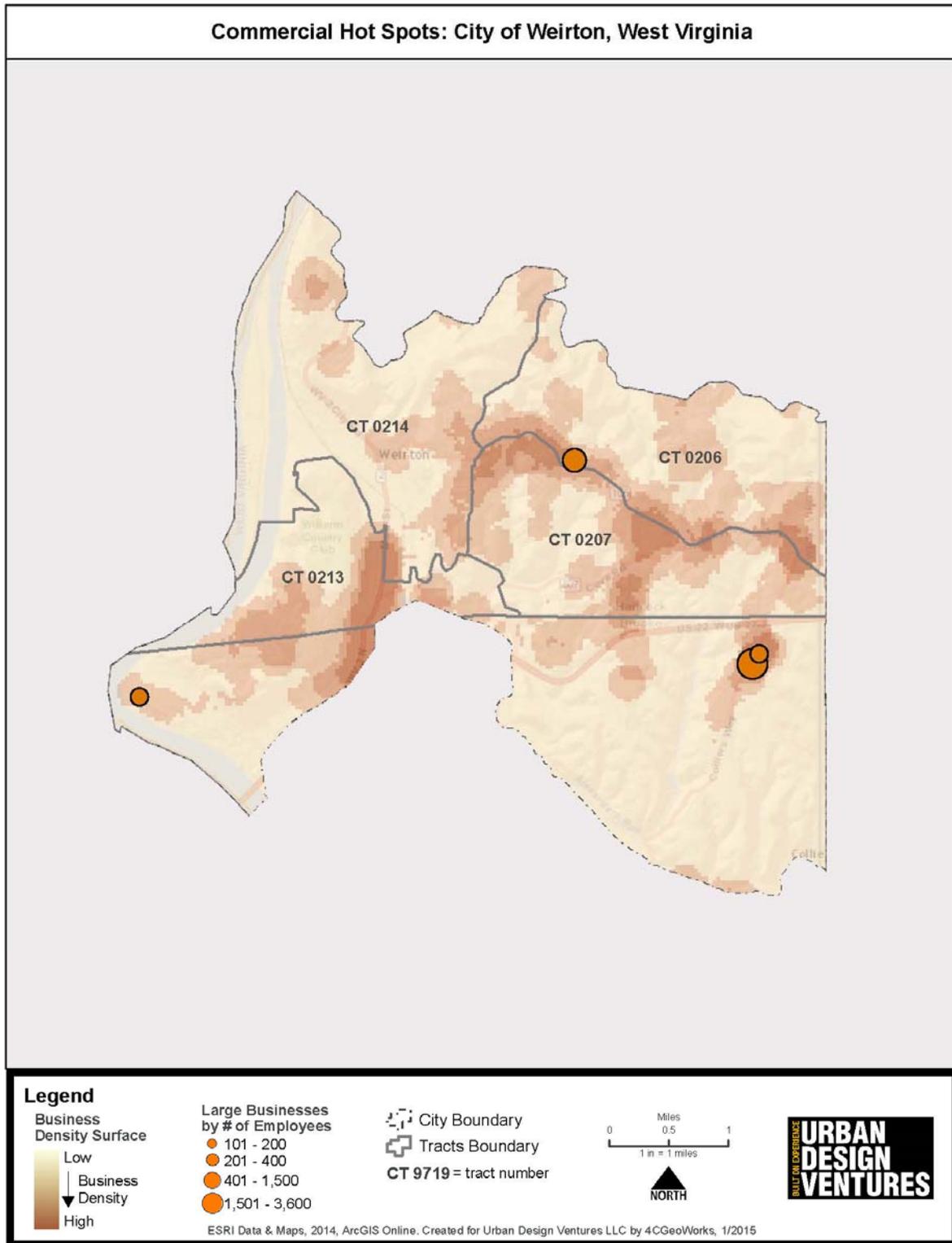
### Percent Vacant Housing Units



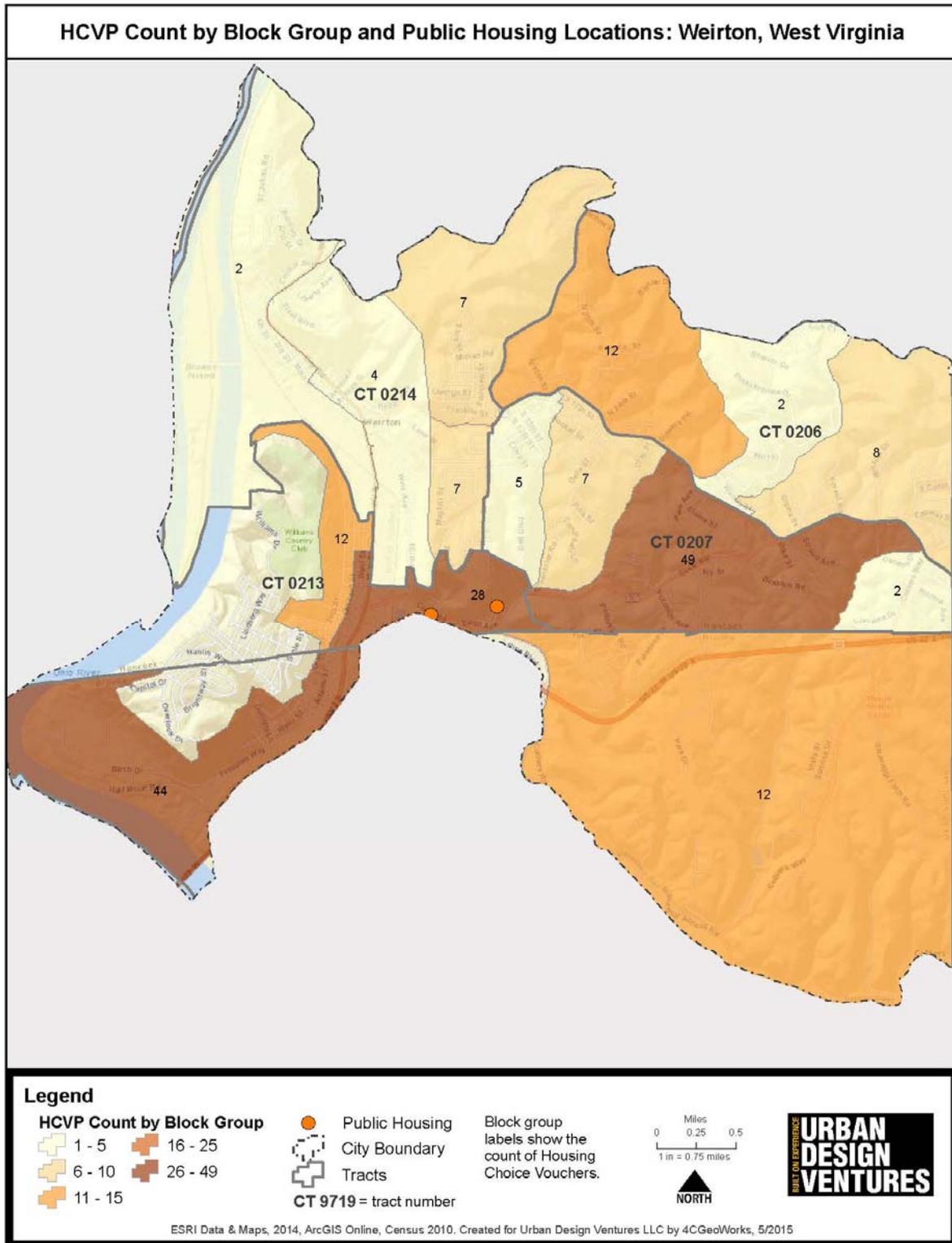
**Low/Mod Income**



### Low/Mod Income with Minority Overlay



### Commercial Hotspots



**Section 8 Housing Choice Vouchers with Public Housing Overlay**

## 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 Weirton. The following goals and outcomes have been identified for the five year period of FY 2015 through FY 2019:

### **HOUSING PRIORITY (High Priority)**

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.

#### **Goals/Strategies:**

- **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** - Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in the City through new construction and rehabilitation.
- **HS-3 Fair Housing** - Promote fair housing choice through monitoring, education, and outreach.

### **HOMELESS PRIORITY (Low Priority)**

There is a need for housing and services for homeless persons and persons at-risk of becoming homeless.

#### **Goals/Strategies:**

- **HO-1 Operation/Support** - Assist providers through the Continuum of Care in the operation of housing and support services for the homeless and persons at-risk of becoming homeless.
- **HO-2 Housing** - Support local agencies' efforts to provide emergency shelter, transitional housing, and permanent supportive housing.

### **OTHER SPECIAL NEEDS PRIORITY (Low Priority)**

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.

**Goals/Strategies:**

- **SN-1 Housing** - Increase the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with other special needs through rehabilitation, new construction, and making reasonable accommodations to existing housing.
- **SN-2 Social Services** - Support social service programs and facilities for the elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with other special needs.

**COMMUNITY DEVELOPMENT PRIORITY (High Priority)**

There is a need to improve the public and community facilities, infrastructure, public services, and the quality of life.

**Goals/Strategies:**

- **CD-1 Infrastructure** - Improve the City's infrastructure through rehabilitation, reconstruction, and new construction of streets, walks, curbs, ADA ramps, sewer, water, storm water management, bike trails, green infrastructure, etc.
- **CD-2 Community Facilities** - Improve the City's parks, recreational centers, and public and community facilities through rehabilitation and new construction.
- **CD-3 Public Services** - Improve and increase public safety, programs for the youth, the elderly, disabled, and target income population, recreation passes, transportation services, feeding programs, and social/welfare programs throughout the City.
- **CD-4 Code Enforcement** - Undertake code enforcement activities to maintain the existing housing stock in the City.
- **CD-5 Clearance** - Remove and eliminate slum and blighting conditions through demolition of vacant and abandoned structures throughout the City.
- **CD-6 Architectural Barriers** - Remove architectural barriers and make public and community facilities accessible.
- **CD-7 Public Safety** - Improve public safety through upgrades to facilities, purchase of new equipment, fire loops, crime prevention, community policing, and ability to respond to emergency situations.

**ECONOMIC DEVELOPMENT PRIORITY (Low Priority)**

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

**Goals/Strategies:**

- **ED-1 Employment** - Support and encourage new job creation, job retention, employment, and job training services.
- **ED-2 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 PRIORITY (High Priority)**

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

**Goals/Strategies:**

- **AM-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, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.

**3. Evaluation of past performance**

The City of Weirton meets the performance standards established by HUD. Each year the City prepares its Consolidated Annual Performance 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 Weirton.

The FY 2013 CAPER, which was the fourth CAPER for the FY 2010-2014 Five Year Consolidated Plan. In the FY 2013 CAPER, the City of Weirton expended 92.92% of its CDBG funds to benefit low- and moderate-income persons. The City expended 10.8% of its funds during the FY 2013 CAPER period on public service, which is below the statutory maximum of 15%. The City expended 13.45% of its funds during this CAPER period on Planning and Administration, which is below the statutory maximum of 20%. The City was over the 1.5 maximum drawdown ratio with a drawdown ratio of 1.55. Since the drawdown ratio was run in May 2014, the City worked hard to now be under the 1.5 drawdown ratio.

**4. Summary of citizen participation process and consultation process**

The City of Weirton 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 February 18, 2015. 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 maintains a list of agencies and organization for its CDBG Program and sends out Funding Applications for the FY 2015 CDBG Program.

A resident survey was prepared and sent out to residents. A copy was placed on the City's website. The results of the survey were used to help determine the goals and strategies.

A copy of the "Draft FY 2015-2019 Five Year Consolidated Plan and the FY 2015 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 a newspaper of general circulation in the area. The "Draft Five Year Consolidated plan and the FY 2015 Annual Action Plan" were on public display at the following locations:

- **Weirton City Building** - Development Department, 200 Municipal Plaza, Weirton, WV 26062
- **Mary H. Weir Public Library** - 3442 Main Street, Weirton, WV 26062

Residents were given the opportunity to comment on the "draft" version of the Five Year Consolidated Plan and the FY 2015 Annual Action Plan and which project/activities would be funded with the FY 2015 CDBG funds.

The following schedule was used in the preparation of the Plans:

- **Publish First Public Hearing in the Newspaper** – January 31, 2015
- **First Public Hearing** – February 18, 2015
- **Publish Second Public Hearing Notice and that the Draft Plans are on display** – April 8, 2015
- **Plans goes on Display** – April 10, 2015
- **Second Public Hearing** – May 4, 2015
- **End of Plans on Display** – May 11, 2015
- **City Council Adoption of the Plans** – May 11, 2015
- **Plans submitted to HUD Pittsburgh Office** – May 18, 2015
- **Program Year Begins** – July 1, 2015

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 Weirton held its First Public Hearing on Wednesday, February 18, 2015 at 5:00 PM located in Room 201 of the Weirton Municipal Building, 200 Municipal Plaza. Comments received at that public hearing are included in the attachments at the end of the Five Year Plan.

The "Draft" FY 2015-2019 Five Year Consolidated Plan and FY 2015 Annual Action Plan were placed on public display and a Second Public Hearing was on Monday, May 4, 2015 at 11:00 AM located in Room 201 of the Weirton Municipal Building, 200 Municipal Plaza. Comments that were received at the Second Public Hearing and are included in the attachments at the end of the Five Year Plan.

The Citizen Participation includes the newspaper ads, the sign-in sheets, and the summary of the minutes from the public hearings.

**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 Weirton residents through improving the housing conditions in the City, create suitable and sustainable living environment for the City's residents, and to address the community and economic development needs of the City residents.

The Five Year Consolidated Planning process requires that the City 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 will use the Consolidated Plan priorities to allocate its CDBG 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 Weirton. HUD will evaluate the City's performance based on the goals established in the Five Year Consolidated Plan.

A "draft" of the Five Year Consolidated Plan and FY 2015 Annual Action Plan was placed on display at: Weirton City Building, Development Department Office, 200 Municipal Plaza, Weirton, WV 26062 and Mary H. Weir Public Library, 3442 Main Street, Weirton, WV 26062. The display period started on Friday, April 10, 2015 through Monday, May 11, 2015 for a 30 day display period. A

second public hearing was held on Monday, May 4, 2015 to discuss the proposed activities and solicit citizen comments on the Plans. Upon completion of the 30 day comment period, the City of Weirton submitted the Five Year Consolidated Plan and FY 2015 Annual Action Plan to the U.S. Department of Housing and Urban Development Pittsburgh Office on Monday, May 18, 2015.

## 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	WEIRTON	Development Department

**Table 1– Responsible Agencies**

#### Narrative

The administering lead agency is the City of Weirton’s for the CDBG and HOME Programs. The City of Weirton CDBG Administrator prepares the Five Year Consolidated Plan, Annual Action Plans, ERR’s, and the Consolidated Annual Evaluation Reports (CAPER), processes pay requests, performs 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. Beth Gaughan, CDBG Administrator  
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 Weirton, WV 26062  
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 Fax: (304) 797-8519  
 Email: [cdbgadmin@cityofweirton.com](mailto:cdbgadmin@cityofweirton.com)  
 Website: <http://www.cityofweirton.com>

**PR-10 Consultation - 91.100, 91.200(b), 91.215(I)****1. Introduction**

While preparing the FY 2015-2019 Five Year Consolidated Plan and FY 2015 Annual Action Plan, the City of Weirton consulted with the Weirton Housing Authority, social services agencies, housing agencies, and the Greater Wheeling Coalition for the Homeless. An online survey was also created for stakeholders and residents to complete, which identified needs, gaps in the system, and programmatic goals for the next five years. Input from the roundtable meetings, one on one interviews, phone interviews, agency surveys, and resident surveys were used in the development of specific strategies and priorities for the Five Year Plan.

**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 Weirton works with the following agencies to enhance coordination:

- **City of Weirton** - oversees the CDBG program.
- **Weirton Housing Authority** - Section 8 Housing Choice Vouchers, improvements to public housing communities, and scattered site housing.
- **Social Services Agencies** - funds to improve services to low- and moderate-income persons.
- **Housing Providers** - fund to rehab and develop affordable housing - funds to improve housing options for low- and moderate-income families and individuals.
- **Greater Wheeling Coalition for the Homeless** - oversees the Continuum of Care.
- **City of Wheeling** - Participating Jurisdiction for the HOME Consortium.

These groups participated in the planning process by attending the Needs Public Hearing and the Second Public Hearing.

**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 City of Weirton is a member of the Northern Panhandle Continuum of Care (CoC). The Northern Panhandle CoC is administered by the Greater Wheeling Coalition for the Homeless. The City coordinates its activities with the Continuum of Care and supports its applications for funding.

The City helps the CoC to address homelessness by working together to develop a framework to deliver housing and supportive services to the homeless.

The Greater Wheeling Coalition for the Homeless works with the City of Weirton on the development of the Five Year Consolidated Plan, providing information on the local response to homelessness used in the annual CAPER. The Coalition provides information as part of an annual request for support of the Transitional Housing Program. The Northern Panhandle Continuum of Care (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.

Low-wage earners who have barriers to housing that are economic in nature, and do not have a long-term chronic disability, do exceptionally well in Transitional Housing (TH), a program that boasts a recidivism rate of less than 0.5%. Those families and individuals often need time to pay off past debts that prohibit them from securing subsidized or Section 8 housing, and their stay in TH often provides shelter during the 12-month minimum wait for subsidized or Section 8 housing. Rapid rehousing (RRH) is a short-term intervention, typically providing no more than six months of supportive services and temporary rental assistance to help people afford private market housing. Because of its temporary nature, RRH cannot provide adequate support to give people with significant debt or housing barriers the time needed to become self-sufficient.

Chronically homeless (CH), which were only 8% of the total number of singles seen during FY 2013-14 at the Coalition, 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.

Youth Services System, the recipient of Homeless Runaway Youth funds, consistently report serving no homeless youth that are not current wards of the state during the annual Housing Inventory Count of available shelter beds.

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**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.**

Two agencies in the NPCOC successfully utilize Emergency Solutions Grant or ESG funds: the YWCA domestic violence program and the Greater Wheeling Coalition for the Homeless (GWCH), which has been funded to provide both Transitional Housing and homeless prevention/rapid rehousing assistance. The Northern Panhandle COC has little to do with the ranking and funding of ESG projects since OEO (Office of Economic Opportunity) has consistently stated that no new shelters will be funded. When the opportunity for RRH and prevention funds were announced, the Coalition contacted those organizations in the NPCOC that had experience with RRH and Prevention under the American Recovery Act and asked for their intentions on seeking funds. When no other agency responded with an intention to provide such a program, the Coalition applied.

The ESG and SHP (Supportive Housing Program) funded programs hold a spot on each NPCOC agenda and updates are provided. Updates include availability of funds for services, process for referrals, and outcomes. SHP programs up for renewal are reviewed by an independent panel of NPCOC members and are recommended for renewal based in part on performance.

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. Participating agencies include: YWCA Emergency Shelter, Information Helpline, Wheeling Health Right, Salvation Army, Northwood Health Systems, Youth Services System, and the Greater Wheeling Coalition for the Homeless.

Agencies enter information about their clientele into HMIS, which is used as part of the Point in Time Count to track sheltered populations. 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**

**Table 2– Agencies, groups, organizations who participated**

1.	Agency/Group/Organization	Greater Wheeling Coalition for the Homeless
	Agency/Group/Organization Type	Services - Housing Services-homeless Regional organization Planning organization
	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
	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 for their input on the homeless needs and goals for the Continuum of Care and City of Weirton.
2.	Agency/Group/Organization	CHANGE, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Health Services-Employment Health Agency Regional organization Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy 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?	CHANGE, Inc. was interviewed for their input on the housing, health, and employment needs and goals for the City of Weirton.
3.	Agency/Group/Organization	Weirton Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Weirton Housing Authority was interviewed for their input on the housing needs and goals for the City of Weirton.
4.	Agency/Group/Organization	Mary H. Weir Library
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Services-Employment Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	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?	Mary H. Weir Library was interviewed for their input on the needs and goals for the City of Weirton.
5.	Agency/Group/Organization	Weirton Transit Corporation
	Agency/Group/Organization Type	Other government - Local Regional organization Transportation

	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?	Weirton Transit Corporation was interviewed for their input on the needs and goals for the City of Weirton dealing with transportation.
6.	Agency/Group/Organization	Community Bread Basket, Inc.
	Agency/Group/Organization Type	Regional organization Services - Feeding
	What section of the Plan was addressed by Consultation?	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?	Community Bread Basket, Inc. was interviewed for their input on the needs and goals for the City of Weirton.
7.	Agency/Group/Organization	Hancock County Sheltered Workshop
	Agency/Group/Organization Type	Services-Employment Other government - Local
	What section of the Plan was addressed by Consultation?	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?	Hancock County Sheltered Workshop was interviewed for their input on the needs and goals for the City of Weirton disabled.
8.	Agency/Group/Organization	Comfort House Child Advocacy Center
	Agency/Group/Organization Type	Services-Children Services-Health Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Comfort House Child Advocacy Center was interviewed for their input on the needs and goals for the City of Weirton youth.

9.	Agency/Group/Organization	Dunbar Neighborhood Center
	Agency/Group/Organization Type	Services-Children Services-Education Services - Recreational
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Dunbar Neighborhood Center was interviewed for their input on the needs and goals for the City of Weirton youth.
10.	Agency/Group/Organization	Lighthouse Domestic Violence Shelter
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children 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?	Lighthouse Domestic Violence Shelter was interviewed for their input on the domestic violence victims' needs and goals for the City of Weirton.
11.	Agency/Group/Organization	Weirton Senior Center
	Agency/Group/Organization Type	Services-Elderly Persons Services-Education Services - Recreational
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Weirton Senior Center was interviewed for their input on the needs and goals of the seniors for the City of Weirton.
12.	Agency/Group/Organization	CASA
	Agency/Group/Organization Type	Services-Children Child Welfare Agency Regional organization

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CASA was interviewed for their input on the needs and goals for the City of Weirton abused and neglected youth.
13.	Agency/Group/Organization	West Virginia University Extension Service
	Agency/Group/Organization Type	Services-Children Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Market Analysis Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	West Virginia University Extension Service was interviewed for their input on the needs and goals for the City of Weirton.
14.	Agency/Group/Organization	Weirton Area Chamber of Commerce
	Agency/Group/Organization Type	Regional organization Economic Development
	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?	Weirton Area Chamber of Commerce was interviewed for their input on the economic development needs and goals for the City of Weirton.
15.	Agency/Group/Organization	Business Development Corp of the Northern Panhandle
	Agency/Group/Organization Type	Regional organization Economic Development
	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?	Business Development Corporation of Northern Panhandle was interviewed for their input on the economic development needs and goals for the City of Weirton.

16.	Agency/Group/Organization	Weirton Christian Center
	Agency/Group/Organization Type	Services-Children Services-Education Services - Recreation/Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Weirton Christian Center was interviewed for their input on the needs and goals for the City of Weirton youth.
17.	Agency/Group/Organization	Salvation Army
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Salvation Army was interviewed for their input on the needs and goals for the City of Weirton.
18.	Agency/Group/Organization	Northern West Virginia Center for Independent Living
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Fair Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Northern West Virginia Center for Independent Living was interviewed for their input on the fair housing and housing needs and goals for the City of Weirton.

19.	Agency/Group/Organization	West Virginia Assistive Technology System
	Agency/Group/Organization Type	Services - Housing Services-Education Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Fair Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	West Virginia Assistive Technology System was interviewed for their input fair housing on the needs and goals for the City of Weirton.

**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 Plans.
PHA Plan	Weirton Housing Authority	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.
City of Weirton Comprehensive Plan	City of Weirton	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.
City of Weirton Zoning Ordinance	City of Weirton	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.
FY 2015-2019 Five Year Consolidated Plan	City of Wheeling	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
FY 2015-2019 Analysis of Impediments to FHC	City of Wheeling	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.

**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 City of Weirton is the administrating agency for the CDBG program. The City of Weirton CDBG Coordinator coordinates with the other City departments. CDBG projects are coordinated with the Inspection Department, Planning and Development Department, Public Works Department, Water and Sanitary Department, Parks & Recreation Department, Police Department, Fire Department, and City Manager.

Development policies are promoted by the City Manager with approval and oversight by the Mayor and City Council. The City works closely with the Hancock and Brooke County Commissioners and County staff to address projects and activities that extend beyond the City limits. The City and Hancock and Brooke Counties have a good working relationship. The City is a member of the Northern Panhandle HOME Consortium and County Continuum of Care. As part of the Northern Panhandle HOME Consortium and the Continuum of Care, the City of Weirton ensures the needs of the area are adequately addressed through the regional approach of these partnerships.

**Narrative**

The City of Weirton has consulted and coordinated with various agencies and organizations, locally, countywide, and Commonwealth wide. The culmination of these efforts has resulted in the FY 2015-2019 Five Year Consolidated Plan.

**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 2015-2019 Consolidated Plan and FY 2015 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. 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 back eight-two (82) completed resident surveys. All of these comments are included in the consolidated and annual action plan in the Exhibit 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	The City had its First Public Hearing on February 18, 2015 to discuss the needs over the next five years and the FY 2015 Budget. The City had its Second Public Hearing on	Meeting minutes can be found in the Exhibit section of the Consolidated Plan.	None.	Not applicable.

		Residents of Public and Assisted Housing  Agencies/ Organizations	May 4, 2015 to discuss the Draft Five Year Consolidated Plan and the FY 2015 Annual Action Plan.			
2.	Newspaper Ad	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  Agencies/ Organizations	None.	None.	None.	Not applicable.
3.	Resident Surveys	Minorities  Persons with disabilities  Non-targeted/broad	Placed the Resident Survey on the City's website and emailed surveys to agencies/ organizations, public and housing authority to pass	The City received back 82 resident surveys. The tabulations of the Resident Surveys are in	All comments were accepted.	<a href="https://www.surveymonkey.com/s/cityofweirton">https://www.surveymonkey.com/s/cityofweirton</a>

		community  Residents of Public and Assisted Housing  Citywide	out. In addition, they were passed out at community meetings and agencies/ organizations meetings.	the Exhibit section of this Consolidated Plan.		
4.	Agency/ Organization Surveys	Minorities  Persons with disabilities  Non- targeted/broad community  Residents of Public and Assisted Housing  Agencies/ Organizations	The agency/organization surveys were sent out to agencies/ organizations in the City.	A summary of the survey responses can be found in the appendix section of this Consolidated Plan.	All comments were accepted.	Not applicable.
5.	Public Meeting	Minorities  Persons with disabilities  Non-	The City had roundtable meetings, one on one interviews, and phone interviews with agencies and	Meeting minutes can be found in the appendix section of this	All comments were accepted.	Not applicable.

		<p>targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Agencies/ Organizations</p>	<p>organizations that serve the residents of the City.</p>	<p>Consolidated Plan.</p>		
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**Table 4– Citizen Participation Outreach**

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

The City of Weirton as part of the Northern Panhandle HOME Consortium Five Year Consolidated Plan used the HUD Comprehensive Housing Affordability Strategy (CHAS) data to provide statistical data on housing needs, to prepare its estimates and project. The tables in this section have been prepopulated with HUD data sets based on the American Community Survey (ACS) 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.

The CHAS data also provides a summary of the number of households in each income category by tenure and household type and the percentage of such households that had a housing problem. The needs of various households, by household type within each income category, are described in this section. The extent to which the households within each group are cost overburdened, severely cost overburdened, and/or living in substandard housing, is examined. Also, the extent to which such problems impact minority households is reviewed.

The City of Weirton defines “standard condition” as the condition of a housing unit that meets the City of Weirton’s building code standards: “International Existing Building Code, latest edition.” The City defines “substandard condition suitable for rehabilitation” as the condition of a housing unit that fails to meet the City’s building code standards, but the cost to rehabilitate the housing unit up to code standards is less than the fair market value of the housing unit after the rehabilitation work is completed.

Weirton is part of the Northern Panhandle Continuum of Care. Data for the development for the homeless needs section was obtained from the Continuum of Care.

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

**NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)****Describe the jurisdiction's need for Public Facilities:**

The following are the needs for improvement to the City of Weirton's public facilities:

- Public and community facilities need to be ADA compliant in accordance with the City's Section 504 Plan.
- Public and community facilities need to be in compliance with the PA Building Code.
- Public and community facilities need to be provided by the City to maintain a quality of life for its residents.
- Public and community facilities, such as parks, playgrounds, recreational areas, fields of play, and trails need to be improved and upgraded.
- Public and community facilities need to be improved and upgraded.

**How were these needs determined?**

These needs for public facility improvements were determined through: the resident surveys; agency needs surveys; interviews with City staff, City Manager, Mayor, 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:**

The following are the City of Weirton's needs for public improvements:

- The City needs to reconstruct and improve its streets, alleys, curbs, ADA ramps, and walks.
- The City needs to install sidewalks in areas that do not have sidewalks.
- The City needs to improve its parks, recreation centers, and playground equipment.
- The City needs to continue its public improvements through public greening and beautification activities.
- The City needs to remove slum and blighting conditions in the City.
- The City needs to improve and upgrade its sanitary sewer system and waterlines.
- The City needs to improve its fire loops.

**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, Mayor, 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:**

The following are the public services needs for the City of Weirton:

- The City needs to continue to provide fire protection to its residents.
- The City needs to upgrade its fire safety equipment, vehicles, and fire loop.
- The City needs to continue to provide its high level of public safety to its residents.
- The City needs to provide community policing in areas with high levels of crime through foot patrol, bike patrol, and vehicle patrols.
- The City needs to continue its code enforcement efforts to ensure the compliance with City code ordinances to maintain and sustain the existing housing stock.
- The City needs to support, encourage, and affirmatively further fair housing throughout its neighborhoods.
- The City needs to improve its public transportation for low-income individuals.
- The City needs to improve its transportation to social service activities.
- The City needs to continue to support programs that serve the elderly and frail elderly residents of the City.
- The City needs to continue to support programs for the youth and children.
- The City needs to continue to support programs that assist the homeless population in the City.
- The City needs to continue to support programs that assist victims of domestic violence and abuse.
- The City needs to continue to support programs that assist youth through afterschool, education, and recreational programs.
- The City needs to continue to support food programs for low and moderate income individuals and families in the City.
- The City needs to continue to support operating expenses to help run the community and public facilities.
- The City needs to continue to support medical facilities.

**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, Mayor, 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:

A total of 5,328 of the City's housing units were constructed prior to 1960. This is 56.3% of all housing units in the City of Weirton. These units are now over 50 years old, have out dated mechanical and electrical systems, and are showing signs of major deterioration. There has not been a significant change in the percentage of owner occupied and renter occupied housing in the City. 73.4% of the housing stock is owner occupied while 26.6% are renter occupied.

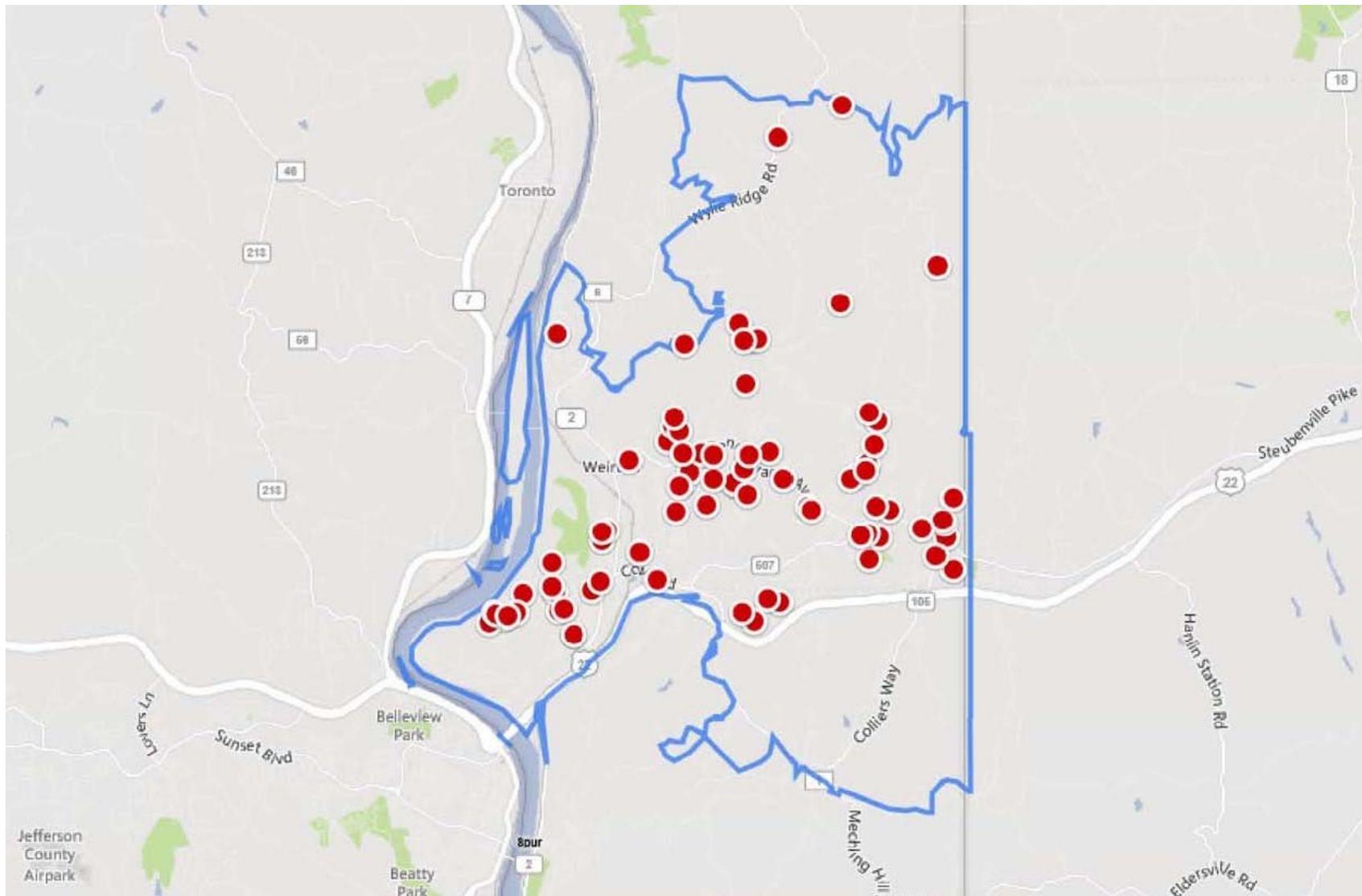
There is a variety of housing types in the City. This includes the following:

- **Single family (attached and detached)** = 7,722 housing units
- **Two - four family houses** = 797 housing units
- **Five - nineteen family houses** = 573 housing units
- **Greater than twenty family houses** = 278 housing units

The median home value in the City of Weirton is \$80,000 based off "Zillow." Weirton's home values has increased 18.9% over the past year and "Zillow" predicts they will rise 3.1% within the next year. "Zillow" lists 80 single family homes for sale as of April 2015. The 2012 ACS 5-Year Estimates reported that the median value of a single family home in the City was \$86,000.

Based on "Zillow's" website, the median rental price in Weirton is \$575, which is lower than the Pittsburgh Metro median of \$595. The FY 2015 Steubenville-Weirton, OH-WV MSA Area FMR's are the following:

- **Efficiency** - \$462
- **One-Bedroom** - \$533
- **Two-Bedroom** - \$656
- **Three-Bedroom** - \$879
- **Four-Bedroom** - \$1,007



City of Weirton Single Family House Listings Map

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

### Introduction

The goal of the City of Weirton is to foster economic growth in the City, improve the local economy, promote job opportunities for its residents, and increase the City tax base.

### 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	122	10	2	0	-2
Arts, Entertainment, Accommodations	1,279	1,207	16	16	0
Construction	345	214	4	3	-1
Education and Health Care Services	1,810	1,803	23	24	1
Finance, Insurance, and Real Estate	472	357	6	5	-1
Information	105	18	1	0	-1
Manufacturing	1,050	1,897	13	25	12
Other Services	278	155	3	2	-1
Professional, Scientific, Management Services	636	332	8	4	-4
Public Administration	0	0	0	0	0
Retail Trade	1,209	1,045	15	14	-1
Transportation and Warehousing	331	347	4	5	1
Wholesale Trade	360	227	5	3	-2
<b>Total</b>	<b>7,997</b>	<b>7,612</b>	<b>--</b>	<b>--</b>	<b>--</b>

**Table 5 - Business Activity**

**Data Source:** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

**Labor Force**

Total Population in the Civilian Labor Force	<b>9,409</b>
Civilian Employed Population 16 years and over	8,452
Unemployment Rate	10.17
Unemployment Rate for Ages 16-24	52.42
Unemployment Rate for Ages 25-65	4.83

**Table 6 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	1,453
Farming, fisheries and forestry occupations	426
Service	983
Sales and office	2,355
Construction, extraction, maintenance and repair	631
Production, transportation and material moving	405

**Table 7 – Occupations by Sector**

Data Source: 2007-2011 ACS

**Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	5,153	65%
30-59 Minutes	2,085	26%
60 or More Minutes	691	9%
<b>Total</b>	<b>7,929</b>	<b>100%</b>

**Table 8 - Travel Time**

Data Source: 2007-2011 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	299	45	215
High school graduate (includes equivalency)	2,194	222	1,197
Some college or Associate's degree	3,043	182	943
Bachelor's degree or higher	1,818	59	279

**Table 9 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

**Educational Attainment by Age**

	Age				
	18-24 yrs.	25-34 yrs.	35-44 yrs.	45-65 yrs.	65+ yrs.
Less than 9th grade	0	10	10	87	406
9th to 12th grade, no diploma	248	123	36	293	554
High school graduate, GED, or alternative	372	735	864	2,019	2,153
Some college, no degree	446	564	465	1,661	449
Associate's degree	55	387	381	710	69
Bachelor's degree	146	387	489	712	292
Graduate or professional degree	34	149	112	317	148

**Table 10 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

**Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	8,448

Educational Attainment	Median Earnings in the Past 12 Months
High school graduate (includes equivalency)	22,851
Some college or Associate's degree	31,964
Bachelor's degree	41,472
Graduate or professional degree	47,850

**Table 11 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

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

The City of Weirton’s economy was historically based in the steel industry, but, like many industrial cities, has seen its steel industry decline in the last thirty years.

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

- **Manufacturing** - 1,897 jobs
- **Education and Health Care Services** - 1,803 jobs
- **Arts, Entertainment, Accommodations** - 1,207 jobs

These three categories represent 64.5% of the total number of jobs in the City.

In a November 2014 Business Times report, “Top 5: Largest Employers in Steubenville/Weirton Metro Region,” the Business Times listed the largest five employers in the Steubenville/Weirton metro region. They are below:

1. Trinity Health System (2,100 employees)
2. Mountaineer Park, Inc. (1,700 employees)
3. Wal-Mart Stores, Inc. (1,400 employees)
4. Weirton Medical Center (1,200 employees)
5. Arcelormittal Weirton, Inc. (975 employees)

Two of these employers, Weirton Medical Center and Arcelormittal Weirton, Inc., are located in the City of Weirton.

**Describe the workforce and infrastructure needs of the business community:**

The City's Economic Development needs include:

- Support and encouragement for new job creation, job retention, and job training opportunities.
- Support for business and commercial growth through expansion and new development.
- Planning and promotion of the development and redevelopment of vacant commercial and industrial sites.

The City of Weirton realizes that there is a need to increase employment, self-sufficiency, educational training, and economic empowerment of the residents of the City.

**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.**

There are no major economic changes that will substantially affect the City of Weirton's economy.

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

According to the 2007-2011 American Community Survey data, the City of Weirton has an unemployment rate of 10.2% which is higher than the West Virginia State unemployment rate of 7.5%. In Weirton, there are 7,997 workers and only 7,612 jobs. The unemployment rate is much larger in the 16-24 age group as opposed to older age groups. This suggests that the younger members of the workforce need to develop skills and experience, so they would be better able to find employment.

According to the 2007-2011 American Community Survey data, there are job deficiencies (the number of qualified workers exceeds the number of jobs available) in the following sectors:

- Agriculture, Mining, Oil and Gas Extraction – 8.2% of sector workforce is utilized
- Arts, Entertainment, Accommodations – 94.4% of sector workforce is utilized
- Construction – 62.0% of sector workforce is utilized
- Education and Health Care Services – 99.6% of sector workforce is utilized
- Finance, Insurance, and Real Estate – 75.6% of sector workforce is utilized
- Information – 17.1% of sector workforce is utilized
- Other Services – 55.8% of sector workforce is utilized
- Professional, Scientific, Management services – 52.2% of sector workforce is utilized
- Retail Trade – 86.4% of sector workforce is utilized
- Wholesale Trade – 63.1% of sector workforce is utilized

The City of Weirton is also experiencing an employment deficiency (the number of jobs available exceeds the number of qualified workers) in the following sector:

- Manufacturing – 55.4% of the available jobs are filled
- Transportation and Warehousing – 95.4% of the available jobs are filled

**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.**

Northern West Virginia Community College has a campus located in Weirton, WV and offers workforce development classes that are short-term and noncredit. Workforce West Virginia provides both employers and job seekers, a common place to advertise available jobs and to seek employment. The Governor's Workforce Investment Division is a new statewide initiative to link qualified workers with available jobs.

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

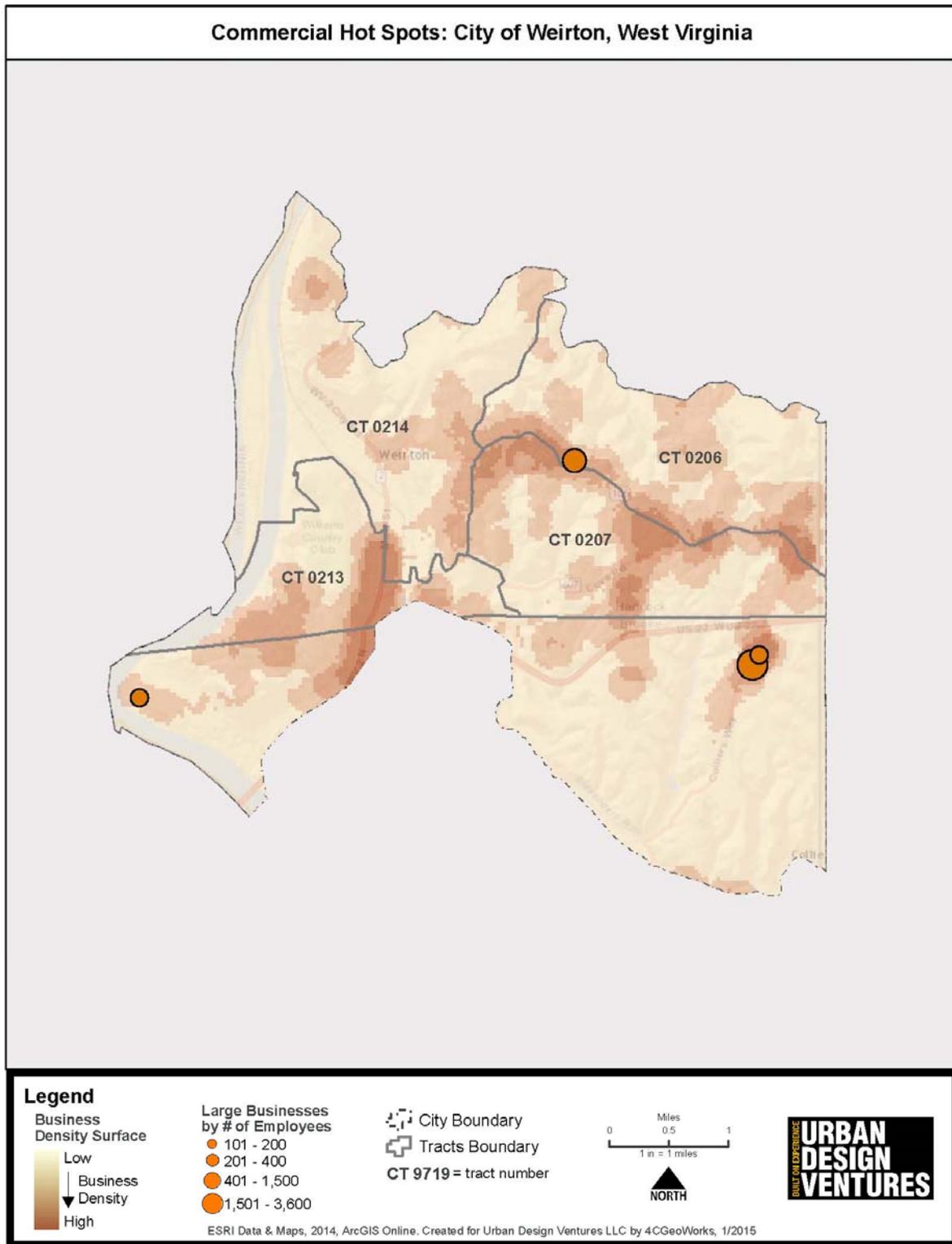
No

**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.**

Not applicable.

**Discussion**

Attached is a map showing the Commercial Hot Sports in the City of Weirton.



City of Weirton - Commercial Hot Spots

## **MA-50 Needs and Market Analysis Discussion**

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

Data available on the concentration of households with multiple housing problems is available for extremely low income, low income, and moderate income households. There are no areas with a concentration of households with multiple housing problems in either the low income or moderate income categories. However, there is a concentration of households with multiple housing problems that are extremely low income in the north western portion of the City; specifically in Census Tract 02140.

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

An area of minority concentration is defined as a Census Tract or Block Group containing ten percentage points more minority residents than the total percentage of minority residents jurisdiction-wide. According to this definition, there are no areas of minority concentrations in the City of Weirton.

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

Single family homes on War and Elm Streets are assessed and sold for \$20,000 or less. Home values in this area are low and the structures are not of good quality.

Weirton has a soft buyer's market, where good values on homes are still available, as the number of homes listed for sale is greater than the number of homes being sold. Weirton has an affordable renter's market. Rent prices are relatively stable, and availability is good, although rent prices have increased by 9% over the past 3 months. This is 100% higher than the county average of \$0 and 75% lower than the state average of \$1,097. According to Realtor.com, buying is cheaper than renting after 12 years in Weirton.

Owner-occupied households in Weirton outnumber renter households at 70.6% to 29.4%. However, only 20.9% of owner-occupied households are cost overburdened by more than 30% of their income, compared with 44.3% of renters, according to the 2007-2011 American Community Survey. At the time of the 2009-2013 ACS, the number of cost-overburdened owners dropped to 18.1%, and cost-overburdened renters rose to 45.0%. Over half (56.3%) 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?**

This area contains many playgrounds, or “tot lots,” community parking lots, walkable commercial areas, sidewalks, many churches, a senior center, a community center, and a public library.

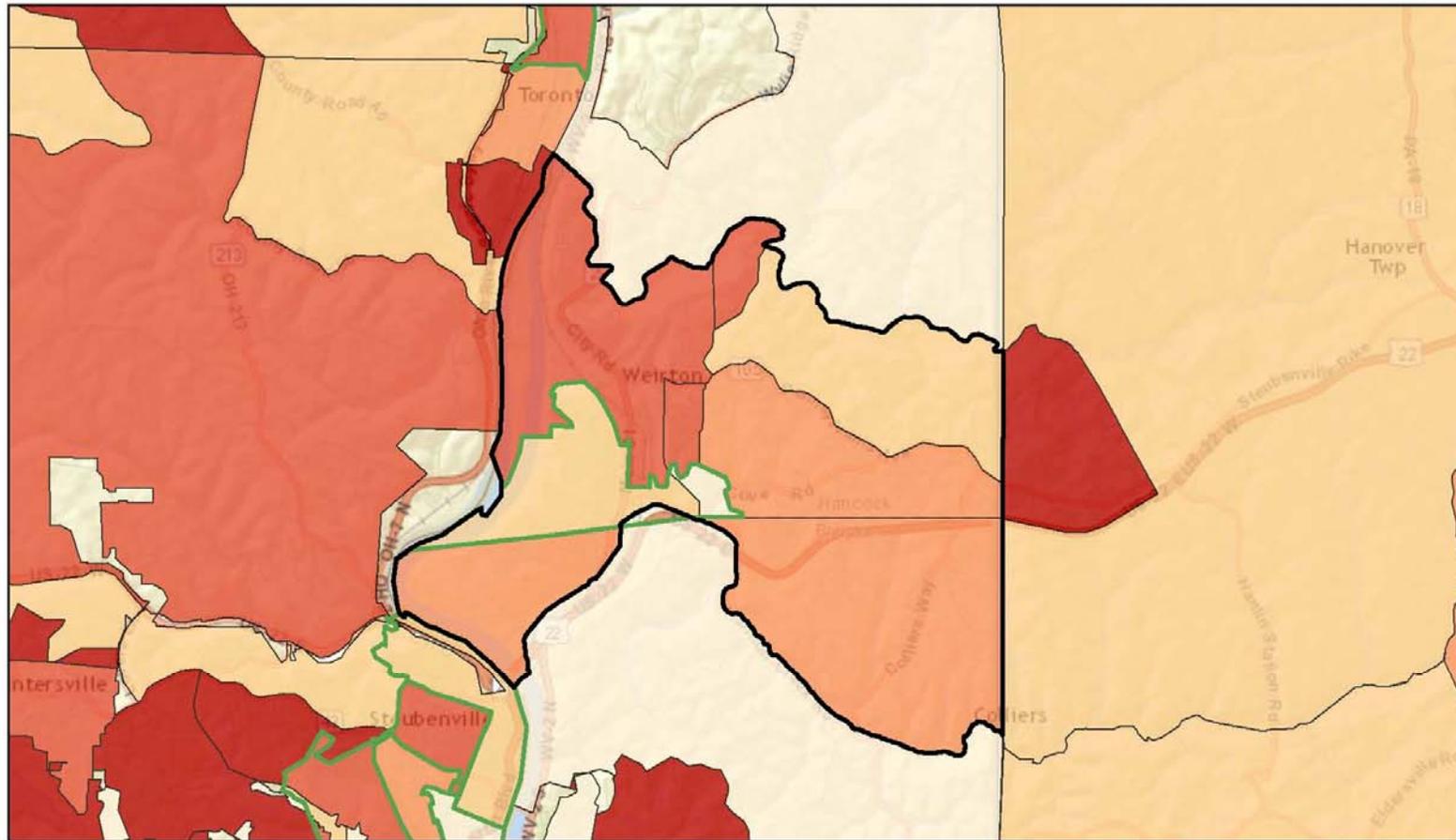
The 4th Ward comprises the business district and is a Low/Mod area. This area also has the most rentals in the City.

**Are there other strategic opportunities in any of these areas?**

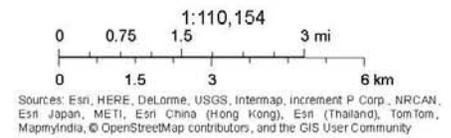
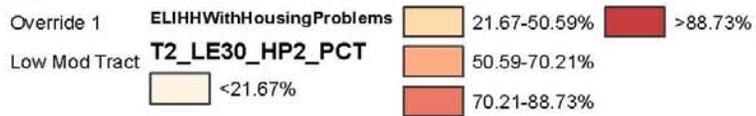
This area is adjacent to the Central Business District and is walkable. Residents do not need to rely on Public Transportation.

Because the 4th Ward of the City of Weirton has the most rentals in the City and the most code enforcement complaints, the City will continue to do targeted code enforcement in this area.

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

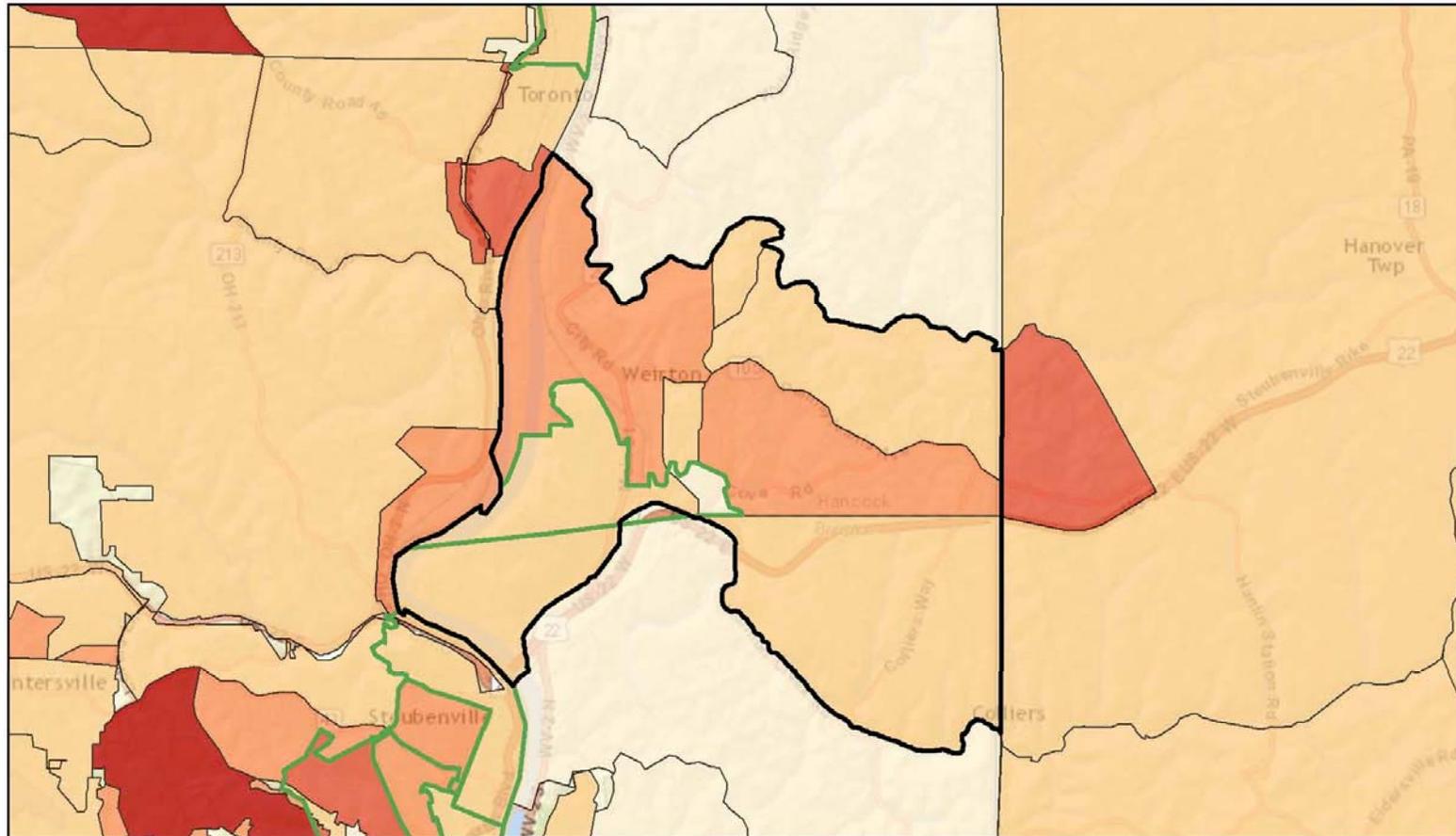


May 5, 2015

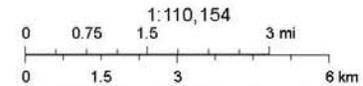
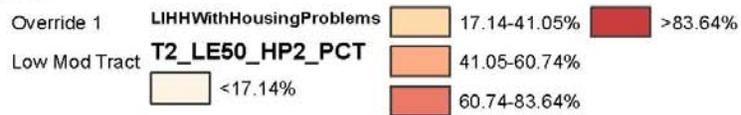


Percentage of ELI Households with any of 4 Severe Housing Problems

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



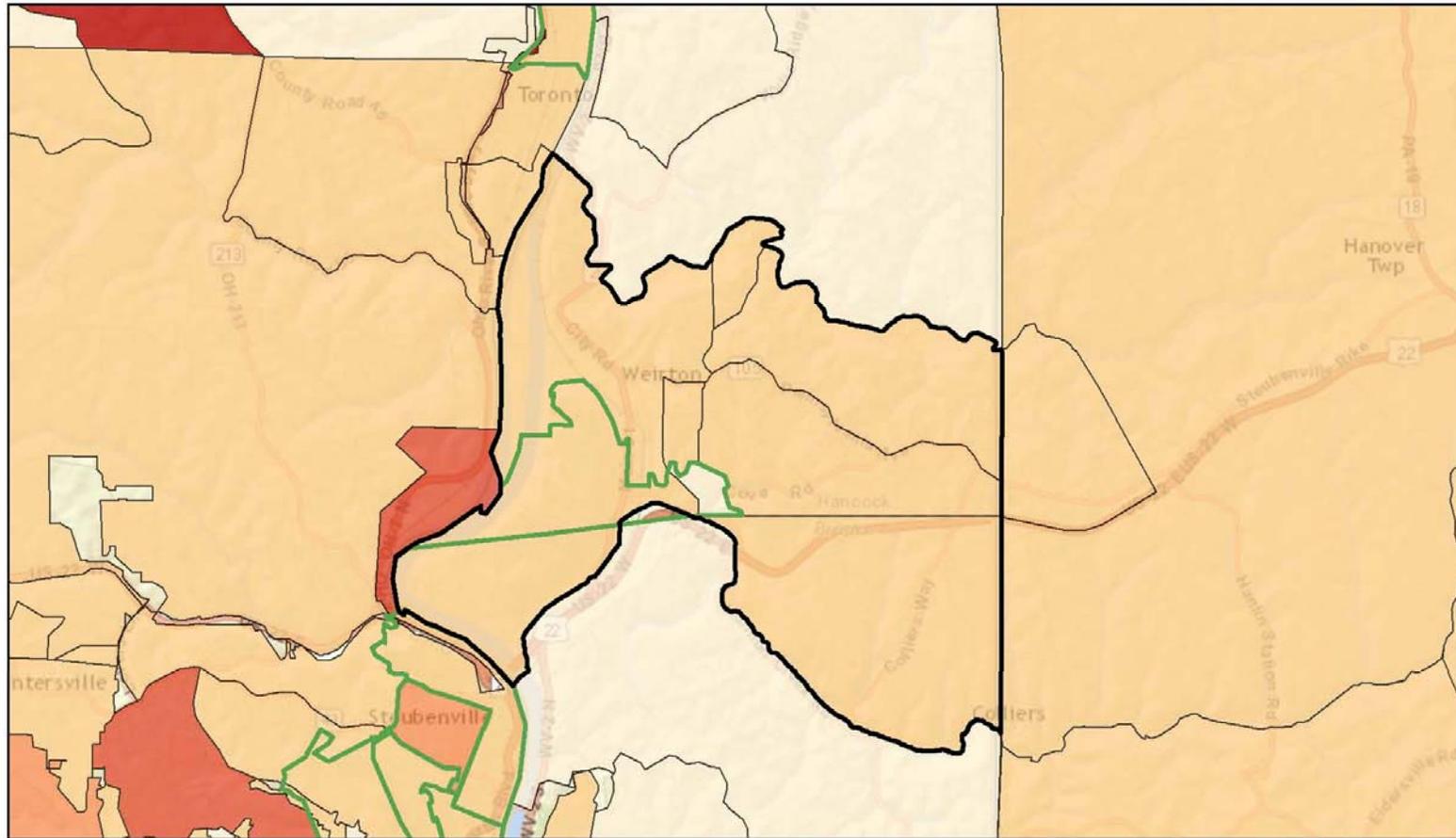
May 5, 2015



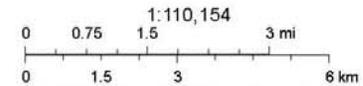
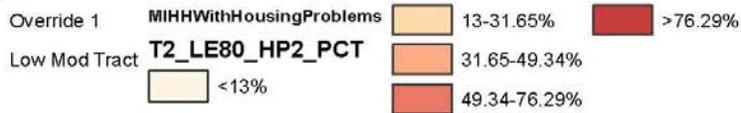
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Percentage of LI Households with any of 4 Severe Housing Problems

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

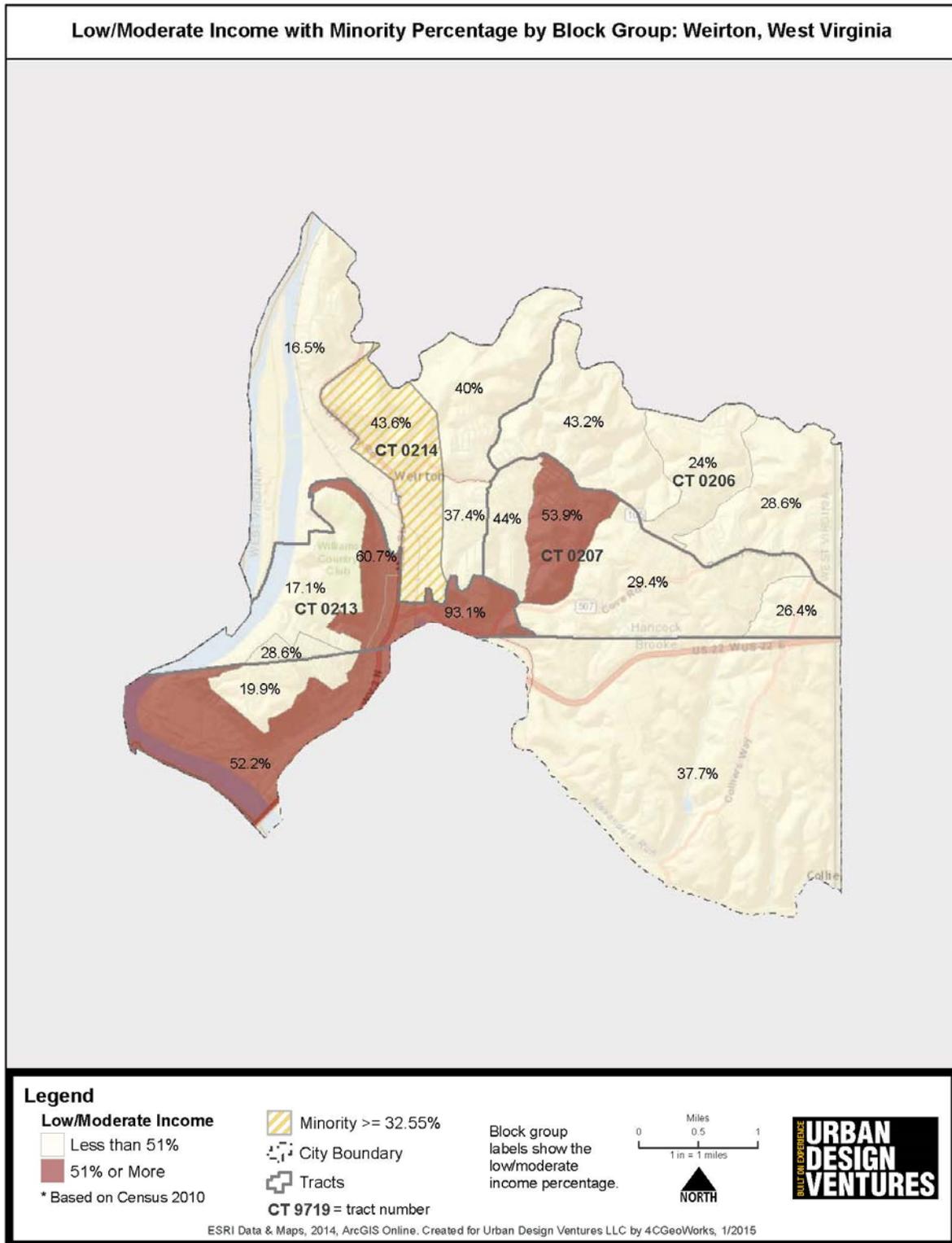


May 5, 2015



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Percentage of MI Households with any of 4 Severe Housing Problems



### Percentage of Low-Mod Income With Minority Concentration

## Strategic Plan

### SP-05 Overview

#### Strategic Plan Overview

The Five Year Consolidated Plan is a guide for the City of Weirton 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 strategies to address its priorities for:

- Housing
- Homelessness
- Other Special needs
- Community development
- Economic development
- Administration, Planning, and Management

This strategy has been developed as the result of meetings with agencies/organizations, public hearings, community meetings, resident surveys, agency/organization surveys, and consultations. It is based on the needs assessment and market analysis sections of this Five Year Consolidated Plan.

These priorities are the results 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 38.9%. 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 2015-2019 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 of Weirton
- Review of previous plans and special studies
- Thorough consultation with City staff and Mayor
- Interviews and meetings with stakeholders
- Public hearings
- Resident surveys
- Surveys of social service providers, housing organizations, and community and economic development agencies
- Follow-up phone interviews

The key factors affecting the determination of the Five Year priorities for the 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

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

**Geographic Area**

**Table 12 - Geographic Priority Areas**

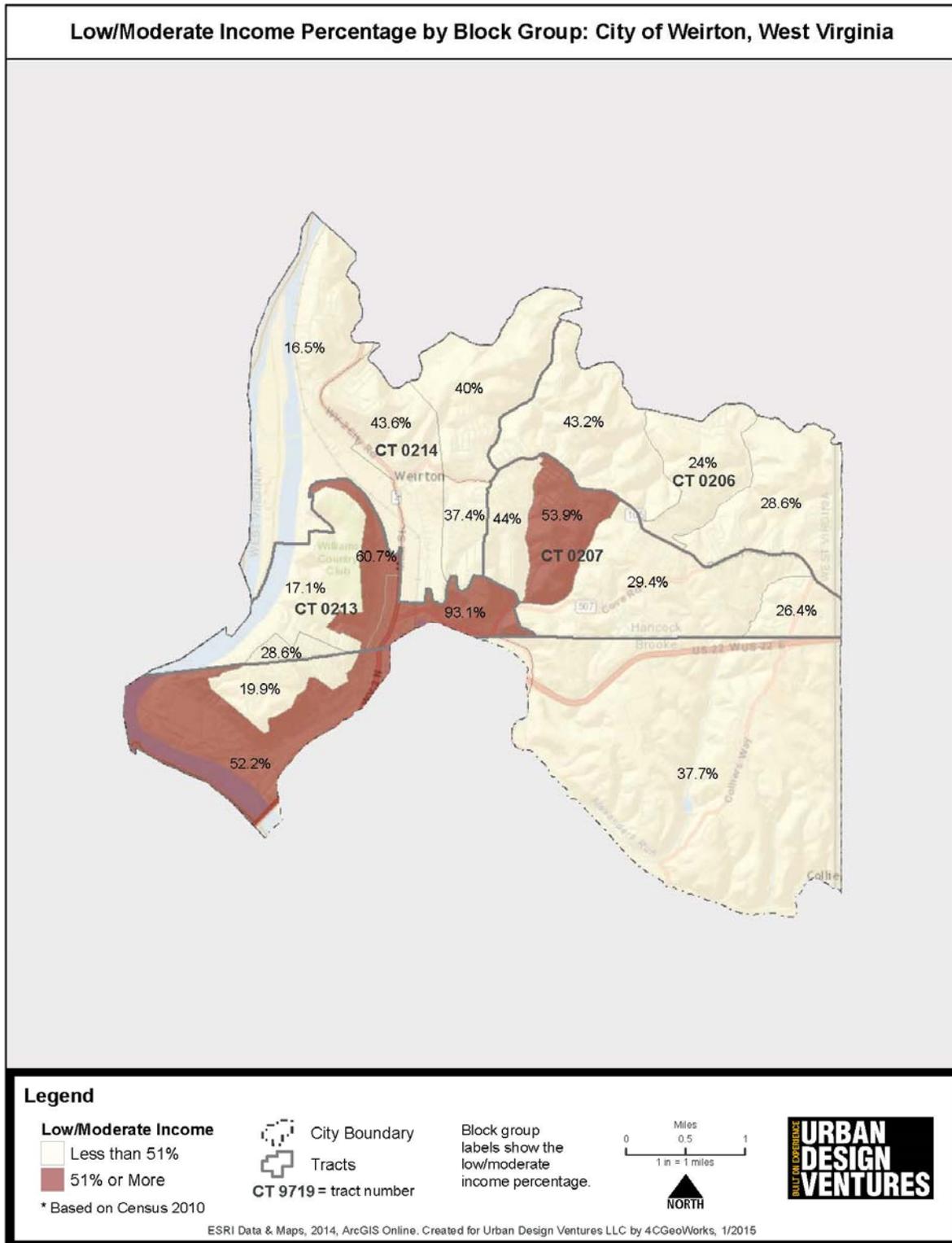
1.	Area Name:	Citywide
	Area Type:	Local Target area
	Other Target Area Description:	Low-Mod Census Tracts and Block Groups in the City of Weirton.
	HUD Approval Date:	-
	% of Low/ Mod:	39.2%
	Revitalization Type:	Other
	Other Revitalization Description:	Low/Mod Areas
	Identify the neighborhood boundaries 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 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.

**Describe the basis for allocating investments geographically within the state.**

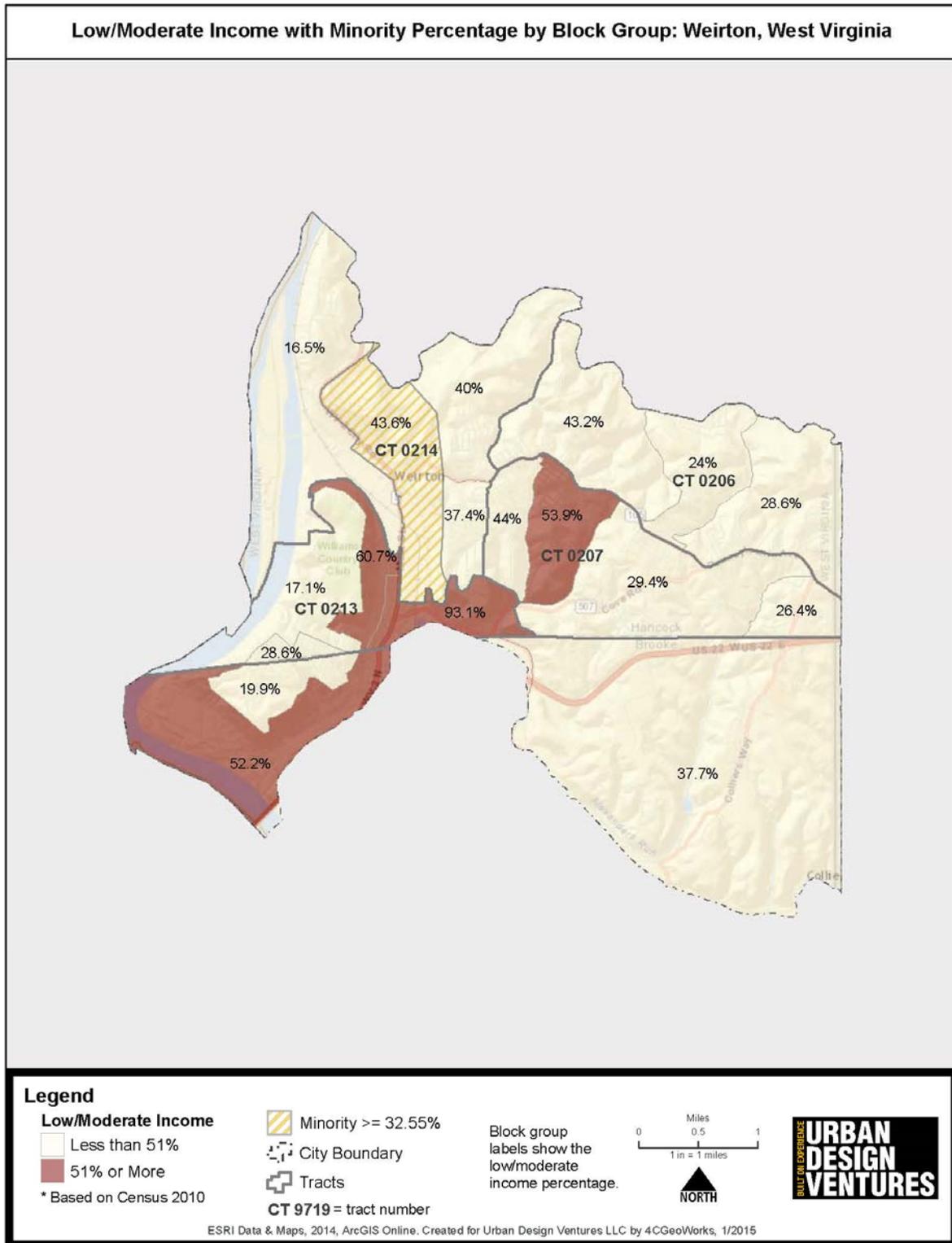
The City of Weirton will allocate its CDBG funds to those geographic areas whose population is over 51% low and moderate income. At least 70% of all the City's CDBG funds that are budgeted for activities will principally benefit low- and moderate-income persons. The following guidelines for allocating CDBG funds will be used by the City for the FY 2015-2019 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 infrastructure improvement 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 acquisition 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.



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



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

**Table 13 – Low/Moderate Income Data for the City of Weirton, WV**

TRACT	BLKGRP	LOWMOD	LOWMODUNIV	LOWMODPCT
031101	1	585	1550	37.74%
031101	2	515	1090	47.25%
031101	3	215	1080	19.91%
031101	4	700	1340	52.24%
020600	1	570	1320	43.18%
020600	2	300	1250	24.00%
020600	3	455	1590	28.62%
020700	1	515	1170	44.02%
020700	2	520	965	53.89%
020700	3	425	1445	29.41%
020700	4	190	720	26.39%
021300	1	140	820	17.07%
021300	2	220	770	28.57%
021300	3	810	870	93.10%
021300	4	710	1170	60.68%
021400	1	110	665	16.54%
021400	2	510	1275	40.00%
021400	3	480	1285	37.35%
021400	4	205	470	43.62%
<b>Total</b>		<b>8175</b>	<b>20845</b>	<b>39.2%</b>

**City of Weirton, WV - Low/Mod Chart**

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

**Priority Needs**

**Table 14 – Priority Needs Summary**

1.	Priority Need Name	Housing Priority
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence 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
	Geographic Areas Affected	Citywide
	Associated Goals	HS-1 Homeownership HS-2 Housing Construction/Rehabilitation HS-3 Fair Housing
	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.

	<b>Basis for Relative Priority</b>	This priority was determined through consultations, data analysis, and resident input.
2.	<b>Priority Need Name</b>	<b>Homeless Priority</b>
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	HO-1 Operating/Support HO-2 Housing
	<b>Description</b>	There is a need for housing and services for homeless persons and persons at-risk of becoming homeless.
	<b>Basis for Relative Priority</b>	This priority was determined through consultations, data analysis, and resident input.
	3.	<b>Priority Need Name</b>
<b>Priority Level</b>		Low

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents 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 Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	SN-1 Housing SN-2 Social Services
	<b>Description</b>	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.
	<b>Basis for Relative Priority</b>	This priority was determined through consultations, data analysis, and resident input.
<b>4.</b>	<b>Priority Need Name</b>	<b>Community Development Priority</b>
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents 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 Non-housing Community Development	
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	CD-1 Infrastructure CD-2 Community Facilities CD-3 Public Services CD-4 Code Enforcement CD-5 Clearance CD-6 Architectural Barriers CD-7 Public Safety
	<b>Description</b>	There is a need to improve the public and community facilities, infrastructure, public services, code enforcement, clearance and demolition, public safety, and the quality of life.

	<b>Basis for Relative Priority</b>	This priority was determined through consultations, data analysis, and resident input.
5.	<b>Priority Need Name</b>	<b>Economic Development Priority</b>
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Non-housing Community Development Other
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	ED-1 Employment ED-2 Redevelopment Program
	<b>Description</b>	There is a need to increase employment, self-sufficiency, education, job training, technical assistance, and economic empowerment for residents of the City of Weirton.
	<b>Basis for Relative Priority</b>	This priority was determined through consultations, data analysis, and resident input.
	6.	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Other
<b>Geographic Areas Affected</b>		Citywide
<b>Associated Goals</b>		AM-1 Overall Coordination
<b>Description</b>		There is a continuing need for planning, administration, management, and oversight of Federal, state, and local funded programs.
<b>Basis for Relative Priority</b>		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 administration, planning, and management, 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.

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

**Introduction**

The City of Weirton will receive \$376,873 from CDBG funds for the FY 2015 program year. The City anticipates that it will receive \$1,705,119 in CDBG funds during the FY 2015-2019 Five Year Consolidated Plan to meet the priorities identified. The program year goes from July 1, 2015 through June 30, 2016. These funds will be used to address the following priority needs: Housing; Homeless; Other Special Needs; Community Development; Economic Development; and Administration, Planning, and Management.

The accomplishments of these projects/activities will be reported in the FY 2015 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 Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	376,873	0	98,800	475,673	1,328,243	Five Years of funding at a reduction level each year of 5%.During the FY 2015 program year the City is going to fund 15 projects/activities.

**Table 15 - Anticipated Resources**

**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 2015-2019 Five Year Consolidated Plan, including anticipated funds to address the priority needs and specific objectives identified in the City of Weirton's Five Year Consolidated Plan.

**Northern Panhandle HOME Consortium:**

The Northern Panhandle HOME Consortium, administered by the City of Wheeling, is anticipating that it will receive \$265,213 under the FY 2015 HOME funds. The City of Weirton will receive \$26,293 under the FY 2015 HOME funds for the First Time Homebuyer program.

**Public Housing:**

The Weirton Housing Authority will receive \$122,894 as a HUD Capital Fund Grant in FY 2014. It is anticipated that these funds will be used for the following activities: Operations, Administration, Fees and Costs, Dwelling Structures, and Dwelling Equipment – Nonexpendable.

The Housing Authority administers 325 Section 8 Housing Choice Vouchers, with 90 families on the waiting list as of January 2014. The waiting list is currently open. The waiting list for public housing units is also currently open. As of January 2014, there were 32 families on the waiting list for public housing.

**SuperNOFA:**

The Northern Panhandle Continuum of Care will be applying for funding under the HUD SuperNOFA for FY 2015 for supportive housing services, and new housing for both the homeless and very low-income population. The City of Weirton will support the FY 2015 SuperNOFA Application.

**Section 202/811:**

The City of Weirton does not have any Section 202 or Section 811 Supportive Housing Projects planned or under construction during this program year.

**Other Resources:**

The City of Weirton 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 2015 Annual Action Plan. Some of these resources will be Police Service Fees, Fire Service Fees, Hancock County Lottery Proceeds – Video Lottery, Gaming Income, Municipal Service Fee, B&O Tax, Federal Grant, State Grants, and Other Grants.

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

Not applicable.

**Discussion**

Not applicable.

**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
Weirton	Government	Planning	Jurisdiction
Weirton Housing Authority	PHA	Public Housing Rental Public Services	Region
Greater Wheeling Coalition for the Homeless	Continuum of care	Homelessness Non-homeless special needs Planning Rental Public Services	Region
CASA	Non-profit organizations	Public Services	Jurisdiction
Weirton Christian Center	Non-profit organizations	Public Services	Jurisdiction
Dunbar Neighborhood Center	Non-profit organizations	Public Services	Jurisdiction
Comfort House Child Advocacy Center	Non-profit organizations	Public Services	Jurisdiction
Mary H. Weir Library	Non-profit organizations	Public Services	Jurisdiction

**Table 16 - Institutional Delivery Structure**

**Assess of 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 Weirton CDBG Administrator. The City of Weirton CDBG Administrator 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 Plan. Coordination and collaboration between agencies is important to ensuring that the needs in the community are addressed.

The CDBG Administrator consults with the City Departments, the City Manager, the Mayor, City Council, and the Weirton Housing Authority to address its housing and community development priorities. In addition, the CDBG Administrator works with local nonprofit organizations and developers to develop and rehabilitate housing in the City. The City will continue to work with the Human Rights Commission 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 Weirton on the development of the Consolidated Plan, providing information on the local response to homelessness used in the annual CAPER. The Coalition provides information as part of an annual request for support of the Transitional Housing Program. The Northern Panhandle Continuum of Care (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). The following are gaps in the institutional delivery system that the City is facing:

- The City is receiving more requests and demands for housing and public services while the Federal funds for these activities are decreasing each year. There is a huge need for accessibility improvements, and not enough funding. Declining funding reduces the City’s ability to address unmet needs.
- There are difficulties in finding qualified CHDOs and CHDO projects.

**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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	-
Legal Assistance	X	-	-
Mortgage Assistance	X	-	-
Rental Assistance	X	X	-
Utilities Assistance	X	-	-
<b>Street Outreach Services</b>			
Law Enforcement	-	-	-
Mobile Clinics	-	-	-
Other Street Outreach Services	X	X	-
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	-
Child Care	X	-	-
Education	X	-	-
Employment and Employment Training	X	X	-
Healthcare	X	-	-

Supportive Services			
HIV/AIDS	X	-	-
Life Skills	X	-	-
Mental Health Counseling	X	X	-
Transportation	X	X	-
Other			
	X	X	-

**Table 17 - 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:**

The Northern Panhandle CoC plans to continue currently successful strategies used to help clients access mainstream benefits. GWCH staff conduct daily coordinated intake assessments with clients applying for shelter and these interviews include a screening of current utilization of benefit sources, as well as direct assistance with applications for other available benefits. The expansion of Medicaid eligibility in WV and the successful application for and implementation of Supportive Services for Veteran Families (SSVF) programs in the NPCoC are expected to help increase access to those benefit sources. Supportive Housing Program (SHP)-funded Supportive Services Only (SSO) and Permanent Supportive Housing (PSH) programs allow GWCH to provide case management time to continue the ongoing use of 3 SSI/SSDI Outreach, Access, & Recovery Initiative (SOAR)-trained staff to help clients navigate the process of applying for other mainstream benefits such as Supplemental Security Income as well as other resources such as CHIP, food stamps, Medicaid, TANF and Head Start. Given the rural nature of the region and the limited availability of public transportation options, many homeless clients experience difficulty visiting locations where benefits are applied for and members of the NPCoC will continue to advocate on behalf of developing more widespread public transportation options.

The Greater Wheeling Coalition for the Homeless, as lead agency for the NPCOC, has taken responsibility for developing, implementing and continuing to refine innovative programs designed to increase the access of mainstream benefits by homeless clients enrolled in CoC-funded projects. Using SSO funded case management time, GWCH has historically been quite successful in helping clients meet these goals and anticipates continued excellence so long as adequate funding is available to ensure program continuity. However, it should be noted the HMIS used to track this data poses several challenges to reporting. While the ROSIE (Regional Online Service Information Exchange) HMIS system does allow staff to enter various mainstream resources in the Income Sources section, the pull-down menu does not allow staff to select all options - for example, Medicare, Medicaid and CHIP do not appear as eligible choices in the income section. Despite requests for changes submitted at the end of the 2012-13 program year, these functions have not been added to the system.

Two programs are critical to helping SHP clients in the NPCoC increase income from non-employment sources. Using SSO funding, SOAR-trained case managers work with eligible clients to provide assistance applying for Social Security income, acting as a liaison to navigate bureaucratic complexities and helping clients provide documentation of disability status when appropriate. State funding of an Intensive Care Coordination program allows case management staff the flexibility and time to help clients access supportive care and maintain housing once income has been established through mainstream benefit sources such as the regional DHHR or SSDI. Many clients have significant barriers affecting their ability to independently schedule or meet appointments and assistance navigating these sometimes complex systems is an integral component of the success the NPCoC has had in helping eligible clients increase income from these sources. The continued utilization of these programs is an excellent method of ensuring clients receive the assistance necessary to increase income.

**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.**

The lack of funding available for staff and operational expenses of existing shelters and supportive service programs is the most persistent gap in the local response to homelessness. 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. For example, the West Virginia Office of Economic Opportunity recently decided to stop funding Transitional Housing (TH) programs through the state Emergency Solutions Grant – despite the fact the Coalition’s two TH facilities are highly utilized and extremely effective in helping people gain the skills needed to increase their income to the point where they can afford to maintain independent housing. The TH program constantly struggles to justify its continued existence as national advocacy groups and funding sources slowly abandon supportive services in favor of programs targeted at rapidly rehousing people. Unfortunately, the result is too often that people who have been homeless need more than a short-term rent subsidy to recover from homelessness and maintain independent stability.

An equal amount of research has suggested that the Housing First model can fail without a well-defined, concerted effort which includes the availability of affordable housing via public housing, which eases barriers to entry, and a robust community mental health program operating in conjunction with homeless providers. In areas where this system is not feasible due to macro-environmental issues, homeless programs are being penalized.

With enactment of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, HMIS participation became a statutory requirement for recipients and sub-recipients of the CoC Program and Emergency Solutions Grant (ESG) funds. There is a definite gap in the level of funding available to actually operate the Homeless Management Information System (HMIS) required by HUD, the VA, and other funders.

Strengths include the development of Behavioral Health funds via the PATH (Projects for Assistance in Transition from Homelessness) and Community Engagement programs, which have significantly contributed to the success of people who are homeless with a mental health diagnosis in engaging in services and maintaining housing stability.

The development of three new Supportive Service for Veteran Families (SSVF) programs in one year, in a region where there were previously no VA-sponsored homeless programs, is a strength to the entire system of care.

**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.**

The City of Weirton 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 more effectively serve the needs of low and moderate income individuals and families living in the City of Weirton. The City will continue to work with organizations like Greater Wheeling Homeless Coalition, Northern Panhandle Continuum of Care, Weirton Housing Authority, Weirton Redevelopment Authority, CHANGE, Inc., Hancock County Sheltered Workshop, Inc., Dunbar Recreation Center, United Way of Weirton, Salvation Army, Weirton Christian Center, Weirton Transit Corporation, Community Bread Basket, Inc., Comfort House Child Advocacy Center, Lighthouse Domestic Violence Shelter, Weirton Senior Center, CASA, Weirton Area Chamber of Commerce, and Business Development Corporation of the Northern Panhandle to address housing, community development, and homeless needs in the City.

**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	2015	2019	Affordable Housing	Citywide	Housing Priority	CDBG: \$0	Direct Financial Assistance to Homebuyers: 0 Households Assisted
2.	HS-2 Housing Construction/Rehabilitation	2015	2019	Affordable Housing	Citywide	Housing Priority	CDBG: \$0	Rental units constructed: 0 Household Housing Unit  Rental units rehabilitated: 0 Household Housing Unit  Homeowner Housing Added: 0 Household Housing Unit  Homeowner Housing Rehabilitated: 0 Household Housing Unit
3.	HS-3 Fair Housing	2015	2019	Affordable Housing	Citywide	Housing Priority	CDBG: \$10,000	Other: 5 Other
4.	HO-1 Operating/Support	2015	2019	Homeless	Citywide	Homeless Priority	CDBG: \$0	Homeless Person Overnight Shelter: 0 Persons Assisted
5.	HO-2 Housing	2015	2019	Homeless	Citywide	Homeless Priority	CDBG: \$0	Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6.	SN-1 Housing	2015	2019	Non-Homeless Special Needs	Citywide	Other Special Needs Priority	CDBG: \$0	Homeowner Housing Added: 0 Household Housing Unit  Homeowner Housing Rehabilitated: 0 Household Housing Unit
7.	SN-2 Social Services	2015	2019	Non-Homeless Special Needs	Citywide	Other Special Needs Priority	CDBG: \$5,000	Public service activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted
8.	CD-1 Infrastructure	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$595,841	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 21,865 Persons Assisted
9.	CD-2 Community Facilities	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$20,000	Other: 1 Other
10.	CD-3 Public Services	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$165,000	Public service activities other than Low/Moderate Income Housing Benefit: 3,975 Persons Assisted
11.	CD-4 Code Enforcement	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$250,000	Housing Code Enforcement/Foreclosed Property Care: 2,000 Household Housing Units

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12.	CD-5 Clearance	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$300,000	Buildings Demolished: 40 Buildings
13.	CD-6 Architectural Barriers	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$81,075	Other: 3 Other
14.	CD-7 Public Safety	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$82,000	Public service activities other than Low/Moderate Income Housing Benefit: 13,700 Persons Assisted
15.	ED-1 Employment	2015	2019	Economic Development	Citywide	Economic Development Priority	CDBG: \$0	Jobs created/retained: 0 Jobs
16.	ED-2 Redevelopment Program	2015	2019	Economic Development	Citywide	Economic Development Priority	CDBG: \$0	Facade treatment/business building rehabilitation: 0 Business
17.	AM-1 Overall Coordination	2015	2019	Administration and Planning	Citywide	Administration, Planning, and Management Priority	CDBG: \$295,000	Other: 5 Other

**Goal Descriptions**

1.	Goal Name	<b>HS-1 Homeownership</b>
	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	<b>HS-2 Housing Construction/Rehabilitation</b>
	Goal Description	Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in the City through new construction and rehabilitation.
3.	Goal Name	<b>HS-3 Fair Housing</b>
	Goal Description	Promote fair housing choice through monitoring, education, and outreach.
4.	Goal Name	<b>HO-1 Operating/Support</b>
	Goal Description	Assist providers through the Continuum of Care in the operation of housing and support services for the homeless and persons at-risk of becoming homeless.
5.	Goal Name	<b>HO-2 Housing</b>
	Goal Description	Support local agencies' efforts to provide emergency shelter, transitional housing, and permanent supportive housing.
6.	Goal Name	<b>SN-1 Housing</b>
	Goal Description	Increase the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with other special needs through rehabilitation, new construction, and making reasonable accommodations to existing housing.
7.	Goal Name	<b>SN-2 Social Services</b>
	Goal Description	Support social service programs and facilities for the elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with other special needs.

8.	Goal Name	CD-1 Infrastructure
	Goal Description	Improve the City's infrastructure through rehabilitation, reconstruction, and new construction of streets, walks, curbs, ADA ramps, sewer, water, storm water management, bike trails, green infrastructure, etc.
9.	Goal Name	CD-2 Community Facilities
	Goal Description	Improve the City's parks, recreational centers, and public and community facilities through rehabilitation and new construction.
10.	Goal Name	CD-3 Public Services
	Goal Description	Improve and increase public safety, programs for the youth, the elderly, disabled, and target income population, recreation passes, transportation services, feeding programs, and social/welfare programs throughout the City.
11.	Goal Name	CD-4 Code Enforcement
	Goal Description	Undertake code enforcement activities to maintain the existing housing stock in the City.
12.	Goal Name	CD-5 Clearance
	Goal Description	Remove and eliminate slum and blighting conditions through demolition of vacant and abandoned structures throughout the City.
13.	Goal Name	CD-6 Architectural Barriers
	Goal Description	Remove architectural barriers and make public and community facilities accessible.
14.	Goal Name	CD-7 Public Safety
	Goal Description	Improve the public safety through upgrades to facilities, purchase of new equipment, fire loop, crime prevention, community policing, and ability to respond to emergency situations.
15.	Goal Name	ED-1 Employment
	Goal Description	Support and encourage new job creation, job retention, employment, and job training services.

16.	<b>Goal Name</b>	<b>ED-2 Redevelopment Program</b>
	<b>Goal Description</b>	Plan and promote the development and redevelopment of vacant commercial and industrial sites and facilities, and the revitalization efforts in downtown.
17.	<b>Goal Name</b>	<b>AM-1 Overall Coordination</b>
	<b>Goal Description</b>	Provide program management and oversight for the successful administration of Federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.

**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 Weirton will provide affordable housing over the next five years of the Five Year Consolidated Plan through the Northern Panhandle HOME Consortium funds:

**Extremely Low Income:**

- 1 household

**Low Income:**

- 2 households

**Moderate Income:**

- 5 households

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

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

Environmental quality is one aspect of determining the decent, safe, and sound condition of housing units. The most significant environmental factor of housing facing residents today is the incidence and hazard of lead-based paint. Although lead was banned from residential paint in 1978, more than half of the total housing stock in the United States (an estimated 57 million older homes) contains some lead-based paint. Approximately, 20 million housing units contain lead hazards: flaking or peeling lead-based paint, or excessive levels of tiny lead particles in household dust. HUD estimates that 3.8 million homes containing such immediate lead hazards are occupied by families with young children who are at immediate risk of poisoning. Half of these families own their homes; half have incomes above \$30,000 per year.

Severe health risks for children can be caused by lead-based paint in the residential units. HUD provides a general formula to estimate the potential presence of lead-based paint (LBP) in housing units built prior to 1979, before this type of paint was banned in the United States. HUD estimates that 90% of units built before 1939 have lead-based paint, 80% of units built between 1940 and 1959 have lead-based paint, and that 62% of units built between 1960 and 1979 have lead-based paint.

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

Due to the age of the housing stock, the number of housing units in Weirton containing lead based paint is relatively high, with more owner occupied units than renter occupied units built before 1960 containing lead-based paint. Owner occupied units built between 1940 and 1959 have the highest number of units estimated to contain lead-based paint. The West Virginia Office of Maternal, Child, and Family Health tracks the number of blood lead tests that are performed in children each year. This State office is in charge of all monitoring and prevention programs.

The United States Center for Disease Control and Prevention combines local jurisdiction's lead based paint testing statistics and produces a report by County. According to this report in 2013, 50 children were tested for elevated blood lead levels, 5 children had blood lead levels between 5-9 µg/dL, and 1 household had multiple children with elevated blood lead levels.

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

#### **Rehabilitation Programs:**

The City of Weirton will continue to utilize good work procedures 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 requirements.
- The level of federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel 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.

**Homeownership Programs:**

The City of Weirton will continue to utilize good work procedures 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 soil.
- 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.

Lead reduction involves the implementation of a lead-based paint treatment program which will be carried out in conjunction with the City of Weirton's CDBG and HOME funded housing activities. The City of Weirton will receive applications for rehabilitation assistance. The applications will be processed in the order in which they are received. 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

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

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

According to the 2007-2011 American Community Survey Data, approximately 14.8% of the City of Weirton's residents live in poverty, while 16.3% of Hancock County residents live in poverty and 17.5% of the State of West Virginia residents live in poverty. Female-headed households with children are particularly affected by poverty at 27.2%. The City's goal is to reduce the extent of poverty by 5%, based on actions the City can control and work with other agencies/organizations.

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 goals include:

- **ED-1 Employment** - Support and encourage new job creation, job retention, employment, and job training services.
- **ED-2 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 to 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.

FY 2015 projects, such as the first time homebuyer program and the volunteer rehabilitation program, are integral to providing decent, safe, sanitary, and sound housing to the residents of the City of Weirton.

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

CDBG funded activities will be monitored periodically during the construction phase and a final inspection will be performed, which will detail the cost benefit and benefit to low- and moderate-income persons. Copies of financial statements and audit reports will be required and kept on file for those activities which trigger Davis-Bacon Wage Rates, employee payrolls will be required prior to payments, and on-site employee interviews will be held. These monitoring standards will be required for all City administered projects and sub-recipient activities.

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

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

The City of Weirton 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 Weirton will respond within fifteen (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 Weirton and its sub-recipients shall comply with the requirements and standards of OMB Circular Number A-87, OMB Circular Number A-110, OMB Circular Number A-122, OMB Circular Number A-128 and 24 CFR Part 85. In addition the City will have written agreements with each of its sub-recipients.

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.

For all outside contracts awarded with CDBG and HOME funds, the City of Weirton will continue to encourage and monitor the contractors in their outreach efforts to include minority and female owned businesses as suppliers and sub-contractors. Furthermore, the City will send all proposals for goods, services, and construction to minority and female owned firms to provide equal opportunity in procurement. The City will maintain a list of minority and female owned enterprises to send proposals to, and to give to contractors and suppliers for their own minority and female business outreach efforts.

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 ensure compliance with the local housing codes. The City also requires submittal of architectural drawings, site plans, and work specifications for this work. These will be reviewed prior to issuance of building permits and the distribution of CDBG funds.

## Expected Resources

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

#### Introduction

The City of Weirton will receive \$376,873 from CDBG funds for the FY 2015 program year. The City anticipates that it will receive \$1,705,119 in CDBG funds during the FY 2015-2019 Five Year Consolidated Plan to meet the priorities identified. The program year goes from July 1, 2015 through June 30, 2016. These funds will be used to address the following priority needs: Housing; Homeless; Other Special Needs; Community Development; Economic Development; and Administration, Planning, and Management.

The accomplishments of these projects/activities will be reported in the FY 2015 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 Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	376,873	0	98,800	475,673	1,328,243	Five Years of funding at a reduction level each year of 5%. During the FY 2015 program year the City is going to fund 15 projects/activities.

**Table 18 - 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 2015-2019 Five Year Consolidated Plan, including anticipated funds to address the priority needs and specific objectives identified in the City of Weirton's Five Year Consolidated Plan.

**Northern Panhandle HOME Consortium:**

The Northern Panhandle HOME Consortium, administered by the City of Wheeling, is anticipating that it will receive \$265,213 under the FY 2015 HOME funds. The City of Weirton will receive \$26,293 under the FY 2015 HOME funds for the First Time Homebuyer program.

**Public Housing:**

The Weirton Housing Authority will receive \$122,894 as a HUD Capital Fund Grant in FY 2014. It is anticipated that these funds will be used for the following activities: Operations, Administration, Fees and Costs, Dwelling Structures, and Dwelling Equipment – Nonexpendable.

The Housing Authority administers 325 Section 8 Housing Choice Vouchers, with 90 families on the waiting list as of January 2014. The waiting list is currently open. The waiting list for public housing units is also currently open. As of January 2014, there were 32 families on the waiting list for public housing.

**SuperNOFA:**

The Northern Panhandle Continuum of Care will be applying for funding under the HUD SuperNOFA for FY 2015 for supportive housing services, and new housing for both the homeless and very low-income population. The City of Weirton will support the FY 2015 SuperNOFA Application.

**Section 202/811:**

The City of Weirton does not have any Section 202 or Section 811 Supportive Housing Projects planned or under construction during this program year.

**Other Resources:**

The City of Weirton 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 2015 Annual Action Plan. Some of these resources will be Police Service Fees, Fire Service Fees, Hancock County Lottery Proceeds – Video Lottery, Gaming Income, Municipal Service Fee, B&O Tax, Federal Grant, State Grants, and Other 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.

**Discussion**

Not applicable.

## 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-3 Fair Housing	2015	2019	Affordable Housing	Citywide	Housing Priority	CDBG: \$2,000	Other: 1 Other
2.	SN-2 Social Services	2015	2019	Non-Homeless Special Needs	Citywide	Other Special Needs Priority	CDBG: \$3,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
3.	CD-1 Infrastructure	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$198,598	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4865 Persons Assisted
4.	CD-3 Public Services	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$37,000	Public service activities other than Low/Moderate Income Housing Benefit: 1,095 Persons Assisted
5.	CD-4 Code Enforcement	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$50,000	Housing Code Enforcement/Foreclosed Property Care: 400 Household Housing Unit
6.	CD-5 Clearance	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$60,000	Buildings Demolished: 8 Buildings
7.	CD-6 Architectural Barriers	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$56,075	Other: 2 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8.	CD-7 Public Safety	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$17,000	Public service activities other than Low/Moderate Income Housing Benefit: 2,740 Persons Assisted
9.	AM-1 Overall Coordination	2015	2019	Administration and Planning	Citywide	Administration, Planning, and Management Priority	CDBG: \$55,000	Other: 1 Other

Table 19 – Goals Summary

**Goal Descriptions**

1.	Goal Name	HS-3 Fair Housing
	Goal Description	Promote fair housing choice through monitoring, education, and outreach.
2.	Goal Name	SN-2 Social Services
	Goal Description	Support social service programs and facilities for the elderly, person with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with other special needs.
3.	Goal Name	CD-1 Infrastructure
	Goal Description	Improve the City’s infrastructure through rehabilitation, reconstruction, and new construction of streets, walks, curbs, ADA ramps, sewer, water, storm water management, bike trails, green infrastructure, etc.
4.	Goal Name	CD-3 Public Services
	Goal Description	Improve and increase public safety, programs for the youth, the elderly, disabled, and target income population, recreation passes, transportation services, feeding programs, and social/welfare programs throughout the City.

5.	<b>Goal Name</b>	<b>CD-4 Code Enforcement</b>
	<b>Goal Description</b>	Undertake code enforcement activities to maintain the existing housing stock in the City.
6.	<b>Goal Name</b>	<b>CD-5 Clearance</b>
	<b>Goal Description</b>	Remove and eliminate slum and blighting conditions through demolition of vacant and abandoned structures throughout the City.
7.	<b>Goal Name</b>	<b>CD-6 Architectural Barriers</b>
	<b>Goal Description</b>	Remove architectural barriers and make public and community facilities accessible.
8.	<b>Goal Name</b>	<b>CD-7 Public Safety</b>
	<b>Goal Description</b>	Improve the public safety through upgrades to facilities, purchase of new equipment, fire loop, crime prevention, community policing, and ability to respond to emergency situations.
9.	<b>Goal Name</b>	<b>AM-1 Overall Coordination</b>
	<b>Goal Description</b>	Provide program management and oversight for the successful administration of Federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.

**AP-35 Projects - 91.420, 91.220(d)**

**Introduction**

The City of Weirton proposes to undertake the following activities with the FY 2015 CDBG funds:

#	Project Name
1.	General Program Administration
2.	Fair Housing
3.	A Child's Place CASA, Ltd.
4.	Community Policing
5.	Recreation Facility Passes
6.	Weirton Christian Center - Transportation
7.	Dunbar Neighborhood Center
8.	Weirton Senior Center
9.	Comfort House
10.	Mary H. Weir Library - ADA Restroom
11.	CDBG Eligible Street Improvements
12.	ADA Ramp and Upgrades
13.	Burchill Alley Project
14.	Code Enforcement
15.	Demolition

**Table 20 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.**

The City of Weirton 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 by the City for the FY 2015-2019 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 infrastructure improvement 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 acquisition 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.

## AP-38 Project Summary

### Project Summary Information

1.	Project Name	General Program Administration
	Target Area	Citywide
	Goals Supported	AM-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Priority
	Funding	CDBG: \$55,000
	Description	Funding to facilitate the effective management of the CDBG program in accordance to federal regulations to meet the community development needs of the City of Weirton.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	19,746 People
	Location Description	City of Weirton Municipal Building, 200 Municipal Plaza, Weirton, WV 26062
	Planned Activities	The project matrix code is 21A, General Program Administration.
2.	Project Name	Fair Housing
	Target Area	Citywide
	Goals Supported	HS-3 Fair Housing
	Needs Addressed	Housing Priority
	Funding	CDBG: \$2,000
	Description	Funding for citywide fair housing promotion.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	19,746 People
	Location Description	City of Weirton Municipal Building, 200 Municipal Plaza, Weirton, WV 26062
	Planned Activities	The project matrix code is 21A, General Program Administration.
3.	Project Name	A Child's Place CASA, Ltd.
	Target Area	Citywide
	Goals Supported	CD-3 Public Services
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$7,000
	Description	Funding to support operating expenses for the care and advocacy of abused/neglected Weirton children as they enter the court system (rent and utilities).
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	80 People
	Location Description	100 Municipal Plaza # 600, Weirton, WV 26062
	Planned Activities	The national objective is Low/Mod Income Clientele Benefit (LMC). The project matrix code is 05I Crime Awareness 570.201(e).
4.	Project Name	Community Policing
	Target Area	Citywide
	Goals Supported	CD-7 Public Safety
	Needs Addressed	Community Development Priority

	<b>Funding</b>	CDBG: \$17,000
	<b>Description</b>	Funding to provide increased police protection in the form of foot patrols, bike patrols, and vehicle patrols in low/mod income areas of the City of Weirton.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,740 People
	<b>Location Description</b>	CT 31101 BG 4; CT 207 BG 2; and CT 213 BG 3 & 4
	<b>Planned Activities</b>	The national objective is Low/Mod Income Clientele Benefit (LMC). The project matrix code is 05I Crime Awareness 570.201€.
5.	<b>Project Name</b>	<b>Recreation Facility Passes</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-3 Public Services
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$12,000
	<b>Description</b>	Funding to provide facility passes to the Millsop Community Center and Starvaggi Pool for low/mod income residents.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	35 Households
	<b>Location Description</b>	3420 Main Street, Weirton, WV 26062; 136 Starvaggi Drive, Weirton, WV 26062; and 1000 Riverview, Weirton, WV 26062

	<b>Planned Activities</b>	The national objective is Low/Mod Income Clientele Benefit (LMC). The project matrix code is 05 Public Service (General) 570.201 (e).
<b>6.</b>	<b>Project Name</b>	<b>Weirton Christian Center – Transportation</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-3 Public Services
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$2,000
	<b>Description</b>	Funding for liability insurance on a van that will transport children to and from the center. Supportive and educational services including pre-school and after school programs for the neighborhood families in the surrounding area are provided.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 People
	<b>Location Description</b>	3012 Elm Street, Weirton, WV 26062
	<b>Planned Activities</b>	The national objective is Low/Mod Income Clientele Benefit (LMC). The project matrix code is 05D, Youth Services 570.201 €.
<b>7.</b>	<b>Project Name</b>	<b>Dunbar Neighborhood Center</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-3 Public Services
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$3,000

	<b>Description</b>	Funding for operating expenses to provide services to assist children developing into useful and productive citizens through the reception of quality educational and recreational activities.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	400 People
	<b>Location Description</b>	300 Kessel Street, Weirton, WV 26062
	<b>Planned Activities</b>	The national objective is Low/Mod Income Clientele Benefit (LMC). The project matrix code is 05D, Youth Services 570.201 (e).
<b>8.</b>	<b>Project Name</b>	<b>Weirton Senior Center</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	SN-2 Social Services
	<b>Needs Addressed</b>	Other Special Needs Priority
	<b>Funding</b>	CDBG: \$3,000
	<b>Description</b>	Funding for the ongoing operations of the Center which provides programs for socialization, recreation, education, and nutrition for the Weirton area elderly population.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300 People
	<b>Location Description</b>	3425 Main Street, Weirton, WV 26062
	<b>Planned Activities</b>	The national objective is Low/Mod Income Clientele Benefit (LMC). The project matrix code is 05A Senior Services 570.201 (e).

9.	<b>Project Name</b>	<b>Comfort House</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-3 Public Services
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Funding for one year of operational expenses for services provided to abused children of the community. Services include forensic interviews, mental health support, coordinated medical services, and coordination with local law enforcement.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	80 People
	<b>Location Description</b>	2436 Pennsylvania, Suite 2, Weirton, WV 26062
	<b>Planned Activities</b>	The national objective is Low/Mod Income Clientele Benefit (LMC). The project matrix code is 05N Services for Abused and Neglected Children 570.201 (e).
10.	<b>Project Name</b>	<b>Mary H. Weir Library - ADA Restroom</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-6 Architectural Barriers
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$41,075
	<b>Description</b>	Funding for renovations of existing restrooms to bring them into ADA compliance.
	<b>Target Date</b>	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	1 Public Facility
	Location Description	3442 Main Street, Weirton, WV
	Planned Activities	The national objective is Low/Mod Income Clientele Benefit (LMC). The project matrix code is 03 Public Facilities and Improvements (General) 570.201 (c).
11.	Project Name	<b>CDBG Eligible Street Improvements</b>
	Target Area	Citywide
	Goals Supported	CD-1 Infrastructure
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$188,598
	Description	Funding for the milling and paving of streets and other associated costs in low/mod income areas.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	4,345 People
	Location Description	CT 31101 BG 4; CT 207 BG 2; and CT 213 BG 3 & 4
	Planned Activities	The national objective is Low/Mod Income Area Benefit (LMA). The project matrix code is 03K, Street Improvements 570.201 (c).
12.	Project Name	<b>ADA Ramp and Upgrades</b>
	Target Area	Citywide
	Goals Supported	CD-6 Architectural Barriers

	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Funding to upgrade the restrooms servicing the shelters at Starvaggi Park to comply with the ADA standards. Includes upgrade of restroom fixtures and ramp installation.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 Public Facility Improvement
	<b>Location Description</b>	136 Starvaggi Drive, Weirton, WV 26062
	<b>Planned Activities</b>	The national objective is Low/Mod Income Clientele Benefit (LMC). The project matrix code is 03F, Parks, Recreational Facilities 570.201 (c).
<b>13.</b>	<b>Project Name</b>	<b>Burchill Alley Project</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-1 Infrastructure
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Funding for materials for in-house paving of a residential alley.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	520 People
	<b>Location Description</b>	C.T. 207, B.G. 2

	<b>Planned Activities</b>	The national objective is Low/Mod Income Area Benefit (LMA). The project matrix code is 03K, Street Improvements 570.201 (c).
14.	<b>Project Name</b>	<b>Code Enforcement</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-4 Code Enforcement
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Funding to address environmental, property maintenance, and demolition of structures in low/mod income areas.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,740 People
	<b>Location Description</b>	City of Weirton Municipal Building, 200 Municipal Plaza, Weirton, WV 26062
	<b>Planned Activities</b>	The national objective is Low/Mod Income Area Benefit (LMA). The project matrix code is 15, Code Enforcement 570.202 (c).
15.	<b>Project Name</b>	<b>Demolition</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-5 Clearance
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	Funding to raze dilapidated structures through enforcement of the building code.
	<b>Target Date</b>	6/30/2016

	<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>8 Buildings Demolished</p>
	<p><b>Location Description</b></p>	<p>Citywide</p>
	<p><b>Planned Activities</b></p>	<p>The national objective is Slum/Blight Removal on a Spot Basis (SBS).The project matrix code is 04 Clearance and Demolition.</p>

**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 Weirton. This information was obtained from the U.S. Census Bureau American Factfinder website, <http://factfinder.census.gov>. The 2009-2013 American Community Survey 5-Year Estimates were used to analyze the social, economic, housing, and general demographic characteristics of the City of Weirton. The 5-year estimates are the most recent data available for the City. The 2010 U.S. Census data is included where possible.

**POPULATION:**

The City of Weirton's overall population as reported in the 2010 U.S. Census was 19,746:

- Between 2000 and 2010, the population decreased from 20,411 to 19,746
- Since 2000, the population decreased by 3.3%

**AGE:**

The City of Weirton's age of population:

- Median Age in the City is 46 years old
- Youth under age 18 account for 19.4% of the population
- Adults between the ages of 35 and 54 account for 27.7% of the population
- Seniors over the age of 65 account for 20.6% of the population

**RACE/ETHNICITY:**

Racial/ethnic composition of the City of Weirton from the 2010 U.S. Census:

- 93.7% are White
- 3.9% are Black or African American
- 0.2% are Other

**INCOME PROFILE:**

The median income for a family of four (4) in the Steubenville-Weirton, OH-WV MSA is \$53,100 for 2015. At the time of the 2009-2013 American Community Survey, median household income in the City of

Weirton was \$38,432.

- 41.5% of households have earnings received from Social Security Income
- 3.4% of households have earnings received from public assistance
- 29.3% of households have earnings received from retirement income
- 47.1% of female-headed households with children under the age of 18 were living in poverty
- 30.6% of all youth under 18 years of age were living in poverty

The City of Weirton has an overall low- and moderate-income percentage of 38.9%. 17 out of 22 block groups in the City are over 51% low- and moderate-income.

**ECONOMIC PROFILE:**

The following illustrates the economic profile for the City of Weirton as of the 2009-2013 American Community Survey:

- 7.5% of the employed civilian population had occupations classified as professional, scientific, and management, and administrative, and waste management services
- 25.5% were considered employed in the educational services, health care, and social assistance
- 13.9% of workers were arts, entertainment, and recreation, and accommodation and food service
- 12.3% of workers were considered retail trade
- 82.3% of workers were considered in private wage and salary workers class
- 3.5% of workers were considered in the self-employed workers in their own not incorporated business

According to the U.S. Labor Department, the preliminary unemployment rate for the City of Weirton in February of 2015 was 8.2% compared to a seasonally adjusted rate of 6.1% for the State of West Virginia.

The City of Weirton will provide CDBG funds to activities principally benefitting low/mod income persons and areas in the City.

**Geographic Distribution**

Target Area	Percentage of Funds
Citywide	100%

**Table 21 - Geographic Distribution**

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### **Rationale for the priorities for allocating investments geographically**

The City of Weirton has allocated its CDBG funds for FY 2015 to principally benefit low- and moderate-income persons.

- 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 infrastructure improvement 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 acquisition 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.

The proposed activities and projects for FY 2015 are located in areas of the City with the highest percentages of low- and moderate-income persons, and those block groups with a higher than average percentage of minority persons. The following census tracts and block groups have at least 51% of the households with low- and moderate-incomes:

- C.T. 31101, B.G. 4
- C.T. 20700, B.G. 2
- C.T. 21300, B.G. 3
- C.T. 21300, B.G. 4

Under the FY 2015 CDBG Program, the City of Weirton will receive a grant in the amount of \$376,873 and has reprogrammed funds in the amount of \$98,800 for a total of \$478,873. The City will budget \$57,000 for planning and administration. The balance of funds (\$421,873) will be allocated to activities which principally benefit low- and moderate-income persons in the amount of \$311,873 (73.9%) and then \$110,000 for the removal of slums and blight (26.1%).

Despite the efforts of 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 Weirton'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, safe, and affordable rental housing
- High cost of housing
- Aging population
- Increased number of disabled persons needing housing
- Low wages
- Increased number of vacant and abandoned properties
- Increase in drug and alcohol abuse

## Discussion

The geographic locations and the public benefit for the FY 2015 CDBG Activities/Projects are as follows:

- **CD-15-01 General Program Administration** - Citywide
- **CD-15-02 Fair Housing** - Citywide
- **CD-15-03 A Child's Place CASA, Ltd.** - Low/Mod Clientele (LMC)
- **CD-15-04 Community Policing** - Low/Mod Area Benefit (LMA)
- **CD-15-05 Recreation Facility Passes** - Low/Mod Clientele (LMC)
- **CD-15-06 Weirton Christian Center - Transportation** - Low/Mod Clientele (LMC)
- **CD-15-07 Dunbar Neighborhood Center** - Low/Mod Clientele (LMC)
- **CD-15-08 Weirton Senior Center** – Low/Mod Clientele (LMC)
- **CD-15-09 Comfort House** - Low/Mod Clientele (LMC)
- **CD-15-10 Mary H. Weir Library - ADA Restroom** - Low/Mod Clientele (LMC)
- **CD-15-11 CDBG Eligible Street Improvements** - Low/Mod Area Benefit (LMA)
- **CD-15-12 ADA Ramp and Upgrades** - Low/Mod Area Benefit (LMA)
- **CD-15-13 Burchill Alley Project** - Low/Mod Area Benefit (LMA)
- **CD-15-14 Code Enforcement** - Slum/Blight Removal on a Spot Basis (SBS)
- **CD-15-15 Demolition** - Slum/Blight Removal on a Spot Basis (SBS)

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

The City of Weirton 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 the efforts of 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 Weirton'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, safe, and affordable rental housing
- High cost of housing
- Aging population
- Increased number of disabled persons needing housing
- Low wages
- Increased number of vacant and abandoned properties
- Increase in drug and alcohol abuse

The City of Weirton will work to address these obstacles through the agencies and programs to be funded in FY 2015. Some of the activities to address these obstacles include:

- **CD-15-08** Weirton Senior Center
- **CD-15-14** Code Enforcement
- **CD-15-15** Demolition
- **HOME-15-16** HOME CHDO Set-Aside
- **HOME-15-18** First Time Homebuyer Program

### **Actions planned to foster and maintain affordable housing**

The City of Weirton is 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** - Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in the City through new construction and rehabilitation.
- **HS-3 Fair Housing** - Promote fair housing choice through monitoring, education, and outreach.
- **HO-1 Operation/Support** - Assist providers through the Continuum of Care in the operation of housing and support services for the homeless and persons at-risk of becoming homeless.
- **HO-2 Housing** - Support local agencies' efforts to provide emergency shelter, transitional housing, and permanent supportive housing.
- **SN-1 Housing** - Increase the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with other special needs through rehabilitation, new construction, and making reasonable accommodations to existing housing.
- **CD-4 Code Enforcement** - Undertake code enforcement activities to maintain the existing housing stock in the City.

The City of Weirton, during the FY 2015 program year plans to fund the following projects:

- **CD-15-02 Fair Housing** - Funding for citywide fair housing promotion.
- **CD-15-14 Code Enforcement** - Funding to address environmental, property maintenance, and demolition of structures in low/mod income areas.
- **HOME-15-18 City of Weirton First Time Homebuyer Program** - HOME funds used to provide deferred, forgivable loans to qualified, first-time homebuyers who require downpayment and closing cost assistance toward the purchase of their home within the City limits of the City of Weirton, West Virginia.

### **Actions planned to reduce lead-based paint hazards**

For the City's First Time Homeownership Program, the City 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 funds any rehabilitation projects, the City 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 2009-2013 American Community Survey, 16.0% of the residents of Weirton are living in poverty. 32.9% of female-headed households were living in poverty. Of female-headed households with children under the age of 18, 47.1% were living below the poverty level. Of the female-headed households with children under the age of 5, 78.2% are living in poverty. 11.5% of all families were living in poverty. The City's goal is to reduce the extent of poverty by 5%, based on actions the City can control and work with other agencies/organizations.

The City's Five Year Goals to reduce the number of families living in poverty are the following:

- **HO-1 Operation/Support** - Assist providers through the Continuum of Care in the operation of housing and support services for the homeless and persons at-risk of becoming homeless.
- **SN-2 Social Services** - Support social service programs and facilities for the elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with other special needs.
- **CD-3 Public Services** - Improve and increase public safety, programs for the youth, the elderly,

disabled, and target income population, recreation passes, transportation services, feeding programs, and social/welfare programs throughout the City.

- **ED-1 Employment** - Support and encourage new job creation, job retention, employment, and job training services.
- **ED-2 Redevelopment Program** - Plan and promote the development and redevelopment of vacant commercial and industrial sites and facilities, and the revitalization efforts in downtown.

### **Actions planned to develop institutional structure**

Effective implementation of the Five Year Consolidated Plan and Annual Action Plan involves a variety of agencies in the community and 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 Plans, as well as additional resources that may be available, are described below.

#### **PUBLIC SECTOR:**

- **City of Weirton** – The City’s Development Department 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.
- **The Weirton Housing Authority** – The Weirton 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 Weirton.
- **Brooke-Hancock-Jefferson (BHJ) Metropolitan Planning Organization** – The City will continue to actively support and provide technical assistance to BHJ in meeting the region’s multi-modal transportation and redevelopment strategies.
- **Business and Development Corporation of the Northern Panhandle (BDC)** – The City of Weirton will continue to support and partner with the BDC in meeting its organizational objectives, and supports their economic efforts with an annual financial contribution of \$25,000.
- **WV Bureau of Employment Programs** – The Bureau is the primary employment service provider within the community. The City will continue to support and assist in meeting the Bureau’s employment and workforce development objectives.
- **Redevelopment Authority of the City of Weirton** – The Redevelopment Authority was reactivated and has adopted a Redevelopment Plan for the Southern Redevelopment District. They also established the Northern District Boundary, and is in the process of developing a Northern District Plan. The City provides administrative and financial assistance to the Redevelopment Authority.

**NON-PROFIT AGENCIES:**

There are several non-profit agencies that serve target income households in the greater Weirton area. The City will collaborate with these essential service providers. Some of them include:

- Hancock County Sheltered Workshop, Inc.
- Dunbar Recreation Center
- CHANGE, Inc.
- Greater Wheeling Coalition for the Homeless
- United Way of Weirton
- Salvation Army
- Weirton Christian Center
- Weirton Transit Corporation
- Community Bread Basket, Inc.
- Comfort House Child Advocacy Center
- Lighthouse Domestic Violence Shelter
- Weirton Senior Center
- CASA

The City of Weirton consults with business and civic leaders during its planning process for the preparation of its Five Year Consolidated Plan and FY 2015 Annual Action Plan. This includes, but is not limited to, the following:

- Weirton Area Chamber of Commerce
- Business Development Corporation of the Northern Panhandle
- Local elected officials

**Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Weirton is committed to continuing its participation and coordination with social service agencies, housing agencies, community and economic development agencies, County, Federal, and State agencies, as well as with the private and non-profit sectors, to serve the needs of target income individuals and families in the City. The City solicits funding requests for CDBG funds. The City staff provides help and assistance to the public agencies that receive funding.

## Discussion

### Weirton Housing Authority -

The Mayor appoints members to the Weirton Housing Authority Board of Directors. City Council approves these appointments. The Housing Authority and the City staff work in conjunction on affordable housing developments and continue to cooperate and address the housing needs for low-income residents.

The Housing Authority has an active Resident Advisory Board that reviews the Public Housing Authority Plan and makes recommendations on the plan, policies, and procedures. The Board of Commissioners interviews all residents interested in serving on the Resident Advisory Board and selects three (3) to serve. One member of the Resident Advisory Board serves as the representative on the Board of Commissioners.

The following activities and programs will be undertaken during the FY 2015 Program Year to address the needs of Public Housing residents.

The Weirton Housing Authority will receive \$123,639 as a HUD Capital Fund Grant in FY 2015. It is anticipated that these funds will be used for the following activities:

- Operations - \$15,390
- Management Improvements - \$12,000
- Administration - \$12,000
- Fees and Costs - \$2,000
- Site Improvements - \$20,610
- Dwelling Structures - \$51,639
- Dwelling Equipment - Nonexpendable - \$10,000
- **Total = \$123,639**

The Weirton Housing Authority is not classified as "troubled" by HUD and is performing satisfactorily according to HUD guidelines and standards.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

The City of Weirton receives an annual allocation of CDBG 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	\$0.00
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.	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
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	\$0.00
5. The amount of income from float-funded activities	\$0.00
<b>Total Program Income:</b>	<b>\$0.00</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	\$0.00
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.	81.36%

#### Discussion

##### NORTHERN PANHANDLE HOME CONSORTIUM:

The Northern Panhandle HOME Consortium, administered by the City of Wheeling, is anticipating that it will receive \$245,326 under FY 2015 HOME funds. Those funds are budgeted as follows:

- Administration - \$24,532.00

- CHDO Set-Aside - \$36,799.00
- City of Wheeling - \$42,540.00
- City of Weirton - \$26,293.00
- Ohio County - \$16,210.00
- Marshall County - \$45,483.00
- Hancock County - \$23,959.00
- Brooke County - \$29,513.00
- **Total: \$245,326.00**

The Northern Panhandle HOME Consortium does not expect to receive any additional HOME program income during this program year.

The Northern Panhandle HOME Consortium has excess HOME Match funds from previous years in the amount of \$1,634,026.92. 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.

#### **AFFORDABLE HOUSING CHART:**

The City of Weirton will utilize its FY 2015 CDBG and HOME funds for affordable housing. The one year goals for affordable housing in the City of Weirton for FY 2015 are as follows:

#### **One Year Goals for the Number of Households to be Supported:**

- Homeless - 0
- Non-Homeless - 2
- Special-Needs - 0
- **Total = 2**

#### **One Year Goals for the Number of Households Supported Through:**

- Rental Assistance - 0
- The Production of New Units - 0
- Rehab of Existing Units - 0
- Acquisition of Existing Units - 2
- **Total = 2**

During the FY 2015 CDBG Program Year, the City of Weirton does not have any projects that are dedicated to homeless and special needs households. Due to the limited resources, the City is not funding rental assistance, production of new units, and acquisition of existing units activities/projects. Through the Northern Panhandle HOME Consortium and the City's CDBG funds, the City of Weirton will continue its First Time Homebuyer Program. This program will assist 2 low- and moderate-income households.

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# SF 424 FORM

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# SF 424

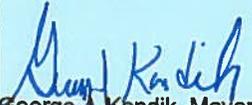
The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

## SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted: May 15, 2015	Applicant Identifier	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier	<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
<b>Applicant Information</b>			
City of Weirton		WV541392 WEIRTON	
Weirton City Building		DUNS: 030130561	
200 Municipal Plaza		Organizational Unit	
Weirton	West Virginia	Development Department	
ZIP: 26062	Country U.S.A.	Division	
<b>Employer Identification Number (EIN):</b>		Hancock and Brooke	
55-6000263		Program Year Start Date (07/01)	
<b>Applicant Type:</b>		<b>Specify Other Type if necessary:</b>	
Local Government: City		Specify Other Type	
<b>Program Funding</b>		<b>U.S. Department of Housing and Urban Development</b>	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
<b>Community Development Block Grant</b>		14.218 Entitlement Grant	
FY 2015 Annual Action Plan for the Community Development Block Grant Program		City of Weirton	
\$376,873 CDBG Allocation	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		\$98,800 Reprogrammed funds from FY 2008, 2012, and 2013	
Total Funds Leveraged for CDBG-based Project(s)			
<b>Home Investment Partnerships Program</b>		14.239 HOME	
HOME Project Titles		Description of Areas Affected by HOME Project(s)	
\$HOME Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	

\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s)			
<b>Housing Opportunities for People with AIDS</b>		14.241 HOPWA	
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
<b>Emergency Shelter Grants Program</b>		14.231 ESG	
ESG Project Titles		Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
1 <sup>st</sup> Congressional District	1 <sup>st</sup> Congressional District		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on:
		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
Beth		Gaughan
CDBG Administrator	Phone: (304) 797-8516	Fax: (304) 797-8519
<a href="mailto:cdbgadmin@cityofweirton.com">cdbgadmin@cityofweirton.com</a>	<a href="http://www.cityofweirton.com/">http://www.cityofweirton.com/</a>	
Signature of Authorized Representative		Date Signed
 George A. Kondik, Mayor		May 11, 2015

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# CERTIFICATION

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## 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, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**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, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
  - (a) The dangers of drug abuse in the workplace;
  - (b) The grantee's policy of maintaining a drug-free workplace;
  - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
  - (a) Abide by the terms of the statement; and
  - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
  - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

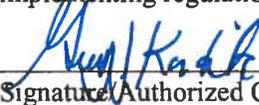
**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

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 CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
 \_\_\_\_\_  
 Signature/Authorized Official

May 11, 2015  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Mayor  
 Title

## Specific CDBG 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 housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) 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 certifies that 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 activities which the grantee certifies are designed to meet other community development needs having a 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);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) (2015, 2016, and 2017) 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.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, 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 USC 2000d), the Fair Housing Act (42 USC 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/Authorized Official

May 11, 2015  
Date

Mayor  
Title

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

#### A. 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.

#### B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

City of Wierton  
200 Municipal Plaza  
Weirton, WV 26062

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Check  if there are workplaces on file that are not identified here.

This information with regard to the drug-free workplace is required by 24 CFR part 21.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

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# RESOLUTION

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**COMMUNITY DEVELOPMENT**

**BLOCK GRANT (CDBG)**

**RESOLUTION**

**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 for the prevention or elimination of slums or urban blight, or activities which will principally benefit low and moderate income persons, or other urgent community development needs; and

**WHEREAS**, the City is eligible to receive Federal entitlement funds under the HUD Community Development Block Grant Program (CDBG); and

**WHEREAS**, the U.S. Department of Housing and Urban Development has advised the City of Weirton that under Fiscal Year 2015, the City is eligible to apply for an entitlement grant under the Community Development Block Grant (CDBG) Program in the amount of \$376,873; and

**WHEREAS**, the City of Weirton has prepared a Five Year Consolidated Plan, Annual Action Plan, Analysis of Impediments to Fair Housing Choice, and a substantial amendment, 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 2015-2019 Five Year Consolidated Plan, FY 2015 Annual Action Plan, FY 2015-2019 Analysis of Impediments to Fair Housing Choice, and Substantial Budget Amendment was on public display from April 10, 2015 through May 11, 2015 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 document.

**WHEREAS**, there is a need to reprogram previously budgeted CDBG funds from FY 2008, 2012, and 2013 in the amount of \$98,800 to FY 2015 Program activities; and

**WHEREAS**, the City of Weirton has followed the process and met the requirements prescribed by HUD for the adoption of the FY 2015-2019 Five Year Consolidated Plan, FY 2015 Annual Action Plan, FY 2015 Analysis of Impediments to Fair Housing Choice,

and substantial amendments to the existing programs and the subsequent administration of these funds including:

1. Holding a public informational meeting and hearing on the preliminary budget proposal and giving public notice on the availability for review of the FY 2015 Annual Action Plan.
2. Following a Citizen's Participation Plan which meets HUD requirements.
3. Structuring the expenditure of funds so as to maximize benefit to low- and moderate-income families.
4. Maintaining a Housing Affordability Strategy and affirmatively furthering fair housing.
5. All other rules, regulations and executive orders that may apply to the use of Community Development Block Grant funds.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WEIRTON, BROOKE AND HANCOCK COUNTIES, WEST VIRGINIA, AS FOLLOWS:**

**SECTION 1.** That the FY 2015-2019 Five Year Consolidated Plan, Annual Action Plan for the FY 2015 CDBG Program, FY 2015 Analysis of Impediments to Fair Housing Choice, and the reprogrammed funds are 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 CDBG program 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 in the Federal Certifications.

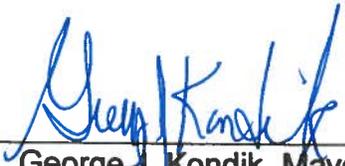
**SECTION 3.** That the City Manager, on behalf of the City of Weirton, West Virginia, is AUTHORIZED to file an application for financial assistance with the U.S. Department of Housing and Urban Development which has indicated its willingness to make funds available to carry out the CDBG Program in the amount of \$376,873 for FY 2015.

**SECTION 4.** That the City Manager, on behalf the City of Weirton, West Virginia, is AUTHORIZED to provide assurances and/or certifications as required by the Housing and Community Development Act of 1974, as amended; the National Affordable Housing Act of 1990, 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.

**SECTION 5.** That the CDBG Administrator on behalf of the City of Weirton, West Virginia, is AUTHORIZED to execute all agreements, and documents, carry out other activities, and execute and submit documents which implement the intent of this resolution related to the FY 2015-2019 Five Year Consolidated Plan, FY 2015 Annual Action Plan, FY 2015 Analysis of Impediments to Fair Housing Choice, and Amendments to previous CDBG Program Years and requirements for Program Year B-15-MC.

**ADOPTED THIS 11<sup>TH</sup> DAY OF MAY, 2015 AT A REGULAR MEETING OF THE COMMON COUNCIL OF THE CITY OF WEIRTON, BROOKE AND HANCOCK COUNTIES, WEST VIRGINIA.**

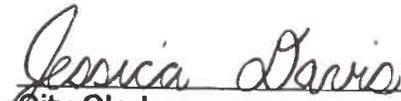
DATE: May 11, 2015



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George J. Kondik, Mayor

ATTEST:



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City Clerk

RESOLUTION

**AUTHORIZING PARTICIPATION IN THE NORTHERN PANHANDLE HOME CONSORTIUM  
FOR THE PERIOD OF JULY 1, 2015 TO JUNE 30, 2016**

**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 Weirton entered into a three (3) year Cooperation Agreement with an annual renewal clause for participation in the Northern Panhandle HOME Consortium; and,

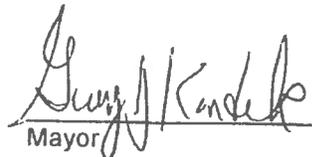
**WHEREAS**, the U.S. Department of Housing and Urban Development has awarded the Northern Panhandle HOME Consortium a HOME grant in the amount of \$245,326.00 for Fiscal Year 2015; and,

**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.

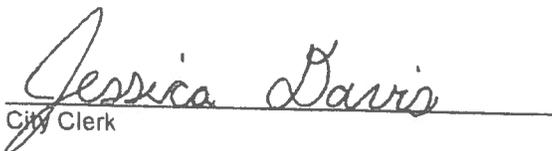
**NOW, THEREFORE, BE IT RESOLVED THAT THE CITY OF WEIRTON, BROOKE AND HANCOCK COUNTIES, WEST VIRGINIA:**

1. The City of Weirton will continue to cooperate with the City of Wheeling, 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 of the Cooperation Agreement for the period of July 1, 2015 to June 30, 2016 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 2015 HOME Investment Partnership Program.

Date: April 13, 2015

  
Mayor

ATTEST:

  
City Clerk

Sponsored by City Manager, Valerie Means

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# A.I. ACTION PLAN

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**City of Weirton, WV  
2015 Analysis of Impediments to Fair Housing - Action Plan**

<b>IMPEDIMENT # 1</b>	<b>HOUSING AFFORDABILITY - Decent, safe, sound, and affordable housing remains a high priority to ensure fair housing choice, quality of life, and attractive neighborhoods.</b> <b>GOAL: Maintain the supply of decent, safe, sound, and affordable housing targeted to lower income households, both renters and owners.</b>
<b>STRATEGIES TO MEET THE GOAL</b>	<b>1-A:</b> Maintain the supply of available decent, safe, and affordable housing through rehabilitation assistance and support of the creation of and capacity building of Community Housing Development Organizations (CHDOs), both locally and throughout the Consortium Area.
<b>FY 2015-2019 CDBG PRIORITIES</b>	The City will follow its Five Year Priorities and fund activities to address this strategy: <b>HS-2 Housing Construction/Rehabilitation</b> - Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in the City through new construction and rehabilitation. <b>SN-1 Housing</b> - Increase the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with other special needs through rehabilitation, new construction, and making reasonable accommodations to existing housing.
<b>YEAR 1 - FY 2015 PROJECTS/ACTIVITIES</b>	The City will undertake the following activities in FY 2015: <b>HOME 15-16 CHDO Set-Aside Funds</b> - HOME funds that are set-aside for Community Housing Development Organizations (CHDOs) to develop new and affordable housing.
<b>STRATEGIES TO MEET THE GOAL</b>	<b>1-B:</b> Maintain homeownership opportunities for LMI households by promoting available housing and housing counseling, as well as down payment and closing cost assistance through the Northern Panhandle HOME Consortium.
<b>FY 2015-2019 CDBG PRIORITIES</b>	The City will follow its Five Year Priorities and fund activities to address this strategy: <b>HS-1 Homeownership</b> - Assist low- and moderate-income households to become homeowners by providing down payment assistance, closing cost assistance, and requiring housing counseling training.
<b>YEAR 1 - FY 2015 PROJECTS/ACTIVITIES</b>	The City will undertake the following activities in FY 2015: <b>HOME 15-18 First Time Homebuyer Program</b> - Funds will be used to provide deferred, forgivable loans to qualified first-time homebuyers who require down payment and closing cost assistance with their purchase and who wish to purchase a house within the City limits of Weirton, West Virginia. This program will be funded through the (West Virginia) Northern Panhandle HOME Consortium.
<b>STRATEGIES TO MEET THE GOAL</b>	<b>1-C:</b> Maintain and strengthen an effective property maintenance inspection and enforcement program in the City.

**City of Weirton, WV  
2015 Analysis of Impediments to Fair Housing - Action Plan**

<p align="center"><b>FY 2015-2019 CDBG PRIORITIES</b></p>	<p>The City will follow its Five Year Priorities and fund activities to address this strategy: <b>CD-4 Code Enforcement</b> - Undertake code enforcement activities to maintain the existing housing stock in the City.</p>
<p align="center"><b>YEAR I - FY 2015 PROJECTS/ACTIVITIES</b></p>	<p>The City will undertake the following activities in FY 2015: <b>CD-15-14 Code Enforcement</b> - Funding to address environmental, property maintenance, and demolition of structures in low/mod income areas. <b>CD-15-15 Demolition</b> - Funding to raze dilapidated structures through enforcement of the building code.</p>
<p align="center"><b>STRATEGIES TO MEET THE GOAL</b></p>	<p><b>1-D:</b> Promote programs for accessibility, weatherization, insulation, storm windows, energy audits, etc. to help reduce energy costs for LMI households that are cost overburden.</p>
<p align="center"><b>FY 2015-2019 CDBG PRIORITIES</b></p>	<p>The City will follow its Five Year Priorities and fund activities to address this strategy: <b>HS-2 Housing Construction/Rehabilitation</b> - Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in the City through new construction and rehabilitation.</p>
<p align="center"><b>YEAR I - FY 2015 PROJECTS/ACTIVITIES</b></p>	<p>The City will undertake the following activities in FY 2015: There are no projects/activities to be funded this Fiscal Year with FY 2015 CDBG funds.</p>
<p align="center"><b>IMPEDIMENT # 2</b></p>	<p><b>HOUSING ACCESSIBILITY - There appears to be an unmet need for housing that is accessible to the older population, and persons with disabilities.</b></p>
<p align="center"><b>STRATEGIES TO MEET THE GOAL</b></p>	<p><b>GOAL: Increase the supply of housing that meets the accessibility, visit ability, and quality of life needs of the older population and persons with disabilities.</b></p>
<p align="center"><b>FY 2015-2019 CDBG PRIORITIES</b></p>	<p><b>2-A:</b> Increase the supply of accessible owner-occupied housing by providing assistance to support the removal of architectural barriers.</p>
<p align="center"><b>FY 2015-2019 CDBG PRIORITIES</b></p>	<p>The City will follow its Five Year Priorities and fund activities to address this strategy: <b>CD-6 Architectural Barriers</b> - Remove architectural barriers and make public and community facilities accessible.</p>
<p align="center"><b>YEAR I - FY 2015 PROJECTS/ACTIVITIES</b></p>	<p>The City will undertake the following activities in FY 2015: <b>CD-15-12 ADA Ramp and Upgrades</b> - Funding to upgrade the restrooms servicing the shelters at Starvaggi Park to comply with the ADA standards. Includes upgrade of restroom fixtures and ramp installation.</p>
<p align="center"><b>STRATEGIES TO MEET THE GOAL</b></p>	<p><b>2-B:</b> Enforce building codes to ensure that new multifamily construction meets the accessibility provisions of the Fair Housing Act.</p>

**City of Weirton, WV  
2015 Analysis of Impediments to Fair Housing - Action Plan**

<p align="center"><b>FY 2015-2019 CDBG PRIORITIES</b></p>	<p>The City will follow its Five Year Priorities and fund activities to address this strategy:  <b>HS-3 Fair Housing</b> - Promote fair housing choice through monitoring, education, and outreach.  <b>AM-1 Overall Coordination</b> - Provide program management and oversight for the successful administration of Federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.</p>
<p align="center"><b>YEAR I - FY 2015 PROJECTS/ACTIVITIES</b></p>	<p>The City will undertake the following activities in FY 2015:  <b>CD-15-01 General Program Administration</b> - Funding to facilitate the effective management of the CDBG program in accordance to Federal regulations to meet the community development needs of the City of Weirton.  <b>CD-15-02 Fair Housing</b> - Funding for citywide fair housing promotion.</p>
<p align="center"><b>STRATEGIES TO MEET THE GOAL</b></p>	<p><b>2-C:</b> Promote education and awareness of the requirements for reasonable accommodations for persons with disabilities and the elderly in rental housing.</p>
<p align="center"><b>FY 2015-2019 CDBG PRIORITIES</b></p>	<p>The City will follow its Five Year Priorities and fund activities to address this strategy:  <b>HS-3 Fair Housing</b> - Promote fair housing choice through monitoring, education, and outreach.  <b>AM-1 Overall Coordination</b> - Provide program management and oversight for the successful administration of Federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.</p>
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<p align="center"><b>IMPEDIMENT # 3</b></p>	<p><b>FAIR HOUSING EDUCATION, ADVOCACY, MONITORING, AND ENFORCEMENT - As in many communities, there is a lack of awareness of the rights and responsibilities under the Fair Housing Act in and a need to continually monitor and enforce the Fair Housing Act.</b>  <b>GOAL: Increase the knowledge and awareness of the rights of individuals and the responsibilities of building owners in regard to the Fair Housing Act; use educational advocacy, monitoring, and enforcement to eliminate discrimination in housing and provide fair housing choices for all individuals and families.</b></p>
<p align="center"><b>STRATEGIES TO MEET THE GOAL</b></p>	<p><b>3-A:</b> Support educational and training programs concerning the rights and responsibilities covered by the Fair Housing Act.</p>

**City of Weirton, WV  
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<p align="center"><b>STRATEGIES TO MEET THE GOAL</b></p>	<p><b>3-B:</b> Support local and Consortium efforts to strengthen efficient and effective fair housing monitoring, investigation, testing, and enforcement strategies.</p>
<p align="center"><b>FY 2015-2019 CDBG PRIORITIES</b></p>	<p>The City will follow its Five Year Priorities and fund activities to address this strategy:  <b>HS-3 Fair Housing</b> - Promote fair housing choice through monitoring, education, and outreach.  <b>AM-1 Overall Coordination</b> - Provide program management and oversight for the successful administration of Federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.</p>
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<p align="center"><b>STRATEGIES TO MEET THE GOAL</b></p>	<p><b>3-C:</b> Support the delivery of fair housing advocacy services to at-risk groups and victims of housing discrimination.</p>
<p align="center"><b>FY 2015-2019 CDBG PRIORITIES</b></p>	<p>The City will follow its Five Year Priorities and fund activities to address this strategy:  <b>HS-3 Fair Housing</b> - Promote fair housing choice through monitoring, education, and outreach.  <b>AM-1 Overall Coordination</b> - Provide program management and oversight for the successful administration of Federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.</p>

**City of Weirton, WV  
2015 Analysis of Impediments to Fair Housing - Action Plan**

<p align="center"><b>YEAR I - FY 2015 PROJECTS/ACTIVITIES</b></p>	<p>The City will undertake the following activities in FY 2015:  <b>CD-15-01 General Program Administration</b> - Funding to facilitate the effective management of the CDBG program in accordance to Federal regulations to meet the community development needs of the City of Weirton.  <b>CD-15-02 Fair Housing</b> - Funding for citywide fair housing promotion.  <b>CD-15-03 A Child's Place CASA, Ltd.</b> - Funding to support operating expenses for the care and advocacy of abused/neglected Weirton children as they enter the court system (rent and utilities).</p>
<p align="center"><b>STRATEGIES TO MEET THE GOAL</b></p>	<p><b>3-D:</b> Promote the delivery of financial literacy counseling for LMI and minority households to combat predatory and subprime lending practices.</p>
<p align="center"><b>FY 2015-2019 CDBG PRIORITIES</b></p>	<p>The City will follow its Five Year Priorities and fund activities to address this strategy:  <b>HS-3 Fair Housing</b> - Promote fair housing choice through monitoring, education, and outreach.  <b>AM-1 Overall Coordination</b> - Provide program management and oversight for the successful administration of Federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.</p>
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<p align="center"><b>IMPEDIMENT # 4</b></p>	<p><b>ACCESSIBILITY OF PUBLIC FACILITIES</b> - The accessibility of public facilities remains a fundamental quality of life issue for most communities, especially for the older population and persons with disabilities.</p>
<p align="center"><b>STRATEGIES TO MEET THE GOAL</b></p>	<p><b>GOAL: Maintain and continue to upgrade municipal facilities, public spaces, and sub recipient facilities to make them accessible to persons with disabilities.</b></p> <p><b>4-A:</b> Continue to fund improvements and upgrades at public and community facilities to remove architectural barriers.</p>
<p align="center"><b>FY 2015-2019 CDBG PRIORITIES</b></p>	<p>The City will follow its Five Year Priorities and fund activities to address this strategy:  <b>CD-6 Architectural Barriers</b> - Improve public safety through upgrades to facilities, purchase of new equipment, fire loops, crime prevention, community policing, and ability to respond to emergency situations.</p>

**City of Weirton, WV  
2015 Analysis of Impediments to Fair Housing - Action Plan**

<p align="center"><b>YEAR I - FY 2015 PROJECTS/ACTIVITIES</b></p>	<p>The City will undertake the following activities in FY 2015: <b>CD-15-12 ADA Ramp and Upgrades</b> - Funding to upgrade the restrooms servicing the shelters at Starvaggi Park to comply with the ADA standards. Includes upgrade of restroom fixtures and ramp installation.</p>
<p align="center"><b>STRATEGIES TO MEET THE GOAL</b></p>	<p><b>4-B:</b> Continue to monitor any accessibility constraints in the municipal facilities and managed public spaces; utilize both Federal and capital improvement funds to remove any potential architectural barriers.</p>
<p align="center"><b>FY 2015-2019 CDBG PRIORITIES</b></p>	<p>The City will follow its Five Year Priorities and fund activities to address this strategy: <b>CD-6 Architectural Barriers</b> - Improve public safety through upgrades to facilities, purchase of new equipment, fire loops, crime prevention, community policing, and ability to respond to emergency situations.</p>
<p align="center"><b>YEAR I - FY 2015 PROJECTS/ACTIVITIES</b></p>	<p>The City will undertake the following activities in FY 2015: <b>CD-15-11 CDBG Eligible Street Improvements</b> - Funding for the milling and paving of streets and other associated costs in low/mod income areas. <b>CD-15-12 ADA Ramp and Upgrades</b> - Funding to upgrade the restrooms servicing the shelters at Starvaggi Park to comply with the ADA standards. Includes upgrade of restroom fixtures and ramp installation.</p>
<p align="center"><b>STRATEGIES TO MEET THE GOAL</b></p>	<p><b>4-C:</b> Evaluate the accessibility constraints of all sub-recipient and allied organizational facilities and assist these organizations to obtain funds for capital improvements to remove any existing architectural barriers.</p>
<p align="center"><b>FY 2015-2019 CDBG PRIORITIES</b></p>	<p>The City will follow its Five Year Priorities and fund activities to address this strategy: <b>CD-6 Architectural Barriers</b> - Improve public safety through upgrades to facilities, purchase of new equipment, fire loops, crime prevention, community policing, and ability to respond to emergency situations.</p>
<p align="center"><b>YEAR I - FY 2015 PROJECTS/ACTIVITIES</b></p>	<p>The City will undertake the following activities in FY 2015: <b>CD-15-01 General Program Administration</b> - Funding to facilitate the effective management of the CDBG program in accordance to Federal regulations to meet the community development needs of the City of Weirton.</p>

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# **PUBLIC PARTICIPATION**

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# FIRST PUBLIC HEARING

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# LOCAL

## PUBLIC HEARING NOTICE CITY OF WEIRTON, WEST VIRGINIA

### COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIP (HOME) PROGRAMS

Notice is hereby given that the City of Weirton, Brooke, and Hancock Counties, WV will hold a public hearing on Wednesday, February 18, 2015 at 5:00 PM, prevailing time, in Room 201 of the Weirton Municipal Building, 200 Municipal Plaza, Weirton, WV 26062. The Weirton City Building 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, please call Ms. Beth Gaughan, CDBG Administrator, Development Department, at (304) 797-8516, and 711 for the hearing impaired, to make those arrangements.

The purpose of this public hearing is to discuss the Community Development Block Grant Program (CDBG), the HOME Investment Partners Program (HOME) through the Northern Panhandle HOME Consortium, and the housing, community development, and economic development needs of the City of Weirton, WV. This information will be utilized by the City in its preparation of the FY 2015-2019 Five Year Consolidated Plan, FY 2015 Annual Action Plan, and FY 2015 Analysis of Impediments to Fair Housing Choice. Additionally, the hearing will be used to solicit the views and comments of individuals and organizations concerning any impediments to fair housing choice in the City and what steps should be undertaken to affirmatively further fair housing.

The city of Weirton anticipates that it will receive a CDBG entitlement grant in the amount of approximately \$377,063 and in allocation of approximately \$31,820 in HOME funds for FY 2015. These funding levels are contingent upon the determination of allocations of the HUD Budget for FY 2015. In order to receive these 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. The City will be preparing its CDBG application and it intends to afford residents, 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 CDBG activity; rehabilitation of houses; code enforcement; special economic development organization; home ownership assistance for purchase; planning; environmental; program administration; 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 of interaction of six (6) fundamental conditions within the community:

- The sale or rental of dwellings (public or private)
- The provision of housing brokerage services
- 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 residents 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 and HOME funds to address those needs over the next five (5) years. Written comments may be addressed to Ms. Beth Gaughan, CDBG Administrator, Development, Weirton Municipal Building, 200 Municipal Plaza, Weirton, West Virginia 26062, or by telephone (304) 797-8516 and 711 for the hearing impaired.

George J. Kondik, Mayor, City of Weirton, WV

**PUBLIC HEARING NOTICE  
CITY OF WEIRTON, WEST VIRGINIA  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND  
HOME INVESTMENT PARTNERSHIP (HOME) PROGRAMS**

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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; 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.

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- The sale or rental of dwellings (public or private);
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- 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.

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George J. Kondik, Mayor, City of Weirton, WV



**CDBG AND HOME PUBLIC HEARING  
FIVE YEAR CONSOLIDATED PLAN, FY 2015 ANNUAL ACTION PLAN, &  
ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE  
FY 2015 – FY 2019**

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**February 18, 2015 at 5:00 PM**

**Room 201 of the Weirton Municipal Building  
200 Municipal Plaza, Weirton, WV 26062**

**Opening Remarks** – Ms. Beth Gaughan, CDBG Administrator for the City of Weirton

**Introduction of Urban Design Ventures Consultants** – Ms. Beth Gaughan, CDBG Administrator for the City of Weirton

**Presentation by Urban Design Ventures** – Mr. Karl M. Haglund, Vice President of Urban Design Ventures & Ms. Katie L. Baurnes, Consultant

**Overview:**

- What is a Consolidated Plan, an Annual Action Plan, and an Analysis of Impediments (A.I.) to Fair Housing Choice?
- What is the process of preparing a Consolidated Plan, an Annual Action Plan, and an Analysis of Impediments (A.I.) to Fair Housing Choice?

The City of Weirton anticipates that it will receive the following Federal funds during the FY 2015 program year:

<b>Entitlement Funds</b>	<b>Amount</b>
FY 2015 CDBG Funds	\$ 376,873.00
FY 2015 HOME Funds	\$ 31,820.00*
<b>Totals:</b>	<b>\$ 408,693.00*</b>

*\*Expected budget based on FY 2014 allocations. HOME Program allocations for FY 2015 have not been released by the Northern Panhandle HOME Consortium.*

### **Public Comments on Community Development Needs of the City of Weirton**

- What community development needs and strategies should the community consider over the next five years?
- What housing needs and strategies should the community consider over the next five years?
- What homeless needs and strategies should the community consider over the next five years?
- What other special needs and strategies should the community consider over the next five years?
- What economic development needs and strategies should the community consider over the next five years?
- What are some potential barriers to Fair Housing Choice in your community?
  - *Fair Housing concerns/impediments include any act of discrimination or barrier that might limit the housing choices of families and individuals. Impediments to fair housing choice are defined as any actions, omissions, or decisions that restrict, or have the effect of restricting, the availability of housing choices based on one or more of the nine (9) protected classes: race, color, religion, sex, disability, blindness, familial status, ancestry, and national origin.*
- Are residents aware of how to report fair housing complaints?
- What actions should be taken to address potential fair housing discrimination and other fair housing concerns?

**Closing Remarks** – Ms. Beth Gaughan, CDBG Administrator for the City of Weirton

**Adjournment** – Ms. Beth Gaughan, CDBG Administrator for the City of Weirton



**City of Weirton, West Virginia**  
**Five-Year Consolidated Plan, FY 2015 Annual Action Plan, and**  
**Analysis of Impediments to Fair Housing Choice**  
**Public Hearing in Room 201 of the Weirton Municipal Building**  
**Wednesday, February 18th, 2015 at 5:00 P.M.**

Name	Organization	Phone Number	Email Address
Shae Dainymple	Weirton Daily Times	(740) 317-3288	sdainymple@heraldstaronline.com
Regina Mayolo	WVATS	304-293-4692	rmayolo@wvu.edu
Kyle Hardesty	NWVCEL	296-6091	nwveil.org
Valerie A. Mann	City	304-797-8503	citymanager@cityofweirton.com
<del>Bob</del> Cef	CITY ADMIN	304-797-8503	cbbgadmin@cityofweirton.com
Karl Haglund	VDV	(412) 461-6916	Karl@curban-designventures.com
Katie Bourmes	VDV	412-461-6916	Katie@curbandesignventures.com

# City of Weirton, WV

## Public Hearing

Wednesday, February 18<sup>th</sup>, 2015 @ 5:00 pm

### In Attendance:

<i>Karl Haglund</i>	<i>Consultant</i>
<i>Katie Bournes</i>	<i>Consultant</i>
<i>Beth Gaughan</i>	<i>CDBG Program Administrator Dept. of Development</i>
<i>Shae Dalrymple</i>	<i>Weirton Daily Times</i>
<i>Regina Mayolo</i>	<i>WVATS</i>
<i>Kyle Hardesty</i>	<i>NWVCIL</i>
<i>Valerie Means</i>	<i>City Manager</i>

*The meeting opened at 5:12 pm.*

- The West Virginia Fair Housing Action Network (WVFHAN) is comprised of a few different agencies. They are looking at fair housing issues in West Virginia.
- A limit of WVFHAN is that they don't always have data that is specific to communities.
- Weirton doesn't receive many fair housing complaints, but that doesn't mean that there aren't any problems.
- If the City's Human Rights Commission receives a Fair Housing Complaint, it is best to direct the complaints or comments to the West Virginia Fair Housing Action Network (WVFHAN).
- The City of Weirton has an impressive Human Rights Commission (HRC). They produce annual Fair Housing billboards at gateway points to the City, which is a commendable part of the program.
- The HRC is looking at training opportunities and education.
- There are three main sources of fair housing complaints in West Virginia: 1) Accessibility – ADA regulations in building, and support vs. service animals. Many of the City's complaints revolve around service animals. Also, some landlords won't accept disability income. 2) Familial status – families with kids 3) Equal housing opportunity logo for each ad in newspapers.
- There is a need for education for providers, including realtors, developers, contractors, housing professionals, and planning/zoning officers. There is ADA training needed for builders and engineers as well, although it is expensive to be certified for accreditation.

### Community Development Needs

- No comment on Community Development Needs

### **Housing Needs**

- Availability of affordable, accessible, safe housing is always an issue. There never seems to be enough supply to meet the need. The housing being built is not always tailored to the needs of the community, or all income levels. The City receives a number of habitability complaints, which are typically landlord/tenant issues.
- The WVFHAN has a landlord/tenant handbook, which highlights regulations and citations. The handbook is updated with each new change and updated immediately online.

### **Homeless Needs**

- What constitutes homelessness? Does the term refer to the chronically homeless, and/or someone who is couch-surfing, etc.? That is why the new philosophy of Housing First Model is being developed.

### **Special Needs**

- Community accessibility – There are compliance issues with ADA for some buildings and businesses.
- The signage is good around the Municipal Complex.
- There is a need in many cities for more curb cuts and better accessibility in buildings.

### **Economic Development Needs**

- Access to businesses – Older adults have more disposable wealth. If they can't access your business or restaurant, then you are losing a lot of business. Accessibility is needed to attract older residents with disposable incomes.
- The City should look at where employees work and live. Jobs attract housing to an area, although transportation is needed for many jobs.

### **Fair Housing Needs**

- WVCHAN will look at the Analysis of Impediments and will offer testing services to the City, as well as offer fair housing education/outreach. Testing techniques include phone calls, apartment viewings, etc. They will also test rental agencies using the TTY call service. So many agencies are not in compliance. Now, the 711 telephone number is used nationally as the Telecommunications Relay Service to translate from TDD for the deaf to speech, and vice versa.
- Testing can be complaint driven, or random.

### **Other Comments**

- WVFHAN will be interested in offering testing and other services to the City to help promote fair housing through education and outreach.
- Can do complaint driven or random sampling.

- An exotic animal ordinance could be a support animal violation in some cities. A City can look at reasonable accommodation exceptions in the Zoning Ordinance if requested.

*The meeting closed at 5:48 pm.*

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# SECOND PUBLIC HEARING

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**FOR FY 2015-2019 FIVE YEAR CONSOLIDATED PLAN,  
FY 2015 ANNUAL ACTION PLAN, AND  
FY 2015 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE  
CITY OF WEIRTON, WEST VIRGINIA**

Notice is hereby given that the City of Weirton, WV has prepared a Five Year Consolidated Plan for FY 2015-2019, an Annual Action Plan for FY 2015, 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, April 10, 2015 at the following locations:

**Weirton City Building, Development Department  
200 Municipal Plaza, Weirton, WV 26062**

**Mary H. Weir Public Library  
3442 Main Street, Weirton, WV 26062**

These plans will be available for public inspection during normal business hours of operation. Written or oral comments will be accepted until May 11, 2015. Comments may be directed to Ms. Beth Gaughan, CDBG Administrator, Development Department, Weirton Municipal Building, 200 Municipal Plaza, Weirton, West Virginia 26062, or by telephone (304) 797-8516 and 711 for the hearing impaired.

A public hearing will be held on Monday, May 4, 2015 at 11:00 AM prevailing time, in Room 201 of the Weirton Municipal Building, 200 Municipal Plaza, Weirton, WV 26062. The Weirton Municipal Building and Common 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, please call Ms. Beth Gaughan, CDBG Administrator, Development Department, at (304) 797-8519 to make arrangements.

The purpose of the public hearing is to present the FY 2015-2019 Five Year Consolidated Plan for the City's housing and community development needs, the FY 2015 Annual Action Plan for the use of Community Development Block Grant (CDBG) funds in the amount of \$376,873. In addition to the above funding source, the City has funds from FY 2008, 2012, and 2013 CDBG Programs that were reprogrammed in the amount of \$98,800. In addition, to present the FY 2015 Analysis of Impediments to Fair Housing Choice as the City's commitment to affirmatively further fair housing. The City intends to submit these documents to HUD on or before May 15, 2015.

As part of the proposed FY 2015 CDBG Program Year Budget, the following amendments and reprogrammed amounts are included:

**FY 2008 CDBG Program –**

**City Social Service** – reduce the line item budget amount by \$8,800 and close the project.

**FY 2012 CDBG Program –**

**Zeta Street Fire Loop** – reduce the line item budget amount by \$21,557 and cancel the project.

**FY 2013 CDBG Program –**

**Zeta Street Fire Loop** – reduce the line item budget amount by \$58,443 and cancel the project.  
**Linton Lane Sewer** – reduce the line item budget amount by \$10,000 and cancel the project.

The Proposed Five Year Consolidated Plan, FY 2015 Annual Action Plan, Citizen Participation 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.

The following CDBG activities are proposed for funding under the FY 2015 Annual Action Plan:

<b>• PLANNING AND ADMINISTRATION –</b>	
General Administration	\$ 55,000
Fair Housing Promotion	\$ 2,000
Sub-total:	\$ 57,000
<b>• PUBLIC SERVICES –</b>	
A Child's Place CASA, Ltd.	\$ 7,000
Weirton Police Department - Community Policing	\$ 20,000
Recreational Facility Passes	\$ 12,000
Weirton Christian Center - Transportation	\$ 2,000
Dunbar Neighborhood Center	\$ 3,000
Comfort House	\$ 10,000
Sub-total:	\$ 54,000
<b>• INFRASTRUCTURE –</b>	
Mary H. Weir Library - ADA Restroom	\$ 41,075
CDBG Eligible Street Improvements	\$ 191,798
ADA Ramp and Upgrades	\$ 15,000
Burchill Alley Project	\$ 10,000
Sub-total:	\$ 257,873
<b>• SLUM AND BLIGHT –</b>	
Code Enforcement Inspections	\$ 50,000
Demolition	\$ 60,000
Sub-total:	\$ 110,000

**TOTAL FY 2015 CDBG FUNDS FOR PROJECT ACTIVITIES – \$ 470,873**  
(Including FY 2008, 2012, & 2013 CDBG funds that were reprogrammed – \$98,800)

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.

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 2015-2019 Five Year Consolidated Plan, FY 2015 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice. Written comments or oral comments may be addressed to Ms. Beth Gaughan, CDBG Administrator, Development Department, Weirton Municipal Building, 200 Municipal Plaza, Weirton, West Virginia 26062, or by telephone (304) 797-8516 and 711 for the hearing impaired.

George J. Kondik, Mayor, City of Weirton, WV

**NOTICE OF DISPLAY OF PLANS AND PUBLIC HEARING  
FOR FY 2015-2019 FIVE YEAR CONSOLIDATED PLAN,  
FY 2015 ANNUAL ACTION PLAN, AND  
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Demolition	\$ 60,000
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TOTAL FY 2015 CDBG FUNDS FOR PROJECT ACTIVITIES = \$ 478,873  
(Including FY 2008, 2012, & 2013 CDBG funds that were reprogrammed = \$98,800)

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George J. Kondik, Mayor, City of Weirton, WV



MINUTES FROM THE SECOND PUBLIC HEARING  
CDBG FY 2015-2019 FIVE YEAR CONSOLIDATED PLAN AND ANNUAL ACTION PLAN

CITY OF WEIRTON, WEST VIRGINIA

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**DATE:** May 4, 2015

**TIME:** 11:00 AM

**LOCATION:** Weirton City Building, Room 201

Kim Weaver, Director Weirton Christian Center, commented that she would like to see more funding for public services. The 15% cap was explained to her. She hopes funding continues in the future.

Public Hearing closed 11:20 AM.

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# RESIDENTIAL / AGENCY SURVEYS

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**City of Weirton Resident Survey for the  
Five Year Consolidated Plan, Annual Action Plan, and  
the Analysis of Impediments to Fair Housing Choice**

The City of Weirton is preparing its FY 2015-2019 Five Year Consolidated Plan, FY 2015 Annual Action Plan, and FY 2015 Analysis of Impediments to Fair Housing Choice for the Community Development Block Grant (CDBG) Program. As part of the planning process, the City is conducting a survey to identify residents' needs in the community and ideas on how the residents would like to see funds budgeted under the CDBG Program. Please take a few minutes and complete this confidential survey to the best of your ability. Thank you for your assistance in helping us to identify residents' needs in Weirton.

<https://www.surveymonkey.com/s/cityofweirton>

**CITY OF WEIRTON, WV – CONFIDENTIAL RESIDENT QUESTIONNAIRE  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM NEEDS**

The City of Weirton, West Virginia is preparing its FY 2015-2019 Five Year Consolidated Plan, FY 2015 Annual Action Plan, and FY 2015 Analysis of Impediments to Fair Housing Choice for the Community Development Block Grant (CDBG) Program. 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 under the CDBG Program spent, 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 questionnaire** to the best of your ability. If you are unsure of an answer, or the question does not apply to you, please feel free to skip that question. Thank you for your assistance in helping us to identify residents' needs and fair housing issues in the City. When completed, please return completed survey to the **Development Department, 200 Municipal Plaza, Weirton, West Virginia 26062, OR COMPLETE ONLINE at <http://www.cityofweirton.com/>**. The City would appreciate your response by **Friday, March 20, 2015**.

1. **What is your street name and ZIP Code where you live in the City of Weirton?**

Street Name \_\_\_\_\_ ZIP Code: \_\_\_\_\_

2. **Gender:**      Male      Female

3. **Race/Ethnicity (choose all that apply):**

White    Black or African-American    American Indian or Alaskan Native    Asian  
 Native Hawaiian/Pacific Islander    Hispanic or Latino    Some Other Race    Two or More Races

4. **Age:**    17 or younger    18-20    21-29    30-39    40-49    50-59    60 or older

5. **Number of persons living in your household?**    One    Two    Three    Four    Five    Six +

6. **What is the approx. total family income per year based on the number of persons in your household?**

1 person household	<input type="checkbox"/>	over \$30,450	4 person household	<input type="checkbox"/>	over \$43,450
	<input type="checkbox"/>	under \$30,450		<input type="checkbox"/>	under \$43,450
2 person household	<input type="checkbox"/>	over \$34,800	5 person household	<input type="checkbox"/>	over \$46,950
	<input type="checkbox"/>	under \$34,800		<input type="checkbox"/>	under \$46,950
3 person household	<input type="checkbox"/>	over \$39,150	6 person household	<input type="checkbox"/>	over \$50,450
	<input type="checkbox"/>	under \$39,150		<input type="checkbox"/>	under \$50,450

7. **Are you a homeowner?**    Yes    No     8. **Are you a renter?**    Yes    No

9. **What improvements to the recreational facilities would you like to see? Please list:**

\_\_\_\_\_

10. **Are there any problems in your neighborhood with the following (choose all that apply):**

Public Safety    Streets    Curbs/Sidewalks    Handicap access    Parking  
 Traffic    Storm sewers    Sanitary sewers    Litter    Property Maintenance

Other:

\_\_\_\_\_

11. **What, if any, medical care is missing or lacking in the City of Weirton and the surrounding area? Please list:**

\_\_\_\_\_

12. **Do you use any of the social service programs available in the City?**    Yes    No

If yes, what programs do you use?

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13. Are there any programs or services that are missing or under-funded in the City? Please list:

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14. Are there any employment issues in the City of Weirton? Please list:

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15. Are there any housing issues in the City of Weirton? Please list:

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**Fair Housing concerns/impediments include any act of discrimination or barrier that might limit the housing choices of families and individuals. Impediments to fair housing choice are defined as any actions, omissions, or decisions that restrict, or have the effect of restricting, the availability of housing choices based on race, color, religion, sex, disability, blindness, familial status, ancestry or national origin.**

16. In your opinion, are residents of the City of Weirton aware of how to report fair housing violations or concerns?  Yes  No  Unsure

17. What do you think are the primary reasons why fair housing complaints are not reported?

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18. Please evaluate whether the following situations result in further discriminations and/or barriers to fair housing in the City of Weirton:

	Strongly Agree	Agree	Neutral/ Unsure	Disagree	Strongly Disagree
Concentration of subsidized housing in certain neighborhoods	<input type="checkbox"/>				
Lack of affordable housing in certain areas	<input type="checkbox"/>				
Lack of accessible housing for persons with disabilities	<input type="checkbox"/>				
Lack of accessibility in neighborhoods (i.e. curb cuts)	<input type="checkbox"/>				
Lack of fair housing education	<input type="checkbox"/>				
Lack of fair housing organizations in the City	<input type="checkbox"/>				
State or Local laws and policies that limit housing choice	<input type="checkbox"/>				
Lack of knowledge among residents regarding fair housing	<input type="checkbox"/>				
Lack of knowledge among landlords and property managers regarding fair housing	<input type="checkbox"/>				
Lack of knowledge among real estate agents regarding fair housing	<input type="checkbox"/>				
Lack of knowledge among bankers/lenders regarding fair housing	<input type="checkbox"/>				
Other barriers	<input type="checkbox"/>				

19. Are there any additional comments or concerns that you wish to share?

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# CITY OF WEIRTON, WV

## RESIDENT SURVEY SUMMARY

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As a part of the Five Year Consolidated Plan and the Analysis of Impediments to Fair Housing Choice planning process, the City of Weirton distributed a Resident Questionnaire. Questionnaires were distributed in the Municipal Plaza Lobby, Mary H. Weir Public Library, posted on the City website, and in various service agencies and public facilities throughout the City. In addition, the Resident Survey was emailed to social services, housing, and community and economic development agencies/organizations. There were eighty-two (82) questionnaires completed and returned.

### **Notable Characteristics**

Some of the notable characteristics of respondents included (as a percentage of those that answered each question):

- The majority of respondents are female at 60.27%.
- The vast majority (89.47%) of respondents are White.
- Of those that answered the question, 80.00% are low- to moderate-income for their family size.
- The majority, at 40.00%, are between the ages of 50-59.
- 80.00% of respondents are renters.
- 38.18% of respondents felt that residents of the City did not know, or were unsure of, how to report fair housing violations.

### **Notable Needs**

Some of the notable needs identified by respondents included problems with the following (as a percentage of those that answered each question):

- Streets – 44.74%
- Property Maintenance – 26.32%
- Curbs/Sidewalks – 52.63%
- Public Safety – 15.79%
- Litter – 34.21%
- Parking – 34.21%
- Storm Sewers – 10.53%
- Traffic – 15.79%

- Handicap Access – 18.42%
- Sanitary Sewers – 2.63%

The following is a list of needs/issues associated with different areas of community and economic development. Values were calculated as a percentage of those that answered each question.

**Recreation:**

- 33.33% would like to see park improvements, including new playground equipment, the addition of more parks, and maintenance of existing parks.
- 13.33% mentioned a need for more youth programs, activities, and facilities.
- Other recreation needs included:
  - A dog park.
  - Cleaning and maintenance to reduce the evidence of drug use in City parks.
  - Longer park hours.
  - Extended pool hours.
  - Biking and walking trails in the forested areas of the City.

**Medical:**

- 36.36% of respondents said that there is a shortage of dental and vision providers for low income patients.
- Other medical needs included:
  - More drug rehabilitation and detox centers.
  - A free clinic.
  - Medical bills assistance programs.
  - Better patient care.

**Social Services:**

- 58.18% of respondents indicated that they used social services.
- 42.11% mentioned receiving services through the Salvation Army.
- 21.05% said that they used the Community Bread Basket.
- 15.79% or respondents used the Supplemental Nutrition Assistance Program (SNAP).
- 10.53% mentioned receiving utility assistance.
- 10.53% relied on Medicaid for health insurance.

**Programs that are Missing or Under-funded:**

- 13.33% mentioned the need for more programs that assist the homeless, prevent homelessness, and support those at risk of becoming homeless.
- 13.33% said that the City needs more programs that offer utility assistance.

**Employment:**

- 75.00% identified the lack of jobs that pay a living wage within or near City limits as the number one employment issue in Weirton.
- Other employment needs included:
  - More part-time jobs.
  - Employers willing to hire disabled workers and those with a criminal record.

**Housing:**

- 42.86% mentioned a need to remove blighted properties and improve the appearance of dilapidated homes.
- 28.57% said that there is a need for quality, affordable, income-based housing in the City.
- 14.29% said that the City needs to do something about slumlords.
- Other housing needs/issues included:
  - Absentee landlords and empty properties.
  - Housing that meets ADA requirements.

**Reasons Fair Housing Complaints Are Not Reported:**

- 47.62% said that fear of retaliation through eviction, increased rents, or harm prevents some victims of housing discrimination from making a report.
- 42.86% said that people either lack knowledge on the issue and their fair housing rights, or don't know where to go to make a complaint.
- 14.29% think that reporting a violation will be a waste of time and energy because they won't be taken seriously and/or nothing will be done about it.

The following situations result in further discriminations and/or barriers to fair housing in the City of Weirton:

**Table I - Reasons for Discrimination**

	Strongly Agree	Agree	Neutral/Unsure	Disagree	Strongly Disagree
Concentration of subsidized housing in certain neighborhoods	29.17%	27.08%	35.42%	6.25%	2.08%
Lack of affordable housing in certain areas	36.96%	41.30%	17.39%	2.17%	2.17%
Lack of accessible housing for persons with disabilities	30.43%	34.78%	23.91%	6.52%	4.35%
Lack of accessibility in neighborhoods (i.e. curb cuts)	27.27%	36.36%	22.73%	9.09%	4.55%
Lack of fair housing education	23.91%	36.96%	28.26%	6.52%	4.35%
Lack of fair housing organizations in the City	25.53%	25.53%	38.30%	6.38%	4.26%
State or Local laws and policies that limit housing choice	14.58%	29.17%	45.83%	6.25%	4.17%
Lack of knowledge among residents regarding fair housing	21.28%	31.91%	40.43%	2.13%	4.26%
Lack of knowledge among landlords and property managers regarding fair housing	23.91%	34.78%	28.26%	8.70%	4.35%
Lack of knowledge among real estate agents regarding fair housing	19.57%	28.26%	39.13%	8.70%	4.35%
Lack of knowledge among bankers/lenders regarding fair housing	26.67%	20.00%	40.00%	8.89%	4.44%
Other barriers	13.79%	24.14%	51.72%	3.45%	6.90%

**CITY OF WEIRTON, WEST VIRGINIA  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
AGENCIES/ORGANIZATIONS NEEDS SURVEY**

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**Name of Agency/Organization:**

**Address:**

**Contact:**

**Title:**

**Phone:**

**Fax:**

**E-Mail:**

**Brief description of programs your agency provides:**

**Does your organization provide any services or programs for the following?**

**Social/Human Services:**

**Housing:**

**Planning:**

**Community Development:**

**Economic Development:**

**Business Loans:**

**Job Training:**

**Other:**

**What clientele does your program(s) serve? i.e. low income, elderly, disabled, etc.**

**What are the unmet community and economic development needs in Weirton?**

**What are the unmet housing needs in Weirton?**

**What are the unmet social service needs in Weirton?**

**What, if any, are the Fair Housing issues in Weirton?**

**Comments/Suggestions (if any):**

**City of Weirton, West Virginia**  
**Agency Needs Survey – Piece by Peace, Inc.**  
**Patty Soplinski, Owner, 304-914-3248**  
**Tuesday, March 3rd, 2015**

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- Piece by Peace is a sensory room facility for Autistic children and adults.
- It provides an opportunity for people with various conditions to participate in guided play to help develop their senses and skills.
- Piece by Peace serves all low-income children and adults in the tri-state area.
- There is a need in the City of Weirton for more events, attractions, entertainment, and retail shops.
- The City needs to create destination points and maintain, upgrade, and advertise these events and areas year round.
- The City need to determine a way to get noticed and to attract young people.
- There is a need for more programs dedicated to the service of those with Autism.
- There is a need for more seminars and education of the community regarding Autism to raise awareness.

**City of Weirton, West Virginia**

**Agency Needs Survey – Weirton Christian Center**

**Kim Weaver, Executive Director, 304-748-2353**

**Tuesday, April 21st, 2015**

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- Weirton Christian Center provides a free developmental preschool for 3 and 4 year old children and a free afterschool program for children in kindergarten through 12<sup>th</sup> grade. The Weirton Christian Center provides homework help; tutoring; computer lab access; reading programs; afterschool snacks and dinner; nutrition and fitness programs; Blessing Bags for long weekends from school; career and job education; financial literacy; and transportation to and from the center.
- The Weirton Christian Center also provides emergency assistance through their donation room of clothing and household items, as well as financial assistance for utilities, groceries, and emergency needs. They also offer behavioral counseling for children and their families and provide a visitation room for use by other agencies for visits with separated families and counseling.
- The Weirton Christian Center serves children ages 3-18 and their families. Most are low-income, downtown residents, but some also come from Weirton Heights, Marland Heights, and near the Pennsylvania border. Clients also come from more prominent downtown, low-income areas of Elm, Orchard, and West Streets.
- Weirton Christian Center also started a community garden last year along with five other agency partners on their Elm Street property. The Center's "harvest" provided food to the elderly and low-income persons in the neighborhood. The Center is currently looking for property to increase the size from two raised beds to something that will serve more people.
- The Center's involvement with children and families has led to a desire to want to develop a social enterprise that will not only provide sustainability, but train young people in job skills that will provide them with healthy futures. Part of the big picture is to create a business that will do this and find affordable property to house the business.
- There is a need for transitional living facilities for families that would help them to get back on their feet after losing their homes, being evicted, or returning from rehab or prison.
- There is also a need for more income-based housing complexes that enable low-income families to afford utilities as well as rent. Weyls Terrace complex is an example of this. There are constant waiting lists for Weyls Terrace.
- The Weirton Christian Center offers one of two free afterschool programs in the City and serves the largest number of children. Many schools have discontinued their afterschool care due to the cost of paying teachers to staff the programs.
- Weirton Christian Center needs a larger facility.
- There is a need for a place for young people, between the ages of 18 and 25. The aged out foster care population in Hancock County is close to 250 young people in that category.
- One of the biggest problems facing the City is the amount of drug users that have nowhere to go for long-term rehab or detox. Too many are dying due to overdoses, and families are being destroyed. There are approximately 40 beds in the State for women, and the waiting lists are huge.

**City of Weirton, West Virginia**  
**Agency Needs Survey – Human Rights Commission**  
**Bill Zanieski, Chairman, 304-748-2353**  
**Tuesday, April 21st, 2015**

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- The Human Rights Commission deals with issues of discrimination in areas of employment, housing, and public access.
- There is a great need for the City of Weirton to create more jobs.
- There are very few drug related problems in public housing complexes.
- There is not enough for kids to do in the City of Weirton. The Milsop Community Center was built to be a youth center, but that is not the case today. There is a need for more youth programs.
- They City had two swimming pools that were once packed with patrons. One has since closed and the other is rarely crowded. The City needs to evoke community spirit and create programs and service the community.
- The City of Weirton is aging. There is a need for more senior programs and services.

**City of Weirton, West Virginia**

**Agency Needs Survey – CHANGE, Inc.**

**Mike Adams, Housing and Facilities Manager, 304-797-7733**

**Tuesday, April 28th, 2015**

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- CHANGE, Inc. is a community action and health agency that serves northern West Virginia (Hancock, Brooke, Ohio, and Marshall Counties) and Jefferson County, Ohio providing various programs and services to those in financial need.
- CHANGE, Inc. provides low-income housing, housing renovations to low-income populations, weatherization assistance, an interim domestic violence shelter, supervised visitation of children by the abuser, and job access transport.
- CHANGE, Inc. provides medical care to 7,000 patients annually. Payment is determined on a sliding scale based on income.
- There is a need for working-class jobs that pay a living wage.
- There is also a need for middle-class housing stock.
- There is a need to rehabilitate the old housing stock.

**City of Weirton, West Virginia**

**Agency Needs Survey – Weirton Board of Realtors**

**Carla Slusarek, Board Member, 304-914-3248**

**Tuesday, May 5th, 2015**

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- Weirton Board of Realtors is a division of the West Virginia Association of REALTORS®. The mission of the West Virginia Association of REALTORS is to serve and represent its members in regulatory and legislative matters; to keep the REALTOR® central to the real estate transaction; to promote member integrity, competency and responsible citizenship, and to advocate and protect private property rights and equal housing opportunity.
- There is a need for more jobs that pay above the minimum wage.
- There is a need for senior housing solutions. Many seniors are looking to downgrade to one-story homes from two-story homes. There is a scarcity of these types of homes in Weirton.
- There is a need for new subdivisions for young people. Many first time homebuyers are forced to buy old homes and rehab them, because new homes in their price range are not available.
- There is a need for more programs for seniors. The Weirton Senior Center is good, but the waiting list is long. Sometimes, seniors wait as long as one year to access services.

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# MEETING SUMMARIES

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## City of Weirton, WV

### Meeting with the City Mayor and City Manager

Wednesday, February 18<sup>th</sup>, 2015 @ 10:00 am

#### In Attendance:

*Karl Haglund*

*Consultant*

*Katie Baurnes*

*Consultant*

*Beth Gaughan*

*CDBG Program Administrator Dept. of Development*

*George J. Kondik*

*City Mayor*

*Valerie Means*

*City Manager*

- The City of Weirton receives minimal fair housing complaints. Often, fair housing complaints are really Landlord/Tenant issues.
- The City will make April a Fair Housing Month and continue to do fair housing activities, billboards, etc.
- The City has received 504 accessibility complaints for businesses/sidewalks.
- There is a need in the City for a fire truck.
- There is always a need for street paving and ADA ramps.
- The City also has bridge issues.
- There is a need to complete Fire Loop projects, including water lines and valves. Fire protection really needs improved in low/mod areas.
- If a street is determined to be low/mod, like Weir Avenue, projects can be completed.
- The City can assist low/mod homeowners, or those presumed low/mod, such as homeless, disabled, victims of domestic violence, etc.
- The City could do a budget amendment and reprogram the fire loop/valves money for a fire truck instead.
- Priorities could change year to year for street projects, demolitions, etc.
- Demolitions are a major concern in Weirton.
- The City needs to do curb cuts and ADA improvements.
- Conversion of single-family homes to multi-family is not permitted.
- Need to look at ways to attract businesses into the business district. Façade improvements or business loans, etc.
- The City could support economic development with CDBG funds. There are about five storefronts on Main Street around the museum that need façade improvements. There are areas of opportunity.
- There is no reason to do streetscape projects until utilities are under the ground.
- There is a need in the City for job creation or job training activities and a business incubator.
- Weirton did pursue a business incubator, but the return is not immediate and visible.

- Low/mod numbers include many City employees, especially those with families. Many City employees have utilized the First-Time Homebuyer program. They buy into the community and it is cheaper to buy than renting.
- Cove Commons Park needs a facelift and new benches.
- The City's Event Center parking lot needs paved and the center needs ADA improvements.
- There is a need for an increase in community policing, including bike and foot patrol. Community policing builds relationships between police and residents, and increases crime awareness.
- There is a need for downtown redevelopment.
- There is a need to redevelop the old mill site and Browns Island. A lot of the environmental issues have been cleaned up, but the old Coke Plant site might need more remediation.
- Much of the island is a wildlife sanctuary.
- The accessibility of the island is an issue.

## City of Weirton, WV

### Meeting with Department of Development

Wednesday, February 18<sup>th</sup>, 2015 @ 11:00 am

#### In Attendance:

*Karl Haglund*

*Consultant*

*Katie Bournes*

*Consultant*

*Beth Gaughan*

*CDBG Program Administrator Dept. of Development*

- The Weirton Geriatric Center is a potential Low Income Housing Tax Credit (LIHTC) Project. Senior Housing has been expanding and is needed.
- There is a need in the City of Weirton for every aspect of senior living, including assisted living, supportive services, etc.
- The City of Weirton does not receive many calls regarding housing rehab. The Code Enforcement Department receives requests for help with rehab projects. Housing rehab is needed for lead-based paint remediation, asbestos, etc.
- There is a need for single-family housing or apartments. There are acres planned for multi-family subdivisions that are sitting empty. The lots are not being sold.
- There are less than five (5) new homes built per year in the City of Weirton.
- There is a need for First-Time Homebuyer assistance. It is in great demand, but there is not a lot available. The program was more efficient when it was administered through the City.
- There is a need for infrastructure improvements.
- Fire protection needs upgrades.
- There is a need for a new fire truck.
- There are areas throughout the City in need of sanitary sewer upgrades.
- Many City streets and sidewalks need ADA curb cuts. ADA curb cuts are requirements by Federal, State, and City governments.
- Street paving and ADA curb cuts are necessary in low/mod income areas.
- The Hancock County Sheltered Workshop is a presumed benefit group because all of their clients are disabled. The City has done public/community facility improvements for Kim.
- There is a need for public facility improvements, including a need to address ADA concerns.
- High priority needs are related to the City's infrastructure.
- The Economic Development staff is equipped to handle façade improvement, the business incubator, etc.
- There is a need for a summer youth program for job training.
- The City of Weirton's Mayor's summer youth program hires local high school-aged kids to work minimum-wage jobs, like grass cutters, etc.
- Youth programs are the highest priority. Many single parent homes need the after care and the kids need the activities. There are not a lot of distractions for kids. Youth programs give them confidence and skills that they would not be provided at home, like computer skills.

- The Greater Weirton Senior Center supports the elderly, and is one of the only agencies that does.
- There is a need for better protection of victims and their rights.
- Fair Housing general education and promotion is needed. The City wants residents to know it exists. Weirton's Human Rights Commission has fliers, pamphlets, and billboards.
- Impediments to fair housing choice have decreased. Zoning is on board, and there are no real ethnic divisions, etc.
- Accessibility is the most common complaint. The City used to have an accessibility loan program but it did not have a lot of people using it because it was a loan.
- There is a need for the City to do special outreach in minority concentrated areas for the First Time Homebuyer Program and Fair Housing.

## City of Weirton, WV

### Meeting with the Public Works & Utilities

Wednesday, February 18<sup>th</sup>, 2015 @ 1:00 pm

#### In Attendance:

*Karl Haglund*

*Consultant*

*Katie Bournes*

*Consultant*

*Beth Gaughan*

*CDBG Program Administrator Dept. of Development*

*Sam Stoneking*

*Department of Public Works*

- In the next two years, the City of Weirton will reline the 18 inch water main line from the plant, into town, and at the bottom of Weir Avenue by Cove Road. The project will cost \$6.9 million.
- Steel line pipe needs to be replaced instead of cast iron. They lose a lot of water volume with calcium. The City used to put anodes in to attract rust, but the system was so old that the rust went to the pipe. This happened to a fire line, and they want to prevent this from happening to the main line. They will slip a 14 inch pipe through the 18 inch pipe. Main line supplies the whole City.
- The water line will handle the volume and is enough for hydrants, etc.
- Whenever a lead-line hydrant is found, it is replaced. Lead-lined pipes are not a problem for residents in the City.
- Galvanized lines in the downtown area are plentiful. If a galvanized line is leaking, it gets shut off because the City, residents, and property owners are losing money. It requires total replacement.
- They need \$3,000 to \$4,000 as a match for line replacement.
- Many parts of the City need fire loops. There are many dead end streets. There are low gallon volume hydrants on some streets where pumper trucks would have to be utilized in the event of a fire.
- Because of this, fire insurance costs more in Weirton.
- The Zeta Loop needs re-done. The City is doing things to prepare for it. They could bid it out, but there is no money in their budget.
- The City will revisit the Zeta Loop project. As soon as the weather breaks, restoration begins. There is a need to make this project a priority before restoration.
- The City's water departments consist of six crew members, which makes it difficult to keep up with the need.
- Line breaks are the first priority, then restoration, including paving, concrete, topsoil, grass seed, etc.
- There are more valves downtown that need to be replaced. These projects need to be done on the weekends so not to interfere with businesses, etc.

- The current system has many holes, including galvanized lines and numerous water breaks. There are an average of 130 breaks per year, most of which occur on two inch galvanized lines. These galvanized pipes need to be replaced with two inch plastic. This is the biggest need in City.
- A check valve on Beacon Drive needs replaced. Check valves keep water from flowing back down a hill.
- There are surge relief valves in the City that need to be replaced.
- There is a need for backflow prevention for businesses, not residents.
- There is a need to paint water tanks.
- The water tower on the Collier Exit has the Weirton Medical Center's (WMC) logo painted on it. They paid to put the logo on the water tank. There is a lot of competition among hospitals in Weirton.
- The City's Water Department had to put a beacon on the water tower for the helipad.
- Lift stations need upgraded.
- Some sewer lines need upgraded to increase capacity.
- Some pumps need upgraded. There is a mandate to separate Sanitary Sewer Overflows (SSO). The City just completed a multi-million dollar project around the 5<sup>th</sup> Street lift station. The project included new pumps, etc. and the main sewer line was separated from the collection system. There are now four pumps to prevent overflow. For the most part, Weirton does not have a combined sewer system.
- The City's water lines need more upgrades than the sewer lines.
- Many customers do not have cleanouts or access to the main line at property line. There is a need for more cleanouts throughout the system, which would make it easier to distinguish where problems might occur.
- There is a need for a new pressure washer system.

## City of Weirton, WV

### Meeting with the Parks and Recreation Department

Wednesday, February 18<sup>th</sup>, 2015 @ 2:00 pm

#### In Attendance:

*Karl Haglund*

*Consultant*

*Katie Baurnes*

*Consultant*

*Beth Gaughan*

*CDBG Program Administrator Dept. of Development*

*Terry Weigel*

*Parks and Recreation Director*

- The Greenbrier Cemetery area in Ward 3 is a low/mod block group. There are no recreation opportunities in this area, but there could be. There used to be a playground here, but not anymore. There is a need for a park or playground.
- This is an overgrown area that is sometimes marshy. It might not be an ideal location for a City playground.
- There seems to be kids in the area that would utilize the park if the funding were available to add a playground to this area.
- The City is trying to put handicapped swings in playgrounds. Unfortunately, these types of swings are most often broken by kids playing on them, vandalism, etc.
- The City of Weirton is an older community that does not experience a lot of turnover. Some areas are starting to turn over as people pass away and families move in.
- Even if parks are closed to the public, there are still issues of vandalism, grass cutting, etc.
- There is an issue with low/mod families purchasing memberships to use facilities. There is always a greater demand than available. The elderly and many adults qualify. The elderly use the pool to exercise year round. These programs have been funded at various levels, but people are turned away every year because the demand is so great.
- The Millsop Community Center has indoor/outdoor flag football, basketball, and volleyball leagues. They also offer swimming lessons, etc. There are separate fees for leagues not included in the Millsop Community Center membership fees. The league fees are less for members.
- Kids can play handball, basketball, volleyball, etc. with a membership. There is always something for them to do.
- There are many single parent households and kids being raised by grandparents in Weirton.
- The City Pool and Recreation Center are in a low/mod area.
- According to the Parks Board meetings and a list of capital projects, there are many older facilities in need of upgrades, like the tennis and basketball courts, light poles, parking lot, and the pool vessel.
- The City pool leaks and is about 10-15 years past due for repair.
- The City's splash park is popular.

- The pool locker rooms and bathrooms are accessible with chairlifts and ramps. The upper restrooms by the shelters need to be made accessible. A ramp could be added instead of stairs. This is definitely a good idea for a CDBG project. Also, new ADA bathrooms are needed at Starvaggi Pool, which is the only public pool.
- The sites where the old badminton and volleyball courts were are overgrown. It would be nice to install ADA recreation equipment in this area.
- Need to do beautification projects.
- There was a CDBG funded memorial to steel workers.
- There is a nice walking trail that crosses the creek, but not much of the actual trail is in the City limits.
- Much of the City's rental stock is empty.

## City of Weirton, WV

### Meeting with the Police and Fire Departments

Wednesday, February 18<sup>th</sup>, 2015 @ 3:00 pm

#### In Attendance:

*Karl Haglund*

*Consultant*

*Katie Baurnes*

*Consultant*

*Beth Gaughan*

*CDBG Program Administrator Dept. of Development*

*Jerry Shumate*

*Fire Chief*

*Rob Alexander*

*Police Chief*

- The City of Weirton receives disturbance calls from the Community Center. Patrols of this area are now incorporated in the community policing foot patrols. Foot patrols are eligible in Ward 4 and the Greenbrier area. Police have an expanded area where the community policing can occur.
- There are high rental turnovers in Ward 4, which are mostly due to drug offenses. There are also issues with absentee landlords and illegal subdivisions.
- The Police Department has been successful with getting people to turn others in. Many rentals are being used as offices for drug sales. The police are now going after the owners of these properties as a preventative measure.
- The City's Street Crime unit receives money for getting rid of nuisance properties. The Police Department needs more money to pay for overtime, the Streets Crime Unit, foot/bike patrols, etc.
- There are heroin, crack, and prescription drug problems in the City
- The City does not see many violent crimes, but had three last year. These were the only three violent crimes in thirty years.
- The City does a number of drug busts. They charge either misdemeanors or felonies. They have started charging people with trafficking felonies, as well. All of these arrests are partially responsible for keeping violent crime rates down.
- The City of Weirton had only five deaths due to drug overdoses. The Fire Department and EMT have prevented some overdoses with the adrenaline shot. The Fire/EMT Department sees at least one overdose or heart failure per week, primarily due to drugs.
- The Police Department currently consists of 33 officers, but will again be at the budget maximum number of 38 police officers.
- The City uses the Prevention Resource Officer (PRO) program to improve student's attitudes and knowledge of criminal justice and law enforcement; to prevent juvenile delinquency; to mentor youth; to provide a safer school environment and; to combine safety and child advocacy assuring a better school experience for all WV youth. The school resource officers are funded through grants and the school board. They are in the school each day, like teachers. They teach

drug awareness classes, proper use of cell phones, bullying, etc. at the middle school and high school. There are two officers in the middle and high school.

- The City of Weirton's Housing Authority does a good job of removing tenants for violations.
- The City's Fire Department needs a new fire truck. They want to replace two trucks with one. The average age for a fire truck is 20 years.
- The Fire Department needs a pumper truck and an aerial truck, but it is best to retire a pumper and trade in an aerial. The aerial trucks costs \$780,000 and the pumper trucks cost \$580,000. A new truck would serve the whole City, but will be kept in the downtown station. There are 23 career firefighters and 6 active and 6 inactive volunteers.
- There is a need for a five inch hose replacement. 1,000 feet are needed at \$1,000 per 100 foot section.
- The Fire Department receives approximately 1,870 calls; 60-70% of which are EMS based. The remainder of the calls are for alarm, vehicle fires, and structure fires. The City has about 18 structure fires per year, which is true with national standards. Primary causes of fires are cooking, heating, and smoking.
- The City does not receive many calls for fires in abandoned buildings. There is not a large homeless population in the City.
- The Code Enforcement and Police Department does a good job of keeping the homeless problems under control. There are not a lot of vacant buildings in the City. The police do a good job of shutting down drug houses and there are not many meth labs.
- The City does not have a full-time fire inspector or investigator. The State Fire Marshall and Inspector are brought in for fires in health care facilities, schools, churches, and hotels. There is no fire code enforcement.
- The Fire Department does not have statutory authority to cite.
- The City has two inspectors look at occupancy permits for fire needs – use of building, need for sprinklers, etc.
- The Fire Department has the equipment that it needs.
- The Water Department owns the fire hydrants and the annual hydrant fee is \$144,000 for flow and maintenance. The City's fire hydrants are painted black, red, orange, green or blue. The black hydrants are low flow hydrants.
- Over 90% of the City has hydrants, so there isn't a need to run tanker trucks.
- The City's ISO rating dropped a grade due to the water in the new towers. Unless the fleet increases, a new truck will not affect the rating. Manpower and training also affect the rating.
- Can you make it to 80% of the zone within 8 minutes? ISO ratings are determined by commercial real estate.
- Some older trucks are on reserve status. The Fire Department needs a new truck now, regardless of who can pay for it.
- What funding sources can the Fire Department use over the next few years for a new truck? CDBG funds could be used as part of the down payment. CDBG can fund lease payments too.
- Can the City reprogram the Zeta Street Fire Loop money towards a new truck?
- The second priority is the new five inch hose.

- Local fire stations are falling apart, but only the headquarters would be CDBG eligible.
- The Fire Department has the fire equipment it needs. The Fire Departments Holmatro Gear, etc. was funded with CDBG.
- The fire service fee used to cover half of the costs, but only covers a quarter now. About 78% of the budget is personnel costs.
- The fire service fee hasn't gone up in as many as 15 years.
- The Weirton Fire Department handles any fires at the mill. The mill used to have a 40 man staff and now they have only 3. The risk is down. Most fires are grease driven, and some are hydrogen driven. If they do receive any calls, the Department calls for help quickly.
- The last mill fire caused over \$1 billion in damage.

## City of Weirton, WV

### Meeting with the Code Enforcement, Inspections & Permits Department

Wednesday, February 18<sup>th</sup>, 2015 @ 4:00 pm

#### In Attendance:

*Karl Haglund*

*Consultant*

*Katie Bournes*

*Consultant*

*Beth Gaughan*

*CDBG Program Administrator Dept. of Development*

*Rod Rosnick*

*Chief Code Official*

- Code enforcement activities will be in same Low/Mod areas as Street and Demolition activities – how to take credit for what you are already doing.
- The City released a new low/mod map. There are not a lot of changes in the areas.
- What are the code trends, violations, and what is the housing stock like?
- Group homes are permissible everywhere due to conditional use permits.
- There is a need for demolitions. The City has a long list of properties in need of demolition. It is difficult to use CDBG for demos so general fund dollars are used more often.
- The City does individual reviews per demo and homebuyer project.
- Demolitions are generated through code enforcement – via complaints, inspections, etc.
- The City completes about twenty (20) demolitions per year with general and CDBG funds. This year funding dropped from \$80,000 to \$40,000 and, therefore, the total number of demolitions will be more like ten (10).
- The City does not have enough staff to do systematic sidewalks and manage rehabs. There used to be a 50/50 project and a sidewalk and retaining wall project.
- The City receives 600 property maintenance complaints each year concerning weeds, grass, garbage, etc. 60% of the complaints are filed in the Fourth Ward. The City has an environmental control officer.
- There are not many commercial vacancies, mostly residential.
- If there are abandoned properties, they are usually demolished in a few years.
- There is a high residential turnover rate in the downtown area.
- The City places judgement liens against property. They send the property to a state tax sale. They do asbestos cleanup and tear down the house. The cost to demo, clean up, and go through court, costs much more than the value of the lot.
- The City has two full time inspectors, one part time inspector, one part time environmental control officer, and one Chief Code Enforcement Officer.
- There is one code enforcement officer that stays in low/mod areas. He keeps track of activities outside of a low mod area.

- Health Voice challenged the zoning code for the 8-10 bed treatment center. The City tried to change the definition to reflect the needs, but the facility doesn't meet the State's requirements. The Fire Marshall is deeming it a hospital, which brings up more safety concerns, etc.
- The Rental Registry program is on the books as a pilot program in the Fourth Ward, which is the most highly concentrated area of rentals in the City. Any housing unit not under the Housing Authority (HQS inspections) were required to register, and the Housing Authority inspectors would inspect the units to their standards, not the State building code standards. The program was not renewed.
- The landlords and inspection department have a good relationship.
- Most complaints against Landlords come with evictions. If a tenant calls to complain, they must provide their Landlord with a letter listing necessary corrections, and provide Inspections with a letter, and list a timeframe. If the Landlord doesn't comply within the time frame, the City will send an Inspector.
- There are approximately 9,600 housing units in Weirton. Currently, the demolition list is at about ten (10) units and approximately 100 in the next five years.
- Many problems come from foreclosures. Banks let the houses sit for years.
- The City doesn't hear a lot of fair housing complaints, and do not see many fair housing issues.
- The rental rates that some landlords are able to charge are surprising. The Fair Market Value and rents don't match.
- There are very few oil and gas industry renters. There are some complaints about big trucks, generators, etc. sitting in front of properties.
- 70% of the violations are for code issues.
- There are many people who don't comply with liens or fines. The Judge is too lenient and extends the timeframe. Fines aren't enforced. If problems are rectified, fines are reduced or waived. Property owners and landlords don't have the money to fix things.



**City of Weirton, West Virginia**  
**Five-Year Consolidated Plan, FY 2015 Annual Action Plan, and**  
**Analysis of Impediments to Fair Housing Choice**  
**Service Agencies Meeting in Room 201 of the Weirton Municipal Building**  
**Thursday, February 19th, 2015 at 9:00 A.M.**

Name	Organization	Phone Number	Email Address
Karyla Bingham	CBB		
Karin Nelson	CBB		WEIRTONCBB@GMAIL.COM
RIK REKOWSKI	MARY H WER PUBIC LIBRARY	304-797-8510	REKOWSKIE@WEIRTON-LIB.WV.US
Kevin Beyond	Weirton Transit Corp	304-797-8597	weirtontransit@gmail.com
Michael Hagg	HCSW	304-748-2370	mhagg@comcast.net
Jim Penabaker	Comfort House Child Advocacy Center	304-723-0083	comforthouse@yahoo.com
Katie Baerman	ODU	my 12-461-6916	Katie@vrhandedesign.com copy



**City of Weirton, West Virginia**  
**Five-Year Consolidated Plan, FY 2015 Annual Action Plan, and**  
**Analysis of Impediments to Fair Housing Choice**  
**Service Agencies Meeting in Room 201 of the Weirton Municipal Building**  
**Thursday, February 19th, 2015 at 9:00 A.M.**

Name	Organization	Phone Number	Email Address
Karl Hayford	UDU	(412) 461-6916	Karl@urban-designventures.com

## City of Weirton, WV

### Meeting with Social Service Agencies

Thursday, February 19<sup>th</sup>, 2015 @ 9:00 am

#### In Attendance:

<i>Karl Haglund</i>	<i>Consultant</i>
<i>Katie Bournes</i>	<i>Consultant</i>
<i>Beth Gaughan</i>	<i>CDBG Program Administrator Dept. of Development</i>
<i>Rik Rekowski</i>	<i>Mary H. Weir Library</i>
<i>Kayla Gringul</i>	<i>Community Bread Basket</i>
<i>Karen Wilson</i>	<i>Community Bread Basket</i>
<i>Jim Penebaker</i>	<i>Comfort House</i>
<i>Kevin Beynon</i>	<i>Weirton Transit Corporation</i>
<i>Michael Hagg</i>	<i>Hancock County Sheltered Workshop</i>

#### Social Service Needs

- The City does not want transportation services picking people up at their homes. Unfortunately, however, many sidewalks do not have curb cuts, so people in wheelchairs or with mobility issues cannot access the buses and get to the bus stop. Therefore, buses have to pick people up at their homes.
- The new Public Works Director and the City's plan is to install ADA curb cuts whenever a street is disturbed. When streets are milled and paved, curb cuts are installed on adjacent sidewalks.
- Some areas are worse than others. The Inspection Department can be called for trip hazards on sidewalks, or the Traffic Commission can be petitioned.
- There are other service agencies that provide transportation in Weirton. The City's Social Services Department should have a list of contacts for other transportation options on an as needed basis. Income qualifications apply.
- The Comfort House is a child advocacy center. The program was cut by \$15,000 this year. Nearly, 150 interviews are performed each year. They are mainly abuse allegations. Court accepted way to provide to prosecutorial attorneys, working with parents, refer out for therapy for kids.
- The Mary H. Weir Library has a story hour and serves a lot of families with children from Ward 4, which is the low/mod area of the City. Families can't get to the Library programs after 5, because there is no way to get there or to get home. The library closes at 8. They have activities in the evenings, such as movie nights.
- The children's area of the library has only adult furniture. There is a need for children's furniture.
- People need information and technology assistance. People come to the library to the computers. The public is concerned with confidentiality online. The library is trying to work collaboratively with other agencies, such as CHANGE, to help people file their income taxes.

- The Mary H. Weir library was the first public library in the State to install fiber optics. They have the technology, but need support.
- The library needs accessibility features for people with disabilities that will allow them to use the technology and access the building. There is no elevator. There are 4 restrooms that are not ADA compliant. Parking, heights of bookcases, and knobs on doors are all in need of accessibility improvements.
- There is an immediate need to prioritize for ADA accessible bathrooms, and an elevator at the Library.
- The Sheltered Workshop is looking at another property in Weirton. Their services are growing and they need more space.
- They would like to put a rehab facility somewhere else, apart from the job training building. They want a mock apartment to teach life skills. There is a need for more accessible housing for people with disabilities, particularly for those that want to live independently. Healthways is the big player in town with units for people with disabilities.
- There are opportunities to acquire and build accessible housing. Ideally, they would like to build their own place. There is not a lot of viable property available in Weirton.
- The Federal government wants to keep things as unsegregated as possible, but that doesn't fit their needs. It is not as economically feasible to build new accessible units that are scattered.
- The main business district's accessibility has improved, including the curb cuts. However, many housing locations are not near the accessible areas of town for transportation, shopping opportunities, etc.
- Community Bread Basket's number one program is their food distribution program. The Gable program is for infants and provides diapers, clothing, cribs, and strollers. The Bread Basket could use a bigger building with a loading dock, etc. They are outgrowing their space. A lot of church donations come through the Bread Basket. The Bread Basket's item of the month comes from church donations. Monetary donations have been down lately.
- Walmart donates food, including bakery items, produce, canned goods, etc.
- The Bread Basket clientele is on the rise. Unemployment is a major factor. There is a huge demand for utility assistance, which can only be provided on a first come, first serve basis. Clients must have a termination notice, and can only be helped once a year, per utility. They pay towards the balance. People inquire about rent assistance, kerosene, oil, etc. but there are no funds for this.
- Library parking is an issue. The library owns two parcels of land behind the building, and the City owns parcels adjacent to the library. There is a need to accommodate resources more cost-effectively.
- The library doesn't have the funds for a full-time maintenance staff. They have used various groups, like the United Way and Workforce WV, to keep the library functioning.
- The library needs to expand to handle the storage of historical items. The current electronic shelving system is very complex and foreign. The instructions are written in Japanese. The City electricians and Public Works department tried to figure out the system, but couldn't. It needs to be replaced.

- The library does not have an ADA fire alarm system.
- Comfort House has increased its exposure, and serve more children as a result. They work with the officers in the schools. There is always a need for more outreach and education. There are not many awareness trainings in this area. The closest training class is in Morgantown. It becomes expensive to send people to training. A lot of trainings in Pittsburgh don't count in West Virginia.
- The Library has webinar services, etc. and an activity room with a large screen with fiber optics, but no staff to support it. The library needs technical support. They are trying to train volunteers in the community to teach professionals how to use the services and implement them.
- Sheltered Workshop has an industrial laundry service and custodial, small packaging contracts. There are a variety of jobs available; mostly traumatic brain injury, developmental disabilities, mental illness, etc.
- A lot of people need services in Weirton, and some of the service groups and government are not doing what they can. People are not getting the services they need, usually because of financial barriers or lack of knowledge.
- Transit Business has increased, but they cannot reach everyone. There are more people that need service that cannot be reached. They have to match Federal funds with cash and in-house services.
- CHANGE provides transportation after the hours that the Transit service runs, or outside their jurisdiction.
- People can't get to work, access services, etc. and it is not because they don't want to go to work and provide for their families, but because they can't access the bus.
- Transit is trying to get a levy passed to be able to sustain service.
- Transit service will go anywhere in City limits.

### **Housing Needs**

- There is a need for housing for the disabled. Assisted living with a support staff is necessary.
- There is a need for affordable housing downtown.
- There is not a space in the Library to quietly apply for a job, look for an apartment, etc. on the computer.
- There are free notaries available to the public in the library.
- The library hosts meetings for support groups – drugs, divorce, suicide, etc.
- The library staff have become a lot like social workers, matching people with services, putting people in touch with services.
- The library has a job search service.
- The bus will take people to Weirton Medical Center.
- Weirton doesn't have a large City Park or a lot youth programs, but it doesn't seem that people take advantage of them anyway.
- There is no playground equipment in Ward 1 – 10<sup>th</sup> Street. Old playground equipment was removed. This is a densely populated area.

- Streets throughout the City need improvements, particularly the street by the new school. The State was supposed to repave the street before the school opened.
- New sidewalks have been installed in places where there previously was no sidewalk. People will use it if it is there.
- There is a need for bike racks at the library. People bring their bikes into the library. There are bike racks at the school.
- The Safe Routes to School grant will install sidewalks for kids to walk to school.
- Sidewalks aren't shoveled when it snows. It is the responsibility of the property owner. The City will handle it if it is complaint driven. There was an issue on Penco Road. Inspectors can go out on the same day that there is a complaint.

### **Fair Housing Issues**

- People refer fair housing complaints to the City.
- They have not heard of many fair housing issues or complaints.
- Typically, the complaints concern people with convictions, records, etc. that can't get assisted housing.



**City of Weirton, West Virginia**  
**Five-Year Consolidated Plan, FY 2015 Annual Action Plan, and**  
**Analysis of Impediments to Fair Housing Choice**  
**Service Agencies Meeting in Room 201 of the Weirton Municipal Building**  
**Thursday, February 19th, 2015 at 1:00 P.M.**

Name	Organization	Phone Number	Email Address
Sohma Faw	Change the Future	304 748 0332	sfair@changeinc.org
Kerlean Green	Dunbar High School	304 748 1591	kerleancook2@yahoo.com
Chris Thompson	Dunbar Health Center	740-535-0772	
Sharon Davis	GLWSC / Weirton Sr. Center	304-748-3490	slidami@comcast.net
Phonda Stubbs	CASF	304 737 4444	childsplacecass@comcast.net
Abby Hawthorne	CASA	740 317 4459	
Marvin Six	BDC	304-748-5041	msix@bdc.com



**City of Weirton, West Virginia**  
**Five-Year Consolidated Plan, FY 2015 Annual Action Plan, and**  
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**Thursday, February 19th, 2015 at 1:00 P.M.**

Name	Organization	Phone Number	Email Address
Carole Scheerbaum	WVU Extension Service - Hancock	304-564-3805	Carole.Scheerbaum@ mail.wvu.edu
BRENDA MULL	WEIRTON AREA CHAMBER OF COMMERCE	304-748-7212	BRENDA@WEIRTON CHAMBER.COM
Jim Weaver	Weirton Christian Center	304-479-2140	weirtonchristiancenter@ comcast.net
Katie Vandesign	VDU	412-461-6916	Katie@vrbandesignventures .com
Karl Heylunde	City Admin	304-797-8518	cdlogadmin@cityofweirton.com
Karl Heylunde	VDU	(412) 461-6916	Karl@vrbandesignventures.com

## **City of Weirton, WV**

### **Meeting with Social Service Agencies**

Thursday, February 19<sup>th</sup>, 2015 @ 1:00 pm

#### **In Attendance:**

<i>Karl Haglund</i>	<i>Consultant</i>
<i>Katie Bournes</i>	<i>Consultant</i>
<i>Beth Gaughan</i>	<i>CDBG Program Administrator Dept. of Development</i>
<i>Debra Fair</i>	<i>CHANGE, Inc.</i>
<i>Earlean Cook</i>	<i>Dunbar Rec Center</i>
<i>Lewis Thompson</i>	<i>Dunbar Rec Center</i>
<i>Shai Davis</i>	<i>GWSC / Weirton Service Center</i>
<i>Rhonda Stubbs</i>	<i>CASA</i>
<i>Abby Hawthorne</i>	<i>CASA</i>
<i>Marvin Six</i>	<i>Business Development Corp. of the Northern Panhandle</i>

#### **Public Service Needs**

- There is a need for more food programs, afterschool care, and homework help.
- No drug treatment available or treatment facilities.
- There is a need for transitional housing for people transitioning from institutions, healthcare, etc.
- There are residents that try but are unable to afford utilities. There are houses available downtown, but are vacant because people can't afford the utility costs. There is a need for weatherization of these houses.
- There is often no stability for families with children. They have to move from home to home because they get evicted.
- Kids aging out of foster care often end up on the streets or couch surfing. 18-25 year olds are the biggest demographic. The City of Weirton had 5 on the last Point In Time count in 3 hours.
- Homeless stay in vacant, abandoned homes.
- There is a homeless shelter for men across the river.
- Many of the homeless hang out in the library.
- CHANGE Inc. has a veterans program.
- Some homeless commit crimes so they can go back to jail and get medical care or services.
- Agencies refer clients to each other.
- The Wheeling Homeless Coalition has a Rapid Re-housing program, but resources are depleted quickly.
- A lot of people with felonies can't get into public housing.
- The gas and oil industry has caused housing prices to go up.

- It is difficult to find transitional care, life skills training, and housing for kids aging out of foster care. It would be great to have a program to get kids ready for transitional housing when they will be aged out of foster care.
- There is a summer reading program and supervised activities for youth, one of the biggest issues is transportation to access services. A lot of families don't have a vehicle. They use Weirton Christian Center Transportation for services.
- Some people in Weirton are unable to get to work and access services due to a lack of transportation.
- The transportation service needs help. It is hard for Transit Service to find qualified drivers.
- Transit Service has to go out of their way to pick people up individually. Hancock Senior Services transit won't pick people up in Weirton to go to programs in Weirton.
- The Weirton Transit levy will be on the ballot in the spring. This is contingent for the service to expand. This will expand services and prioritize needs.
- Dunbar Recreation Center children are usually dropped off and picked up by their parents. Activities for kids to do at the Center are lacking.
- The WVU Afterschool Network would like to expand afterschool programs in Weirton. The only centers in Weirton are the Weirton Christian Center and the Dunbar Recreation Center. There is no afterschool program at the school. There is a bus that takes kids to afterschool care at the Boys and Girls Club and the Christian Center.
- It would be nice to have an afterschool program to put some children together with the seniors to do activities. One person running the whole Center is not enough. The Senior Center needs help.
- A lot of seniors want to stay in their homes and need help at home. Hancock County Senior Center has in home services. Weirton Senior Center is not associated with a State Agency, but is supported by City and County. Weirton Senior Center needs more services from the County Senior Center services.
- Children with special needs are underserved. A lot of children are born with addictions. The mother might be unable to take care of herself and, therefore, unable to take care of a child with special needs.
- It is very difficult to get money for drug and alcohol addiction prevention services; more difficult than treatment services.
- Hancock County Senior Center has transportation for anyone over 18 that needs transportation to medical appointments. They want to expand that service. The Center also offers exercise, and physical therapy. This service is mostly for those with disabilities.
- Services are available but there needs to be communication and collaboration.
- There is a need to coordinate the transportation with social service clients' needs and come up with schedule that works.
- Agencies can collaborate on one funding application to get funds. Funders are more likely to buy in when there is collaboration, rather than individual funding applications.
- The Business Development Corporation is trying to buy foreclosed homes and resell them at very low monthly rates.

- There is a need for life skills training. Seniors could teach life skills to kids. For example: they could teach young girls to bake or sew.
- The way to reach those that need help is to encourage the community to work together. It is important to combine strengths to serve people.
- It is hard to find match for programs when the programs don't charge fees.
- Workers coming to the area need different types of housing. Different types of housing are needed for different workforces.
- Need more green space. The Events Center has been great.
- The City leases a park to residents for a dollar a year, but can't get more funds without ownership to maintain it.
- There is a need for more subsidized, income based housing. There are a number of empty buildings that need demolished in order to rebuild housing. There is a need for more homeownership programs. Brownsfield Abandoned Dilapidated (BAD) Building Program looks at any structure and determines whether it can be rehabbed correctly and cost-effectively, so a person can get a mortgage. Financial assistance, etc. comes from banks. If the building can't be rehabbed, BAD will demolish it and sell to adjoining property owners, or redevelop the area, or use as green space.
- There is a need for a City lot to have community gardens to teach kids how to garden and the importance of fresh food.
- Many women and children stay in shelters for months.
- There is a stigma associated with the term affordable housing. There is a need to educate people about the meaning of affordable housing.
- The Business Development Corporation is getting ownership and site control of properties. Three Springs Business Park for commercial and manufacturing developments. There are four focus industries: energy, healthcare, transportation, and steel manufacturing (add on, not steel producing – making something with the steel, preparing it). There is a need for a connector between Colliers Way and the Business Park's main arteries.
- There is a need to help businesses get started with zoning and planning. It takes a very long time. Streets need repaired in commercial and residential areas.
- It can be difficult to find commercial real estate. The inventory is limited. Many landowners don't want to give up their properties, even if they are sitting vacant.
- There are vacant buildings everywhere. The old steel buildings are coming down slowly and cleaning, which is a good opportunity for development.
- There is a need for new sidewalks citywide.
- The road near the new school is in terrible condition. Pennsylvania Road is a State road.
- There is a need to make the City more walkable. Businesses are frustrated over loss of business while work is being done. The Chamber encourages local shopping and frequenting local business. Can you sustain the business during the transition?
- People in the City have a short memory about City improvements. They are noticed, but people forget what it was like before.

- There is a need for a new vision for the City. It has a steel town mentality that belongs to the older generation.
- Much of the workforce isn't trained and people can't pass drug tests. CHANGE had a hard time finding well-qualified people that could pass the drug test. Heroin is a problem.
- There are only 40 drug treatment beds in WV. Often, people that are clean cannot get treatment. They must still be addicted to get into treatment programs.
- There is a need for more places for kids to go, like the Dunbar Recreation Center.
- The John D. Rockefeller Career Center is 15 minutes away. The High School has some career training. The school busses kids from the high school to the Career Center during the day and brings them back. There is a need for more hands-on training for teens and young adults.
- The Chamber has a high school business symposium and a leadership program for teenagers. 120 kids from the high school participated in the business symposium. They had to create a product that was cost-effective and works, create a name, logo, etc. They learned to work together and budgeting, etc. The program helps kids decide where they want to go and how to get there.

#### **Fair Housing Needs**

- Affordable housing and income prevents people from living where they want to live.
- Victims of domestic violence have a hard time getting a job because of their status.
- Storage units for people's things is an extra cost for agencies.
- Women with a lot of kids have a hard time finding housing.
- People will call HRC with complaints.
- Try to stop the cycle of generational entitlement, cycle of addiction. Try to get the problem remedied with the parent, and if not, try to reach the kids.

## City of Weirton, WV

### Meeting with the Weirton Housing Authority

Wednesday, February 19<sup>th</sup>, 2015 @ 2:00 pm

#### In Attendance:

*Karl Haglund*

*Consultant*

*Katie Baurnes*

*Consultant*

*Beth Gaughan*

*CDBG Program Administrator Dept. of Development*

*George B. Vargo*

*Executive Director, Weirton Housing Authority*

- The Housing Authority of the City of Weirton can pass a resolution adopting the Analysis of Impediments if needed. The Housing Authority can adopt the plan whenever it is needed.
- Over the last 18 months, LGBT and Veterans have become the two groups most in need of public housing with Section 8 Vouchers.
- There is a need for homeless prevention assistance in Hancock and Brooke Counties. There are not a lot of unsheltered street homeless in Weirton. There is a need for rent or utility assistance and transitional housing for people in limbo.
- Weirton does not have a large chronically homeless population.
- Homeless families and children are referred to the Department of Human Services and must go to Wheeling or Steubenville.
- A large number of people are coming to the Housing Authority because of divorce or separation.
- Some are victims coming from the Lighthouse Domestic Violence Shelter who don't have money to turn on utilities. They need public housing, where everything is paid for.
- Preference exists for victims of domestic violence and natural disaster emergencies, but not for the homeless.
- The Housing Authority is unable to assist people with criminal records, but will send them to the Department of Human Services.
- There is a need for shelter care.
- Often people can't afford to turn on utilities, even if they can get a unit with a voucher. There are no developers offering assisted family housing. There is some assisted senior housing in the City.
- The units meet HUD's Housing Quality Standards, but tenants can't afford utilities. The oil and gas industry is occupying some of the units that Voucher holders could use.
- There is a need for a couple hundred more assisted housing units, particularly for those 30% and below of AMI.
- Heathermoor Apartments and Gollum Lane filled up quickly.
- The inside of the apartments are taken care of, but not the outside.
- There is a great deal of elderly housing available.
- Most of those on the Housing Authority's waiting list are people receiving Supplemental Security Income for mental illnesses, like bipolar disorder and depression.

- Freedom Place 1 and 2 are Section 8 based housing. They are not close to amenities like shopping, entertainment, etc.
- The occupancy rate in the Housing Authority is 83%. Competition is the main reason. People want to live downtown.
- There is little demand for efficiency apartments. Efficiencies should be combined to make one-bedroom units.
- The Housing Authority's Capital Fund Plan includes the plan to convert efficiency apartments into one-bedroom units over five years. The Housing Authority completed the sixth yesterday and have two more years to finish the rest of the eight. Once they are done, the occupancy will increase to 93%-94%.
- They are losing about 8-10 units per month, due to utility shut-offs, voucher holder violations, etc. Sometimes there is a wait to get new units, etc.
- Many people don't understand the one year residency requirement. People from other cities attend the orientations, but don't stay because of the requirement.
- Not many people from Weirton are leaving. There is not a lot of portability between Weirton and Steubenville anymore. About 6 ports in and 6 out in year.
- People need social services and referrals – a helping hand through the process. People don't want to go out and get the services they need. People don't have the initiative to do this.
- Many graduates leave the Hancock/Brooke County Area. Many of the Weirton Medical Center employees don't live in Weirton.
- The City needs jobs that pay the living wage. There is a need for good education and job training resources.
- Jim Davis is the prosecuting attorney on the Housing Authority Board.
- The City of Weirton's Police Department does a great job. The Weirton Housing Authority is pleased with the patrol services. In lieu of taxes, they pay for police and fire services.
- Community policing is visible. Police walk their dogs in the summer and talk to local youth.
- The Weirton Christian Center is a nonprofit, Christian-based organization that offers after-school programs for children and transports tenants to medical care. Weirton City Services helps with transportation.
- The Weirton Christian Center took over the Boys and Girls Club at the end of 2014. The Boys and Girls Club services have been great for the community. The crime and vandalism rates are decreasing.
- The Housing Authority has one tenant council consisting of five members. They review the Five Year Plan and invite the tenant population to attend meetings. They have had nice turnouts for Capital Fund meetings.
- The Housing Authority no longer has Self-Sufficiency programs because programs became too restrictive.
- The City and the Housing Authority have a good relationship.
- The support animal requirements are problematic. Nothing is really required. Reasonable accommodation is complicated for private landlords, but not an issue for public housing.

- The Housing Authority Board and the Human Relations Commission have heard complaints about a lack of admittance.
- The biggest issue in Weirton is people are unable to pay utility bills.
- The Capital Fund Program is able to keep up with modernization efforts.
- The Housing Authority is not interested in the Rental Assistance Demonstration (RAD) program because it is too restrictive.
- The City's housing stock is old. There is a lack of good, quality housing units.



**City of Weirton, West Virginia**  
**Five-Year Consolidated Plan, FY 2015 Annual Action Plan, and**  
**Analysis of Impediments to Fair Housing Choice**  
**Service Agencies Meeting in Room 201 of the Weirton Municipal Building**  
**Thursday, February 19th, 2015 at 3:00 P.M.**

Name	Organization	Phone Number	Email Address
Major Susan Dewan	The Salvation Army	304-748- 4310	Susan_Dewan@ uss.salvationarmy.org
Heather Hudson	" "	304-439-1917	heather-hudson@ uss.salvationarmy.org
Karl Hyland	VDU	(412) 461-6916	Karl@urbandesignventures.com
Beth Cough	City Admin	304-797-8518	edbgadmin@cityofweirton.com
Natie James	VDU	412-461-6916	katie@VRHandesignventures.com

## City of Weirton, WV

### Meeting with the Salvation Army

Thursday, February 19<sup>th</sup>, 2015 @ 3:00 pm

#### In Attendance:

*Karl Haglund*

*Consultant*

*Katie Baurnes*

*Consultant*

*Beth Gaughan*

*CDBG Program Administrator Dept. of Development*

*Major Sue Dewan*

*Corps Officer*

*Heather Hudson*

*Grant Administrator*

- The Salvation Army provides emergency assistance to low-income families and individuals.
- They assist with emergency housing, but do not provide housing. They work with the Family Resource Network in Weirton and the Salvation Army in Wheeling. They have shelters across the river in Ohio.
- Doubling-up and couch surfing is a homeless problem. There are many people that have burned bridges at local shelters. They cannot come to the shelter while intoxicated. They cannot have a history of violent behavior. Others cannot be in the same shelter as women and children.
- The City of Weirton has a Winter Freeze Shelter, when the temperature drops to a certain point. They do not provide food, just a place to stay.
- The homeless have many mental health issues. They offer assistance to people who are chronically homeless so that they can take advantage of other opportunities, such as housing.
- Families doubling up, families/women with children, and people without basic life skills are the most likely to be homeless.
- Catholic Charities helps with life skills training.
- More people are living with limited or no resources because they do not see anything or anyone bettering their situation.
- Parents are poorly educated, and children are not getting the education they need. Teen pregnancy is an issue, too.
- Life skills, transportation, and transitional housing are the top three issues for all agencies.
- The City Police have a good relationship with the service agencies.
- People need to be on the same page in order to identify gaps in services.
- The cost is minimal to open a freeze shelter for the night. They need bathrooms, a place to set up cots, water, and a police or security officer. This is an eligible CDBG expense to pay for the officer's overtime pay to sit at a freeze shelter.
- When the wind chill is below a certain temperature, the City should have a "code blue". Agencies that want to partner could make themselves available as a warming centers. Everyone knows what they are supposed to do. Code red can be used for an extreme heat index. The task is simple because everyone has a small part. One agency could donate beverages and snacks, and churches could donate space.

- The City's Empowerment Program is for low-income families to teach homeownership and financial literacy. The help with resumes, job interviews, and how to dress. Mock job interviews are provided through the Hancock County Savings Bank.
- There is a need to teach food budgeting.
- Welfare to work volunteers pilot for a lunch and learn program.
- There is a need to get stakeholders together to collaborate. Agencies compete for similar funding sources.
- Shelter money is very competitive.
- It is easier to partner with one organization and split services than for all agencies to pool together to divide services to prevent competition.
- Rent and utility assistance are greatly needed. There is a lack of donations and the budget runs out quickly.
- The Salvation Army give a week's worth of groceries to about 80 different families once per month.
- They help 20 families a month with utility assistance, but can only help families twice per year.
- There is a lot of double-dipping that goes on, but it is hard to keep track of.
- There is a need for low-income housing for families.
- The Salvation Army helps to maintain housing in an effort to keep families from becoming homeless.
- West Virginia services for the disabled are much better coordinated.
- The biggest need in Weirton is for a supportive employment opportunity. Currently, the only program is the Sheltered Workshop. There is a need for funding for Division of Rehabilitation services for employment opportunities for people with disabilities, especially high-functioning people. If there was some funding, more opportunities could come up for people with disabilities or transitioning from assistance.
- The Sheltered Workshop has job coaches and life skills training, but it would be helpful for there to be an alternative source. This would be helpful for people coming off welfare/support programs.
- 14% of those living in Freedom Place II are young and disabled. Other than Freedom Place and Greenbrier Manor, what types of assisted housing is there for people with disabilities?
- There is a need for supportive employment and case management. It is difficult for people to get money management. Case management should come from SSI and Division of Rehabilitation. You have to go through DRS to get to Sheltered Workshop access.
- There are a variety of nonprofits that could benefit from assistance with maintaining their properties.
- The Salvation Army needs a new parking lot.
- The Salvation Army tries to break the cycle of poverty and make the environment more attractive. Attractive low-income housing helps people to feel better.
- There needs to be more outreach for residents to help them understand their rights.

- Fair Housing education for agencies – fair housing education with incentives through the Salvation Army. April is Fair Housing Month. HRC could possibly coordinate an event or educate at the event.

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**NORTHERN PANHANDLE  
HOME CONSORTIUM  
LEAD AGENCY –  
CITY OF WHEELING, WV  
FY 2015-2019 FIVE YEAR  
CONSOLIDATED PLAN**

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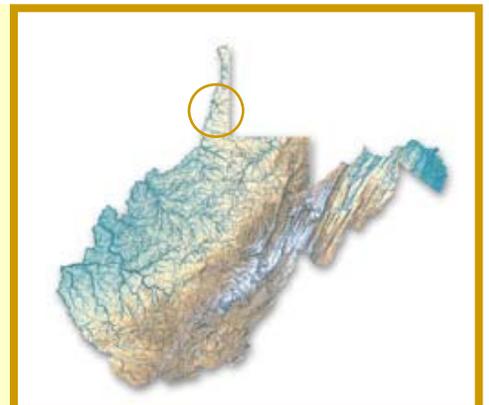
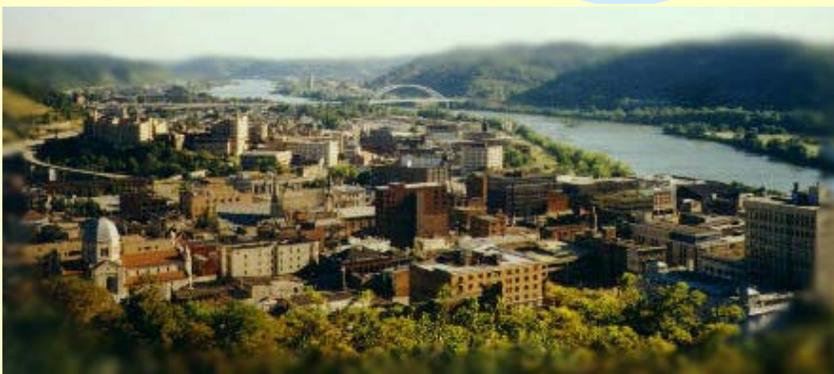
# City of Wheeling, West Virginia

## FY 2015-2019 Five Year Consolidated Plan and the FY 2015 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



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Certifications

Resolution

Analysis of Impediments to Fair Housing Choice Action Plan

Public Participation

- First Public Hearing
- Second Public Hearing
- Residential/Agency Surveys
- Meeting Summaries

Northern Panhandle HOME Consortium Member - City of Weirton, WV FY 2015-2019 Five Year Consolidated Plan



## 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 2015-2019 Five Year Consolidated Plan for the period of July 1, 2015 through June 30, 2019. This 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:**

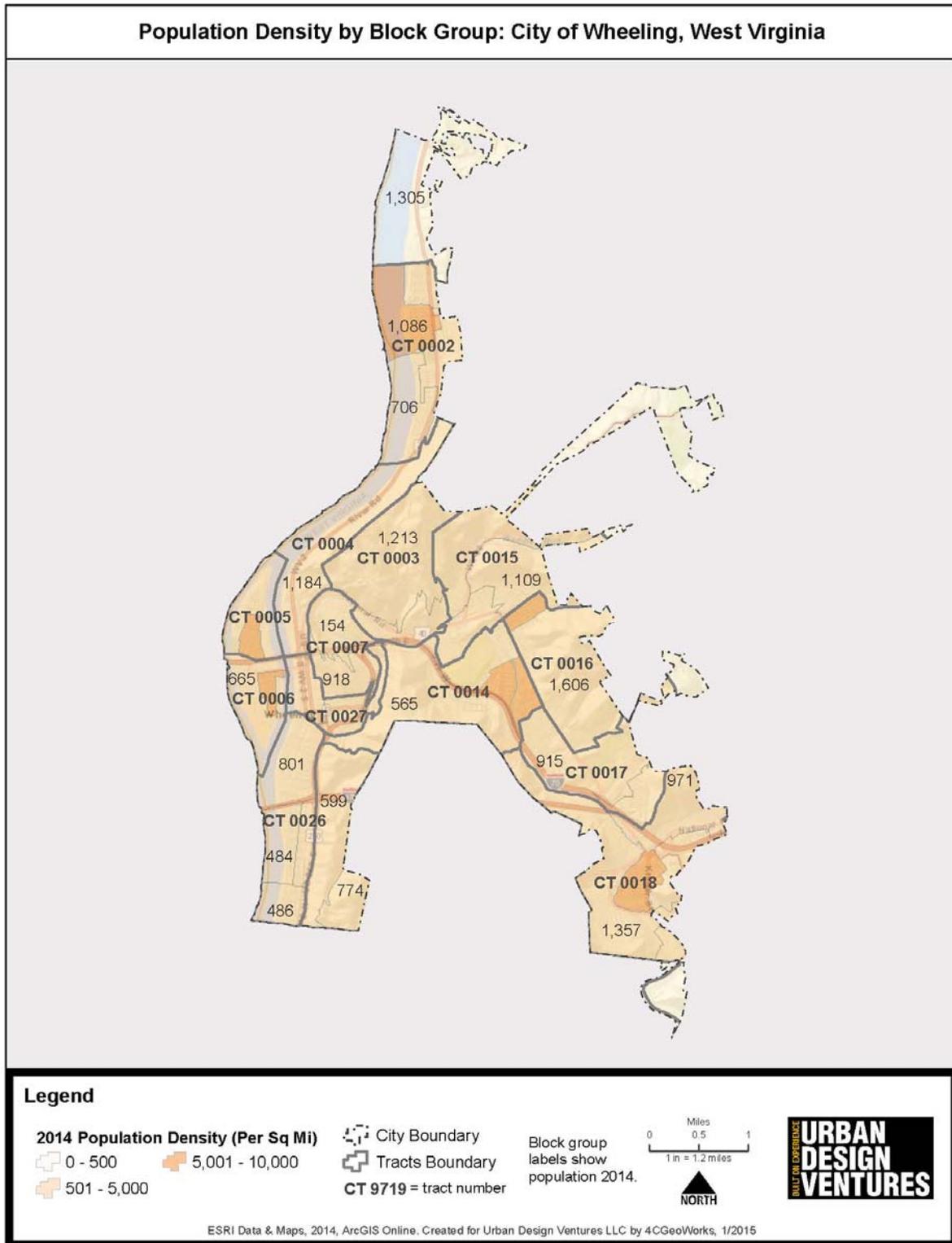
The following financial resources are included in the FY 2015 Annual Action Plan which anticipates funding to be received to address the priority needs and goals identified in the City of Wheeling's FY 2015-2019 Consolidated Plan. The City of Wheeling anticipates it will receive the following Federal funds during the FY 2015 program year:

- FY 2015 CDBG Allocation - \$1,103,364.00
- FY 2015 HOME Allocation - \$245,326.00
- **Total Funds: \$1,348,690.00**

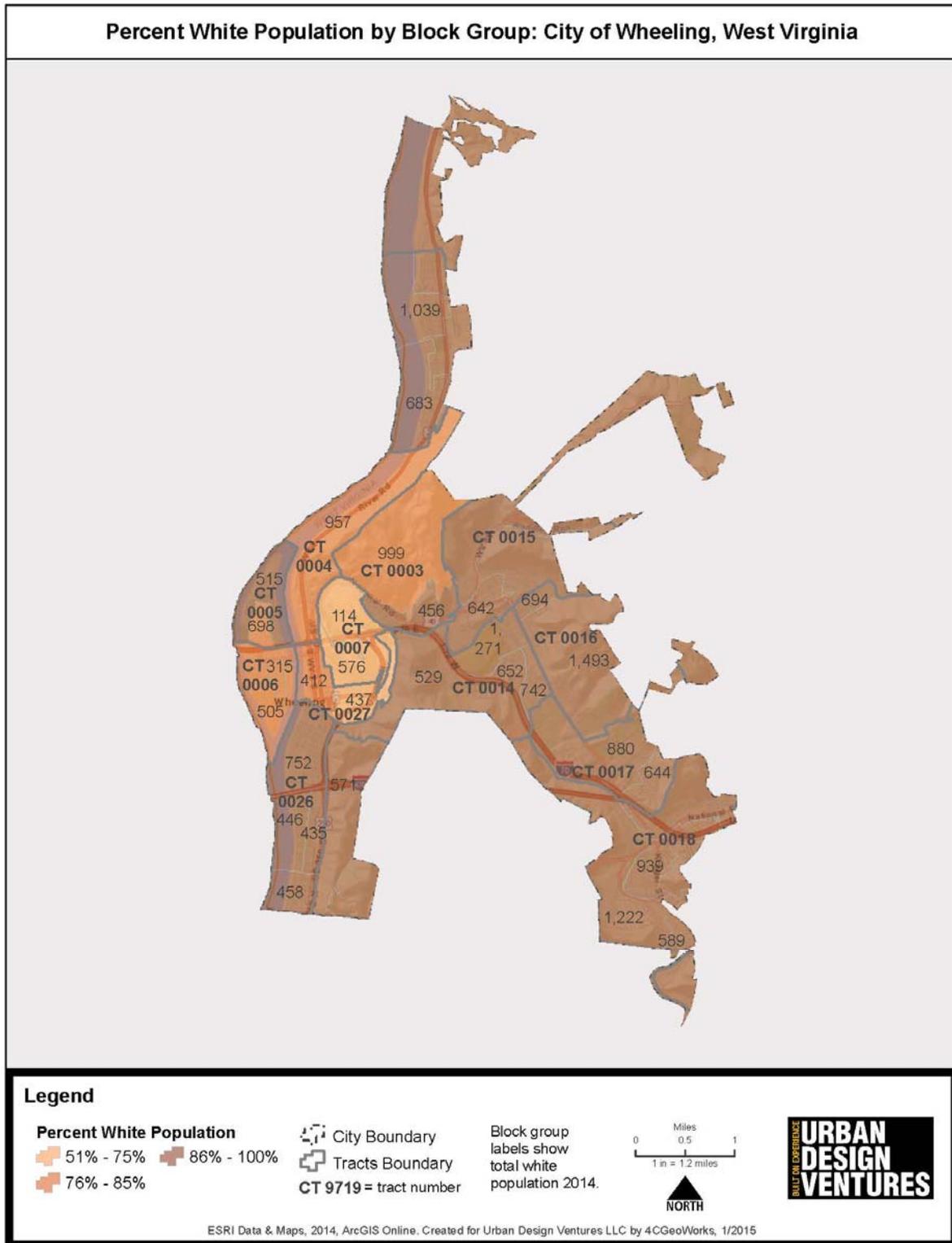
**Maps:**

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

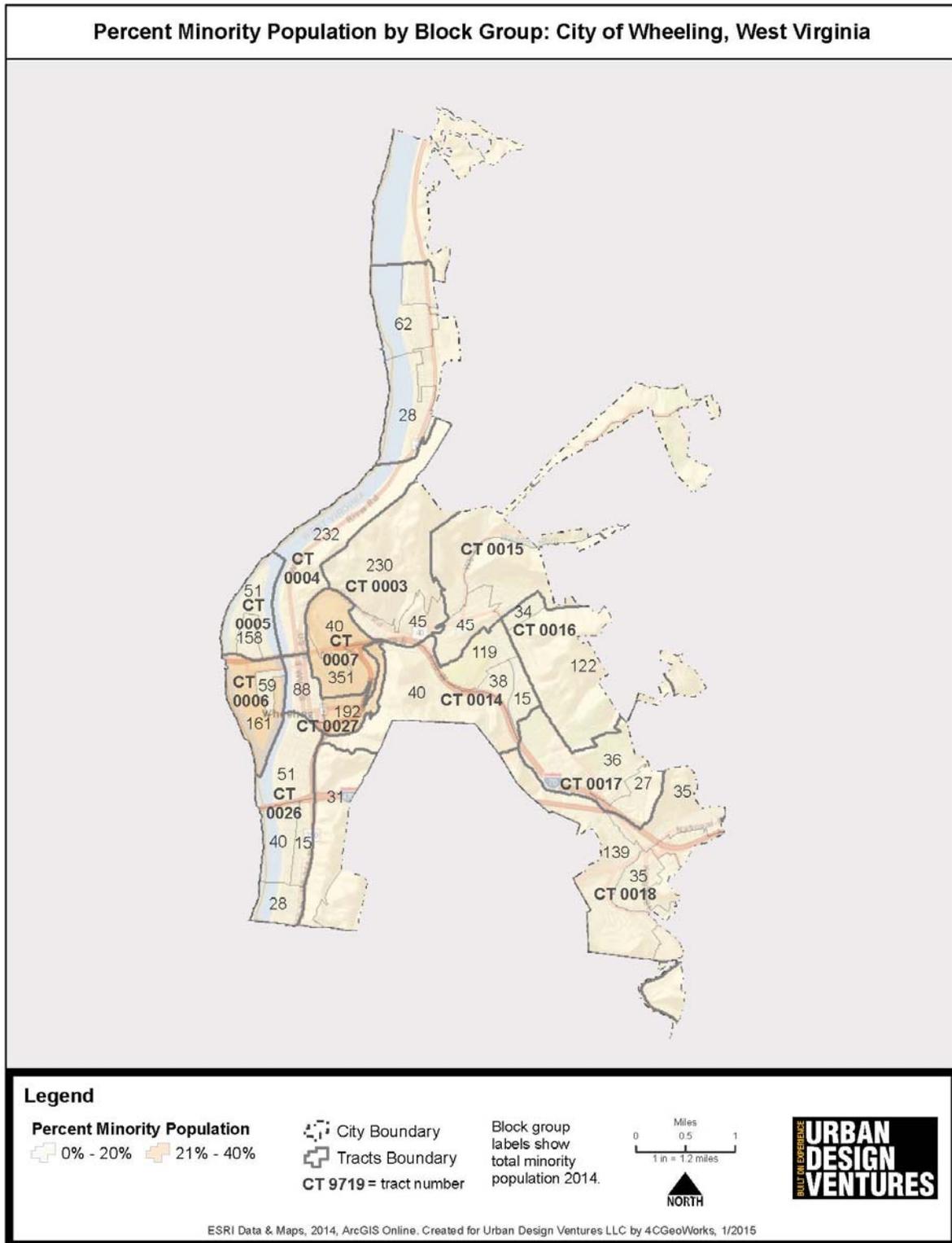
- Population Density by Census Tract
- Percent White Population by Census Tract
- Percent Minority Population by Census Tract
- Percent Population Age 65+ by Census Tract
- Total Housing Units by Block Points & Census Tracts
- Percent Owner-Occupied Housing Units by Census Tract
- Percent Renter-Occupied 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
- HCVP Count by Block Group and Public Housing Locations
- Commercial Hot Spots



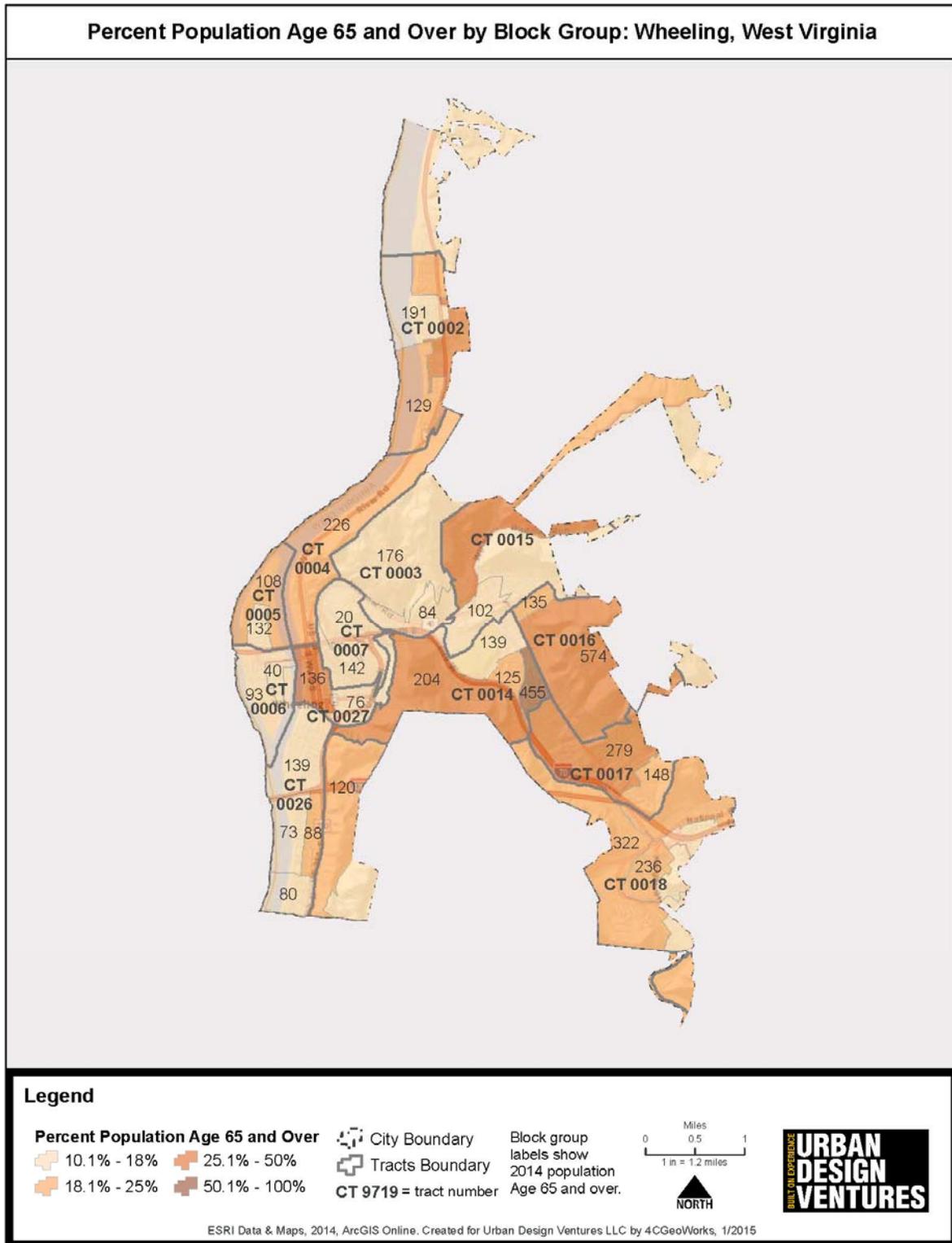
**Population Density by Block Group**



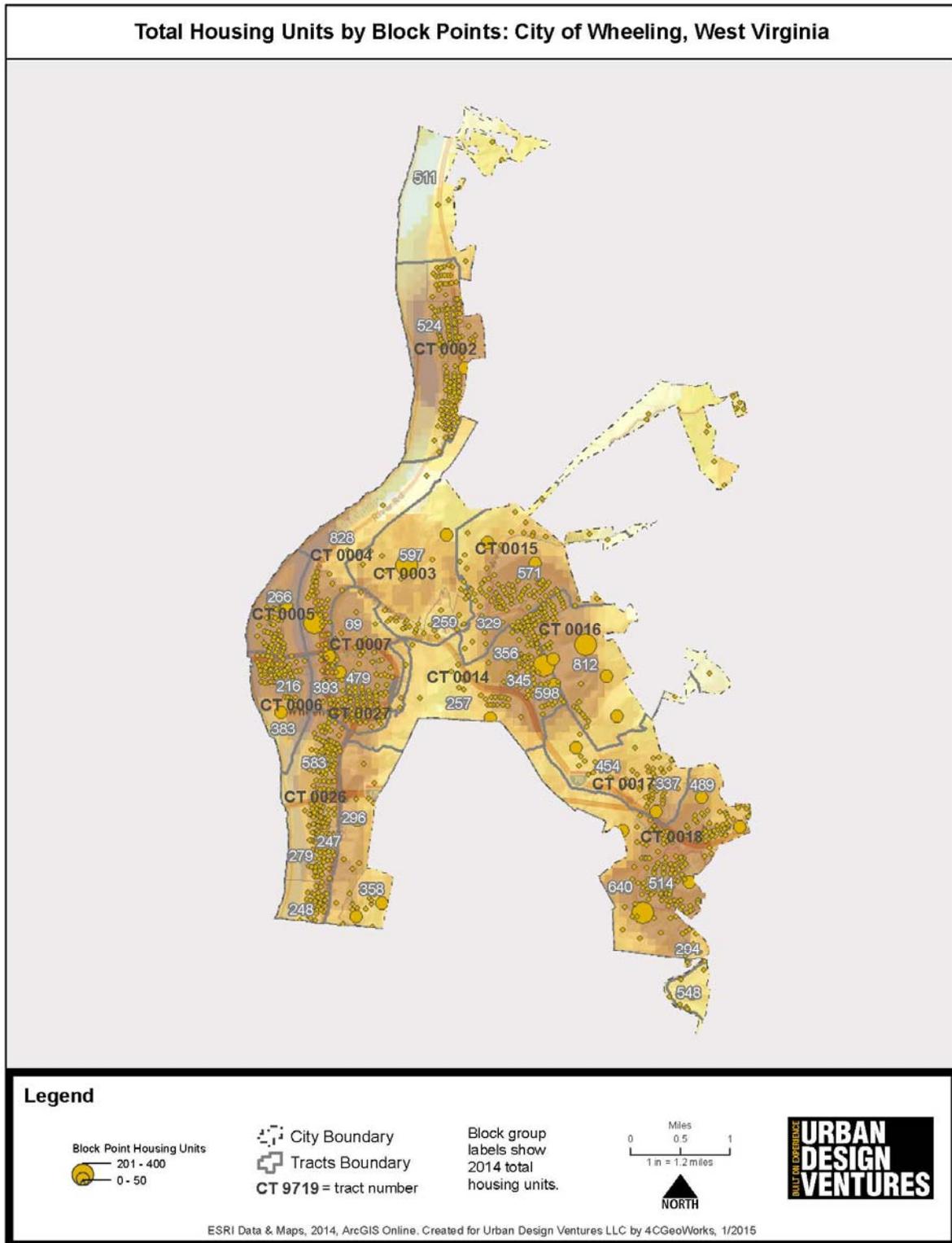
### Percent White Population by Block Group



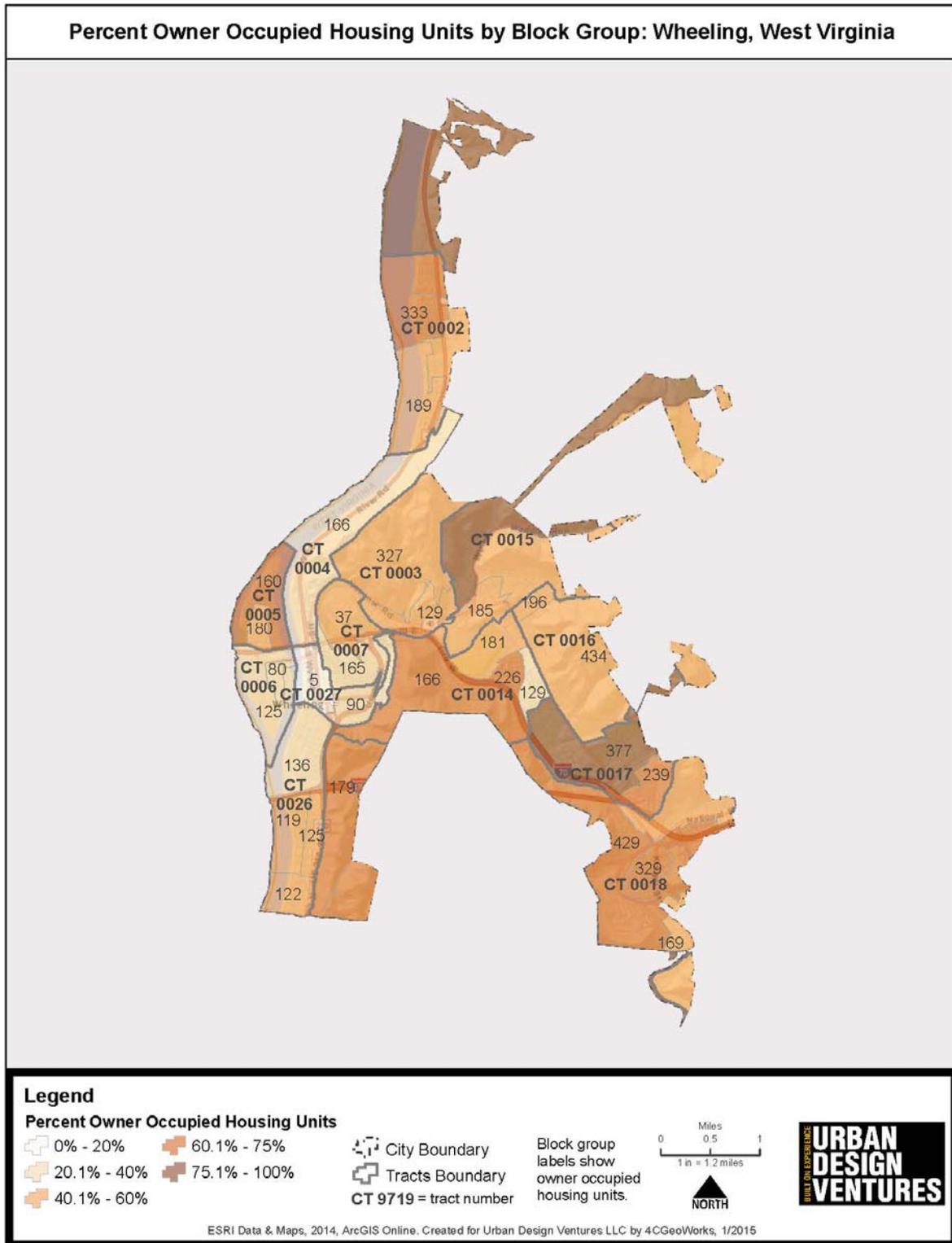
**Percent Minority Population by Block Group**



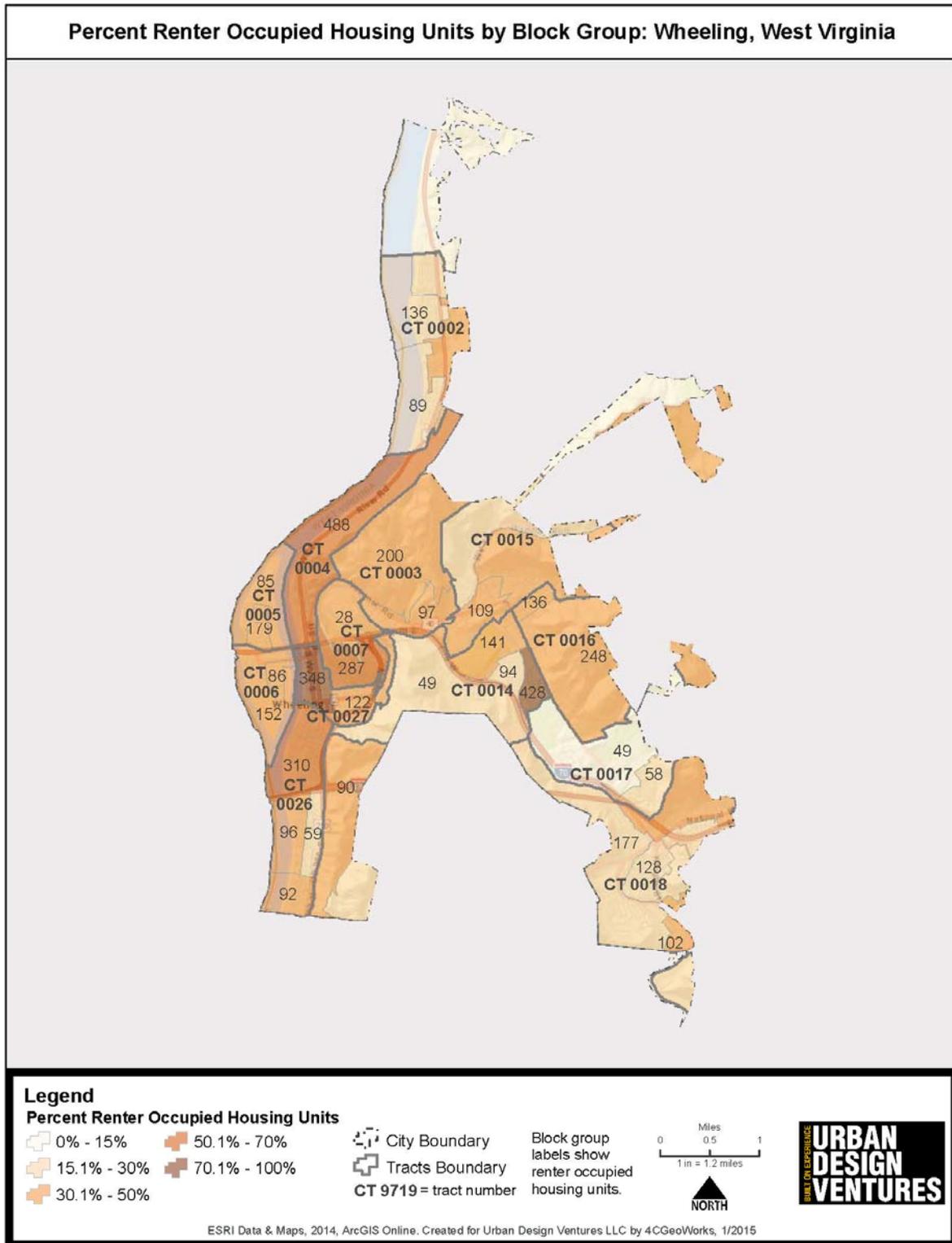
### Percent Population Age 65+ by Block Group



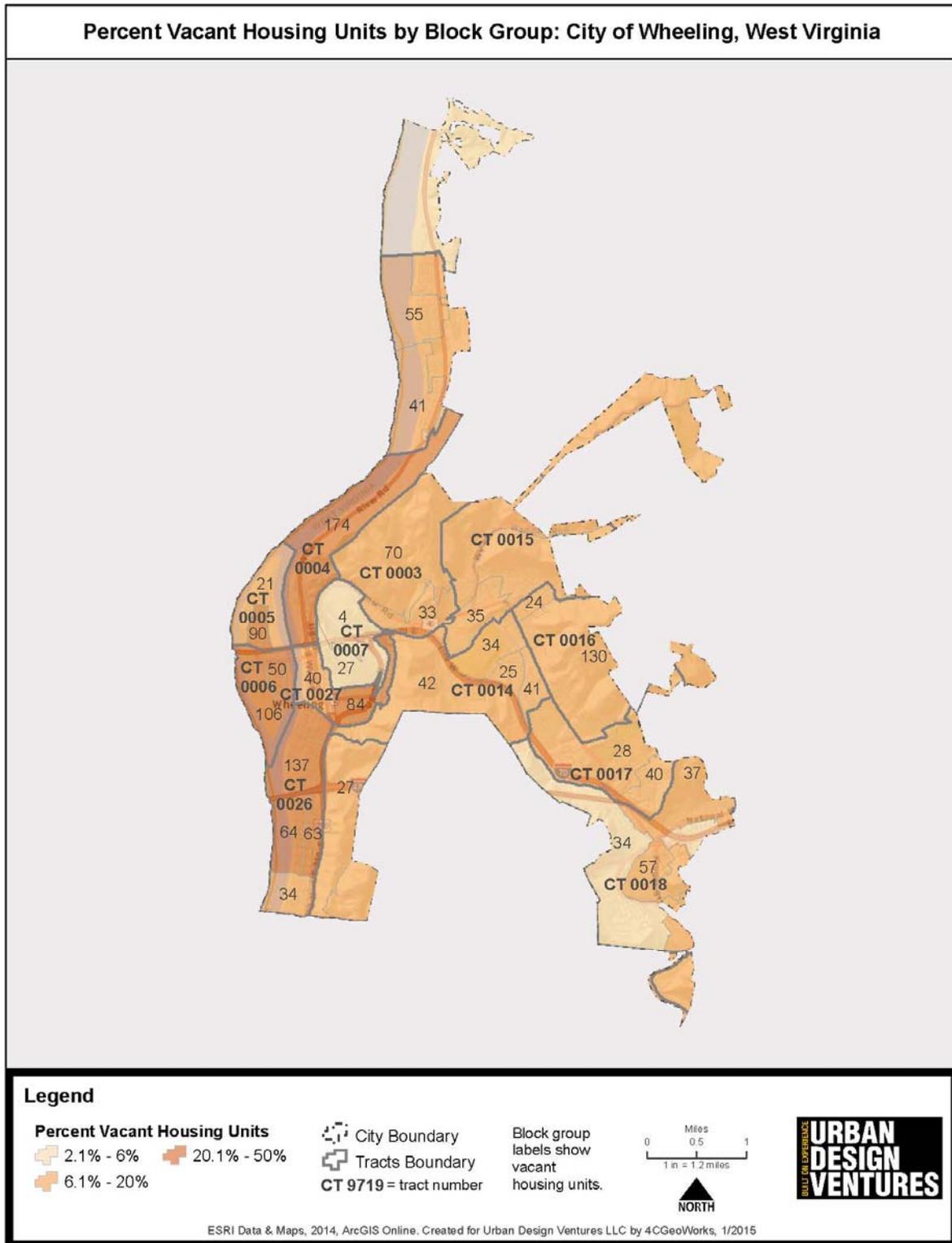
### Total Housing Units by Block Points



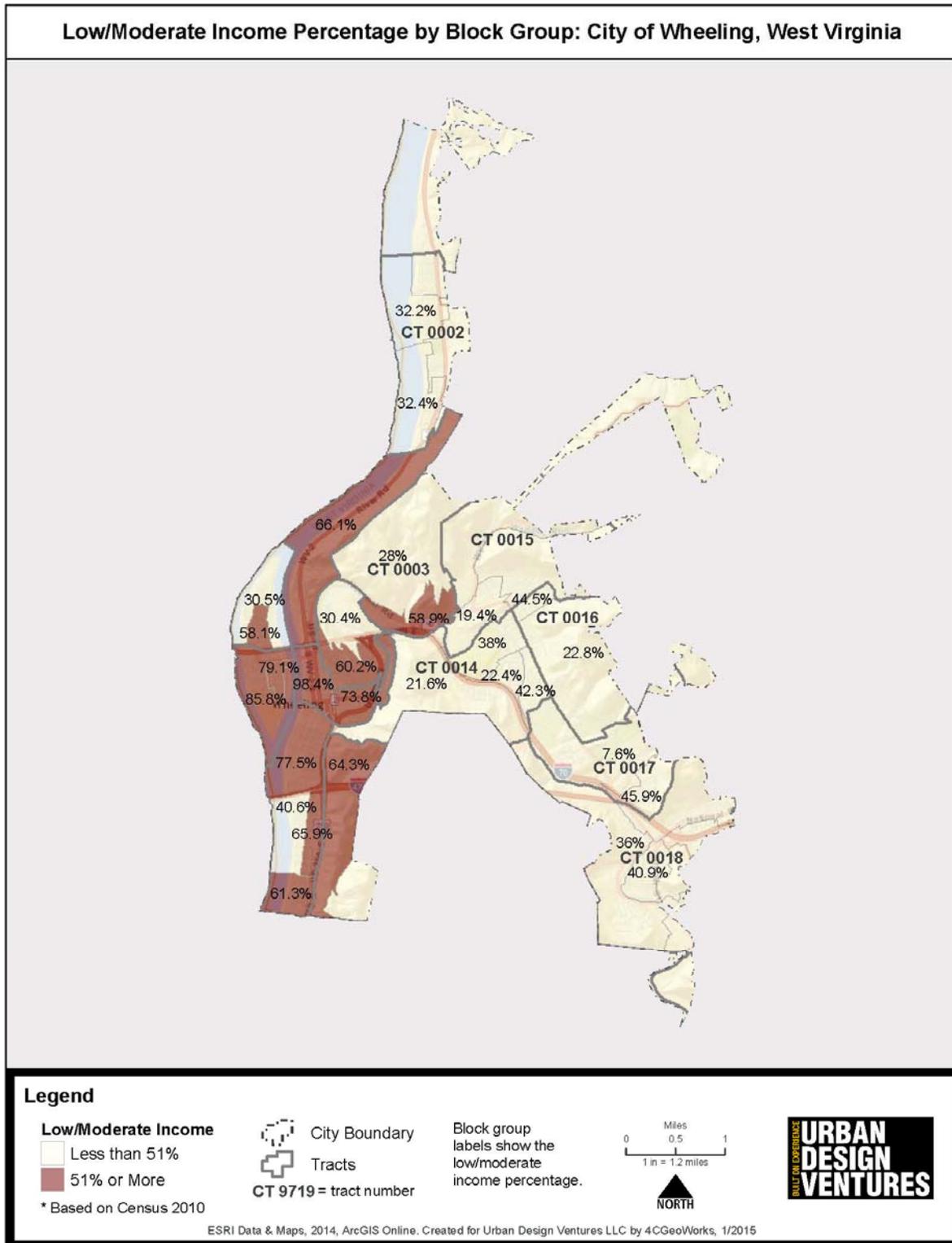
**Percent Owner-Occupied Housing Units by Block Group**



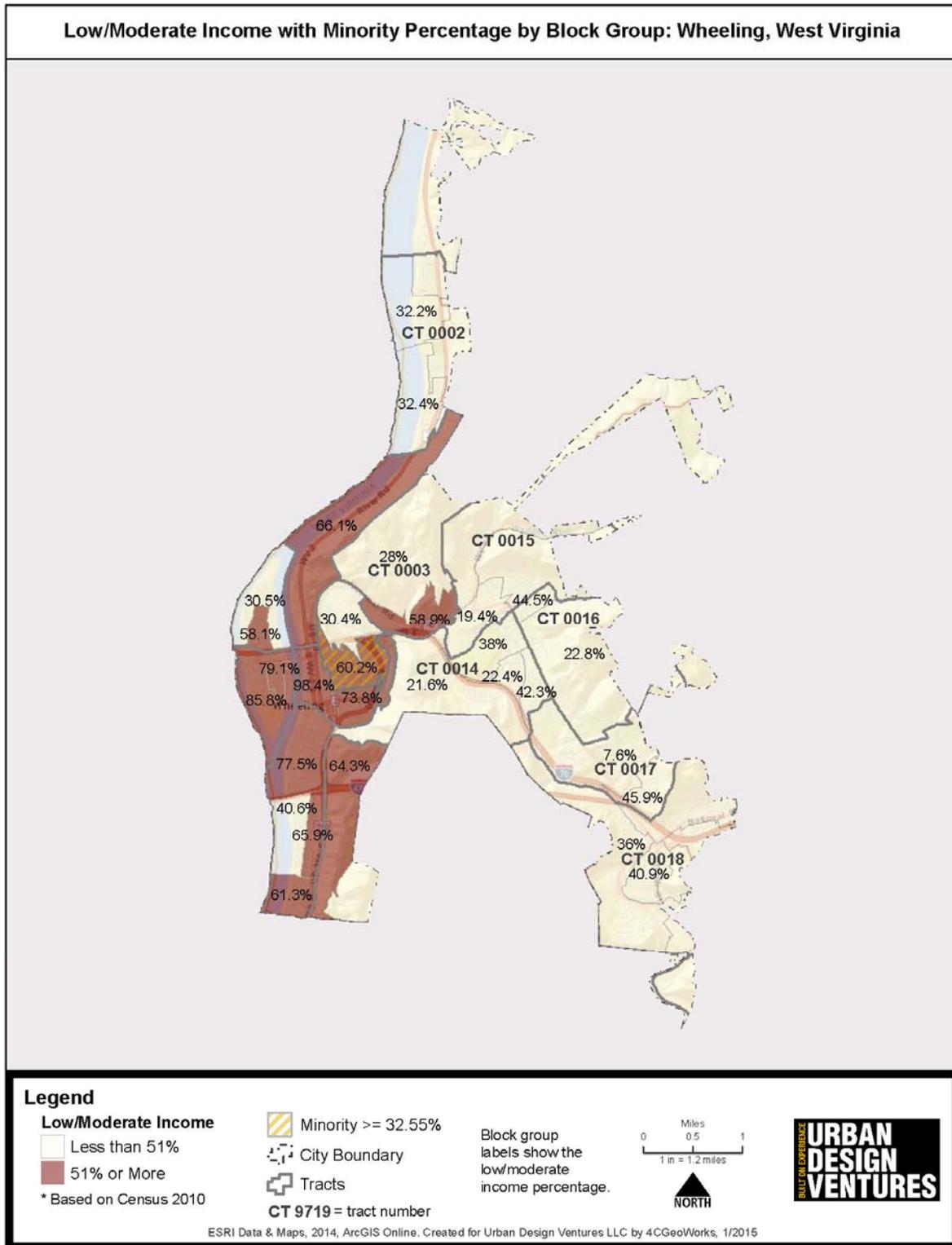
**Percent Renter-Occupied Housing Units by Block Group**



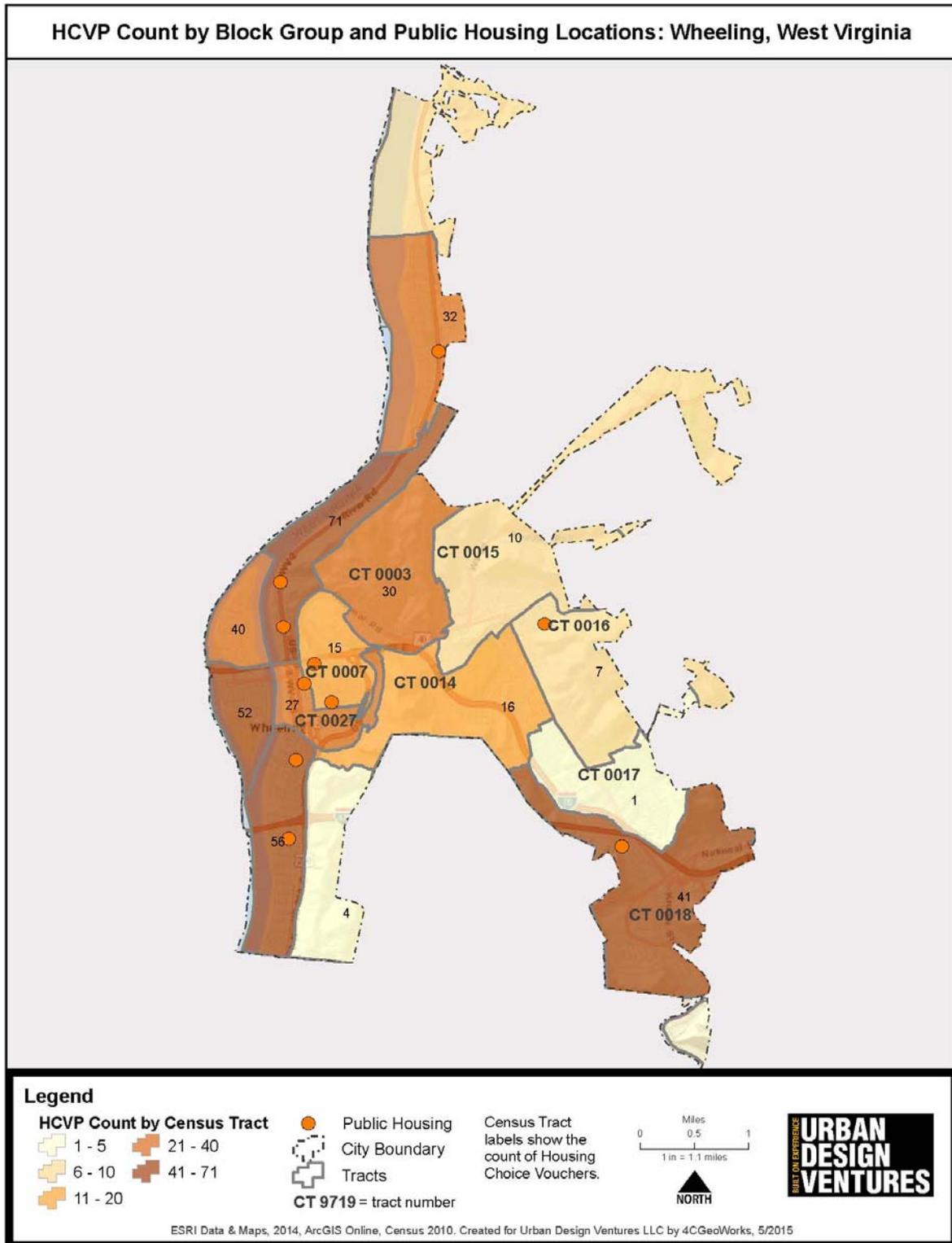
Percent Vacant Housing Units by Block Group



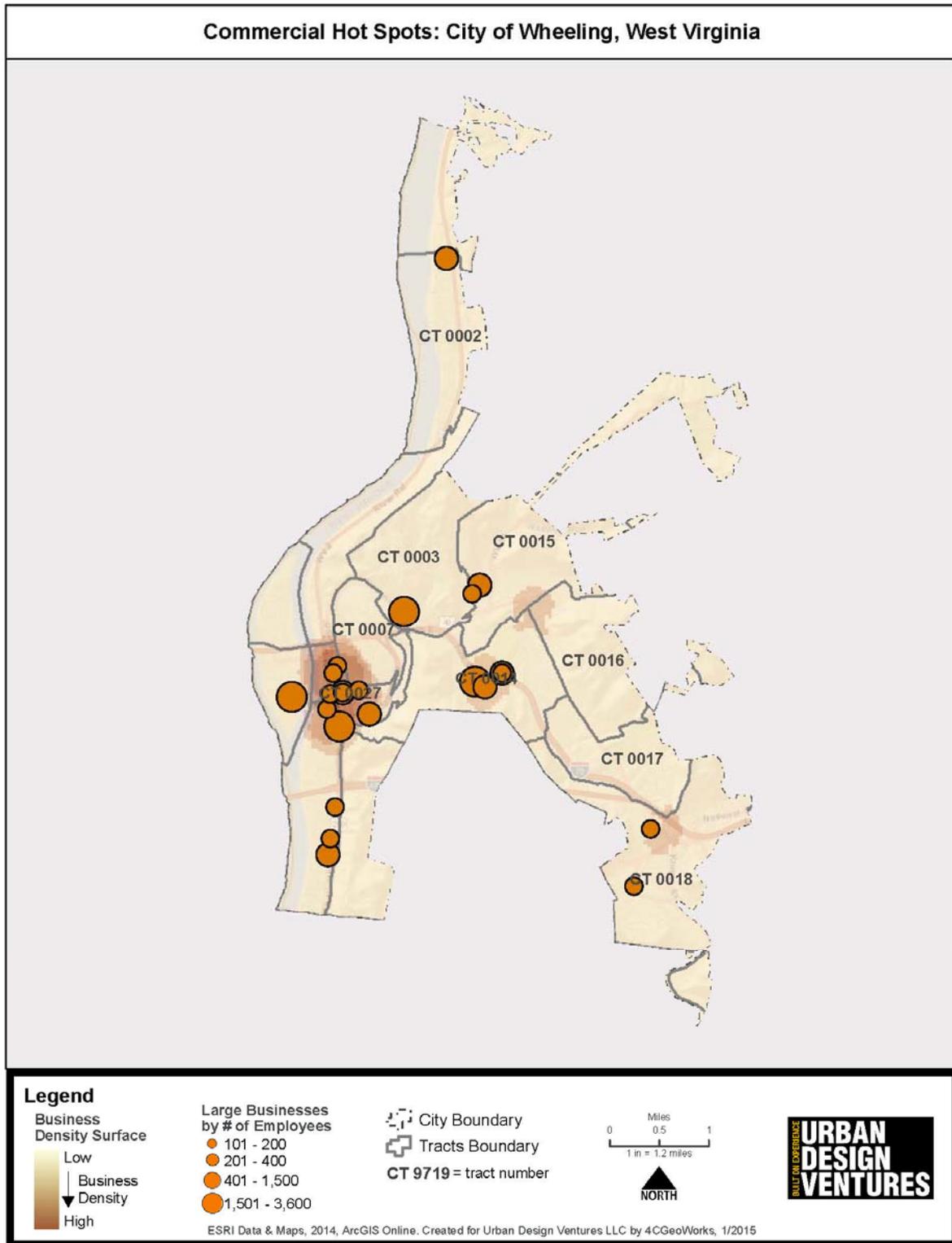
**Low/Moderate Income Percentage by Block Group**



### Low/Moderate Income with Minority Percentage by Block Group



### HCVP Count by Block Group and Public Housing Locations



### 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 2015 through FY 2019:

### **HOUSING PRIORITY - (High priority)**

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.

#### **Goals/Strategies:**

- **HS-1 Homeownership** - Assist low- and moderate-income households to become homeowners by providing down payment assistance, closing cost assistance, with the required housing counseling training.
- **HS-2 Housing Construction/Rehabilitation** - Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in the City through new construction and rehabilitation.
- **HS-3 Fair Housing** - Promote fair housing choice through monitoring, education, and outreach.

### **HOMELESS PRIORITY - (Low priority)**

There is a need for housing and services for homeless persons and persons at-risk of becoming homeless.

#### **Goals/Strategies:**

- **HO-1 Operation/Support** - Assist providers through the Continuum of Care in the operation of housing and support services for the homeless and persons at-risk of becoming homeless.
- **HO-2 Housing** - Support local agencies' efforts to provide emergency shelter, transitional housing, and permanent supportive housing.

### **OTHER SPECIAL NEEDS PRIORITY - (Low Priority)**

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.

**Goals/Strategies:**

- **SN-1 Housing** - Increase the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with other special needs through rehabilitation, new construction, and making reasonable accommodations to existing housing.
- **SN-2 Social Services** - Support social service programs and facilities for the elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with other special needs.

**COMMUNITY DEVELOPMENT PRIORITY - (High Priority)**

There is a need to improve the public and community facilities, infrastructure, public services, and the quality of life.

**Goals/Strategies:**

- **CD-1 Infrastructure** - Improve the City's infrastructure through rehabilitation, reconstruction, and new construction of streets, walks, curbs, ADA ramps, retaining walls, sewer, water, storm water management, bridges, bike trails, green infrastructure, etc.
- **CD-2 Community Facilities** - Improve the City's parks, recreational centers, and public and community facilities through rehabilitation and new construction.
- **CD-3 Public Services** - Improve and increase public safety, programs for the youth, the elderly, disabled, and target income population, feeding programs, and social/welfare programs throughout the City.
- **CD-4 Code Enforcement** - Undertake code enforcement activities to maintain the existing housing stock in the City.
- **CD-5 Clearance** - Remove and eliminate slum and blighting conditions through demolition of vacant and abandoned structures throughout the City.
- **CD-6 Architectural Barriers** - Remove architectural barriers and make public and community facilities accessible.
- **CD-7 Public Safety** - Improve public safety through upgrades to facilities, purchase of new equipment, crime prevention, community policing, and ability to respond to emergency situations.

**ECONOMIC DEVELOPMENT PRIORITY – (Low Priority)**

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/Strategies:**

- **ED-1 Employment** - Support and encourage new job creation, job retention, employment, and job training services.
- **ED-2 Financial Assistance** - Support business and commercial growth through expansion and new development with technical assistance and low interest loan programs.
- **ED-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 PRIORITY – (High Priority)**

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

**Goals/Strategies:**

- **AM-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, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.

**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 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 2013 CAPER is the fourth CAPER for the FY 2010-2014 Five Year Consolidated Plan. In the FY 2013 CAPER, the City of Wheeling expended 94.43% of its CDBG funds to benefit low- and moderate-income persons. The City expended 11.57% of its funds during the FY 2013 CAPER period on public service, which is below the statutory maximum of 15%. The City expended 19.12% 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 0.94.

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 2013 CAPER period generated \$713,757.27 in match funding, which brings the total excess match to \$1,634,026.92 for the HOME Program at the end of June 2014.

#### **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 February 11, 2015. 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 2015-2019 Five Year Consolidated Plan and the FY 2015 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. The "Draft Five Year Consolidated Plan and the FY 2015 Annual Action Plan" were on public display at the following locations:

- **Economic and Community Development Department** - City-County Building, Room 305, 1500 Chapline Street, Wheeling, West Virginia 26003
- **Ohio County Public Library** - 52-16th Street, Wheeling, West Virginia 26003

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 February 11, 2015 at 5:30 PM. No comments were received at the first public hearing.

The FY 2015-2019 Five Year Consolidated Plan and FY 2015 Annual Action Plan were placed on public display, and a second Public Hearing was scheduled for Tuesday, April 21, 2015. Comments

that were received at the second Public Hearing are included in the attachments at the end of the Five Year 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.

A "draft" of the Five Year Consolidated Plan and FY 2015 Annual Action Plan were placed on display in: the Economic and Community Development Department - City-County Building, Room 305, 1500 Chapline Street, Wheeling, West Virginia 26003; and the Ohio County Public Library - 52 - 16th Street, Wheeling, West Virginia, 26003. The display period started on Friday, April 3, 2015 through Tuesday, May 5, 2015 for a 30 day display period. A second public hearing was held on Tuesday, April 21, 2015 to discuss the proposed activities and solicit citizen comments on the Plans. The completion of the 30 day comment period was May 5, 2015 and the City Council held a public hearing that evening. The City of Wheeling submitted the Five Year Consolidated Plan and FY 2015 Annual Action Plan to the U.S. Department of Housing and Urban Development Pittsburgh Office on Monday, May 18, 2015.

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**FY 2015 CDBG and HOME Budget**

The City of Wheeling and the Northern Panhandle HOME Consortium proposes to undertake the following activities with the FY 2015 CDBG and HOME funds:

- CD-15-01 Administration - \$220,672
- CD-15-02 Section 108 Loan Payment - \$200,000
- CD-15-03 WesBanco Arena ADA Ramp - \$250,000
- CD-15-04 Street Resurfacing - \$306,692
- CD-15-05 Catholic Charities - \$4,000
- CD-15-06 Family Service - \$4,000
- CD-15-07 Greater Wheeling Homeless Coalition - \$4,500
- CD-15-08 King's Daughters - \$4,000
- CD-15-09 Seeing Hand Association - \$2,500
- CD-15-10 Soup Kitchen - \$4,000
- CD-15-11 Wheeling Health Right - \$18,000
- CD-15-12 Human Rights Commission - \$5,000
- CD-15-13 Police Department - \$65,000
- CD-15-14 East Wheeling Pool Operations - \$15,000
- HOME-15-15 HOME Administration - \$24,532
- HOME-15-16 CHDO Set-Aside - \$36,799
- HOME-15-17 City of Wheeling - First Time Homebuyer Program - \$42,540
- HOME-15-18 City of Weirton - First Time Homebuyer Program - \$26,293
- HOME-15-19 Hancock County - First Time Homebuyer Program - \$23,956
- HOME-15-20 Brooke County - First Time Homebuyer Program - \$29,513
- HOME-15-21 Ohio County - First Time Homebuyer Program - \$16,120
- HOME-15-22 Marshall County - First Time Homebuyer Program - \$45,483
- **Total Funds: \$1,348,690.00**

## 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, ERR’s, and the Consolidated Annual 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](mailto:nprager@wheelingwv.gov)  
 Website: <http://www.wheelingwv.gov>

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**PR-10 Consultation - 91.100, 91.200(b), 91.215(I)****1. Introduction**

While preparing the FY 2015-2019 Five Year Consolidated Plan and FY 2015 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.

Low-wage earners who have economic barriers to housing, and who do not have a long-term chronic disability, do exceptionally well in Transitional Housing (TH), a program that boasts a recidivism rate of less than 0.5%. Those families and individuals often need time to pay off past debts that prohibit them from securing subsidized or Section 8 housing. Their stay in TH often provides shelter during the 12-month minimum wait for subsidized or Section 8 housing. Rapid Rehousing (RRH) is a short-term intervention, typically providing no more than six months of supportive services and temporary rental assistance to help people afford private market housing. Because of its temporary nature, RRH cannot provide adequate support to give people with significant debt or housing barriers the time needed to become self-sufficient.

Chronically homeless (CH), which were only 8% of the total number of singles seen during FY 2013-14 at the Coalition, 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.

Youth Services System, the recipient of Homeless Runaway Youth funds, consistently report serving no homeless youth that are not current wards of the state during the annual Housing Inventory Count of available shelter beds.

**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.**

Two agencies in the NPCOC successfully utilize Emergency Solutions Grant or ESG funds: the YWCA domestic violence program; and the Greater Wheeling Coalition for the Homeless (GWCH), which has been funded to provide both Transitional Housing and homeless prevention/rapid rehousing assistance. The Northern Panhandle COC has little to do with the ranking and funding of ESG projects since OEO (Office of Economic Opportunity) has consistently stated that no new shelters will be funded. When the opportunity for RRH and prevention funds were announced, the Coalition contacted those organizations in the NPCOC that had experience with RRH and Prevention under the American Recovery Act and asked for their intentions on seeking funds. When no other agency responded with an intention to provide such a program, the Coalition applied.

The ESG and SHP (Supportive Housing Program) funded programs hold a spot on each NPCOC agenda and updates are provided. Updates include availability of funds for services, process for referrals, and outcomes. SHP programs up for renewal are reviewed by an independent panel of NPCOC members and are recommended for renewal based in part on performance.

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. Participating agencies include: YWCA Emergency Shelter, Information Helpline, Wheeling Health Right, Salvation Army, Northwood Health Systems, Youth Services System, and the Greater Wheeling Coalition for the Homeless.

Agencies enter information about their clientele into HMIS, which is used as part of the Point in Time Count to track sheltered populations. 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.**

**Table 2 – Agencies, groups, organizations who participated**

<b>1.</b>	<b>Agency/Group/Organization</b>	<b>Greater Wheeling Coalition for the Homeless</b>
	<b>Agency/Group/Organization Type</b>	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 Regional Organization Continuum of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Greater Wheeling Coalition for the Homeless was contacted and presented the homeless needs in the region, Point In Time Survey results, and 2013/2014 CoC funding amounts.

<b>2.</b>	<b>Agency/Group/Organization</b>	<b>CHANGE, Inc.</b>
	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency survey and phone calls; housing and community development needs.
<b>3.</b>	<b>Agency/Group/Organization</b>	<b>Wheeling Housing Authority</b>
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting; housing and community development needs.
<b>4.</b>	<b>Agency/Group/Organization</b>	<b>House of the Carpenter</b>
	<b>Agency/Group/Organization Type</b>	Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting; housing and community development needs.
5.	<b>Agency/Group/Organization</b>	<b>Wheeling Board of Realtors</b>
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting; housing needs.
6.	<b>Agency/Group/Organization</b>	<b>Habitat for Humanity</b>
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment 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
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting; housing needs.
7.	<b>Agency/Group/Organization</b>	<b>West Virginia Saves</b>
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting; economic and community development needs.
<b>8.</b>	<b>Agency/Group/Organization</b>	<b>Elmhurst House of Friendship</b>
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting; social service needs.
<b>9.</b>	<b>Agency/Group/Organization</b>	<b>YWCA</b>
	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	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
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting; social service and community development needs.

10.	<b>Agency/Group/Organization</b>	<b>Youth Services System</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting; social service and community development needs.
11.	<b>Agency/Group/Organization</b>	<b>Catholic Charities</b>
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting; social service and community development needs.
12.	<b>Agency/Group/Organization</b>	<b>Family Service</b>
	<b>Agency/Group/Organization Type</b>	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 Child Welfare Agency

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting; social service and community development needs.
<b>13.</b>	<b>Agency/Group/Organization</b>	<b>Holy Family Child Care</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting; social service and community development needs.
<b>14.</b>	<b>Agency/Group/Organization</b>	<b>Seeing Hand Association</b>
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting; social service and community development needs.

<b>15.</b>	<b>Agency/Group/Organization</b>	<b>United Way</b>
	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting; social service and community development needs.
<b>16.</b>	<b>Agency/Group/Organization</b>	<b>Northern West Virginia Center for Independent Living</b>
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting; fair housing, social service and community development needs.
<b>17.</b>	<b>Agency/Group/Organization</b>	<b>West Virginia Assistive Technology System</b>
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group meeting; fair housing, social service and community development needs.
<b>18.</b>	<b>Agency/Group/Organization</b>	<b>Human Rights Commission</b>
	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Individual meeting; fair housing needs.
<b>19.</b>	<b>Agency/Group/Organization</b>	<b>YWCA Cultural Diversity</b>
	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	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?	Group meeting; social service and community development needs.
20.	Agency/Group/Organization	Centre Market
	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?	Group meeting; economic and community development needs.
21.	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?	Group meeting; economic and community development needs.
22.	Agency/Group/Organization	Reinvent Wheeling
	Agency/Group/Organization Type	Planning 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?	Group meeting; economic and community development needs.
23.	Agency/Group/Organization	Wheeling Convention and Visitors Bureau
	Agency/Group/Organization Type	Other government - Local
	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?	Group meeting; economic and community development needs.
24.	Agency/Group/Organization	Laughlin Memorial Chapel
	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?	Group meeting; housing and community development needs.
25.	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?	Group meeting; housing and community development needs.

**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.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each 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.

**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 governmental entities that formed together to define a strategy and programs for funding for the annual use of HOME Investment Partnership Funds from the US 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 2015-2019 Five Year Consolidated Plan.

**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 2015-2019 Consolidated Plan and FY 2015 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 forty-six (46) 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 46 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><a href="https://www.surveymonkey.com/s/cityofwheeling">https://www.surveymonkey.com/s/cityofwheeling</a></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) 2007-2011 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.

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## **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 2007-2011 (derived from the American Community Survey's Five Year Estimates for 2007-2011), 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.

Based on a comparison between the 2000 and 2011 population, the Northern Panhandle HOME Consortium had an 8% decrease in its population. The population decrease was 8,166 persons and 2,619 households. This would suggest that family households or multi-person households are moving away from the Northern Panhandle.

Furthermore, the median income of the Wheeling, WV-OH MSA increased by 35.8% from \$37,100 in 2000 to \$50,400 in 2011 (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 33.9% from \$38,100 in 2000 to \$51,000 in 2011 (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 2000 and 2011, the cumulative inflation rate was approximately 30.6%, meaning that the \$37,100 median income for the Wheeling, WV-OH MSA in 2000 would be \$48,462.47 if it were expressed in 2011 dollars. The \$38,100 median income for the Steubenville-Weirton, OH-WV MSA in 2000 would be \$49,768.73 if it were expressed in 2011 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 2.5% for the Steubenville-Weirton, OH-WV MSA.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	107,374	99,208	-8%
Households	44,025	41,406	-6%
Median Income	\$27,388	\$34,807	21%

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

**Number of Households Table**

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	4,430	5,075	7,690	4,160	20,035
Small Family Households *	1,315	1,250	2,510	1,500	10,825
Large Family Households *	249	300	265	328	1,494
Household contains at least one person 62-74 years of age	656	1,182	1,736	1,095	4,375
Household contains at least one person age 75 or older	522	1,410	1,845	820	1,638
Households with one or more children 6 years old or younger *	933	520	823	514	1,530
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

Data Source: 2007-2011 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
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	44	35	14	15	<b>108</b>	30	35	30	0	<b>95</b>

	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)	14	0	0	0	14	0	0	15	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	25	10	0	35	0	30	24	15	69
Housing cost burden greater than 50% of income (and none of the above problems)	1,480	269	65	10	1,824	829	495	234	150	1,708
Housing cost burden greater than 30% of income (and none of the above problems)	324	869	610	14	1,817	380	775	979	370	2,504
Zero/negative Income (and none of the above problems)	214	0	0	0	214	115	0	0	0	115

**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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,540	334	89	25	<b>1,988</b>	859	560	295	165	<b>1,879</b>
Having none of four housing problems	1,010	1,392	2,190	768	<b>5,360</b>	679	2,800	5,135	3,219	<b>11,833</b>
Household has negative income, but none of the other housing problems	214	0	0	0	<b>214</b>	115	0	0	0	<b>115</b>

**Table 8 – Housing Problems 2**

Data Source: 2007-2011 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	743	350	295	<b>1,388</b>	308	495	464	<b>1,267</b>
Large Related	129	98	15	<b>242</b>	40	90	44	<b>174</b>
Elderly	257	268	159	<b>684</b>	503	418	349	<b>1,270</b>
Other	695	459	224	<b>1,378</b>	341	285	374	<b>1,000</b>
Total need by income	1,824	1,175	693	<b>3,692</b>	1,192	1,288	1,231	<b>3,711</b>

**Table 9 – Cost Burden > 30%**

Data Source: 2007-2011 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	619	140	25	<b>784</b>	274	215	55	<b>544</b>
Large Related	129	0	0	<b>129</b>	40	15	0	<b>55</b>
Elderly	194	50	4	<b>248</b>	310	99	83	<b>492</b>
Other	550	74	40	<b>664</b>	198	185	100	<b>483</b>
<b>Total need by income</b>	<b>1,492</b>	<b>264</b>	<b>69</b>	<b>1,825</b>	<b>822</b>	<b>514</b>	<b>238</b>	<b>1,574</b>

**Table 10 – Cost Burden > 50%**

Data Source: 2007-2011 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
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	10	25	10	0	<b>45</b>	0	30	29	4	<b>63</b>
Multiple, unrelated family households	0	0	0	0	<b>0</b>	0	0	10	10	<b>20</b>
Other, non-family households	4	0	0	0	<b>4</b>	0	0	0	0	<b>0</b>
<b>Total need by income</b>	<b>14</b>	<b>25</b>	<b>10</b>	<b>0</b>	<b>49</b>	<b>0</b>	<b>30</b>	<b>39</b>	<b>14</b>	<b>83</b>

**Table 11 – Crowding Information - 1/2**

Data Source: 2007-2011 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	<b>0</b>	0	0	0	<b>0</b>

**Table 12 – Crowding Information – 2/2**

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

According to the 2007-2011 American Community Survey (ACS), there were 12,770 households in 2011 in the City of Wheeling. Based on this number of households, 5,440 (42.6%) of all households were single person households living alone. Single person households aged 65 and over comprised 2,299 households or (18.0%) of all households. Based on the ACS estimates, 42.3% 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 583 families/individuals on the public housing waiting list according to the Wheeling Housing Authority, 243, or 41.7%, 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 2007-2011 American Community Survey (ACS), there were 8,569 households in 2011 in the City of Weirton. Based on this number of households, 2,853 (33.3%) of all households were single person households living alone. Single person households aged 65 and over comprised 1,440 households or (16.8%) of all households. Based on the ACS estimates, 50.5% of all persons living alone are seniors, which is higher than the percentage of seniors living alone in Wheeling.

Of the 26 families/individuals on the public housing waiting list according to the Weirton Housing Authority, 13, or 50%, are waiting for one bedroom units. Six (6) are disabled, although only one is elderly. There are 56 families/individuals on the Housing Choice Voucher waiting list, with nine (9) people with disabilities, and only one is elderly. This shows that there is a shortage of subsidized, affordable housing for single-person households, but according to housing and social service providers, there is housing available for seniors in Weirton. The single households most in need of housing assistance in Weirton are Veterans and LGBT persons.

**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 2000 CHAS Data and the 2007-2011 ACS Data, it is estimated that 37.9% of all disabled renters in Wheeling have a housing problem that includes cost overburdened by 30% or another type of housing problem, and 17.6% 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 1,027 disabled renters have a housing problem and approximately 1,630 disabled homeowners have a housing problem. A breakdown of the types of disability in the City is as follows: hearing difficulty = 4.6% (of the total civilian noninstitutionalized population in Wheeling); vision

difficulty = 3.4%; cognitive difficulty = 7.3%; ambulatory difficulty = 11.4%; self-care difficulty = 3.7%; and independent living difficulty = 7.0%.

Based on the 2000 CHAS Data and the 2007-2011 ACS Data, it is estimated that 41.0% of all disabled renters in Weirton have a housing problem that includes cost overburdened by 30% or another type of housing problem, and 18.3% 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 519 disabled renters have a housing problem and approximately 1,299 disabled homeowners have a housing problem. According to the 2009-2013 American Community Survey data (information is not available to this extent for 2007-2011), a breakdown of the types of disability in the City is as follows: hearing difficulty = 4.6% (of the total civilian noninstitutionalized population in Weirton); vision difficulty = 3.3%; cognitive difficulty = 7.0%; ambulatory difficulty = 9.7%; self-care difficulty = 3.5%; and independent living difficulty = 6.5%.

**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 114 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 2007-2011 ACS data, an estimated 50.6% of all renter households in Wheeling are cost overburdened by 30% or more, and an estimated 17.0% of all owner households are cost overburdened by 30% or more. Approximately 23.5% of owner occupied households with a mortgage are cost overburdened by 30% or more, compared to only 11.1% of owner occupied households without a mortgage. In Weirton, an estimated 44.3% of all renter households are cost overburdened by 30% or more, and an estimated 20.4% of all owner households are cost overburdened by 30% or more. Approximately 27.2% of owner occupied households with a mortgage are cost overburdened by 30% or more, compared to only 13.0% of owner occupied households without a mortgage.

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.

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**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.**

The makeup of people who are homeless in the area can vary dramatically from year to year – from 2011-13, Greater Wheeling Coalition for the Homeless (GWCH) staff documented a 376% rise in the number of families with children who applied for assistance (compared to 3% nationwide), and a 600% increase in families headed by a single father. Last year, 75% of the Coalition's clients were first-time homeless. The lack of affordable housing is driving up the number of families facing first-time homelessness. The lack of jobs which pay a living wage or provide meaningful benefits is an associated issue, since many of the gas and oil companies do not hire local labor due to either a lack of training/background in the industry, or because of reported difficulty finding people who can pass the drug tests. Some single dads want to seek employment in the oil and gas industry, but may be required to go out of town for six weeks or more for training, which can be a difficult situation for families because of a lack of childcare. The West Virginia Northern Community College and other local groups have made strides in developing training for residents that would like to seek employment in this industry.

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.

Compounding the demand for prevention over RRH is the lack of emergency shelter in the areas outside of Wheeling and Weirton in the Northern Panhandle. People facing homelessness have no place to resort to temporarily in order to qualify for RRH, and they end up on the street so that they can meet the literally homeless criteria.

While the Coalition has been successful in helping people who are literally homeless secure permanent housing using RRH assistance, the limited length of subsidy available to assist households can present people who have not managed a significant increase in their income with severe challenges to maintain housing on the local rental market. When clients can secure a subsidized unit through either the local public housing authority or a housing choice voucher, the situation is often sustainable – however, the waiting list for such assistance is often extremely long unless the household meets preference criteria such as Veteran status.

HMIS does not keep track of data of why first-time homelessness occurs. The Coalition added a question on their intake forms for clients so that they can determine and track the most common causes of homelessness.

HMIS does not track recidivism. However, according to GWCH, Rapid Re-Housing (RRH) does not work without affordable housing. The only way RRH can work is if there is a heavy homeless prevention focus. There is little homeless prevention funds available, and no transitional housing available. The Coalition is being much more conservative with their criteria for allocating homeless prevention dollars than other providers, and is still running out of funds.

**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 Homeless Coalition 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.

**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 is 53,818 households (97.07%); the number of Black/African American Households is 998 households (1.80%); the number of Asian Households is 216 (0.39%); and the number of Hispanic/Latino Households is 296 (0.53%).

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	3,105	993	319
White	2,905	903	269
Black / African American	125	75	0
Asian	10	0	4
American Indian, Alaska Native	0	0	15
Pacific Islander	0	0	0
Hispanic	48	0	29

**Table 13 - Disproportionally Greater Need 0 - 30% 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%*

**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	2,535	2,560	0
White	2,415	2,435	0
Black / African American	60	85	0
Asian	10	0	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	29	20	0

**Table 14 - Disproportionally Greater Need 30 - 50% 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%

**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	1,975	5,735	0
White	1,885	5,595	0
Black / African American	84	75	0
Asian	0	15	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	4	26	0

**Table 15 - Disproportionally Greater Need 50 - 80% 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%

**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	575	3,595	0
White	565	3,525	0
Black / African American	0	40	0
Asian	4	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	18	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 2007-2011 American Community Survey, was 97.07% White; 1.80% African American/Black; 0.39% Asian; 0.07% American Indian; 0.05% Other races; and 0.62% two or more races. The Hispanic or Latino population was 0.53%. 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 2007-2011 CHAS data and the 2007-2011 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	2,395	1,710	319
White	2,240	1,580	269
Black / African American	120	80	0
Asian	10	0	4
American Indian, Alaska Native	0	0	15
Pacific Islander	0	0	0
Hispanic	38	8	29

**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	895	4,189	0
White	850	4,004	0
Black / African American	0	140	0
Asian	10	0	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	15	34	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2007-2011 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	385	7,325	0
White	370	7,115	0
Black / African American	15	145	0
Asian	0	15	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	0	30	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2007-2011 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	190	3,965	0
White	184	3,885	0
Black / African American	0	40	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	18	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2007-2011 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 2007-2011 American Community Survey, was 97.07% White; 1.80% African American/Black; 0.39% Asian; 0.07% American Indian; 0.05% Other races; and 0.62% two or more races. The Hispanic or Latino population was 0.53%. There are no 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: 4,754 White households were cost overburdened by 30% to 50%, and 3,385 White households were cost overburdened by greater than 50%; 144 Black/African American households were cost overburdened by 30% to 50%, and 135 Black/African American households were cost overburdened by greater than 50%; and lastly, 28 Hispanic households were cost overburdened by 30% to 50%, and 57 Hispanic households were cost overburdened by greater than 50%.

**Housing Cost Burden**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
<b>Jurisdiction as a whole</b>	<b>13,028</b>	<b>4,399</b>	<b>3,579</b>	<b>379</b>
<b>White</b>	31,450	4,754	3,385	334
<b>Black / African American</b>	584	144	135	0
<b>Asian</b>	118	8	20	4
<b>American Indian, Alaska Native</b>	8	4	4	15
<b>Pacific Islander</b>	0	0	0	0
<b>Hispanic</b>	166	28	57	29

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

**Discussion**

A total of 4,754 White households were considered cost overburdened by between 30% and 50%, which is 108.07% of the total cases of households that were considered cost overburdened by between 30% and 50% (based on the CHAS data provided through the eCon Planning Suite in Table 20. If the number of White households and total jurisdictions are switched in the 30-50% column, the number of White households that are cost overburdened by between 30% and 50% of their income becomes 92.5%). This number is above the 97.07% of the total number of households that the White category comprises in the Northern Panhandle. A total of 144 Black/African American households were considered cost overburdened by between 30% and 50%, which is 3.27% of the total cases of households that were considered cost overburdened by between 30% and 50%. This number is above the 1.80% of the total number of households that the Black/African American category comprises. A total of 28 Hispanic households were considered cost overburdened by between 30% and 50%, which is 0.64% of the total cases of households that were considered cost overburdened by between 30% and 50%. This number is slightly above the 0.53% of the total number of households that the Hispanic category comprises.

A total of 3,385 White households were considered cost overburdened by greater than 50%, which is 94.58% of the total cases of households that were considered cost overburdened by greater than 50%. This number is below the 97.07% of the total number of households that the White category comprises. A total of 135 Black/African American households were considered cost overburdened by greater than 50%, which is 3.77% of the total cases of households that were considered cost overburdened by greater than 50%. This number is higher than the 1.80% of the total number of households that the Black/African American category comprises. A total of 57 Hispanic households were considered cost overburdened by greater than 50%, which is 1.59% of the total cases of households that were considered cost overburdened by greater than 50%. This number is slightly higher than the 0.53% 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 2007-2011 American Community Survey, was 97.07% White; 1.80% African American/Black; 0.39% Asian; 0.07% American Indian; 0.05% Other races; and 0.62% two or more races. The Hispanic or Latino population was 0.53%. There are no disproportionately impacted groups in terms of having a housing problem or a severe housing problem, or a housing cost burden.

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 2007-2011 CHAS data, 14.44% of all White households experienced a housing problem, while 26.95% of Black/African American households, and 27.36% of Hispanic households experienced one. These numbers are much lower for severe housing problems, with 6.77% of White households, 13.53% of Black/African American households, and 17.91% of Hispanic households experiencing severe housing problems. When examining cost overburdened status, 8.83% of White households, 14.43% of Black Households, and 9.46% of Hispanic households were cost overburdened by 30%-50%, while 6.29% of White households, 13.53% of Black households, and 19.26% 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.

**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.

## **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), but are only providing about 76% of what is needed for administration of the program.

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 617 public housing units, with 171 units for family occupancy, 372 units for mixed populations (elderly or disabled), and 74 units for elderly occupancy. Of the 617 public housing units, 77 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: Historic North Wheeling, Wheeling Heights, and Jacob Street Apartments. These communities were constructed to replace housing that was eliminated through the HOPE VI program. There were 583 families/individuals on the waiting list for public housing in February 17, 2015. Public housing has site-based waiting lists, and all of the waiting lists are still open. The breakdown of the waiting lists are 243 single-person households, 168 two-person households, 95 three-person households, 50 four-person households, 14 five-person households, 9 six-person households, and 4 seven-person households. With public housing occupancy at 96.11%, 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 447 Housing Choice Vouchers and administers 418 as of May 4, 2015. Of these, approximately 46% are used in non-poverty areas and are used mostly in the City limits, although there are some vouchers distributed throughout

Ohio County. The Housing Authority received 22 Tenant protection vouchers for Windsor Manor when it was sold in order to subsidize rents for tenants. There were 218 families/individuals on its Housing Choice Voucher waiting list as of February 17, 2015. The waiting list is currently open.

**Totals in Use**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
			Veterans Affairs Supportive Housing				Family Unification Program	Disabled *	
<b># of units vouchers in use</b>	0	0	701	<b>767</b>	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	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
			Veterans Affairs Supportive Housing				Family Unification Program		
<b># Homeless at admission</b>	0	0	0	<b>0</b>	0	0	0	0	
<b># of Elderly Program Participants (&gt;62)</b>	0	0	244	<b>92</b>	0	92	0	0	
<b># of Disabled Families</b>	0	0	243	<b>212</b>	0	212	0	0	
<b># of Families requesting accessibility features</b>	0	0	701	<b>767</b>	0	767	0	0	
<b># of HIV/AIDS program participants</b>	0	0	0	<b>0</b>	0	0	0	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# 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)

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**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 53 accessible units, which is 8.6% 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 2014-2018, 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 104 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.

There were 26 families/individuals on the waiting list for public housing as of February 17, 2015, consisting of 19 families with children, 1 elderly person, and 6 with disabilities. The waiting list is open. The breakdown of the public housing waiting list is 13 waiting for one-bedroom units, 6 for two-bedroom units, and 6 for three-bedroom units. With public housing occupancy at 83%, there is more supply than demand. Competition is the main reason that public housing occupancy is not higher. People want to live downtown, and not all of the public housing units are located downtown.

WHA also notes that there is little demand for efficiency apartments, and they believe that efficiencies should be combined to make one-bedroom condos. The City's Capital Fund Plan includes a plan to convert efficiency apartments in Overlook Towers into eight one-bedroom condos over five years. The City completed the sixth conversion in February, and have two more years to finish the rest. Once they are finished, public housing occupancy will increase to 93%-94%, and because the conversions will reduce the total number of public housing units, it will also bring the percentage of accessible units over the federally required 5%. The WHA's public housing portfolio currently consists of a total of 6 accessible units, which is 4.7% of their portfolio.

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 320 as of February 17, 2015. WHA administers one (1) Veterans Affairs Supportive Housing (VASH) Voucher. WHA reports that 8-10 vouchers are terminated from the program monthly from over-income, fraud, non-payment of utilities, and non-cooperation. There were 56 families/individuals on its Housing Choice Voucher waiting list as of February 17, 2015, consisting of 46 families with children, 1 elderly person, and 9 people with disabilities. The waiting list is currently open.

According to WHA, the most immediate needs of Public Housing residents is for employment, training, and transportation for shopping and medical services. There have been a large number of people coming to the Housing Authority because of divorce or separation. Some are coming from the Lighthouse Domestic Violence Shelter, and they may not have money to turn on utilities in their apartments, let alone afford rent. These families are in need of public housing, where everything is paid for.

The immediate needs of Housing Choice voucher holders are similar, but there is a lack of safe, sound, and affordable housing units that are available for rent and within the FMR rent allowance. Over the last 18 months, LGBT and Veterans have become the two groups most in need of public housing with Section 8 Vouchers. For voucher holders, the Housing Authority notes that there are available units that meet HUD's Housing Quality Standards for the Housing Choice Voucher program, but tenants can't afford the cost of utilities. The oil and gas industry is occupying some of the units that Voucher holders could use.

## **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 2015 counted a total of 114 homeless persons, where there were 95 sheltered homeless people in 68 households and 19 unsheltered homeless people in 16 households identified during the 2015 PITC. There were 36 homeless families with children, all of which were sheltered, no unaccompanied youth, and no persons with HIV/AIDS counted in 2015. There were 19 chronically homeless individuals that were sheltered and 9 that were unsheltered, and 5 chronically homeless families, of which 2 were sheltered, and 3 were unsheltered. There were 9 Veterans counted, of which 7 were sheltered, and 2 were unsheltered.

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.

**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)	0	36	209	229	198	36
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	19	59	544	561	466	30
Chronically Homeless Individuals	9	19	45	51	29	135
Chronically Homeless Families	3	2	13	15	11	135
Veterans	2	7	50	56	44	15
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	1	1	30

**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.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	88	17
Black or African American	2	1
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	5	1
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	95	19

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

There were 36 homeless families with children, all of which were sheltered, counted in 2015. There were 5 chronically homeless families, of which 2 households (containing 3 people) were sheltered, and 3 households (containing 5 people) were unsheltered. It is also important to note that 7 of 13 adult and children emergency shelter beds that were filled during the 2015 PITC and 10 of 23 adult and children transitional housing beds that were filled during the PITC are for individuals and families in Domestic Violence programs, and do not serve adult males. Therefore, a total of 17 women and children in families that were fleeing domestic violence situations were counted during the 2015 PITC. Of the 209 adults and children that are estimated to experience homelessness each year, there will be approximately 97 adults and 112 children.

The length of time Veterans remain homeless varies widely depending on their level of engagement in services. For Veterans who enter the Supportive Services for Veteran Families program, the number of days homeless averages roughly 15 days; however, for Veterans who reside only in Emergency Shelter and are not actively engaged in case management to resolve their homelessness, the number of days homeless can be as much as 153 days. There were 9 Veterans counted, of which 7 were sheltered, and 2 were unsheltered during the 2015 PITC.

According to the GWCH, 16 of 22 sheltered chronically homeless and 4 of 7 sheltered Veterans were staying at the seasonal Winter Freeze Shelter on January 28, 2015 and are likely to be unsheltered during the 8 months of the year this program is not in operation.

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

As a whole, the population surveyed during the 2015 PITC were overwhelmingly Caucasian and none identified as Hispanic; a higher than expected percentage were males, with only 35 women, or roughly 31% of the total number surveyed.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Unsheltered Homelessness would refer to the segment of a homeless community who do not have ordinary lawful access to buildings in which to sleep, as referred to in the HUD definition as persons occupying "place not meant for human habitation", (examples: bus stop, beach, riverbed, van, RV, sidewalk). Many of the unsheltered homeless are chronic homeless, suffer from substance abuse and/or mental illness, and are reluctant to abide by the sober requirements of the shelters. HUD has defined chronic homelessness as an individual or family with a disabling condition who has been continuously homeless for a year or more or has had at least four episodes of homelessness in the past three years. Of the 19 unsheltered persons counted in 2015, 15 reported that they suffered from mental illness, 14 were chronic homeless, 9 reported substance abuse problems, and 2 were Veterans. Primary reasons reported for homelessness included unemployment or underemployment as the most common at 13 responses, as well as eviction and release from prison.

Sheltered Homelessness would refer to those in an emergency shelter, in transitional housing, or those that are exiting an institution where they temporarily resided and are lacking a fixed nighttime residence. People are considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days). People who are losing their primary nighttime residence, which may be a motel, hotel, or a doubled-up situation within 14 days and lack resources or support networks to remain housing are considered sheltered homeless as well. The sheltered homeless typically do not have a steady source of income, or any source of income.

Volunteers and staff representing agencies throughout the Northern Panhandle conducted a Point in Time Count of homeless people on January 28, 2015. A total of 135 surveys were collected and accounted for 146 people who were homeless. However, HUD reporting guidelines require the collection of data from people served in permanent housing beds funded by HUD or VA programs, who are no longer considered homeless. HUD does not allow for the inclusion of people who are staying with friends or family in temporary living arrangements, since HUD considers those people to have, however temporary or unstable, an adequate form of shelter from the elements. As a result, not all of those 146 people can be reported as part of the federal data collection efforts. Using HUD guidelines, the Northern Panhandle PITC identified 114 homeless people in 2015: 93 adults and 21 children in 84 households. If the survey results were expanded to include people staying in circumstances such as doubled-up with friends or family, these numbers would increase from 114 to 146 homeless people – 124 adults and 22 children in 108 households.

Among the people surveyed during the 2015 Point in Time Count, NPCOC identified: 12 people who were aged 60 or older, of which 10 said they had some form of disability; 57 people who identified as having a developmental disability, chronic physical illness, or other disability; 87 people who identified as having struggled with mental illness, such as depression, bipolar disorder, or schizophrenia; 46 people that reported having substance abuse problems, and 29 people who said they had been victims of domestic violence, battering, or intimate partner violence. This information is based on the responses of 158 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.

**Discussion:**

All told, the NPCOC had less than 30 people volunteer to help with the count in 2015. While this included volunteers in every one of the five counties in the Northern Panhandle, including some new volunteers that were able to help reach additional populations that may have been undercounted in the past, it is impossible to expect these volunteers to locate and survey every single person who is homeless in a rural area like the Northern Panhandle.

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## 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 2007-2011 American Community Survey, elderly persons represent 31.6% of the City's total population. Approximately 11.5% of the elderly population are age 75 years and older. In addition, roughly 25.3% of the total elderly population lives alone as a single person household (18% of the total number of households). In the City of Weirton, 32.1% of the population is elderly, and 11.5% is age 75 years and older. Approximately 22.74% of the total elderly population lives alone as a single person household (16.8% 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 39.0% of the total elderly population are frail elderly in Wheeling, and 38.5% of the total elderly population are frail elderly in Weirton (according to the 2009-2013 American Community Survey).

**Persons with mental, physical and development disabilities**, according to the ACS data for 2007-2011, persons with disability comprise 20% (5,596 persons) of the City of Wheeling's total population, and 18.8% (3,652 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 June 30, 2014, there were 119 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 "2014 Annual HIV Surveillance Summary Report."

**Victims of Domestic Violence, dating violence, sexual assault and stalking** are rapidly increasing both locally and nationally. 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 2015 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 10 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. Approximately 57 housing units plus supportive services, such as job training and education, transportation, accessibility improvements to housing and public/community facilities, and access to health care and treatment.

**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 46 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 5 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 114 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 June 30, 2014, there were 119 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 "2014 Annual HIV Surveillance Summary Report." Over 81% 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. No one identified with HIV/AIDS during this year's PITC survey, although 5 people did not provide a response to the question. However, respondents are not required to answer every question. 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 for 2015, 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 158 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.

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## **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 now City owned. It needs a new roof, electric work, plumbing, a new gym floor, mats on the wall, new fitness equipment and carpeting, and new repaint. The City needs to make the community center issue a high priority, and needs to decide whether or not it should rehabilitate the Nelson Jordan Center, or if it would be more cost-effective to build a new community center. Another solution would be for the City to move the community center to an existing building. Half of the building could be developed as housing. The City should also consider locating the community center closer to the field. Locker rooms could be created for both facilities.
- Improvements to Tunnel Green are important for developing the park. There is also a ball field at Tunnel Green that needs some improvements. This particular field is used over 300 days a year. The City is currently creating a dog park adjacent from Tunnel Green in response to input from residents.
- 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 WesBanco Arena needs additional ADA improvements, including a wheelchair ramp.
- 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.

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**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.
- Sewer separations of combined sewers is a priority. The City of Wheeling submitted a long-term control plan to the DEP. The plan includes \$150 million in projects, most of which are sewer separations. One phase of the project is completed, and three remain.
- 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.
- 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 effects 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.

**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.

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## 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 2011 had 12,770, a 6.9% 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 4.3% from 2000 to 2011.

The housing stock in the Northern Panhandle is considerably older. Over one-half (54.0%) of all the occupied housing units were built before 1950, which is over 65 years ago. Between 2000 and 2011 there were only 2,649 (4.2%) units built.

According to 2007-2011 American Community Survey Data, the Northern Panhandle now has 41,891 owner-occupied housing units (75.6% of all occupied housing units) and 13,553 renter-occupied housing units (24.4% 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 2007-2011, there are 7,280 vacant housing units in the City, which is approximately 11.6% of all the housing units. This is lower than the housing vacancy rate of the City of Wheeling which is 14.1% and the statewide vacancy rate of 15.9%, but higher than the City of Weirton's vacancy rate which is only 9.5%.

The median home value as of 2011 was \$87,350 in the Northern Panhandle, and the median contract rent was \$519/month for the same time period.

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

### Introduction

According to the 2007-2011 ACS data, there are 62,724 housing units in the Northern Panhandle, 14,873 in the City of Wheeling, and 9,464 total housing units in the City of Weirton. There are 55,444 occupied housing units in the Northern Panhandle (41,891 owner-occupied and 13,553 renter-occupied), which leaves 7,280 vacant housing units. The majority of the owner-occupied housing are 3 or more bedrooms (76% of all owner-occupied houses). A third (33%) of all renter-occupied households have 3 or more bedrooms.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	34,521	74%
1-unit, attached structure	1,094	2%
2-4 units	3,719	8%
5-19 units	1,850	4%
20 or more units	1,768	4%
Mobile Home, boat, RV, van, etc.	3,585	8%
<b>Total</b>	<b>46,537</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	63	0%	412	4%
1 bedroom	650	2%	2,721	28%
2 bedrooms	6,835	22%	3,482	35%
3 or more bedrooms	23,998	76%	3,245	33%
<b>Total</b>	<b>31,546</b>	<b>100%</b>	<b>9,860</b>	<b>100%</b>

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 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 617 public housing units in the City of Wheeling, of which 540 are in the conventional public housing communities and 77 are in the HOPE VI/LIHTC communities. There are approximately 104 public housing units in the City of Weirton.
- **Low Income Housing Tax Credit (LIHTC)** - There are a total of 247 Low Income Housing Tax Credit units in the City of Wheeling, according to HUD's Low-Income Housing Tax Credit (LIHTC) Database. Of these, 245 are low-income units, and 77 are located in the HOPE VI/LIHTC communities run by Wheeling Neighborhood Ventures, in partnership with Wheeling Housing Authority. The three communities are Historic North Wheeling, Wheeling Heights, 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 610 LIHTC units in the Northern Panhandle, of which 607 are low-income units.
- **Housing Choice Vouchers** – In Wheeling, there are 403 vouchers that are tenant based, and 22 Tenant Protection Vouchers for Windsor Manor when it was sold. In Weirton, there are 320 Housing Choice Vouchers.
- **First Time Home Buyers** - The Northern Panhandle has assisted 131 households with downpayment and closing cost assistance to purchase a home from July 1, 2010 through June 30, 2014 through the Northern Panhandle HOME Consortium's First Time Homebuyer Program. Of the 131 homebuyers, 35 were located in Wheeling, and 18 were located in Weirton. The numbers for FY 2014 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 2008, 2009 and 2010 to the Greater Wheeling Coalition for the Homeless. The project created eighteen (18) beds in six (6) apartments of permanent housing for the homeless in the City of Wheeling. The project began construction in the fall of 2011 and was completed in 2012.
- **CHANGE, Inc.** - CHANGE has completed a total of eight (8) home rehabilitations in the Northern Panhandle since 2010, with 1 located in Wheeling, 1 in New Cumberland in Hancock County, 1 in Follansbee in Brooke County, and 5 in Weirton. Two of the homes in Weirton were rehabbed with HOME funds, and two were rehabbed with Community Reinvestment funds through the Hancock County Savings Bank. The other home in Weirton and the three in the Northern Panhandle were rehabbed using Neighborhood Stabilization Program (NSP) funds.

**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.

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**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 8,798 owner-occupied housing units, 4,572 renter-occupied housing units, and approximately 2,103 vacant units in the City of Wheeling, and 6,286 owner-occupied housing units, 2,283 renter-occupied housing units, and approximately 895 vacant units in the City of Weirton. Of the vacant units, approximately 514 are for rent and 331 are for sale in Wheeling, and 162 are for rent and 144 are for sale in Weirton. In the Northern Panhandle, there are approximately 1,219 units for rent and 1,046 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 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.

According to GWCH’s research, the rent of a one bedroom apartment has nearly doubled since 2010, when a single bedroom unit could be rented for prices ranging from \$415 – \$625 per month. Three years later, those costs have risen to \$950 – \$975 per month. Households searching for larger, family-sized accommodations have faced even more dramatic increases. In February 2011, a 3-bedroom apartment cost between \$650 – \$800 a month. In April 2013, comparable property in the area cost between \$900 – \$2,400 a month. The average rent of \$725 more than doubled to \$1,650.

According to GWCH, low-income individuals and families that are already living at the margins of poverty are at serious risk of being priced out of the local housing market by rental increases. As out-of-state gas drillers and pipe liners move into the area, the demand for available housing has risen considerably, and the number of available units dropped. Oil and gas employees can afford the higher rents, but many Wheeling and Ohio County residents cannot. According to the National Low Income Housing Coalition, a West Virginia worker must earn at least \$12.35 in full time employment to afford housing at even fair market rent standards. The cost of housing, combined with the lack of employment and training opportunities, leaves many low-income families and individuals cost-overburden and at-risk of homelessness.

**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 256 people, or 42.1%, are waiting for one-bedroom units. Of the 583 families/individuals on the public housing waiting list according to the Wheeling Housing Authority, 243, or 41.7%, are single-person households. Of the 25 people on the public housing waiting list according to

Weirton Housing Authority, 13, or 52%, 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 64.2% owner-occupied and 35.8% renter-occupied in Wheeling, and 73.4% owner-occupied to 26.6% renter-occupied in Weirton. Three-quarters of occupied housing throughout the Northern Panhandle are homeowners at 75.6%. 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.

## 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 \$67,100 to \$92,000 (37%) in Wheeling over the last 11 years for a single family home, and the median value in Weirton rose from \$72,100 to \$88,700 (23.0%). In the Northern Panhandle, the median value of a single family home rose from \$67,875 to \$87,350 (28.7%) from 2000 to 2011. Recent sales indicate a significantly higher sales price than the median value of \$92,400 reported by the 2009-20113 American Community Survey in Wheeling by almost \$50,000. According to Realtor.com, the average home price in Wheeling is \$167,102, which is 17.8% higher than the average sold price in Wheeling (\$141,870). In Weirton, the average home price in Weirton is \$130,763, which is 39.2% higher than the average sold price in Weirton (\$93,910).

The cost of rent has increased by 43.3% in the Northern Panhandle during the period from 2000 to 2013, although estimates from service providers believe the increase to be even higher in a shorter period of time, to more than double the cost of rent in 2010. 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: 2000	Most Recent Year: 2011	% Change
Median Home Value	\$67,875	\$87,350	29%
Median Contract Rent	-	-	-

**Table 29 – Cost of Housing**

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	7,619	77.3%
\$500-999	2,111	21.4%
\$1,000-1,499	64	0.7%
\$1,500-1,999	49	0.5%
\$2,000 or more	17	0.2%
<b>Total</b>	<b>9,860</b>	<b>100.0%</b>

**Table 30 - Rent Paid**

Data Source: 2007-2011 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,395	No Data
50% HAMFI	3,666	3,713
80% HAMFI	6,903	9,393
100% HAMFI	No Data	12,942
<b>Total</b>	<b>11,964</b>	<b>26,048</b>

**Table 31 – Housing Affordability**

Data Source: 2007-2011 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$467	\$494	\$615	\$789	\$822
High HOME Rent	\$466	\$493	\$614	\$788	\$839
Low HOME Rent	\$466	\$493	\$610	\$705	\$786

**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 overburden criteria for the following groups. The numbers below are based on the CHAS data provided through the eCon Planning Suite in NA-25, Table 20, which is presumed to be incorrect. If the number of White households and total jurisdictions are switched in the 30-50% column, the number of White households that are cost overburdened by between 30% and 50% of their income becomes 92.5%.

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

- **White households** = 4,754 or 108.07% of households
- **Black/African American households** = 144 or 3.27% of households
- **Hispanic households** = 28 or 0.64% of households

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

- **White households** = 3,385 or 94.58% of households
- **Black/African American households** = 135 or 3.77% of households
- **Hispanic households** = 57 or 1.59% 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 2007-2011 CHAS data, 14.44% of all White households experienced a housing problem, while 26.95% of Black/African American households, and 27.36% of Hispanic households experienced one. These numbers are much lower for severe housing problems, with 6.77% of White households, 13.53% of Black/African American households, and 17.91% of Hispanic households experiencing severe housing problems. When examining cost overburdened status, 8.83% of White households, 14.43% of Black Households, and 9.46% of Hispanic households were cost overburdened by 30%-50%, while 6.29% of White households, 13.53% of Black households, and 19.26% 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 Greater Wheeling Coalition for the Homeless staff have documented a substantial increase in regional housing costs during the last three years.

According to the Coalition, housing increases of this magnitude pose catastrophic challenges for people already struggling at the margins of poverty, who are at serious risk of being priced out of the local housing by these unprecedented rental increases. According to a September 25, 2013 story in the Wheeling News-Register: "It's Economics 101 - supply and demand. As out-of-state gas drillers and pipe liners move into the area, demand for available housing skyrockets, and the number of available units drops. This adds up to higher rent costs, which oil and gas workers may be able to afford but some Ohio Valley residents cannot. "If your landlord wants to make more money, that's their prerogative," said one local housing advocate. "It's great for the property owners, but it's terrible for the people who have lived here for years ... I just really feel bad for them."

According to the National Low Income Housing Coalition, a West Virginia worker must earn at least \$12.35 to afford housing at even fair market rent standards. 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.

According to Realtor.com, Wheeling has a strong seller's market. 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. In Weirton, however, there is currently a soft buyer's market. Good values on homes are still available, as the number of homes listed for sale is greater than the number of homes being sold. Buying is cheaper than renting after 12 years in Weirton, according to Realtor.com.

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 GWCH's data, the rent of a one bedroom apartment has nearly doubled during the last few years. In August 2010, a single bedroom unit could be rented for prices ranging from \$415 – \$625 per month. Three years later, those costs have risen to \$950 – \$975 per month. Households searching for larger, family-sized accommodations have faced even more dramatic increases. In February 2011, a 3-bedroom apartment cost between \$650 – \$800 a month. In April 2013, comparable property in the area cost between \$900 – \$2,400 a month. In little more than two years, the average rent of \$725 more than doubled to \$1,650.

Based on Craigslist ads, it is estimated that the Area Median Rent for a one bedroom apartment in March, 2015 in Wheeling was approximately \$823 per month; for a two bedroom apartment, \$1,018 per month; for a three bedroom apartment, \$1,150 per month; and for a four bedroom apartment, \$1,650 per month. In Weirton, prices are lower, but overall, prices in the Northern Panhandle are in the range of apartments in Wheeling. These estimates are far higher than the High HOME rents and Fair Market Rents for one, two, three, and four bedroom apartments. Housing Choice Voucher holders report that the rents in the City are in these high ranges for a decent, safe, and sanitary housing unit. The large number of vacant units that are substandard affect the price. The rental vacancy rate in 2011 was 9.8%, compared to 3.8% of owner units. In 2013, the rental vacancy rate reduced to 8.0%, but is still higher than the homeowner vacancy rate of 2.6%, which also reduced.

According to Realtor.com, rent prices are relatively stable in Weirton, and availability is good. If a person's yearly income is around \$40,000, they can afford to rent in this market, and the 2009-2013 ACS estimates

report that the median household income in Weirton is \$38,432. Rent prices have increased by 9% over the past 3 months. The average rent price is \$628, which is 42.7% lower than the state average of \$1,097. Realtor.com, however, has not reported any data about the rental market in Wheeling.

### **Discussion**

The housing market is strong in the City of Wheeling, soft 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 10,444 housing units that were constructed prior to 1960, which is 70.22% of all the housing units in the City, and the City of Weirton contains 5,328 housing units constructed prior to 1960, which is 56.3% of all housing units in the City. Across the Northern Panhandle, 43,642 of housing units were built prior to 1960, which is 69.6% 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 62,724 total housing units, 55,444 (88.4%) are occupied. It is estimated that over 45% 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	5,121	16%	3,788	38%
With two selected Conditions	87	0%	69	1%
With three selected Conditions	0	0%	20	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	26,338	83%	5,983	61%
<b>Total</b>	<b>31,546</b>	<b>99%</b>	<b>9,860</b>	<b>100%</b>

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,573	5%	535	5%
1980-1999	4,507	14%	2,090	21%
1950-1979	14,964	47%	4,095	42%
Before 1950	10,502	33%	3,140	32%
<b>Total</b>	<b>31,546</b>	<b>99%</b>	<b>9,860</b>	<b>100%</b>

**Table 34 – Year Unit Built**

Data Source: 2007-2011 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	25,466	81%	7,235	73%
Housing Units build before 1980 with children present	986	3%	493	5%

**Table 35 – Risk of Lead-Based Paint**

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

**Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	1,627	1,332	2,959
Abandoned Vacant Units	345	345	690
REO Properties	62	0	62
Abandoned REO Properties	1	0	1

**Table 36 - Vacant Units**

Alternate Data Source Name: 2013 ACS data 2

Data Source Comments: Numbers for Wheeling and Weirton based on 2009-2013 ACS Five Year estimates of vacancies, 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.**

Based on consultation with the City of Wheeling’s Building Inspection Division, the areas in the greatest need of rehabilitation are: Wheeling Island, North, South, East, and Center Wheeling. Wheeling Island and East Wheeling need the most immediate attention, while the areas of the City that require the least attention include Pike and Elm Grove. The City of Weirton does not have many issues with code enforcement, but 60% of complaints are filed in the 4th Ward, which comprises the business district and is a Low/Mod area. This area also has the most rentals in the City.

There are approximately 6,693 housing units in Wheeling, 4,259 in Weirton, and a total of 28,226 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.

There is a large number of vacant structures in Wheeling's business district, but the City of Wheeling's Vacant Building Registration Program is effective for addressing vacant property issues. A proposed rental registration program was abandoned due to lobbying from the Landlord Association. There is a need in the City of Wheeling for housing rehab for single-family and multi-family homes. The previous Housing Rehab program stopped receiving funding ten years ago. 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.

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 was a Rental Registry program on the books as a pilot program in the Fourth Ward, which is the most highly concentrated area of rentals in the City. Any housing unit not under the Housing Authority (HQS inspections) were required to register, and the Housing Authority inspectors would inspect the units to their standards, not the State building code standards. The program was not renewed. There is a high residential turnover rate in the downtown area.

The Neighborhood Level Foreclosure Data through HUD's Neighborhood Stabilization Program for 2008 showed 151 foreclosures out of 4,756 mortgages in Ohio County, for a foreclosure rate of 3.2%. Both the number of foreclosures and the foreclosure rate in Weirton was higher than Wheeling's, with 165 foreclosures out of approximately 3,492 mortgages. 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 landlords to rehabilitate their rental units in the Northern Panhandle, and incentives to keep them affordable for lower-income families. There is also a need for increased Federal funds to provide financial assistance to lower income families to rehabilitate their homes, especially for seniors, and still retain their affordability status.

**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 32,700 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 583 families/individuals on the waiting list for public housing in February 17, 2015. Public housing has site-based waiting lists, and all of the waiting lists are still open. The breakdown of the waiting lists are 243 single-person households, 168 two-person households, 95 three-person households, 50 four-person households, 14 five-person households, 9 six-person households, and 4 seven-person households.

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 617 public housing units, with 171 units for family occupancy, 372 units for mixed populations (elderly or disabled), and 74 units for elderly occupancy. Of the 617 public housing units in Wheeling, 53 (8.6%) 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)

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**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, consisting of 269 General Occupancy units, and 347 Elderly/Disabled units. The public housing communities operated by WHA are listed below:

- **Hil-Dar (Family)** – 92 units, 7 accessible
- **Bishop Street (Family)** – 2 units
- **Riverview Towers (Elderly Only)** – 74units, 5 accessible
- **Luau Manor (Mixed)** – 105 units, 7 accessible
- **Garden Park Terrace (Mixed)** – 155 units, 10 accessible
- **Booker T. Washington (Mixed)** – 107 units, 6 accessible
- **54 13th Street (Mixed)** – 2 units

Of the 617 public housing units, 77 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 77 units are subsidized: Historic North Wheeling, Wheeling Heights, 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, and 6 accessible
- **Wheeling Heights (Family)** – A total of 47 units, 39 that are subsidized, and 10 accessible
- **Jacob Street (Family)** – A total of 18 units, 18 that are subsidized, and 2 accessible

With public housing occupancy at 96.11%, there is more demand than supply. The most recent information on SEMAP is for the fiscal year ending 9/30/14 - WHA was ranked a High Performer (104% with bonus points). For PHAS, the most recent score they received is for the fiscal year ending 9/30/13 – WHA was ranked a High Performer (90 points out of 100). To date, WHA continues to meet all obligation and expenditure dates established for its Capital Fund Programs. The Wheeling Housing Authority is recognized as a high performer as of the Fiscal Year End Date of September 30, 2014.

**Public Housing Condition**

Public Housing Development	Average Inspection Score
Overall	90

**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 2014 through FY 2018 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: public restrooms, elevator upgrades, power washing, roof replacement, bathroom renovations, new floor tiles/carpeting, sprinklers, window replacement, new handicap ramps, keyless entry, replacement of main drains, and various site work/assessments.

A new development is planned utilizing existing property owned by WHA. Due to the fact that regular public housing construction has not been funded for a number of years, the WHA has been replacing public housing units that are dilapidated with Low Income Housing Tax Credit funds through the West Virginia Housing Development Fund. WHA has Replacement Housing Factor funds through the HOPE VI program, and they plan to leverage them with the tax credits. The project will also be public housing assisted. The number of units will be around 18-24 units.

WHA is anticipating disposition of the current office building at the North Wheeling HOPE VI site, which is being utilized for office space at the development. No housing units or residents will be impacted. It is anticipated that the disposition of this property will be completed by December 2015.

Additionally, WHA is not required to convert to tenant-based assistance, nor are they using the project-based voucher program, but they are exploring the possibility of participating in the Rental Assistance Demonstration program due to funding cuts. WHA does not have any homeownership program currently and has not applied nor has any plans to apply for a homeownership program, although the previous HOPE VI project did include a total of 34 homeownership units that were sold.

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

The WHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year includes:

**Need - Shortage of Affordable Housing for All Eligible Populations:**

- Maximize the number of affordable units available to the PHA within its current resources by: use of effective maintenance and management policies to minimize the number of public housing units off-line, seek replacement of public housing units lost to the inventory through mixed finance development.
- Increase the number of affordable housing units by: Leverage affordable housing resources in the community through the creation of mixed-finance housing and pursue housing resources other than public housing or Section 8 tenant-based assistance.

**Need - Families at or Below 30% of Area Median Income:**

- Target available assistance to families at or below 30% of AMI – adopt rent policies that support and encourage work.

**Need - Families at or Below 50% of Area Median Income:**

- Target available assistance to families at or below 50% of AMI – adopt rent policies that support and encourage work.

**Need - Elderly:**

- Target available assistance to the elderly – continue elderly only designation at Riverview Towers.

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; 2 that are accessible. All of these units are all located at Byron Street in Weirton.

- **Overbrook Towers (Elderly & Disabled living)** - Approximately 54 units; 4 that are accessible. 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 3/31/14, with a score of 76 out of 100. The physical condition of public housing units was rated a 26 out of 40. Weirton Housing Authority has replaced all windows at Wyles Terrace family units, which should indicate a higher score for their inspection. According to the Housing Authority, that is why they lost points on the prior inspection. The SEMAP score was 100 out of 135 (74.1%) in 2014.

The Weirton Housing Authority recently submitted its Five Year Plan for its FY 2015 through FY 2019 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: the replacement of stoves, refrigerators, and window air conditioning units; new fencing, siding, and sidewalks; landscaping; and the continuation of the plan to convert efficiency apartments in Overlook Towers into eight one-bedroom condos over five years.

The WHA reports that there is a need for a couple hundred more assisted housing units, particularly for those at 30% and below of AMI. In their Five Year Plan, the WHA states that it plans to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income. The Five Year Plan reports that 88.00% of people on the public housing waiting list are extremely low-income, and 81.25% of people on the Housing Choice Voucher waiting list are extremely low-income. The Housing Authority says that most people on the waiting lists are on fixed incomes, and many receive Supplemental Security Income (SSI) for mental illnesses, like bipolar disorder and depression. Some residents need social services and referrals, and a helping hand through the process.

In order to ensure the safety of public housing residents, the Weirton Housing Authority has a Volunteer Resident Patrol/Block Watchers Program, as well as after school programs that educate children and adults in family communities on what to do if they observe crime in the neighborhood and who and where to report the crime. Residents are strongly urged to contact police and not take action into their own hands. Neighborhood Crime Watch has been a great tool to reduce acts of crime. WHA has only experienced two drug busts in the history of the Agency. Those involved were incarcerated and served terms. With National Crime Information Center (NCIC) background checks, families that have a history of drug arrests are not eligible for occupancy. Families who currently reside in WHA units and have drug arrests are evicted as violation to Drug Policy. The WHA continues police involvement in the development, implementation, and/or ongoing evaluation of their drug-elimination plan. Police provide crime data to the Housing Authority staff for analysis and action, and the police have established a physical presence on housing authority property through their patrols. The Housing Authority recently installed video cameras upon several areas of Overbrook Towers, to assure the safety of tenants and staff.

## **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.

According to recent reports, 60% of the homeless who report having a mental health issue are also chronically homeless, meaning they have a disability, may have been homeless for more than one year, or have had repetitive episodes of homelessness. 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
<b>Households with Adult(s) and Child(ren)</b>	26	0	36	0	0
<b>Households with Only Adults</b>	55	25	4	18	0
<b>Chronically Homeless Households</b>	0	0	0	16	0
<b>Veterans</b>	0	0	0	0	0
<b>Unaccompanied Youth</b>	0	0	0	0	0

**Table 39 - Facilities Targeted to Homeless Persons**

Data Source Comments:

**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.**

It is important to note West Virginia has expanded access to Medicaid as part of the Affordable Care Act and most homeless clients are expected to be eligible on the basis of extremely low income. Case managers routinely refer clients without health coverage to local WV Department of Health and Human Resources (DHHR) offices for this purpose and provide assistance with applications using phone or paper applications. Staff follow-up with clients on a 14-day interval to monitor progress and liaison with DHHR to address any issues with the application. Case managers report highly successful outcomes, with no clients being denied since the new standards were implemented. Transitional housing clients with income either have access to employer-provided health care or an income so low it also meets the Medicaid eligibility threshold. During outreach, staff encourage clients without coverage to apply for Medicaid under the expansion or connect clients with a local physician, the chair of the local Health Department, who also performs outreach. Referral to a local nonprofit providing health services is also appropriate and staff are able to assist clients with an application for services.

Two programs are critical to helping Supportive Housing Program clients in the NPCoC increase income from non-employment sources. Using Supportive Services Only funding, SOAR-trained (SSI/SSDI Outreach, Access, and Recovery) case managers work with eligible clients to provide assistance applying for Social Security income, acting as a liaison to navigate bureaucratic complexities and helping clients provide documentation of disability status when appropriate. State funding of an Intensive Care Coordination program allows case management staff the flexibility and time to help clients access supportive care and maintain housing once income has been established through mainstream benefit sources such as the regional DHHR or SSDI. Many clients have significant barriers affecting their ability to independently schedule or meet appointments and assistance navigating these sometimes complex systems is an integral component of the success the NPCoC has had in helping eligible clients increase income from these sources. The continued utilization of these programs is an excellent method of ensuring clients receive the assistance necessary to increase income.

Using SSO, GWCH staff work with clients using employability programs designed to help clients develop resumes, job search and interview skills. GWCH and other NPCoC partners continue to explore ways to improve the efforts of homeless clients attempting to increase their income from employment. Current efforts include a focus on community outreach, which has resulted in volunteer assistance provided by an employment specialist able to meet with clients twice a month to address barriers to employment. Other strategies include utilizing existing partnerships with agencies such as DHHR and Vocational Rehabilitation and Workforce Investment to assist with job placement and provide transportation. Local employers are sometimes willing to hire homeless applicants, and efforts to increase this level of collaboration continue. Local educational institutes provide access to free GED classes and affordable college credits which can help increase marketable skills. Local family resource networks are also available to provide free child care for clients when working.

**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.**

Members of the Northern Panhandle Continuum of Care include several emergency shelter providers such as Salvation Army-Wheeling, the YWCA, Northwood Health Systems and Catholic Charities. In addition, the lead agency for the NPCOC, the Greater Wheeling Coalition for the Homeless, operates two transitional housing facilities, one for families with children and another for adults without children. The eight units available in this program are in high demand and consistently utilized, with a remarkable rate of effectiveness in helping people to gain the stability needed to achieve and maintain independent housing – since the program began, less than half of a percent of the clients served have returned to homelessness.

Supportive Housing Programs are pivotal in providing services in the NPCOC. Aside from transitional housing, which provides a step up from emergency shelter when household income is too low for unsubsidized housing, the Coalition also owns and operates an 18-bed shelter providing permanent supportive housing for people with disabilities. The program targets the majority of its beds to people who are chronically homeless. This population includes some of the most difficult to engage and hard-to-house homeless people who are often extremely reluctant to participate in programs which they believe will require lifestyle adjustments. GWCH uses a combination of Rapid Re-Housing, Transitional Housing, and Permanent Supportive Housing to shorten the time a person is in emergency shelter or on the street. Diversion practices under Centralized Intake and Assessment (CIA) via the SSO program and prevention funds are used to reduce those entering homelessness. As part of CIA, households are assessed for barriers to housing and stability. An individual service plan, as well as a self-sufficiency matrix is completed to identify the best long-term plan for ending homelessness. All assessments and the intake procedures are completed through the State-wide HMIS.

GWCH currently offers short-term prevention and rapid rehousing assistance for homeless individuals and families who have an extremely low-income (through the state ESG program) and for Veteran households (through the VA's SSVF program). They do not have any source of HUD- or Continuum of Care-funded prevention or rapid rehousing assistance. The limited homeless prevention funds the GWCH distributes are exhausted quickly due to a very high demand. GWCH plans to revise their prevention policies if they continue to receive funds in order to offer medium-term assistance of up to six months, rather than the current limit of three months (which should help to ensure the few they can help are able to maintain housing once assistance ends, rather than fall into trouble again a few months later.) GWCH also plans to focus more heavily on Rapid Re-Housing, particularly for Wheeling residents.

## **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. 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.

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

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

In 2007, the NPCoC reviewed all discharge planning protocol and approached specific stakeholders including two local hospitals. 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 assessment screening 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 plan is in place or clients are unable to care for themselves, staff provide linkage with resources such as personal care homes and assisted living facilities, in addition to direct support including assistance with an application for public housing, private market housing and referral to local social service agencies. Specific destinations for people discharged from health care include private market rate apartments, family/friends or state/local-funded housing options.

In 2007, the NPCoC reviewed all discharge planning protocol and approached specific stakeholders. In lieu of a state plan for clients afflicted with a mental illness, the NPCoC independently addressed discharge planning procedures on a local level through member coordination with comprehensive behavioral health centers in the region. While most mental health patients return to the care of family and friends upon discharge, some clients of state hospitals or diversion facilities lack a support system capable or willing to providing even short term shelter. The implementation of Independent Care Coordination services by GWCH in 2011 allows case managers to take an active role in discharge planning, coordination of community support including the scheduling of medical appointments and assistance with housing placement, as well as ongoing monitoring and maintenance care. When necessary, GWCH staff contact a mental health liaison as well as family or friends to make shelter arrangements. Specific destinations when discharged from mental health facilities include private market rate apartments, family/friends or state/local-funded housing options such as Northwood Health Systems.

NPCoC lead agency GWCH provides coordinated intake assessment, supportive services, and shelter referral to ensure clients are not discharged to homelessness after discharge from systems of care. NPCoC members such as Northwood Health Systems provide shelter to clients with a mental health diagnosis who may become homeless upon exit from the Northwood crisis stabilization unit while also working with clients to arrange long term shelter. Health Ways, Inc. serves as a regional comprehensive behavioral health centers offering ongoing mental health treatment and linkage to care support.

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**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)**

The Coalition has a Community Engagement program, as does Northwood Health Systems and Healthways, Inc. The focus of the Community Engaged program is to assist those who have a serious mental illness and are frequently hospitalized with maintaining stability in the community, either to provide a diversion from hospitalization, or to assist them upon release. The Coalition strictly focuses their services on those who meet this requirement but are also homeless. Facilities or other organizations can refer the person to Coalition for Centralized Intake and Assessment (CIA). If the client is not homeless but meets the criteria for care, the other Community Engagement programs can intervene in order to maintain housing via supportive care and prevent homelessness.

During 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 – for example, is there a family or a friend who can provide shelter until the person can get back on their feet? 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.

**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 2015, although the allocation for FY 2015 for the CHDO Set-Aside project is \$36,799.

One CHDO funded by the Northern Panhandle HOME Consortium is CHANGE, Inc. CHANGE has completed a total of eight (8) home rehabilitations in the Northern Panhandle since 2010, with 1 located in Wheeling, 1 in New Cumberland in Hancock County, 1 in Follansbee in Brooke County, and 5 in Weirton. Two of the homes in Weirton were rehabbed with HOME funds, and two were rehabbed with Community Reinvestment funds through the Hancock County Savings Bank. The other home in Weirton and the three in the Northern Panhandle were rehabbed using Neighborhood Stabilization Program (NSP) funds.

CHANGE, Inc. completed its FY 2011 CHDO in FY 2013, which was a rehabilitation of a 3 bedroom single family home, for affordable rental to a low- and moderate-income family in Weirton. CHANGE, Inc. is recently underway with its FY 2012 CHDO project, which is a rehabilitation of a 3 bedroom single family home, to be sold to a low- and moderate-income family in Weirton.

The Greater Wheeling Homeless Coalition finished their 2008, 2009, and 2010 CHDO project in 2013, which was the rehab of a six (6) unit apartment building with eighteen (18) beds for homeless adults with disabilities. Two (2) of these units are accessible.

**MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)****Describe any negative effects of public policies on affordable housing and residential investment.**

A review of the City's zoning ordinance resulted in recommendations, some of which relate to housing and residential zoning. One recommendation is to revise the nonresidential zoning districts to allow for more mixtures of uses (both within a building and within the district). Another is a recommendation for the City to consider incorporating standards for the clustering of homes or lots, especially in areas designated for conservation development. The plan also recommends incentives for certain innovative development approaches, such as green buildings, and ensuring that sustainable features are allowable in developments, as well as exploring live/work units as alternative housing options that do not fall under the City's existing list of permitted uses, such as garages and cottage homes.

The City of Wheeling codified as Chapter Three, Part Thirteen: Planning and Zoning Code, adopted by Ordinance 12225, and passed April 17, 2001.

**Sub-Part 1323.03 Purpose:**

(j) To affirmatively further fair housing in accordance with the Fair Housing Act as amended.

**Sub-Part 1327.02 Definitions:**

The definition of Family is excellent and in keeping with the Fair Housing Act, as amended. Family; One or more persons occupying a single dwelling unit, provided that unless all members are related by blood, marriage, or legal adoption, no such family shall contain over three unrelated persons. However, where disability requires that more than three unrelated persons reside together; in such cases, there shall be no requirement for persons with disabilities to petition, apply, or experience a process to obtain approval to live in any zoning district of the City (ordinance 14149, passed 6-21-2011).

There is no definition for disability, disabled, or handicapped. These definitions need to be added, especially since the words persons with disabilities are included in the definition of Family.

**Additional definitions should be added to Sub-Part 1327.02:**

Americans With Disabilities Act – (ADA)

Fair Housing Act (FHA)

Visitability

Developmentally Disabled

Accessibility

Homeless Persons

Protected Classes

The definitions for Group home and Group family household are good and are in accordance with federal definitions and regulations. There are 7 residential Zoning Districts and 2 Special Districts. Persons with disabilities are a family in any of these zoning districts.

**Order Sub-Part 1335.12 Additional Residential Regulations, (g) Group Homes, states:**

It is the purpose of this subsection to regulate and limit the number of similar community residences.

This sub-part is in violation of the Fair Housing Act, as amended. It is illegal to require a distance separation of group homes from one another. This type of restrictive zoning language has been adjudicated in Federal Court and it has been determined by the Courts that it is in violation of the Fair Housing Act, as amended. The City Planning Commission has to revise this Sub-Part by eliminating this language, the 600 feet separation does not scatter group homes throughout the residential district since 600 feet would be only one block away from another group home.

**FY 2015-2019 Analysis of Impediments to Fair Housing Choice**

The City of Wheeling's 2015 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, sound, and affordable housing remains a high priority to ensure fair housing choice, quality of life, and attractive neighborhoods.

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

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

- **1-A:** Maintain the supply of available decent, safe, and affordable housing through assistance and support of the Community Housing Development Organizations (CHDOs), both locally and throughout the Consortium Area, to undertake rehabilitation and housing construction.
- **1-B:** Maintain homeownership opportunities for LMI households by promoting available housing, requiring housing counseling, as well as downpayment and closing cost assistance through the Northern Panhandle HOME Consortium.
- **1-C:** Maintain and strengthen an effective property maintenance inspection and enforcement program 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 overburdened.

**Impediment 2: Housing Accessibility**

There appears to be an unmet need for housing that is accessible to the older population, and persons with disabilities.

**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 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:** Promote education and awareness of the requirements for reasonable accommodations for persons with disabilities and the elderly in rental housing.

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

As in any community, there is a lack of awareness of the rights and 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 educational 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:** Support educational and training programs concerning the rights and responsibilities covered by the Fair Housing Act.
- **3-B:** Support local and Consortium efforts to strengthen efficient and effective fair housing monitoring, investigation, testing, and enforcement strategies.
- **3-C:** Support the delivery of fair housing advocacy services to at-risk groups and victims of housing discrimination.
- **3-D:** Promote the delivery of financial literacy counseling for LMI and minority households to combat predatory and subprime lending practices.

**Impediment 4: Accessibility of Public Facilities**

The accessibility of public facilities remains a fundamental quality of life issue for most communities, especially for the older population, and persons with disabilities.

**Goal:** Maintain and continue to upgrade municipal facilities, public spaces, and subrecipient facilities to make them accessible to persons with disabilities.

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

- **4-A:** Continue to fund improvements and upgrades at public and community facilities to remove architectural barriers.
- **4-B:** Continue to monitor any accessibility constraints in the municipal facilities and managed public spaces utilizing both Federal and capital improvement funds to remove any potential architectural barriers.
- **4-C:** Evaluate the accessibility constraints of all sub-recipient and allied organizational facilities and assist these organizations to obtain funds for capital improvements to remove any existing architectural barriers.

## 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	260	389	2	2	0
Arts, Entertainment, Accommodations	1,793	2,842	17	15	-2
Construction	462	683	4	3	-1
Education and Health Care Services	2,955	6,878	27	35	8
Finance, Insurance, and Real Estate	603	1,307	6	7	1
Information	182	388	2	2	0
Manufacturing	799	888	7	5	-2
Other Services	568	1,239	5	6	1
Professional, Scientific, Management Services	807	1,894	7	10	3
Public Administration	0	0	0	0	0
Retail Trade	1,556	1,740	14	9	-5
Transportation and Warehousing	264	276	2	1	-1
Wholesale Trade	605	1,013	6	5	-1
<b>Total</b>	<b>10,854</b>	<b>19,537</b>	<b>--</b>	<b>--</b>	<b>--</b>

**Table 40 - Business Activity**

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

**Labor Force**

<b>Total Population in the Civilian Labor Force</b>	<b>13,759</b>
<b>Civilian Employed Population 16 years and over</b>	12,911
<b>Unemployment Rate</b>	6.16
<b>Unemployment Rate for Ages 16-24</b>	15.13
<b>Unemployment Rate for Ages 25-65</b>	4.02

**Table 41 - Labor Force**

Data Source: 2007-2011 ACS

<b>Occupations by Sector</b>	<b>Number of People</b>
<b>Management, business and financial</b>	2,443
<b>Farming, fisheries and forestry occupations</b>	674
<b>Service</b>	1,714
<b>Sales and office</b>	3,418
<b>Construction, extraction, maintenance and repair</b>	845
<b>Production, transportation and material moving</b>	605

**Table 42 – Occupations by Sector**

Data Source: 2007-2011 ACS

**Travel Time**

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
<b>&lt; 30 Minutes</b>	10,462	86%
<b>30-59 Minutes</b>	1,248	10%
<b>60 or More Minutes</b>	512	4%
<b>Total</b>	<b>12,222</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2007-2011 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	536	38	535
High school graduate (includes equivalency)	3,074	255	1,213
Some college or Associate's degree	3,409	175	1,067
Bachelor's degree or higher	3,548	121	648

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

**Educational Attainment by Age**

	Age				
	18-24 yrs.	25-34 yrs.	35-44 yrs.	45-65 yrs.	65+ yrs.
Less than 9th grade	0	11	11	250	402
9th to 12th grade, no diploma	406	205	180	452	599
High school graduate, GED, or alternative	734	672	1,120	2,750	2,769
Some college, no degree	1,332	790	654	2,014	939
Associate's degree	48	219	300	709	154
Bachelor's degree	277	594	709	1,227	534
Graduate or professional degree	25	405	355	1,039	392

**Table 45 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

**Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	11,614
High school graduate (includes equivalency)	19,901
Some college or Associate's degree	26,416
Bachelor's degree	34,222
Graduate or professional degree	52,763

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 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 Northern Panhandle business by sector is as follows:

- Education and Health Care Services - 6,878 jobs
- Arts, Entertainment, Accommodations - 2,842 jobs
- Professional, Scientific, Management Services - 1,894 jobs
- **Total: 11,614 jobs**

These three categories represent 59.45% of the total number of jobs in the Northern Panhandle.

According to Workforce West Virginia, major employers in the City of Wheeling include: Ohio Valley Medical Center, WesBanco, Wheeling Hospital Inc., Wheeling Island Race Track & Gaming Center, Kroger and Consolidated Coal Company.

Regional Economic Development Partnership (RED) is the renamed Ohio Valley Industrial and Business Development Corporation (OVIBDC). RED is a project-oriented, job-creating, private non-profit local development corporation serving the counties of Ohio, Marshall and Wetzel in West Virginia, and marketing the communities and commercial and industrial properties. RED currently owns 16 buildings, administering leases, and manages almost 900,000 square feet of real estate, in addition to approximately 117 acres of land. Some of RED's recent projects include Orrick's Global Operations Center, Williams Lea Corporate Information Solutions, Staley Communications, Millennium Centre, CertainTeed, Warren Distribution, Ziegenfelder's, North American Galvanizing, Teletech, National Belt Service, and Williams Group.

Other notable Wheeling-area businesses, according to RED's website, include:

- International law firm, Orrick Herrington & Sutcliffe's Global Operations Center in the center of downtown;
- British outsourcing firm Williams Lea's new downtown office center;
- Cabela's retail and adjacent regional distribution center at The Highlands in Ohio County;
- CertainTeed, a new plant in Marshall County;
- New and expanding factories in Wetzel County;
- A FedEx distribution center in the Wheeling MSA; and
- A new AT&T call center.

**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 is a need in the City of Wheeling for water and sewer infrastructure improvements to support development. The flood plain is an issue for development near the businesses district, such as hotel development downtown. There is a need for the City to find ways to work around some of the restrictive laws, without jeopardizing safety. Most of the land that isn't being developed has flood plain and insurance concerns. Fire safety issues are another major problem with downtown development. There is nowhere to drop fire escapes, for example. 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 could look into a fund that would supply business owners or potential business owners with matching funds to rehabilitate buildings in downtown Wheeling. A trend has started, but an incentive needs to be offered. The perception of a high Business and Occupation tax is a detriment for attracting new business downtown, however, the City offers a B&O tax incentive that some people may not know about. If a new business locates in a building downtown, they are exempt from B&O tax for three years. The City could market itself as a good location for development by promoting the tax incentive.

The City should also look to install pocket parks, art installation, sculpture, etc. to develop the area's green space and streetscapes. There is also a need for portal and gateway improvements to the City, but funding is an issue. There are some creative ideas to address this need, but the City is running into problems because the highways are run by State.

The City needs welders, truck drivers, and machinists. The oil and gas industry consumed many skilled employees, such as excavators and welders, creating a gap in these professions. The HVAC program offered at the West Virginia Northern Community College has been tweaked to focus on machinists. The WVNCC's Middle College program targets high school students who have the potential for academic success but perform at a higher level in a student-centered environment. The ultimate goal of the program is for the student to graduate from high school and earn an associate's degree at the same time. There is also a need for the City to create incentives that could entice people that left Wheeling to come back.

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**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 Capital Theater, which was a destination that stimulated restaurants and overnight stays, closed in 2006 due to code violations. The theater received Community Development Block Grant (CBDG) funds, Tax Increment Financing (TIF), and other Federal funds to re-open the facility. Federal funding was used as a leverage to attract other funding, and the City of Wheeling matched this funding with a TIF. The private sector, including individual donors and foundations, provided funding to replace the seats. Today, the project is a \$5 million investment. The project created jobs and is bringing money into the area.

The Stone Center is another example of a private/public investment. The City of Wheeling, the Regional Economic Development Partnership (RED), and the Woda Group, Inc. – a vertically integrated housing development organization – are developing and constructing the Stone Center Loft apartments. Stone Center Lofts will house 22 loft-style units on the top three floors of the Stone Center building in Downtown Wheeling. An affiliate of the Woda Group has entered into a long-term lease with RED. Investment for the development exceeds \$2 million. Main Street Bank is providing financing for the Stone Center Lofts. The development is fully permitted and will commence in early April. The project will be complete and ready for occupancy in September 2015.

Today, much of the local hotel and motel capacity is full with employees from the oil and gas industry. The City should consider implementing a tax on the hotels/motels that could be used for economic development. The money could be spent on public venues and parks and recreation. If the City invests in the downtown, it could attract other investment, and could tremendously increase quality of life in Wheeling.

The Centre Market is an example of a walkable downtown area. The City will continue to focus on walkability improvements downtown to enhance economic development.

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

According to the 2007-2011 American Community Survey, the City of Wheeling has an unemployment rate of 6.2% which is lower than the West Virginia unemployment rate of 7.5% for that same period. In Wheeling, there are 10,854 workers and 19,537 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 2007-2011 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 – 66.8% of the sector jobs are filled
- **Arts, Entertainment, Accommodations** – 63.1% of the sector jobs are filled
- **Finance, Insurance, and Real Estate** – 46.1% of the sector jobs are filled
- **Professional, Scientific, Management Services** – 42.6% of the sector jobs are filled
- **Public Administration** – 0% of the sector jobs are filled
- **Retail Trade** – 89.4% of the sector jobs are filled
- **Transportation and Warehousing** – 95.6% of the sector jobs are filled
- **Wholesale Trade** – 59.7% of the sector jobs are filled
- **Construction** – 67.6% of the sector jobs are filled
- **Education and Health Care Services** – 43.0% of the sector jobs are filled
- **Information** – 46.9% of the sector jobs are filled
- **Manufacturing** – 90.0% of the sector jobs are filled
- **Other Services** – 45.8% of the sector jobs are filled

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.**

The Northern Panhandle Workforce Investment Board, Inc. (NPWIB, 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.'s programs and services are funded with Workforce Investment Act (WIA) funding and American Recovery and Reinvestment Act (ARRA) funding (only until June 30, 2011).

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. These services

may include: assessment of skills, abilities, aptitudes, and needs assistance with Unemployment Insurance, access to Wagner-Peyser funded employment services, career counseling, job search, job placement assistance and information on training education and related supportive services. Eligible individuals may also access more intensive services and training.

Other area training providers include classroom training through:

- **West Virginia Northern Community College** (Weirton, Wheeling and New Martinsville Campuses, WV) - The HVAC program offered at the West Virginia Northern Community College has been tweaked to focus on machinists. The WVNCC's Middle College program targets high school students who have the potential for academic success but perform at a higher level in a student-centered environment. The ultimate goal of the program is for the student to graduate from high school and earn an associate's degree at the same time.
- **Eastern Gateway Community College** (Steubenville, OH) – Offers degree programs in welding/machinery, law, electronics, technology, and various medical fields including nursing. Degrees offered include Associate of Arts (AA), Associate of Science (AS), Associate of Applied Business (AAB), Associate of Applied Science (AAS), Associate of Individualized Study (AIS), and Associate of Technical Study (ATS).

**CDL and Heavy Equipment Training are offered by:**

- **PIA** (Weirton, Wheeling and New Martinsville, WV) - PIA's main campus is the home of the School of Specialized Technology, offering degree programs in Aviation Technology. The branch campuses also offer a diploma or certificate program in Aviation Maintenance Technology. PIA's Jump Start division offers short-term training programs at the main campus, as well as at a number of locations in West Virginia.
- **All-State Truck Driving Training School** (Weirton, Wheeling and New Martinsville, WV) -
- **American Professional Truck Driving School** (Weirton, Wheeling and New Martinsville, WV)

**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, 2014-2018. 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 I: 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. 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.

**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.

**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.

**City of Weirton Non-Housing Community Development Assets**

The data in the tables above are all reflective of the Northern Panhandle economy, which includes the other Federal Entitlement City of Weirton. The leading employers in Weirton today include Crown Cork & Seal, ArcelorMittal, Ball Metal Food & Household Products Packaging Division, and Nestle, according to Workforce West Virginia. ArcelorMittal is still one of the largest employers in the City, even with the decline of the steel industry in the region. Weirton Medical Center is a large hospital that services patients from all over the region, and is one of the city's largest employers today employing over 1,000 people.

Due to the areas close proximity to Pittsburgh, Pennsylvania, there is also a growing number of workers who work in Pittsburgh and commute from Weirton.

The City's commerce has advanced, where most of the country's major retail stores have located in or near Weirton. The Business Development Corporation is gaining ownership and site control of properties. A large industrial park, located just off Three Springs Drive interchange, is a new development with infrastructure in place. The park has easy access to U. S. Route 22, a major highway that stretches to the east and west. There is a need for a connector between Colliers Way and the Business Park's main arteries.

Infrastructure needs for economic development include streets that need repaired in commercial and residential areas, as well as site remediation for development. It can be difficult to find commercial real estate, because the inventory is limited. The City could look at Brownfields Economic Development Initiative (BEDI) funds for cleanup and remediation of old mill sites. Fire protection in the City needs upgraded, and parts of the City fire hydrants with higher volumes and water line improvements. In the next two years, the City of Weirton will reline the 18 inch water main line from the water plant into town and at the bottom of Weir Avenue by Cove Road. The project will cost \$6.9 million.

Many City sidewalks do not have curb cuts, so people in wheelchairs or with mobility issues cannot access the buses and get to the bus stop. Therefore, buses have to pick people up at their homes. The City's plan is to install ADA curb cuts whenever a street is disturbed. When streets are milled and paved, curb cuts are installed on adjacent sidewalks. The main business district's accessibility has improved, including the curb cuts. However, many housing locations are not near the accessible areas of town for transportation, shopping opportunities, etc. There are more people that need service that cannot be reached through the Weirton Transit Corporation.

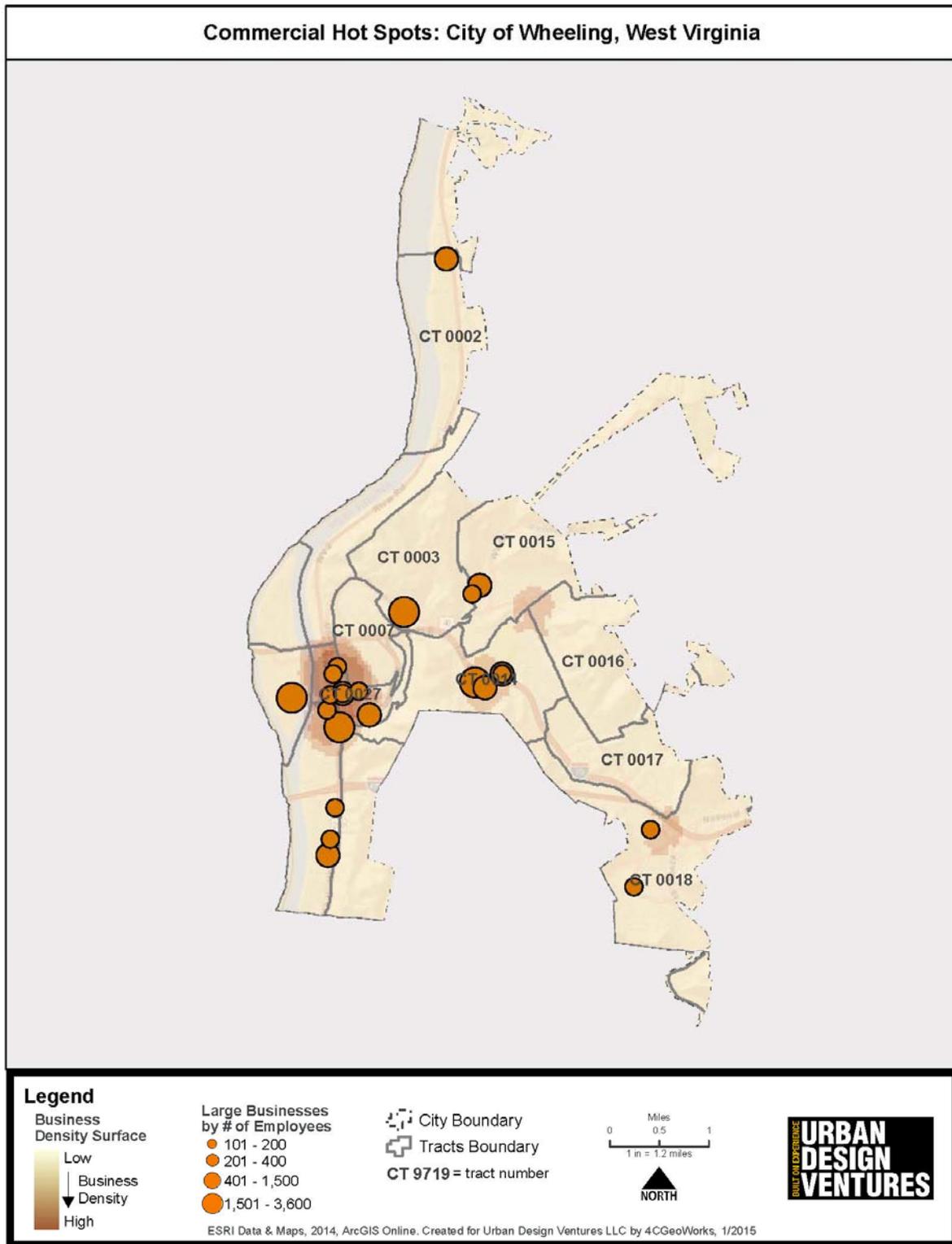
The City of Weirton's biggest need is for a transportation service with more capacity to serve. People can't get to work, access services, etc. because they can't access the bus. The Weirton Transit Corporation is hoping to get a levy passed to be able to sustain transportation service, expand services, and prioritize needs.

Responses from consultation with City staff and stakeholders reveal that there is a need in the City for job creation or job training activities, and a business incubator. There is a need to help businesses get started with zoning and planning. There is a need for more job training through the summer youth program. The Mayor's summer youth program hires local high school-aged kids to work minimum-wage jobs, such as grass cutting. Youth programs a high priority in the City of Weirton.

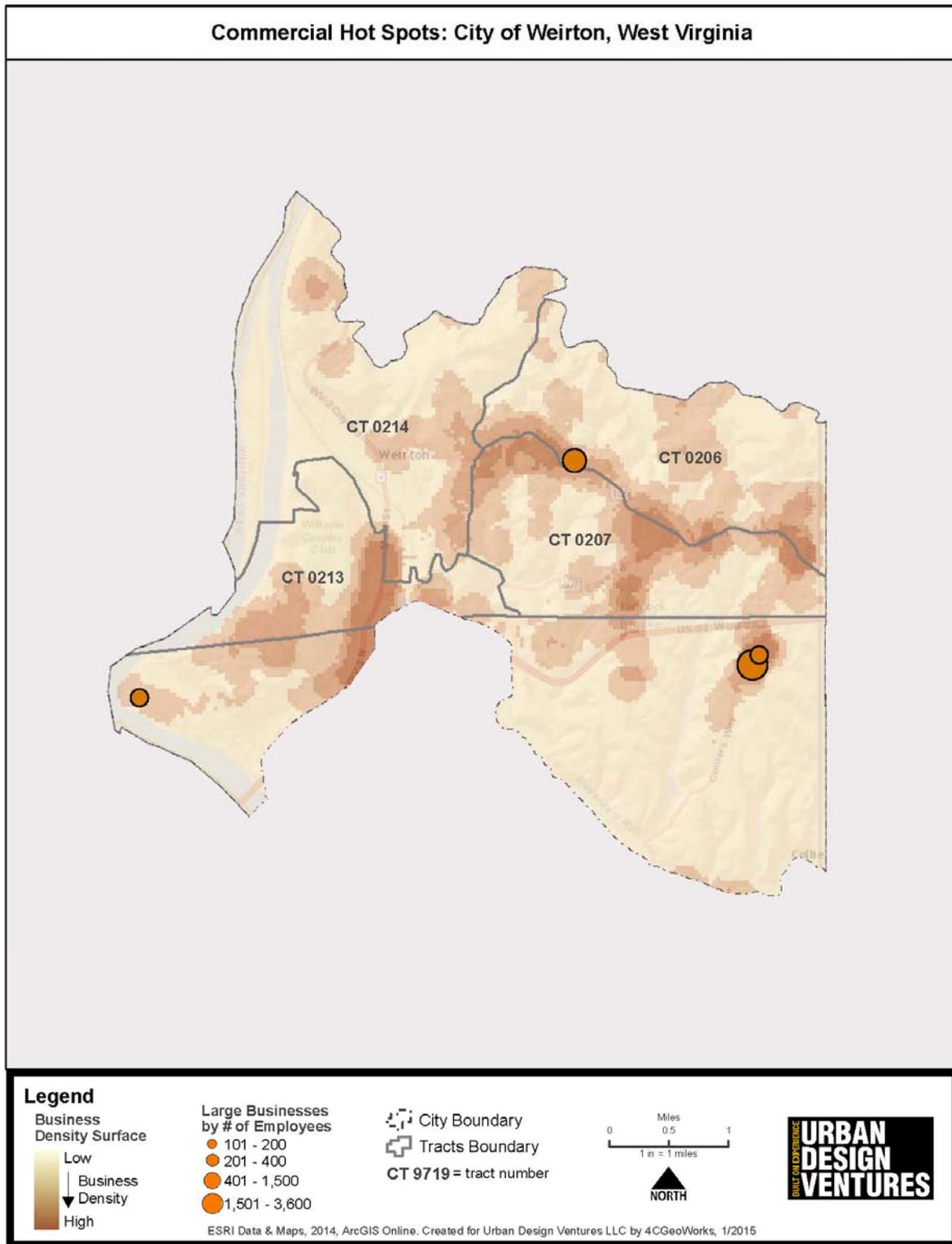
Some stakeholders expressed a desire for more training through the region's technical schools. There are four focus industries for the region that the BDC is promoting: energy, healthcare, transportation, and steel manufacturing. Training in these industries would address the workforce development needs.

**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 3 has the highest concentration of severe housing problems for Moderate-Income Households, followed by Census Tracts 15, 6, and 27. For Low-Income Households, the same Census Tracts in addition to Census Tract 20 have concentrations of severe housing problems, although Census Tracts 3 and 15 seem to have a significantly high concentration of Low-Income Households with one or more severe housing problems. For Extremely Low-Income Households, the same Census Tracts have concentrations of severe housing problems, in addition to Census Tracts 5, 6, and 16, although Census Tracts 3, 15 and 16 have significantly higher concentrations of Extremely Low-Income Households with one or more severe housing problems. Census Tracts 5 and 6, which is Wheeling Island, 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 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.

**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 is a strong seller's market, according to Realtor.com. 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 of \$1,000 per month or more.

Owner-occupied households in Wheeling outnumber renter households at 64.2% to 35.8%. However, only 17.07% of owner-occupied households are cost overburdened by more than 30% of their income, compared with 50.6% of renters, according to the 2007-2011 American Community Survey. At the time of the 2009-2013 ACS, the number of cost-overburdened owners dropped to 15.7%, and cost-overburdened renters rose to 51.7%. Almost three-quarters (68.0%) of the housing stock was built prior to 1960, and much of it is in need of serious rehabilitation, or demolition.

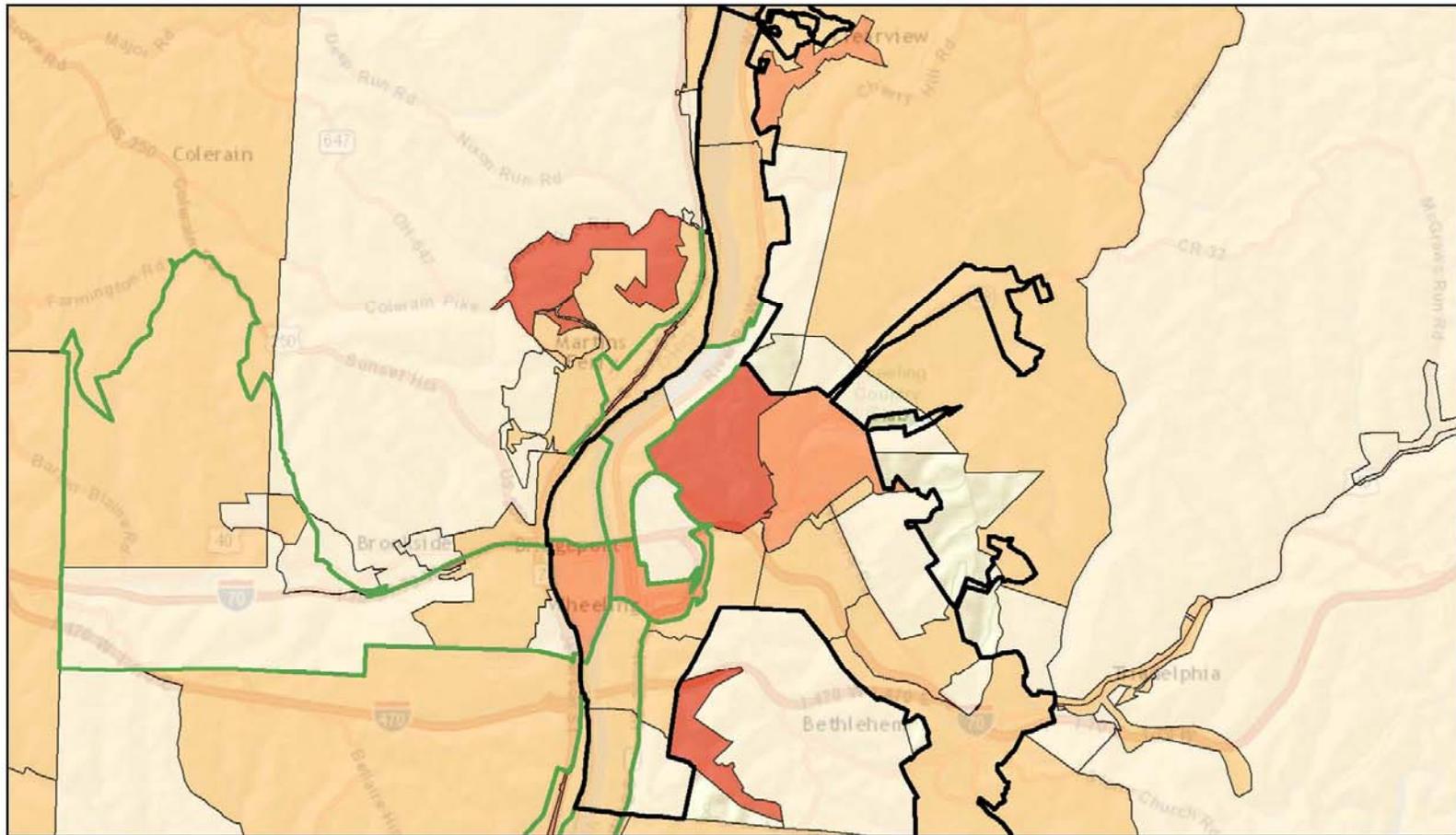
**Are there any community assets in these areas/neighborhoods?**

Wheeling Island, North, South, East, and Center Wheeling. Wheeling Island and East Wheeling need the most immediate attention, while the areas of the City that require the least attention include Pike and Elm Grove. 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.

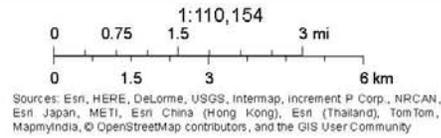
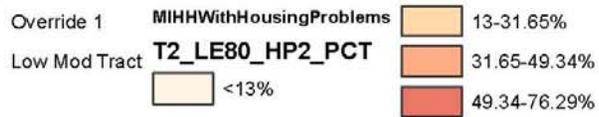
**Are there other strategic opportunities in any of these areas?**

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 -

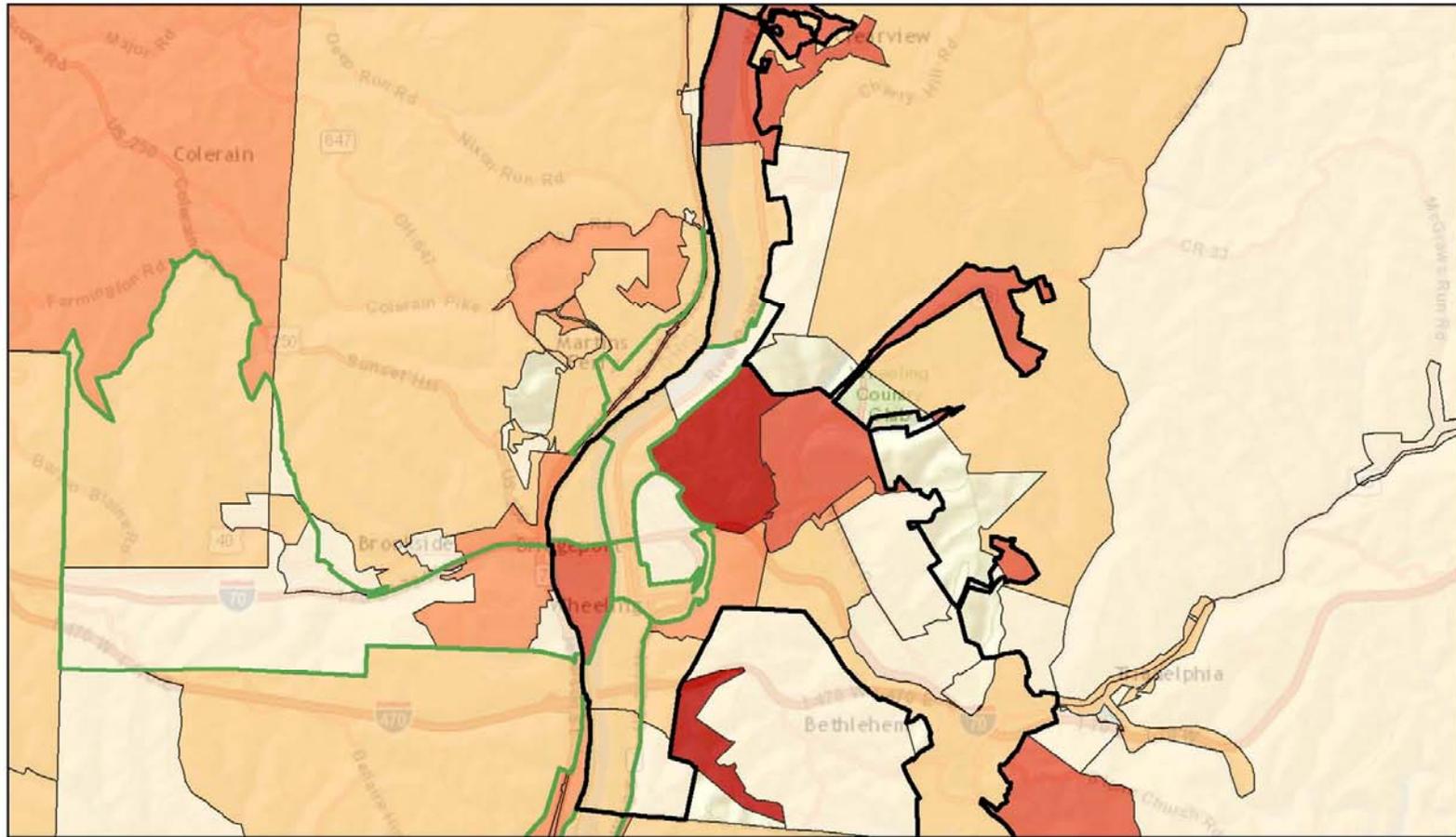


May 5, 2015

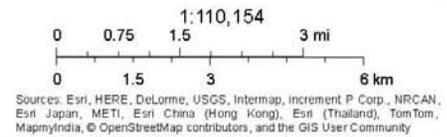
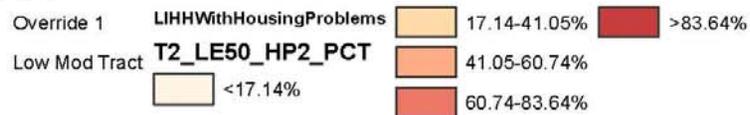


Wheeling Moderate-Income Households With Any of 4 Severe Housing Problems by Census Tract

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

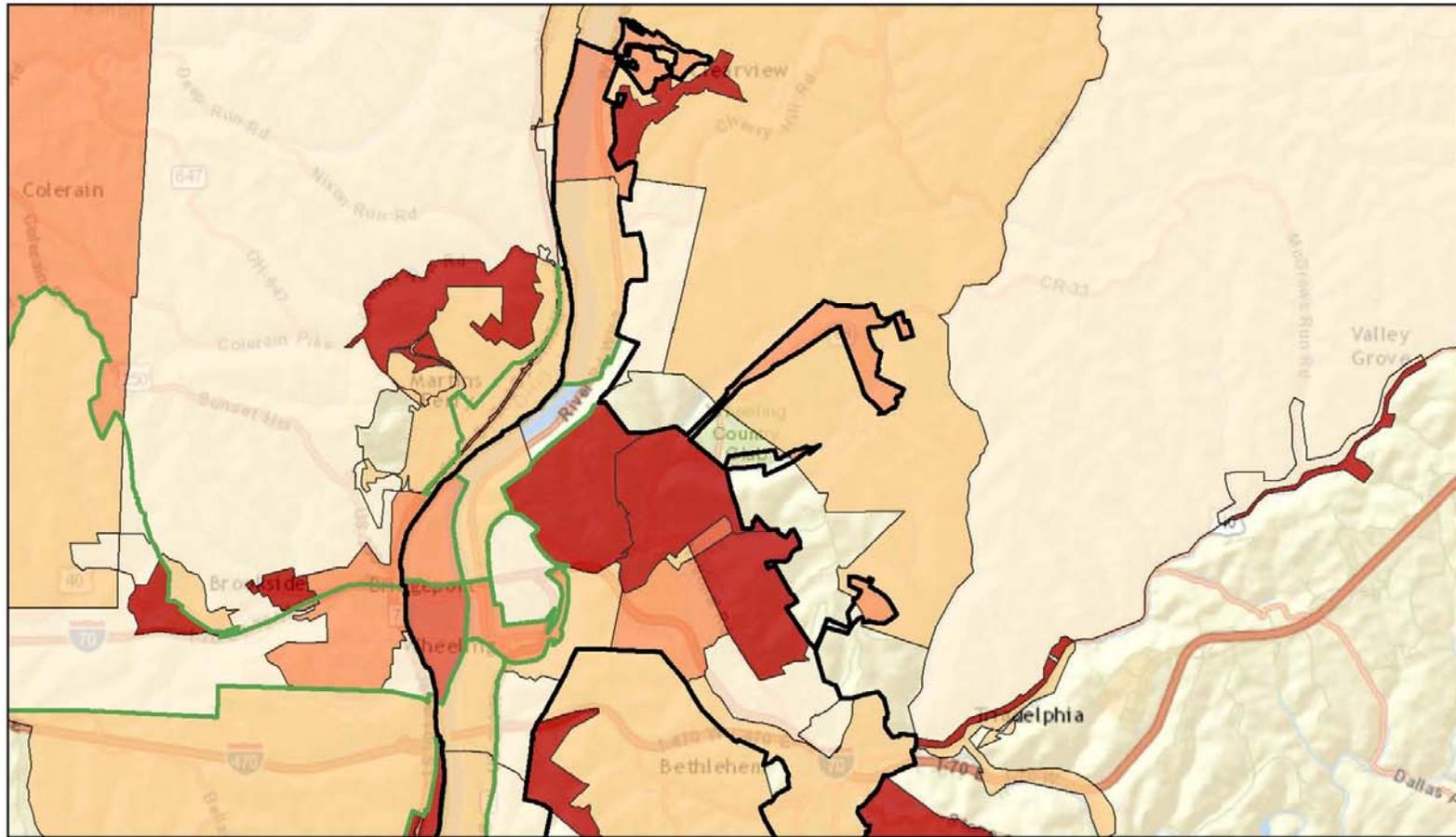


May 5, 2015

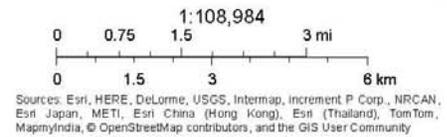
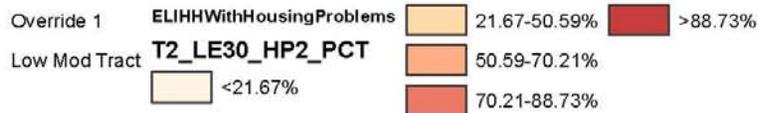


Wheeling Low-Income Households With Any of 4 Severe Housing Problems by Census Tract

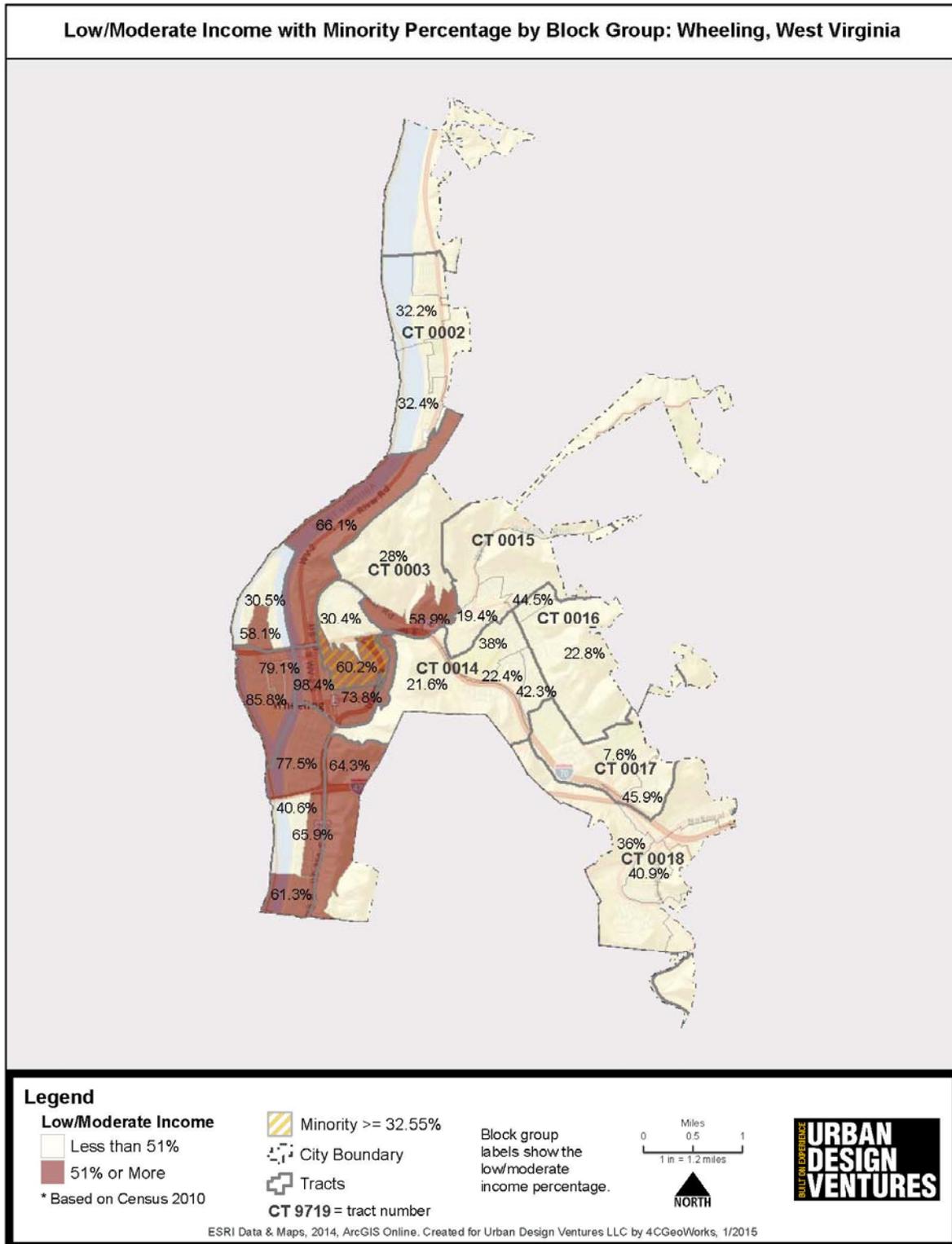
Percentage of Extremely Low Income Households With Any of 4 Severe Housing Problems -



May 5, 2015



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

## 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 37.09%. 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 2015-2019 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 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

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

**Geographic Area**

**Table 47 - Geographic Priority Areas**

<b>1</b>	<b>Area Name:</b>	Citywide
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	Low-Mod Census Tracts and Block Groups in the City of Wheeling.
	<b>HUD Approval Date:</b>	-
	<b>% of Low/ Mod:</b>	37.09%
	<b>Revitalization Type:</b>	Other
	<b>Other Revitalization Description:</b>	Low and Moderate Income Qualifying Areas throughout the City of Wheeling.
	<b>Identify the neighborhood boundaries for this target area.</b>	This is based off the City boundary.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Aging and deteriorating housing stock, commercial structures, and public infrastructure.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	This was done through agency and resident surveys, community meetings, stakeholders meetings, and the City's Comprehensive Plan.
	<b>Identify the needs in this target area.</b>	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.
	<b>What are the opportunities for improvement in this target area?</b>	The opportunities are developable land and sites for redevelopment for housing and job creation.
	<b>Are there barriers to improvement in this target area?</b>	The largest barriers are funding and lack of interest of private investors.
<b>2</b>	<b>Area Name:</b>	<b>Northern Panhandle HOME Consortium</b>
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	The HOME Consortium, consisting of Hancock, Brooke, Ohio and Marshall counties, and the cities of Wheeling and Weirton.

<b>HUD Approval Date:</b>	-
<b>% of Low/ Mod:</b>	-
<b>Revitalization Type:</b>	Housing
<b>Other Revitalization Description:</b>	-
<b>Identify the neighborhood boundaries for this target area.</b>	The boundaries are the Northern Panhandle HOME Consortium members.
<b>Include specific housing and commercial characteristics of this target area.</b>	Aging and deteriorating housing stock.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	This was done through agency and resident surveys, community meetings, stakeholders meetings, and the City's Comprehensive Plan.
<b>Identify the needs in this target area.</b>	The needs are housing rehabilitation, new construction, and downpayment assistance.
<b>What are the opportunities for improvement in this target area?</b>	The opportunities for improvements are housing rehabilitation for resale or rent, new construction for sale or rent, and downpayment assistance for First Time Homebuyers.
<b>Are there barriers to improvement in this target area?</b>	The largest barriers are funding and lack of interest of private investors.

**General Allocation Priorities**

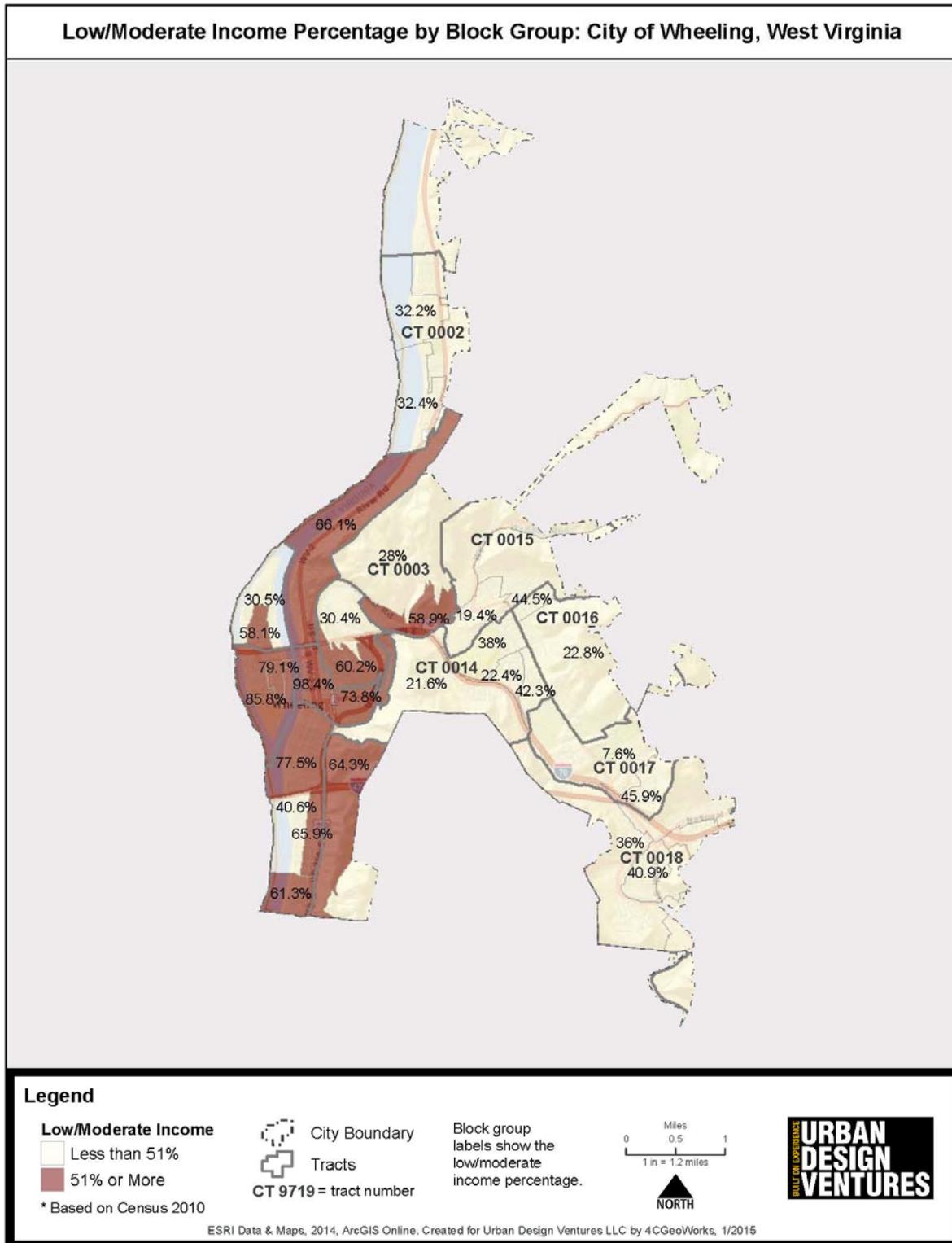
*Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA).*

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 2015-2019 Five Year Consolidated Plan:

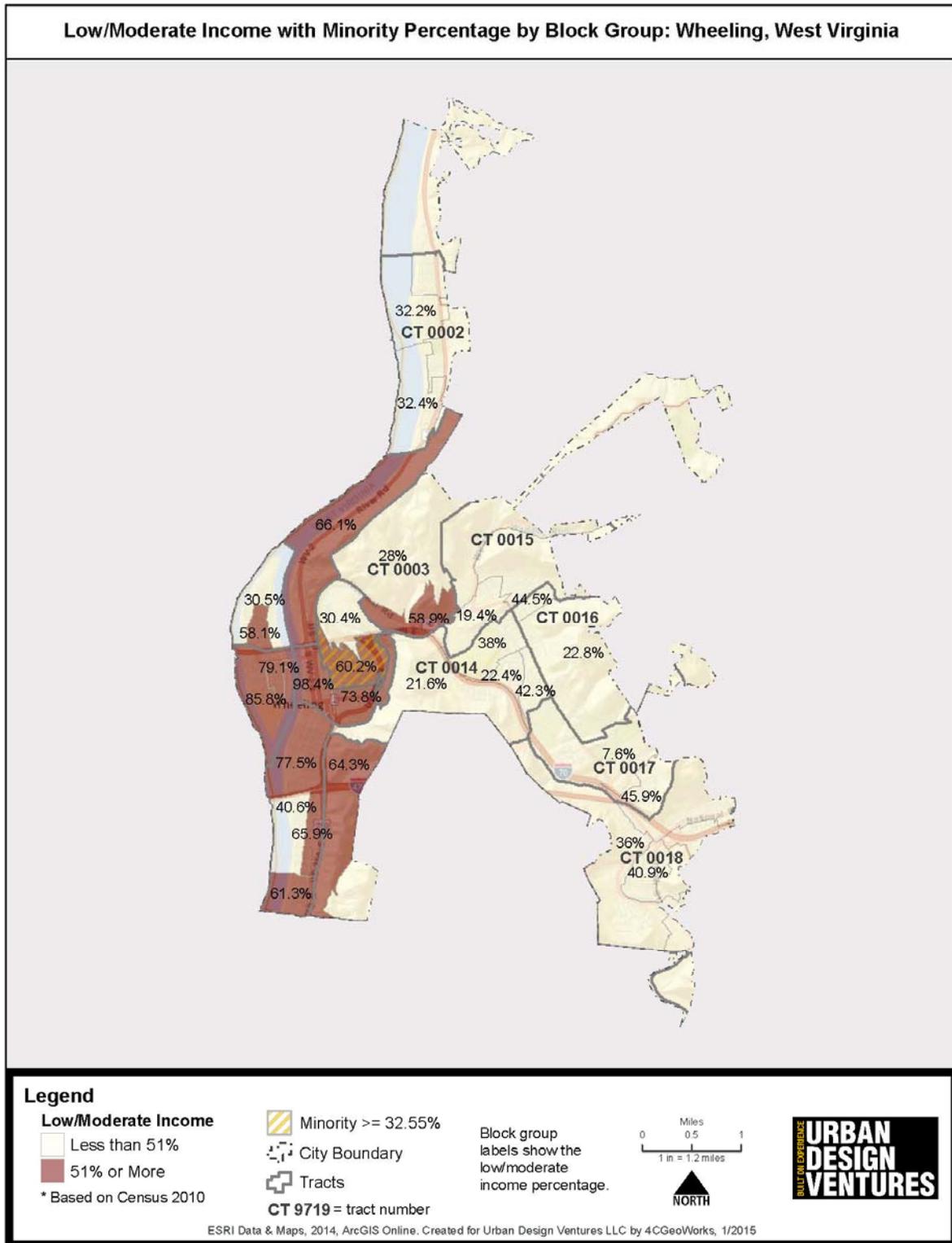
- The public services activities are for social service organizations whose clientele have a low income or in certain cases, a limited type of clientele with a presumed low- and moderate-income status.
- The public facilities activities are either located in a low- and moderate-income census tract/block 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.



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	405	1,310	30.92%
021300	2	365	1,450	25.17%
000200	1	265	585	45.30%
000200	2	325	1,010	32.18%
000200	3	280	805	34.78%
000200	4	300	925	32.43%
000300	1	355	1,270	27.95%
000300	2	265	450	58.89%
000400	1	740	1,120	66.07%
000500	1	200	655	30.53%
000500	2	500	860	58.14%
000600	1	755	880	85.80%
000600	2	340	430	79.07%
000700	1	35	115	30.43%
000700	2	400	665	60.15%
001300	1	460	715	64.34%
001300	2	175	865	20.23%
001400	1	110	510	21.57%
001400	2	325	855	38.01%
001400	3	140	625	22.40%
001400	4	330	780	42.31%
001500	1	135	645	20.93%
001500	2	355	1,220	29.10%
001500	3	155	800	19.38%
001600	1	225	505	44.55%
001600	2	335	1,470	22.79%
001700	1	65	855	7.60%
001700	2	310	675	45.93%
001800	1	285	840	33.93%
001800	2	150	430	34.88%
001800	3	205	715	28.67%
001800	4	505	1,235	40.89%
001800	5	455	1,265	35.97%
001800	6	245	655	37.40%
002000	1	475	1,975	24.05%
002000	2	155	1,285	12.06%
002000	3	120	1,250	9.60%
002000	4	140	1,145	12.23%
002200	1	610	1,430	42.66%
002600	1	415	630	65.87%
002600	2	140	345	40.58%
002600	3	230	375	61.33%
002600	4	740	955	77.49%
002700	1	300	305	98.36%
002700	2	465	630	73.81%
<b>Total</b>		<b>14,285</b>	<b>38,515</b>	<b>37.09%</b>

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

**Priority Needs**

**Table 49 – Priority Needs Summary**

<b>1</b>	<b>Priority Need Name</b>	<b>Housing Priority</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	Citywide Northern Panhandle HOME Consortium
	<b>Associated Goals</b>	HS-1 Homeownership HS-2 Housing Construction/Rehabilitation HS-3 Fair Housing
	<b>Description</b>	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.
	<b>Basis for Relative Priority</b>	This priority was determined through consultations, data analysis, and resident input.
	<b>2</b>	<b>Priority Need Name</b>
	<b>Priority Level</b>	Low

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly 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
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	HO-1 Operating/Support HO-2 Housing
	<b>Description</b>	There is a need for housing and services for homeless persons and persons at-risk of becoming homeless.
	<b>Basis for Relative Priority</b>	This priority was determined through consultations, data analysis, and resident input.
	<b>3</b>	<b>Priority Need Name</b>
	<b>Priority Level</b>	Low

	<b>Population</b>	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
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	SN-1 Housing SN-2 Social Services
	<b>Description</b>	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.
	<b>Basis for Relative Priority</b>	This priority was determined through consultations, data analysis, and resident input.
	<b>4</b>	<b>Priority Need Name</b>
	<b>Priority Level</b>	High

	<b>Population</b>	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
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	CD-1 Infrastructure CD-2 Community Facilities CD-3 Public Services CD-4 Code Enforcement CD-5 Clearance CD-6 Architectural Barriers CD-7 Public Safety
	<b>Description</b>	There is a need to improve the public and community facilities, infrastructure, public services, and the quality of life.
	<b>Basis for Relative Priority</b>	This priority was determined through consultations, data analysis, and resident input.
	<b>5 Priority Need Name</b>	<b>Economic Development Priority</b>
	<b>Priority Level</b>	Low

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

<b>Basis for Relative Priority</b>	This priority was determined through consultations, data analysis, and resident input.
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**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.

**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
<b>Tenant Based Rental Assistance (TBRA)</b>	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.
<b>TBRA for Non-Homeless Special Needs</b>	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.
<b>New Unit Production</b>	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.
<b>Rehabilitation</b>	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.
<b>Acquisition, including preservation</b>	<p><b>City of Wheeling:</b></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"> <li>• Centre Market Square</li> <li>• Chapline Street Row</li> <li>• Downtown Wheeling</li> <li>• East Wheeling</li> <li>• Highland Park</li> <li>• Monroe Street East</li> <li>• National Road Corridor</li> <li>• North Wheeling</li> <li>• Wheeling Island</li> <li>• Wheeling Warehouse</li> <li>• Woodsdale – Edgewood</li> </ul>

	<p>The City has developed guidelines for historic preservation that can be found in the City of Wheeling Zoning Ordinance.</p> <p><b>City of Weirton:</b></p> <p>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.</p>
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**Table 50 – Influence of Market Conditions**

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

### **Introduction**

The City of Wheeling is receiving \$1,103,364 in FY 2015 CDBG and \$245,326 in HOME funds. Over the Five Year Period, the City projects that it will receive a 5% decrease in both CDBG and HOME funds each year. The City anticipates that it will receive the following funds over the next five years:

- FY 2015 - \$1,103,364 (CDBG), \$245,326 (HOME)
- FY 2016 - \$1,048,196 (CDBG), \$233,060 (HOME)
- FY 2017 - \$995,786 (CDBG), \$221,407 (HOME)
- FY 2018 - \$945,997 (CDBG), \$210,336 (HOME)
- FY 2019 - \$898,697 (CDBG), \$199,820 (HOME)
- **Total - \$4,992,040 (CDBG), \$1,109,949 (HOME)**

The program year goes from July 1, 2015 through June 30, 2016. 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 2015 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: \$		
<b>CDBG</b>	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,103,364	0	0	<b>1,103,364</b>	3,888,676	Five Years of funding at a reduction level each year of 5%.During the FY 2015 CDBG Program Year, the City is funding 14 projects/activities.
<b>HOME</b>	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	245,326	0	0	<b>245,326</b>	864,623	Five Years of funding at a reduction level each year of 5%.During the FY 2015 HOME Program Year, the Northern Panhandle HOME Consortium is funding 8 projects/activities.

**Table 51 - Anticipated Resources**

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**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 2015, including anticipated funds to address the priority needs and specific objectives identified in the City of Wheeling's Five Year Consolidated Plan and Strategy.

**Northern Panhandle HOME Consortium:** The Northern Panhandle HOME Consortium, administered by the City of Wheeling, will receive \$245,326 under FY 2015 HOME funds. The City of Wheeling will receive \$42,540.00 for the First Time Homebuyer program.

**Public Housing:** The Wheeling Housing Authority will receive \$622,894.00 as a HUD Capital Fund Grant in FY 2015. 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 403 Section 8 Housing Choice Vouchers, with 218 families on the waiting list as of February 2015. The waiting list is currently open. The waiting list for public housing units is also currently open. As of February 2015, there were 583 families on the waiting list for public housing.

**SuperNOFA:** The Northern Panhandle Continuum of Care will be applying for funding under the HUD SuperNOFA for FY 2015 for supportive housing services, and new housing for both the homeless and very low-income population. The City of Wheeling will support the FY 2015 SuperNOFA Application.

**Section 202/811:** The City of Wheeling does not have any Section 202 or Section 811 Supportive Housing Projects planned or under construction during this program year.

**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 2015 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, 2015 - June 30, 2016 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 202 Housing for the Elderly
- Section 811 Housing for the Disabled
- Section 8 Rental Assistance Program
- Shelter Plus Care
- Supplemental Assistance to Facilities to Assist the Homeless (SAFAH)
- Section 8 Moderate Rehabilitation Program for Single Room Occupancy (SRO)
- Safe Havens Demonstration Program
- Land or Property Resources
- Public Housing Development

**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.

### **Discussion**

Private and non-federal resources that may be available to the City of Wheeling in FY 2015 to address needs identified in the FY 2015-2019 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.
- **West Virginia Division of Rehabilitation Services** – OVR will provide funds to make housing units accessible if such improvements will assist persons with disabilities in an employment situation.
- **Federal Home Loan Bank Affordable Housing Program (AHP)** – Congress has mandated that ten (10%) of the Federal Home Loan Bank's profits be allocated to provide affordable housing. The

FHLB encourages its members to work with public agencies and non-profit housing development organizations in creating highly leveraged affordable housing initiatives. Both sales and rental housing are eligible.

- **Financial Institutions** – Several local financial institutions have developed flexible underwriting criteria to encourage homeownership.

**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
Centre Market	Departments and agencies	Economic Development Non-homeless special needs	Jurisdiction
Habitat for Humanity	Developer	Ownership Rental	Region
Laughlin Chapel	Community/Faith-based organization	Non-homeless special needs Ownership neighborhood improvements public services	Jurisdiction
United Way	Non-profit organizations	Planning	Nation
Wheeling Board of Realtors	Other	Ownership Planning Rental	Jurisdiction
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 52 - 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 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. 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 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 City is receiving more requests and demands for housing and public services while the Federal funds for these activities are decreasing each year. There is a huge need for accessibility improvements, and not enough funding. Declining funding reduces the City's ability to address unmet needs.
- 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.
- There is a push for a rental inspection program, but it is unclear if it could be feasible to administer.
- The City does not have enough 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.

- A comprehensive study of recreational facilities throughout the City should be done to determine what is needed. The City needs to decide if repairs be made to existing facilities, or if there facilities that are not used or needed.
- There are difficulties in finding qualified CHDOs and CHDO projects.
- In the Northern Panhandle, HOME Consortium members are having trouble committing their funds.

**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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	-
Legal Assistance	X	-	-
Mortgage Assistance	X	-	-
Rental Assistance	X	X	-
Utilities Assistance	X	-	-
<b>Street Outreach Services</b>			
Law Enforcement	-	-	-
Mobile Clinics	-	-	-
Other Street Outreach Services	X	X	-
<b>Supportive Services</b>			
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 53 - 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.**

The lack of funding available for staff and operational expenses of existing shelters and supportive service programs is the most persistent gap in the local response to homelessness. 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. For example, the West Virginia Office of Economic Opportunity recently decided to stop funding Transitional Housing (TH) programs through the state Emergency Solutions Grant – despite the fact the Coalition's two TH facilities are highly utilized and extremely effective in helping people gain the skills needed to increase their income to the point where they can afford to maintain independent housing. The TH program constantly struggles to justify its continued existence as national advocacy groups and funding sources slowly abandon supportive services in favor of programs targeted at rapidly rehousing people. Unfortunately, the result is too often that people who have been homeless need more than a short-term rent subsidy to recover from homelessness and maintain independent stability.

An equal amount of research has suggested that the Housing First model can fail without a well refined, concerted effort which includes the availability of affordable housing via public housing, which eases barriers to entry, and a robust community mental health program operating in conjunction with homeless providers. In areas where this system is not feasible due to macro-environmental issues, homeless programs are being penalized.

With enactment of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, HMIS participation became a statutory requirement for recipients and sub-recipients of the CoC Program and Emergency Solutions Grant (ESG) funds. There is a definite gap in the level of funding available to actually operate the Homeless Management Information System (HMIS) required by HUD, the VA, and other funders.

Strengths include the development of Behavioral Health funds via the PATH (Projects for Assistance in Transition from Homelessness) and Community Engagement programs, which have significantly contributed to the success of people who are homeless with a mental health diagnosis in engaging in services and maintaining housing stability.

The development of three new Supportive Service for Veteran Families (SSVF) programs in one year, in a region where there were previously no VA-sponsored homeless programs, is a strength to the entire system of care.

**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., Laughlin Memorial Chapel, 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	2015	2019	Affordable Housing	Citywide Northern Panhandle HOME Consortium	Housing Priority	HOME: \$832,463	Direct Financial Assistance to Homebuyers: 56 Households Assisted
2.	HS-2 Housing Construction/Rehabilitation	2015	2019	Affordable Housing	Citywide Northern Panhandle HOME Consortium	Housing Priority	HOME: \$166,493	Rental units constructed: 2 Household Housing Unit  Rental units rehabilitated: 3 Household Housing Unit
3.	HS-3 Fair Housing	2015	2019	Affordable Housing	Citywide	Housing Priority	CDBG: \$35,000	Other: 5 Other
4.	HO-1 Operating/Support	2015	2019	Homeless	Citywide	Homeless Priority	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
5.	HO-2 Housing	2015	2019	Homeless	Citywide	Homeless Priority	CDBG: \$22,500	Homeless Person Overnight Shelter: 155 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6.	SN-1 Housing	2015	2019	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
7.	SN-2 Social Services	2015	2019	Non-Homeless Special Needs	Citywide	Other Special Needs Priority	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 750 Persons Assisted
8.	CD-1 Infrastructure	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$2,002,634	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15,285 Persons Assisted
9.	CD-2 Community Facilities	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$59,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 280 Persons Assisted
10.	CD-3 Public Services	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$209,500	Public service activities other than Low/Moderate Income Housing Benefit: 27,870 Persons Assisted
11.	CD-4 Code Enforcement	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$0	Housing Code Enforcement/Foreclosed Property Care: 0 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12.	CD-5 Clearance	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$0	Buildings Demolished: 0 Buildings
13.	CD-6 Architectural Barriers	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$300,000	Other: 2 Other
14.	CD-7 Public Safety	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$325,000	Public service activities other than Low/Moderate Income Housing Benefit: 25,525 Persons Assisted
15.	ED-1 Employment	2015	2019	Economic Development	Citywide	Economic Development Priority	CDBG: \$0	Jobs created/retained: 0 Jobs
16.	ED-2 Financial Assistance	2015	2019	Economic Development	Citywide	Economic Development Priority	CDBG: \$1,000,000	Businesses assisted: 5 Businesses Assisted
17.	ED-3 Redevelopment Program	2015	2019	Economic Development	Citywide	Economic Development Priority	CDBG: \$0	Facade treatment/business building rehabilitation: 0 Business
18.	AM-1 Overall Coordination	2015	2019	Administration, Planning, and Management	Citywide	Administration, Planning, and Management Priority	CDBG: \$998,406 HOME: \$110,993	Other: 10 Other

Table 54 – Goals Summary

**Goal Descriptions**

1.	<b>Goal Name</b>	<b>HS-1 Homeownership</b>
	<b>Goal Description</b>	Assist low- and moderate-income households to become homeowners by providing down payment assistance, closing cost assistance, with the required housing counseling training.
2.	<b>Goal Name</b>	<b>HS-2 Housing Construction/Rehabilitation</b>
	<b>Goal Description</b>	Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in the City through new construction and rehabilitation.
3.	<b>Goal Name</b>	<b>HS-3 Fair Housing</b>
	<b>Goal Description</b>	Promote fair housing choice through monitoring, education, and outreach.
4.	<b>Goal Name</b>	<b>HO-1 Operating/Support</b>
	<b>Goal Description</b>	Assist providers through the Continuum of Care in the operation of housing and support services for the homeless and persons at-risk of becoming homeless.
5.	<b>Goal Name</b>	<b>HO-2 Housing</b>
	<b>Goal Description</b>	Support local agencies' efforts to provide emergency shelter, transitional housing, and permanent supportive housing.
6.	<b>Goal Name</b>	<b>SN-1 Housing</b>
	<b>Goal Description</b>	Increase the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with other special needs through rehabilitation, new construction, and making reasonable accommodations to existing housing.
7.	<b>Goal Name</b>	<b>SN-2 Social Services</b>
	<b>Goal Description</b>	Support social service programs and facilities for the elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with other special needs.

8.	<b>Goal Name</b>	<b>CD-1 Infrastructure</b>
	<b>Goal Description</b>	Improve the City's infrastructure through rehabilitation, reconstruction, and new construction of streets, walks, curbs, ADA ramps, retaining walls, sewer, water, storm water management, bridges, bike trails, green infrastructure, etc.
9.	<b>Goal Name</b>	<b>CD-2 Community Facilities</b>
	<b>Goal Description</b>	Improve the City's parks, recreational centers, and public and community facilities through rehabilitation and new construction.
10.	<b>Goal Name</b>	<b>CD-3 Public Services</b>
	<b>Goal Description</b>	Improve and increase public safety, programs for the youth, the elderly, disabled, and target income population, feeding programs, and social/welfare programs throughout the City.
11.	<b>Goal Name</b>	<b>CD-4 Code Enforcement</b>
	<b>Goal Description</b>	Undertake code enforcement activities to maintain the existing housing stock in the City.
12.	<b>Goal Name</b>	<b>CD-5 Clearance</b>
	<b>Goal Description</b>	Remove and eliminate slum and blighting conditions through demolition of vacant and abandoned structures throughout the City.
13.	<b>Goal Name</b>	<b>CD-6 Architectural Barriers</b>
	<b>Goal Description</b>	Remove architectural barriers and make public and community facilities accessible.
14.	<b>Goal Name</b>	<b>CD-7 Public Safety</b>
	<b>Goal Description</b>	Improve public safety through upgrades to facilities, purchase of new equipment, crime prevention, community policing, and ability to respond to emergency situations.
15.	<b>Goal Name</b>	<b>ED-1 Employment</b>
	<b>Goal Description</b>	Support and encourage new job creation, job retention, employment, and job training services.

16.	Goal Name	ED-2 Financial Assistance
	Goal Description	Support business and commercial growth through expansion and new development with technical assistance and low interest loan programs.
17.	Goal Name	ED-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.
18.	Goal Name	AM-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, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.

**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:**

- 20 households

**Moderate Income:**

- 36 households

## **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 53 accessible units, which is 8.6% of their portfolio.

The 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, 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 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. The Weirton 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 6 accessible units, which is 4.7% of their portfolio. However, because the City's Capital Fund Plan includes a plan to convert efficiency apartments in Overlook Towers into eight one-bedroom condos over five years, this will reduce the total number of public housing units, and will bring the percentage of accessible units over the federally required 5%.

### **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.

The Boys and Girls Club of Weirton provided after-school programs and activities for children in the community since 1995. Prior to that, services had been available for almost 20 years through Big Brothers-Big Sisters. Both had been operated through an agreement with the Weirton Housing Authority. The Weirton Christian Center took over the after-school programming at the end of 2014 when the WHA's Boys and Girls Club dissolved, and are offering services at both its current Elm Street location and the Boys and Girls Club facility on Wyles Terrace. The Weirton Christian Center plans to continue providing all of the same programs offered by the Boys and Girls Club, while adding those of the Christian Center. Those include a focus on education, nutritional programs, fitness activities, computer learning, and access to internet.

**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.

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

### **Barriers to Affordable Housing**

A review of the City's zoning ordinance resulted in recommendations, some of which relate to housing and residential zoning. One recommendation is to revise the nonresidential zoning districts to allow for more mixtures of uses (both within a building and within the district). Another is a recommendation for the City to consider incorporating standards for the clustering of homes or lots, especially in areas designated for conservation development. The plan also recommends incentives for certain innovative development approaches, such as green buildings, and ensuring that sustainable features are allowable in developments, as well as exploring live/work units as alternative housing options that do not fall under the City's existing list of permitted uses, such as garages and cottage homes.

The City of Wheeling codified as Chapter Three, Part Thirteen: Planning and Zoning Code, adopted by Ordinance 12225, and passed April 17, 2001.

#### **Sub-Part 1323.03 Purpose:**

(j) To affirmatively further fair housing in accordance with the Fair Housing Act as amended.

#### **Sub-Part 1327.02 Definitions:**

The definition of Family is excellent and in keeping with the Fair Housing Act, as amended. Family; One or more persons occupying a single dwelling unit, provided that unless all members are related by blood, marriage, or legal adoption, no such family shall contain over three unrelated persons. However, where disability requires that more than three unrelated persons reside together; in such cases, there shall be no requirement for persons with disabilities to petition, apply, or experience a process to obtain approval to live in any zoning district of the City (ordinance 14149, passed 6-21-2011).

There is no definition for disability, disabled, or handicapped. These definitions need to be added, especially since the words persons with disabilities are included in the definition of Family.

#### **Additional definitions should be added to Sub-Part 1327.02:**

- Americans With Disabilities Act (ADA)
- Fair Housing Act (FHA)
- Visitability
- Developmentally Disabled
- Accessibility
- Homeless Persons
- Protected Classes

The definitions for Group home and Group family household are good and are in accordance with federal definitions and regulations. There are 7 residential Zoning Districts and 2 Special Districts. Persons with disabilities are a family in any of these zoning districts.

**Order Sub-Part 1335.12 Additional Residential Regulations, (g) Group Homes, states:**

It is the purpose of this subsection to regulate and limit the number of similar community residences.

This sub-part is in violation of the Fair Housing Act, as amended. It is illegal to require a distance separation of group homes from one another. This type of restrictive zoning language has been adjudicated in Federal Court and it has been determined by the Courts that it is in violation of the Fair Housing Act, as amended. The City Planning Commission has to revise this Sub-Part by eliminating this language, the 600 feet separation does not scatter group homes throughout the residential district since 600 feet would be only one block away from another group home.

**Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City of Wheeling's 2015 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, sound, and affordable housing remains a high priority to ensure fair housing choice, quality of life, and attractive neighborhoods.

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

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

- **1-A:** Maintain the supply of available decent, safe, 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 Consortium Area.
- **1-B:** Maintain homeownership opportunities for LMI households by promoting available housing and housing counseling, as well as downpayment and closing cost assistance through the Northern Panhandle HOME Consortium.
- **1-C:** Maintain and strengthen an effective property maintenance inspection and enforcement program 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 overburdened.

**Impediment 2: Housing Accessibility** – There appears to be an unmet need for housing that is accessible to the older population, and persons with disabilities.

**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 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:** Promote education and awareness of the requirements for reasonable accommodations for persons with disabilities and the elderly in rental housing.

**Impediment 3: Fair Housing Education, Advocacy, Monitoring, and Enforcement** – As in any community, there is a lack of awareness of the rights and 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 educational 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:** Support educational and training programs concerning the rights and responsibilities covered by the Fair Housing Act.
- **3-B:** Support local and Consortium efforts to strengthen efficient and effective fair housing monitoring, investigation, testing, and enforcement strategies.
- **3-C:** Support the delivery of fair housing advocacy services to at-risk groups and victims of housing discrimination.
- **3-D:** Promote the delivery of financial literacy counseling for LMI and minority households to combat predatory and subprime lending practices.

**Impediment 4: Accessibility of Public Facilities** – The accessibility of public facilities remains a fundamental quality of life issue for most communities, especially for the older population, and persons with disabilities.

**Goal:** Maintain and continue to upgrade municipal facilities, public spaces, and subrecipient facilities to make them accessible to persons with disabilities.

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

- **4-A:** Continue to fund improvements and upgrades at public and community facilities to remove architectural barriers.
- **4-B:** Continue to monitor any accessibility constraints in the municipal facilities and managed public spaces utilizing both Federal and capital improvement funds to remove any potential architectural barriers.
- **4-C:** Evaluate the accessibility constraints of all sub-recipient and allied organizational facilities and assist these organizations to obtain funds for capital improvements to remove any existing architectural barriers.

### City of Weirton, West Virginia

The Zoning Ordinance contains no discriminatory language and was recently amended on January 12, 2015, when a definition for "Group Residential Facility" and a definition for a "Group Residential Home" were added, keeping with the Fair Housing Act, and differentiate between a small group of disabled individuals who want to live together, stating they are permitted to do so as a Group Residential Home. Group Residential Homes are permitted in all residential districts and as a conditional use in the Pennsylvania Avenue Development Overlay District. Furthermore, Group Residential Facilities are also permitted in all districts, including both commercial and industrial zones.

Members of the protected classes are included under the definitions of "Family" and "Household" in the City's Zoning Ordinance; these are very broad and not restrictive. As there is no definition of "Disabled" or "Handicapped," the Federal definition should be used. "Elderly Housing, Assisted Living Facility" is defined, keeping with the Fair Housing Act; however, it is not shown on Table 1 – Permitted Land Use Table of Section 9.4 as permitted anywhere, which appears to be an oversight. All definitions are shown in Article 2, Definitions, Section 2.3 Definition of Terms.

The City of Weirton's 2015 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, sound, and affordable housing remains a high priority to ensure fair housing choice, quality of life, and attractive neighborhoods.

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

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

- **1-A:** Maintain the supply of available decent, safe, and affordable housing through rehabilitation assistance and support of the creation of and capacity building of Community Housing Development Organizations (CHDOs), both locally and throughout the Consortium Area.

- **1-B:** Maintain homeownership opportunities for LMI households by promoting available housing and housing counseling, as well as downpayment and closing cost assistance through the Northern Panhandle HOME Consortium.
- **1-C:** Maintain and strengthen an effective property maintenance inspection and enforcement program 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 overburden.

**Impediment 2: Housing Accessibility** - There appears to be an unmet need for housing that is accessible to the older population, and persons with disabilities.

**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 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:** Promote education and awareness of the requirements for reasonable accommodations for persons with disabilities and the elderly in rental housing.

**Impediment 3: Fair Housing Education, Advocacy, Monitoring, and Enforcement** - As in many communities, there is a lack of awareness of the rights and responsibilities under the Fair Housing Act in 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; use educational advocacy, monitoring, and enforcement to eliminate discrimination in housing and provide 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:** Support educational and training programs concerning the rights and responsibilities covered by the Fair Housing Act.
- **3-B:** Support local and Consortium efforts to strengthen efficient and effective fair housing monitoring, investigation, testing, and enforcement strategies.
- **3-C:** Support the delivery of fair housing advocacy services to at-risk groups and victims of housing discrimination.
- **3-D:** Promote the delivery of financial literacy counseling for LMI and minority households to combat predatory and subprime lending practices.

**Impediment 4: Accessibility of Public Facilities** - The accessibility of public facilities remains a fundamental quality of life issue for most communities, especially for the older population and persons with disabilities.

**Goal:** Maintain and continue to upgrade municipal facilities, public spaces, and subrecipient facilities to make them accessible to persons with disabilities.

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

- **4-A:** Continue to fund improvements and upgrades at public and community facilities to remove architectural barriers.
- **4-B:** Continue to monitor any accessibility constraints in the municipal facilities and managed public spaces; utilize both Federal and capital improvement funds to remove any potential architectural barriers.
- **4-C:** Evaluate the accessibility constraints of all sub-recipient and allied organizational facilities and assist these organizations to obtain funds for capital improvements to remove any existing architectural barriers.

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**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**

As discussed during recent strategic planning sessions, the Northern Panhandle Continuum of Care is in the process of developing groups to provide representation from each of the five counties in the region, who will report on local needs and progress toward ending homelessness in an effort to better coordinate services and address unmet needs. Currently, an outreach team made up of volunteers including the Director of Public Health for Ohio County, Coalition case managers, a nurse from Youth Services System, Inc. (YSS), a Masters-level therapist, and other community partners visit local service providers and identified campsites twice a month in an effort to engage unsheltered homeless persons and provide medical/mental health screenings with referral to assistance available in the community. During winter months, this outreach is conducted through regular visits to the seasonal wet shelter operated by YSS in Wheeling.

**Addressing the emergency and transitional housing needs of homeless persons**

Members of the Northern Panhandle Continuum of Care include several emergency shelter providers such as Salvation Army-Wheeling, the YWCA, Northwood Health Systems, and Catholic Charities. In addition, the lead agency for the NPCOC, the Greater Wheeling Coalition for the Homeless, operates two transitional housing facilities, one for families with children and another for adults without children. The eight units available in this program are in high demand and consistently utilized, with a remarkable rate of effectiveness in helping people to gain the stability needed to achieve and maintain independent housing – since the program began, less than half of a percent of the clients served have returned to 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.**

Supportive Housing Programs are pivotal in providing services in the Northern Panhandle CoC. Aside from transitional housing, which provides a step up from emergency shelter when household income is too low for unsubsidized housing, the Coalition also owns and operates an 18-bed shelter providing permanent supportive housing for people with disabilities. The program targets the majority of its beds to people who are chronically homeless. This population includes some of the most difficult to engage and hard-to-house homeless people who are often extremely reluctant to participate in programs which they believe will require lifestyle adjustments. We use a combination of RRH, TH and PSH to shorten the time a person

is in emergency shelter or in the streets homeless. Diversion practices under Centralized Intake and Assessment (CIA) via the SSO program and prevention funds are used to reduce those entering homelessness. As part of CIA, households are assessed for barriers to housing and stability. An individual service plan, as well as a self-sufficiency matrix is completed to identify the best long-term plan for ending homelessness. All assessments and the intake procedures are completed through the State-wide HMIS.

**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**

The Coalition has a Community Engagement program, as does Northwood Health Systems and Healthways, Inc. The focus of the Community Engagement program is to assist those who have a serious mental illness and are frequently hospitalized with maintaining stability in the community either to provide a diversion from hospitalization, or upon release. The Coalition strictly focuses their services on those who meet this requirement but are also homeless. Facilities or other organizations can refer the person to the Coalition for Centralized Intake and Assessment (CIA). If the client is not homeless but meets the criteria for care, the other Community Engagement programs can intervene in order to maintain housing via supportive care and prevent homelessness.

During 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 – for example, is there a family or a friend who can provide shelter until the person can get back on their feet? 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.

## **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 HUD estimates for Lead Based Paint and the high number of housing units build prior to 1980, it is estimated that over 32,700 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.

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

In order to meet the requirements of the new lead-based paint regulations, the City of Wheeling will take the following actions regarding rehabilitation, tenant based rental assistance, homeownership, and homeless/special needs housing:

**Rehabilitation Programs:**

The City of Wheeling will continue to utilize good work procedures 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 requirements.
- The level of federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel 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.

**Homeownership Programs:**

The City of Wheeling will continue to utilize good work procedures 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 soil.
- 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.

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

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

Approximately 19.0% of the City of Wheeling's residents live in poverty, which is higher than Ohio and Marshall Counties (15.4% and 16.9%) and the State of West Virginia where 17.5% of residents live in poverty. Female-headed households with children are particularly affected by poverty at 30.4%, and 31.7% of all youth under the age of 18 were living in poverty. This information is taken from the U.S. Census "2007-2011 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.

The City has a relationship with the West Virginia Small Business Development Center and attends events and workshops to promote business opportunities in Wheeling. The City of Wheeling's Finance Department reports that 73 new businesses were started in Wheeling since July 1, 2014.

Planned economic development programs include:

- **ED-1 Employment** - Support and encourage new job creation, job retention, employment, and job training services.
- **ED-2 Financial Assistance** - Support business and commercial growth through expansion and new development with technical assistance and low interest loan programs.
- **ED-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.

**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 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 will be 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 OMB Circular Number A-87, OMB Circular Number A-110, OMB Circular Number A-122, OMB Circular Number A-128 and 24 CFR Part 85. In addition, the City will have written agreements with each of its sub-recipients.

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.

## Expected Resources

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

#### Introduction

The City of Wheeling is receiving \$1,103,364 in FY 2015 CDBG and \$245,326 in HOME funds. Over the Five Year Period, the City projects that it will receive a 5% decrease in both CDBG and HOME funds each year. The City anticipates that it will receive the following funds over the next five years:

- FY 2015 - \$1,103,364 (CDBG), \$245,326 (HOME)
- FY 2016 - \$1,048,196 (CDBG), \$233,060 (HOME)
- FY 2017 - \$995,786 (CDBG), \$221,407 (HOME)
- FY 2018 - \$945,997 (CDBG), \$210,336 (HOME)
- FY 2019 - \$898,697 (CDBG), \$199,820 (HOME)
- **Total - \$4,992,040 (CDBG), \$1,109,949 (HOME)**

The program year goes from July 1, 2015 through June 30, 2016. 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 2015 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: \$		
<b>CDBG</b>	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,103,364	0	0	1,103,364	3,888,676	Five Years of funding at a reduction level each year of 5%.During the FY 2015 CDBG Program Year, the City is funding 14 projects/activities.
<b>HOME</b>	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	245,326	0	0	245,326	864,623	Five Years of funding at a reduction level each year of 5%.During the FY 2015 HOME Program Year, the Northern Panhandle HOME Consortium is funding 8 projects/activities.

**Table 55 - Expected Resources – Priority Table**

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**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 2015, including anticipated funds to address the priority needs and specific objectives identified in the City of Wheeling's Five Year Consolidated Plan and Strategy.

**Northern Panhandle HOME Consortium:** The Northern Panhandle HOME Consortium, administered by the City of Wheeling, will receive \$245,326 under FY 2015 HOME funds. The City of Wheeling will receive \$42,540.00 for the First Time Homebuyer program.

**Public Housing:** The Wheeling Housing Authority will receive \$622,894.00 as a HUD Capital Fund Grant in FY 2015. 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 403 Section 8 Housing Choice Vouchers, with 218 families on the waiting list as of February 2015. The waiting list is currently open. The waiting list for public housing units is also currently open. As of February 2015, there were 583 families on the waiting list for public housing.

**SuperNOFA:** The Northern Panhandle Continuum of Care will be applying for funding under the HUD SuperNOFA for FY 2015 for supportive housing services, and new housing for both the homeless and very low-income population. The City of Wheeling will support the FY 2015 SuperNOFA Application.

**Section 202/811:** The City of Wheeling does not have any Section 202 or Section 811 Supportive Housing Projects planned or under construction during this program year.

**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 2015 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, 2015 - June 30, 2016 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 202 Housing for the Elderly
- Section 811 Housing for the Disabled
- Section 8 Rental Assistance Program
- Shelter Plus Care
- Supplemental Assistance to Facilities to Assist the Homeless (SAFAH)
- Section 8 Moderate Rehabilitation Program for Single Room Occupancy (SRO)
- Safe Havens Demonstration Program
- Land or Property Resources
- Public Housing Development

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**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.

### **Discussion**

Private and non-federal resources that may be available to the City of Wheeling in FY 2015 to address needs identified in the FY 2015-2019 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.
- **West Virginia Division of Rehabilitation Services** – OVR will provide funds to make housing units accessible if such improvements will assist persons with disabilities in an employment situation.
- **Federal Home Loan Bank Affordable Housing Program (AHP)** – Congress has mandated that ten (10%) of the Federal Home Loan Bank's profits be allocated to provide affordable housing. The FHLB encourages its members to work with public agencies and non-profit housing development organizations in creating highly leveraged affordable housing initiatives. Both sales and rental housing are eligible.
- **Financial Institutions** – Several local financial institutions have developed flexible underwriting criteria to encourage homeownership.

### 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	2015	2019	Affordable Housing	Citywide Northern Panhandle HOME Consortium	Housing Priority	HOME: \$183,995	Direct Financial Assistance to Homebuyers: 13 Households Assisted
2.	HS-2 Housing Construction/Rehabilitation	2015	2019	Affordable Housing	Citywide Northern Panhandle HOME Consortium	Housing Priority	HOME: \$36,799	Rental units rehabilitated: 1 Household Housing Unit
3.	HS-3 Fair Housing	2015	2019	Affordable Housing	Citywide	Housing Priority	CDBG: \$5,000	Other: 1 Other
4.	HO-1 Operating/Support	2015	2019	Homeless	Citywide	Homeless Priority	CDBG: \$4,000	Public service activities other than Low/Moderate Income Housing Benefit: 1,000 Persons Assisted
5.	HO-2 Housing	2015	2019	Homeless	Citywide	Homeless Priority	CDBG: \$4,500	Homeless Person Overnight Shelter: 31 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6.	SN-2 Social Services	2015	2019	Non-Homeless Special Needs	Citywide	Other Special Needs Priority	CDBG: \$4,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
7.	CD-1 Infrastructure	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$306,692	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,285 Persons Assisted
8.	CD-2 Community Facilities	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$4,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 80 Persons Assisted
9.	CD-3 Public Services	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$39,500	Public service activities other than Low/Moderate Income Housing Benefit: 5,870 Persons Assisted
10.	CD-6 Architectural Barriers	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$250,000	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11.	CD-7 Public Safety	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$65,000	Public service activities other than Low/Moderate Income Housing Benefit: 5,105 Persons Assisted
12.	ED-2 Financial Assistance	2015	2019	Economic Development	Citywide	Economic Development Priority	CDBG: \$200,000	Businesses assisted: 1 Businesses Assisted
13.	AM-1 Overall Coordination	2015	2019	Administration, Planning, and Management	Citywide Northern Panhandle HOME Consortium	Administration, Planning, and Management Priority	CDBG: \$220,672 HOME: \$24,532	Other: 1 Other

Table 56 – Goals Summary

**Goal Descriptions**

1.	<b>Goal Name</b>	<b>HS-1 Homeownership</b>
	<b>Goal Description</b>	Assist low- and moderate-income households to become homeowners by providing down payment assistance, closing cost assistance, with the required housing counseling training.
2.	<b>Goal Name</b>	<b>HS-2 Housing Construction/Rehabilitation</b>
	<b>Goal Description</b>	Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in the City through new construction and rehabilitation.
3.	<b>Goal Name</b>	<b>HS-3 Fair Housing</b>
	<b>Goal Description</b>	Promote fair housing choice through monitoring, education, and outreach.

4.	<b>Goal Name</b>	<b>HO-1 Operating/Support</b>
	<b>Goal Description</b>	Assist providers through the Continuum of Care in the operation of housing and support services for the homeless and persons at-risk of becoming homeless.
5.	<b>Goal Name</b>	<b>HO-2 Housing</b>
	<b>Goal Description</b>	Support local agencies' efforts to provide emergency shelter, transitional housing, and permanent supportive housing.
6.	<b>Goal Name</b>	<b>SN-2 Social Services</b>
	<b>Goal Description</b>	Support social service programs and facilities for the elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with other special needs.
7.	<b>Goal Name</b>	<b>CD-1 Infrastructure</b>
	<b>Goal Description</b>	Improve the City's infrastructure through rehabilitation, reconstruction, and new construction of streets, walks, curbs, ADA ramps, retaining walls, sewer, water, storm water management, bridges, bike trails, green infrastructure, etc.
8.	<b>Goal Name</b>	<b>CD-2 Community Facilities</b>
	<b>Goal Description</b>	Improve the City's parks, recreational centers, and public and community facilities through rehabilitation and new construction.
9.	<b>Goal Name</b>	<b>CD-3 Public Services</b>
	<b>Goal Description</b>	Improve and increase public safety, programs for the youth, the elderly, disabled, and target income population, feeding programs, and social/welfare programs throughout the City.
10.	<b>Goal Name</b>	<b>CD-6 Architectural Barriers</b>
	<b>Goal Description</b>	Remove architectural barriers and make public and community facilities accessible.
11.	<b>Goal Name</b>	<b>CD-7 Public Safety</b>
	<b>Goal Description</b>	Improve public safety through upgrades to facilities, purchase of new equipment, crime prevention, community policing, and ability to respond to emergency situations.

12.	<b>Goal Name</b>	<b>ED-2 Financial Assistance</b>
	<b>Goal Description</b>	Support business and commercial growth through expansion and new development with technical assistance and low interest loan programs.
13.	<b>Goal Name</b>	<b>AM-1 Overall Coordination</b>
	<b>Goal Description</b>	Provide program management and oversight for the successful administration of Federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.

**AP-35 Projects - 91.420, 91.220(d)**

**Introduction**

The City of Wheeling proposes to undertake the following activities with the FY 2015 CDBG and HOME funds:

#	Project Name
1.	Administration
2.	Section 108 Loan Payment
3.	WesBanco Arena ADA Ramp
4.	Street Resurfacing
5.	Catholic Charities
6.	Family Service
7.	Greater Wheeling Homeless Coalition
8.	King's Daughters
9.	Seeing Hand Association
10.	Soup Kitchen
11.	Wheeling Health Right
12.	Human Rights Commission
13.	Police Department
14.	East Wheeling Pool Operations
15.	HOME Administration
16.	CHDO Set-Aside
17.	City of Wheeling - First Time Homebuyer Program
18.	City of Weirton - First Time Homebuyer Program
19.	Hancock County - First Time Homebuyer Program
20.	Brooke County - First Time Homebuyer Program
21.	Ohio County - First Time Homebuyer Program
22.	Marshall County - First Time Homebuyer Program

**Table 57 – 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 2015 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 2015 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.

### AP-38 Project Summary

#### Project Summary Information

1.	<b>Project Name</b>	<b>Administration</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	AM-1 Overall Coordination
	<b>Needs Addressed</b>	Administration, Planning, and Management Priority
	<b>Funding</b>	CDBG: \$220,672
	<b>Description</b>	CDBG funds will be used for administrative and office expenses.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	28,486 People.
	<b>Location Description</b>	1500 Chapline Street, Wheeling, WV 26003.
	<b>Planned Activities</b>	The project matrix code is 21A - General Program Administration.
2.	<b>Project Name</b>	<b>Section 108 Loan Payment</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	ED-2 Financial Assistance
	<b>Needs Addressed</b>	Economic Development Priority
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	CDBG funds will be used to repay the Section 108 Loan.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 Business.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	The national objective is Low/Mod Jobs Benefit (LMJ). The matrix code is 19F - Planned Repayment of Section 108 Loan Principal.
3.	<b>Project Name</b>	<b>WesBanco Arena ADA Ramp</b>
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	CD-6 Architectural Barriers
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$250,000
	<b>Description</b>	CDBG funds will be used for the construction of a ramp on the east side of the Arena.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 Other.
	<b>Location Description</b>	2 Water Street, Wheeling, WV 26003.
	<b>Planned Activities</b>	The national objective is Low/Mod Clientele Benefit (LMC). The matrix code is 03 - Public Facilities and Improvements (General).
	4.	<b>Project Name</b>
<b>Target Area</b>		Citywide
<b>Goals Supported</b>		CD-1 Infrastructure
<b>Needs Addressed</b>		Community Development Priority
<b>Funding</b>		CDBG: \$306,692
<b>Description</b>		Funds will be used to roto-mill and lay 2 inches of asphalt.
<b>Target Date</b>		6/30/2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>		3,285 People.
<b>Location Description</b>		CT 1 BG 1; CT 6 BG 1 & 2; CT 7 BG 2; CT 18 BG 4; CT 24 BG 1.
<b>Planned Activities</b>		The national objective is Low/Mod Area Benefit (LMA). The matrix code is 03K - Street Improvements.
5.	<b>Project Name</b>	<b>Catholic Charities</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HO-1 Operating/Support
	<b>Needs Addressed</b>	Other Special Needs Priority
	<b>Funding</b>	CDBG: \$4,000
	<b>Description</b>	To provide meals to low income and homeless persons.

	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,000 people.
	<b>Location Description</b>	12-18th Street Wheeling, WV 26003.
	<b>Planned Activities</b>	The national objective is Low/Mod Clientele Benefit (LMC). The matrix code is 05 - Public Services (General).
6.	<b>Project Name</b>	<b>Family Service</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	SN-2 Social Services
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$4,000
	<b>Description</b>	CDBG funds will be used for supplies needed for the home meal program for the elderly and for fuel costs. The fuel costs are associated with the van service that takes the elderly to various appointments and grocery shopping.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	150 people.
	<b>Location Description</b>	51 11th St., Suite 305, Wheeling, WV 26003.
	<b>Planned Activities</b>	The national objective is Low/Mod Clientele Benefit (LMC). The matrix code is 05A - Senior Services.
7.	<b>Project Name</b>	<b>Greater Wheeling Homeless Coalition</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HO-2 Housing
	<b>Needs Addressed</b>	Homeless Priority
	<b>Funding</b>	CDBG: \$4,500
	<b>Description</b>	CDBG funds will be used to benefit homeless persons living in a transitional facility.
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	31 people.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	The national objective is Low/Mod Clientele Benefit (LMC). The matrix code is 03T - Operating Costs of Homeless/AIDS Patients Programs.
<b>8.</b>	<b>Project Name</b>	<b>King's Daughters</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-2 Community Facilities
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$4,000
	<b>Description</b>	To purchase kitchen appliances for a day care center.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	80 people.
	<b>Location Description</b>	61-13th Street, Wheeling, WV 26003.
	<b>Planned Activities</b>	The national objective is Low/Mod Clientele Benefit (LMC). The matrix code is 03M - Child Care Centers.
<b>9.</b>	<b>Project Name</b>	<b>Seeing Hand Association</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-3 Public Services
	<b>Needs Addressed</b>	Other Special Needs Priority
	<b>Funding</b>	CDBG: \$2,500
	<b>Description</b>	CDBG funding will enable the Seeing Hand Association to purchase workshop supplies for the visually impaired.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	170 people.

	<b>Location Description</b>	750 Main St., Wheeling, WV 26003.
	<b>Planned Activities</b>	The national objective is Low/Mod Clientele Benefit (LMC). The matrix code is 05 - Public Services (General).
<b>10.</b>	<b>Project Name</b>	<b>Soup Kitchen</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-3 Public Services
	<b>Needs Addressed</b>	Other Special Needs Priority
	<b>Funding</b>	CDBG: \$4,000
	<b>Description</b>	CDBG funding to acquire food for preparation for the Soup Kitchens, for the homeless, and for the very low-income.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	400 people.
	<b>Location Description</b>	Citywide - Soup Kitchen, Inc. located at 1610 Eoff St., Wheeling, WV 26003.
	<b>Planned Activities</b>	The national objective is Low/Mod Clientele Benefit (LMC). The matrix code is 05 - Public Services (General).
<b>11.</b>	<b>Project Name</b>	<b>Wheeling Health Right</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-3 Public Services
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$18,000
	<b>Description</b>	CDBG funds will be used to purchase pharmaceuticals for the free health clinic for the very low-income and the homeless.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5,000 people.
	<b>Location Description</b>	99 Main St., Wheeling, WV 26003.
	<b>Planned Activities</b>	The national objective is Low/Mod Clientele Benefit (LMC). The matrix code is 05M - Health Services.

<b>12.</b>	<b>Project Name</b>	<b>Human Rights Commission</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HS-3 Fair Housing
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	CDBG funds will be used for office expenses.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 organization.
	<b>Location Description</b>	53 16th St., Wheeling, WV 26003.
	<b>Planned Activities</b>	The national objective is Low/Mod Clientele Benefit (LMC). The matrix code is 05 - Public Services (General).
<b>13.</b>	<b>Project Name</b>	<b>Police Department</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-7 Public Safety
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$65,000
	<b>Description</b>	CDBG funds will be used for the salaries and fringe benefits of two beat patrol officers in low/mod income neighborhoods.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5,105 people.
	<b>Location Description</b>	Ct 500 BG 1; CT 500 BG 2; CT 600 BG 1; CT 600 BG 2; CT 700 BG 2.
	<b>Planned Activities</b>	The national objective is Low/Mod Area Benefit (LMA). The matrix code is 05 Public Services (General).
<b>14.</b>	<b>Project Name</b>	<b>East Wheeling Pool Operations</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-3 Public Services
	<b>Needs Addressed</b>	Community Development Priority

	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	CDBG funds will be used to pay for a portion of the salaries for summer employees.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300 people.
	<b>Location Description</b>	CT 700 & 800.
	<b>Planned Activities</b>	The national objective is Low/Mod Area Benefit (LMA). The matrix code is 03F - Parks, Recreational Facilities.
	<b>15.</b>	<b>Project Name</b>
<b>Target Area</b>		Northern Panhandle HOME Consortium
<b>Goals Supported</b>		AM-1 Overall Coordination
<b>Needs Addressed</b>		Administration, Planning, and Management Priority
<b>Funding</b>		HOME: \$24,532
<b>Description</b>		HOME funds will be used for the administrative expenses related to the housing programs in regard to the (West Virginia) Northern Panhandle HOME Consortium.
<b>Target Date</b>		6/30/2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>		1 organization.
<b>Location Description</b>		Consortium wide.
<b>Planned Activities</b>		The national objective is Low/Mod Housing Benefit (LMH). The matrix code is 19A - Admin/Planning Costs of PJ (not part of 5% Admin cap).
<b>16.</b>	<b>Project Name</b>	<b>CHDO Set-Aside</b>
	<b>Target Area</b>	Northern Panhandle HOME Consortium
	<b>Goals Supported</b>	HS-2 Housing Construction/Rehabilitation
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	HOME: \$36,799

	<b>Description</b>	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 FY2014.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 Organization.
	<b>Location Description</b>	Consortium wide.
	<b>Planned Activities</b>	The national objective is Low/Mod Housing Benefit (LMH). The matrix code is 12 - Construction of Housing.
<b>17.</b>	<b>Project Name</b>	<b>City of Wheeling - First Time Homebuyer Program</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HS-1 Homeownership
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	HOME: \$42,540
	<b>Description</b>	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 City limits of Wheeling, West Virginia.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 Households.
	<b>Location Description</b>	City wide.
	<b>Planned Activities</b>	The national objective is Low/Mod Housing Benefit (LMH). The matrix code is 13 - Direct Homeownership Assistance.
<b>18.</b>	<b>Project Name</b>	<b>City of Weirton - First Time Homebuyer Program</b>
	<b>Target Area</b>	Northern Panhandle HOME Consortium
	<b>Goals Supported</b>	HS-1 Homeownership
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	HOME: \$26,293

	<b>Description</b>	HOME funds used to provide deferred, forgivable loans to qualified, first-time homebuyers who require downpayment and closing cost assistance toward the purchase of their home within the City limits of the City of Weirton, West Virginia.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 Households.
	<b>Location Description</b>	City wide.
	<b>Planned Activities</b>	The national objective is Low/Mod Housing Benefit (LMH). The matrix code is 13 - Direct Homeownership Assistance.
<b>19.</b>	<b>Project Name</b>	<b>Hancock County - First Time Homebuyer Program</b>
	<b>Target Area</b>	Northern Panhandle HOME Consortium
	<b>Goals Supported</b>	HS-1 Homeownership
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	HOME: \$23,956
	<b>Description</b>	HOME funds used to provide deferred, forgivable loans to qualified, first-time homebuyers who require downpayment and closing cost assistance toward the purchase of their home and who wish to buy a home within Hancock County, West Virginia.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 Households.
	<b>Location Description</b>	County wide.
	<b>Planned Activities</b>	The national objective is Low/Mod Housing Benefit (LMH). The matrix code is 13 - Direct Homeownership Assistance.
<b>20.</b>	<b>Project Name</b>	<b>Brooke County - First Time Homebuyer Program</b>
	<b>Target Area</b>	Northern Panhandle HOME Consortium
	<b>Goals Supported</b>	HS-1 Homeownership
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	HOME: \$29,513

	<b>Description</b>	HOME funds used to provide deferred, forgivable loans to qualified, first-time homebuyers who require downpayment and closing cost assistance toward the purchase of their home and who wish to buy a home within Brooke County, West Virginia.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 Households.
	<b>Location Description</b>	County wide.
	<b>Planned Activities</b>	The national objective is Low/Mod Housing Benefit (LMH). The matrix code is 13 - Direct Homeownership Assistance.
<b>21.</b>	<b>Project Name</b>	<b>Ohio County - First Time Homebuyer Program</b>
	<b>Target Area</b>	Northern Panhandle HOME Consortium
	<b>Goals Supported</b>	HS-1 Homeownership
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	HOME: \$16,210
	<b>Description</b>	HOME funds used to provide deferred, forgivable loans to qualified, first-time homebuyers who require downpayment and closing cost assistance toward the purchase of their home and who wish to buy a home within Ohio County, West Virginia.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 Household.
	<b>Location Description</b>	County wide.
	<b>Planned Activities</b>	The national objective is Low/Mod Housing Benefit (LMH). The matrix code is 13 - Direct Homeownership Benefit.
<b>22.</b>	<b>Project Name</b>	<b>Marshall County - First Time Homebuyer Program</b>
	<b>Target Area</b>	Northern Panhandle HOME Consortium
	<b>Goals Supported</b>	HS-1 Homeownership
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	HOME: \$45,483

	<b>Description</b>	HOME funds used to provide deferred, forgivable loans to qualified, first-time homebuyers who require downpayment and closing cost assistance toward the purchase of their home and who wish to buy a home within Marshall County, West Virginia.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 Households.
	<b>Location Description</b>	County wide.
	<b>Planned Activities</b>	The national objective is Low/Mod Housing Benefit (LMH). The matrix code is 13 - Direct Homeownership Assistance.

**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://factfinder.census.gov>. The 2009-2013 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. The 2010 U.S. Census data is included where possible.

**Population:**

- The 2010 Census reports a population of 28,486 people, or a decrease of 2,933 people since the 2000 Census.
- In 2010, the City's male population was 13,368, or 46.93% of the total population and the City's female population was 15,118, or 53.07% of the population.

**Age:**

- Median age in the City of Wheeling was 45.2 years, compared to 43.5 years in Ohio County and 41.3 years for West Virginia.
- Youth under the age of 18 accounted for 18.52% of the City's population.
- Seniors age 65 or over make up 20.6% of the City's population. This is above Ohio County's percentage of 18.5% of the population and the State's 16.0% of the population.

**Race/Ethnicity:**

- 91.2% are White
- 5.1% are Black or African American
- 0.9% are Hispanic or Latino

**Income Profile:**

The Median Family Household Income for a family of four is \$54,000 in the Wheeling, WV-OH Metropolitan Statistical Area according to HUD's FY 2015 Income Limits. The following is a summary of income statistics for the City of Wheeling:

- According to the 2009-2013 American Community Survey, median household income in the City of Wheeling was \$35,651 which was lower than Ohio County (\$41,025) and the Commonwealth of West Virginia (\$41,043).
- 41.0% of households with earnings received Social Security income.
- 3.3% received public assistance.
- 23.5% received retirement income.
- 32.8% of female-headed households were living in poverty.
- 30.2% 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 42.61%.  
Economic Profile:

- 34.04% of the employed civilian population had occupations classified as management, professional, or related.
- 27.07% of the employed civilian population had occupations classified as sales and office.
- 21.26% were in the service sector.
- The education, health, and social service industry represented 28.74% of those employed.
- 78.6% of workers were considered in private wage and salary workers class.
- 1.9% 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 February 2015 was 7.0%, compared 7.6% for the State of West Virginia, and a national unemployment rate of 5.5%.

**Geographic Distribution**

Target Area	Percentage of Funds
Citywide	100%

**Table 58 - 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 2015 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 2015 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.

## 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 2015 are as follows:

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	15
Special-Needs	0
<b>Total</b>	<b>15</b>

**Table 59 - 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	14
<b>Total</b>	<b>15</b>

**Table 60 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

During the FY 2015 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 2015 HOME funds:

- **City of Wheeling - 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 City limits of Wheeling, West Virginia.
- **City of Weirton - 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 toward the purchase of their home and who wish to buy a home within the City limits of Weirton, West Virginia.
- **Hancock County - First Time Homebuyer Program** – HOME funds used to provide deferred, forgivable loans to qualified, first-time homebuyers who require downpayment and closing cost

assistance toward the purchase of their home and who wish to buy a home within Hancock County, West Virginia.

- **Brooke County - First Time Homebuyer Program** – HOME funds used to provide deferred, forgivable loans to qualified, first-time homebuyers who require downpayment and closing cost assistance toward the purchase of their home and who wish to buy a home within Brooke County, West Virginia.
- **Ohio County - First Time Homebuyer Program** – HOME funds used to provide deferred, forgivable loans to qualified, first-time homebuyers who require downpayment and closing cost assistance toward the purchase of their home and who wish to buy a home within Ohio County, West Virginia.
- **Marshall County - First Time Homebuyer Program** – HOME funds used to provide deferred, forgivable loans to qualified, first-time homebuyers who require downpayment and closing cost assistance toward the purchase of their home and who wish to buy a home within Marshall County, West Virginia.
- **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 FY2014.

## **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 617 public housing assisted units. There are a total of 171 units for family occupancy, 372 units for mixed populations (elderly or disabled), and 74 units for elderly occupancy.

### **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 \$622,894 under their HUD Capital Fund grant for FY 2015.

The Housing Authority's FY 2015 Budget (\$622,894.00) is as follows:

- **Operations** = \$124,578.00
- **Administration** = \$62,289.00
- **Fees and Costs** = \$35,000.00
- **Site Improvement** = \$95,000.00
- **Dwelling Structures** = \$306,027.00

**Total = \$622,894.00**

Wheeling Housing Authority proposed various activities to improve the overall living environment in the Authority's public housing projects, including funds for: public restrooms, elevator upgrades, power washing, roof replacement, bathroom renovations, new floor tiles/carpeting, sprinklers, window replacement, new handicap ramps, keyless entry, replacement of main drains, and various site work/assessments. Additionally, \$80,000.00 of the Capital Fund Program Budget is related to Energy Conservation Matters.

A new development is planned utilizing existing property owned by WHA. Due to the fact that regular public housing construction has not been funded for a number of years, the WHA has been replacing public housing units that are dilapidated with Low Income Housing Tax Credit funds through the West Virginia Housing Development Fund. WHA has Replacement Housing Factor funds through the HOPE VI program, and they plan to leverage them with the tax credits. The project will also be public housing assisted. The number of units will be around 18-24 units.

WHA is anticipating disposition of the current office building at the North Wheeling HOPE VI site, which is

being utilized for office space at the development. No housing units or residents will be impacted. It is anticipated that this disposition of this property will be completed by December 2015.

Additionally, WHA is not required to convert to tenant-based assistance, nor are they using the project-based voucher program, but they are exploring the possibility of participating in the Rental Assistance Demonstration program due to funding cuts. WHA does not have a homeownership program currently, and has not applied, nor has any plans to apply for a homeownership program, although the previous HOPE VI project did include a total of 34 homeownership units that were sold.

### **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.

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.

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**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 104 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 recently submitted its Five Year Plan for its FY 2015 through FY 2019 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: the replacement of stoves, refrigerators, and window air conditioning units; new fencing, siding, and sidewalks; landscaping; and the continuation of the plan to convert efficiency apartments in Overlook Towers into eight one-bedroom condos over five years.

The Housing Authority's Capital Fund Plan includes a plan to convert efficiency apartments in Overlook Towers into eight one-bedroom condos over five years. WHA completed the sixth conversion in February, and have two more years to finish the rest. Once they are finished, public housing occupancy will increase to 93%-94%, and because the conversions will reduce the total number of public housing units, it will also bring the percentage of accessible units over the federally required 5%. The WHA's public housing portfolio currently consists of a total of 6 accessible units, which is 4.7% of their portfolio.

The Weirton Housing Authority's FY 2015 Capital Fund Program Budget is as follows:

- **Operations** = \$15,390.00
- **Management Improvements** = \$12,000.00
- **Administration** = \$12,000.00
- **Fees and Costs** = \$2,000.00
- **Site Improvement** = \$20,610.00
- **Dwelling Structures** = \$51,639.00
- **Dwelling Equipment—Nonexpendable** = \$10,000.00

**Total = \$123,639.00**

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.

The Boys and Girls Club of Weirton provided after-school programs and activities for children in the community since 1995. Prior to that, services had been available for almost 20 years through Big Brothers-Big Sisters. Both had been operated through an agreement with the Weirton Housing Authority. The Weirton Christian Center took over the after-school programming at the end of 2014 when the WHA's Boys and Girls Club dissolved, and are offering services at both its current Elm Street location and the Boys and Girls Club facility on Wyles Terrace. The Weirton Christian Center plans to continue providing all of the same programs offered by the Boys and Girls Club, while adding those of the Christian Center. Those include a focus on education, nutritional programs, fitness activities, computer learning, and access to internet.

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## **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**

Regular follow-up with clients is the most successful method for reducing recidivism. For example, staff use Supportive Services Only (SSO) to provide up to 6 months follow-up for clients in Supportive Housing Program (SHP) shelter programs, as well as assist emergency shelter (ES) client with applications for public housing to ensure access to housing and maintain contact with clients who secure other housing without enrolling in unsubsidized housing. GWCH also uses ICC to supplement follow-up for a minimum of 18 months to particularly vulnerable clients with mental health issues or a history of hospitalization/commitment. All programs provide referrals to community resources necessary to stabilize and increase access to income and mainstream resources. GWCH also provides improved access and coverage to communities in the region without ES by offering temporary rental assistance through 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.

Staff for GWCH, the lead agency of the NPCoC, coordinate regular provider meetings which offer opportunities for homeless service providers to share best practices and other techniques intended to improve efforts to engage homeless individuals and families in the region. These include review of federal changes such as the HEARTH Act and progress toward meeting established performance measures related to reducing recidivism, the length of time homeless and improving stability through efforts to increase income or achieve physical and mental health stability. In addition, GWCH conducted presentations to local Department of Health and Human Resources offices in an effort to highlight the services and shelter programs available in the region. Both ESG and SSVF have developed extensive outreach plans focusing on target populations such as families with children and these include efforts to engage local landlords, agencies and clients. All outreach efforts are broad in scope and intended to provide particular focus on services available to clients in regions without ES beds or an abundance of agencies providing services in an effort to improve access and coverage in the region.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

Members of the Northern Panhandle Continuum of Care include several emergency shelter providers such as Salvation Army-Wheeling, the YWCA, Northwood Health Systems and Catholic Charities. In addition, the lead agency for the NPCOC, the Greater Wheeling Coalition for the Homeless, operates two transitional housing facilities, one for families with children and another for adults without children. The eight units available in this program are in high demand and consistently utilized, with a remarkable rate of effectiveness in helping people to gain the stability needed to achieve and maintain independent housing – since the program began, less than half of a percent of the clients served have returned to 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**

Supportive Housing Programs are pivotal in providing services in the NPCOC. Aside from transitional housing, which provides a step up from emergency shelter when household income is too low for unsubsidized housing, the Coalition also owns and operates an 18-bed shelter providing permanent supportive housing for people with disabilities. The program targets the majority of its beds to people who are chronically homeless. This population includes some of the most difficult to engage and hard-to-house homeless people who are often extremely reluctant to participate in programs which they believe will require lifestyle adjustments. We use a combination of RRH, TH and PSH to shorten the time a person is in emergency shelter or in the streets homeless. Diversion practices under Centralized Intake and Assessment (CIA) via the SSO program and prevention funds are used to reduce those entering homelessness.

As part of CIA, households are assessed for barriers to housing and stability. An individual service plan, as well as a self-sufficiency matrix is completed to identify the best long-term plan for ending homelessness. All assessments and the intake procedures are completed through the State-wide HMIS.

**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.**

The Coalition has a Community Engagement program, as does Northwood Health Systems and Healthways, Inc. The focus of the Community Engaged program is to assist those who have a serious

mental illness and are frequently hospitalized with maintain stability in the community either to provide a diversion from hospitalization or upon release. The Coalition strictly focuses their services on those who meet this requirement but are also homeless. Facilities or other organizations can refer the person to Coalition for Centralized Intake and Assessment (CIA). If the client is not homeless but meets the criteria for care, the other Community Engagement programs can intervene in order to maintain housing via supportive care and prevent homelessness.

During 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 – for example, is there a family or a friend who can provide shelter until the person can get back on their feet? 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.

**Discussion**

Not Applicable.

## **AP-75 Barriers to affordable housing - 91.420, 91.220(j)**

### **Introduction**

A review of the City's zoning ordinance resulted in recommendations, some of which relate to housing and residential zoning. One recommendation is to revise the nonresidential zoning districts to allow for more mixtures of uses (both within a building and within the district). Another is a recommendation for the City to consider incorporating standards for the clustering of homes or lots, especially in areas designated for conservation development. The plan also recommends incentives for certain innovative development approaches, such as green buildings, and ensuring that sustainable features are allowable in developments, as well as exploring live/work units as alternative housing options that do not fall under the City's existing list of permitted uses, such as garages and cottage homes.

**The City of Wheeling codified as Chapter Three, Part Thirteen – Planning and Zoning Code, adopted by Ordinance 12225, and passed April 17, 2001.**

### **Sub-Part 1323.03 Purpose:**

**(j) To affirmatively further fair housing in accordance with the Fair Housing Act as amended.**

### **Sub-Part 1327.02 Definitions:**

The definition of "Family" is excellent and in keeping with the Fair Housing Act, as amended. Family; One or more persons occupying a single dwelling unit, provided that unless all members are related by blood, marriage, or legal adoption, no such family shall contain over three unrelated persons. However, where disability requires that more than three unrelated persons reside together; in such cases, there shall be no requirement for persons with disabilities to petition, apply, or experience a process to obtain approval to live in any zoning district of the City (ordinance 14149, passed 6-21-2011).

There is no definition for "disability," "disabled," or "handicapped." These definitions need to be added, especially since the words "persons with disabilities" are included in the definition of "Family."

Additional definitions should be added to Sub-Part 1327.02:

- "Americans With Disabilities Act – (ADA)"
- "Fair Housing Act (FHA)"
- "Visitability"
- "Developmentally Disabled"
- "Accessibility"
- "Homeless Persons"
- "Protected Classes"
- The definitions for "Group home" and "Group family household" are good and are in accordance with federal definitions and regulations. There are 7 residential Zoning Districts and 2 Special

Districts. "Persons with disabilities" are a "family" in any of these zoning districts.

**Order Sub-Part 1335.12 Additional Residential Regulations, (g) Group Homes, states:**

"It is the purpose of this subsection to regulate and limit the number of similar community residences..."

This sub-part is in violation of the Fair Housing Act, as amended. It is illegal to require a distance separation of group homes from one another. This type of restrictive zoning language has been adjudicated in Federal Court and it has been determined by the Courts that it is in violation of the Fair Housing Act, as amended. The City Planning Commission has to revise this Sub-Part by eliminating this language, the 600 feet separation does not scatter group homes throughout the residential district since 600 feet would be only one block away from another group home.

**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**

Implementation Strategy #2 outlined in the 2014 Comprehensive Plan for the City of Wheeling is to conduct a review of the City's 2002 Zoning Ordinance. The working group assigned that task will be reviewing the potential barriers listed above, as well as the findings from the 2014 Comprehensive Plan, and will make a recommendation on zoning changes to City Council for approval.

**Discussion**

The zoning is contained in the "Unified Development Ordinance of the City of Weirton, West Virginia." The Zoning Ordinance contains no discriminatory language and was recently amended on January 12, 2015, when a definition for "Group Residential Facility" and a definition for a "Group Residential Home" were added. These definitions were added, keeping with the Fair Housing Act, and differentiate between a small group of disabled individuals who want to live together, stating they are permitted to do so as a Group Residential Home. Group Residential Homes are permitted in all residential districts and as a conditional use in the Pennsylvania Avenue Development Overlay District. Furthermore, Group Residential Facilities are also permitted in all districts, including both commercial and industrial zones.

Members of the protected classes are included under the definitions of "Family" and "Household" in the City's Zoning Ordinance; these are very broad and not restrictive. As there is no definition of "Disabled" or "Handicapped," the Federal definition should be used. "Elderly Housing, Assisted Living Facility" is defined, keeping with the Fair Housing Act; however, it is not shown on Table 1 – Permitted Land Use Table of Section 9.4 as permitted anywhere, which appears to be an oversight. All definitions are shown

in Article 2, Definitions, Section 2.3 Definition of Terms.

The City of Weirton does not have any public policies in place that have negative effects on, or impose barriers to, affordable housing.

## **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 2015. Some of the activities to address these obstacles include:

- **CD-15-02** Section 108 Loan Payment
- **CD-15-03** WesBanco Arena ADA Ramp
- **CD-15-05** Catholic Charities
- **CD-15-06** Family Service
- **CD-15-07** Greater Wheeling Homeless Coalition
- **CD-15-08** Kings Daughters
- **CD-15-09** Seeing Hand Association

- **CD-15-10** Soup Kitchen
- **CD-15-11** Wheeling Health Rights
- **CD-15-12** Police Department
- **CD-15-13** East Wheeling Pool Operations
- **HOME-15-16** CHDO Set-Aside
- **HOME-15-17** City of Wheeling - 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, with the required housing counseling training.
- **HS-2 Housing Construction/Rehabilitation** - Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in the City through new construction and rehabilitation.
- **HS-3 Fair Housing** - Promote fair housing choice through monitoring, education, and outreach.
- **HO-1 Operation/Support** - Assist providers through the Continuum of Care in the operation of housing and support services for the homeless and persons at-risk of becoming homeless.
- **HO-2 Housing** - Support local agencies' efforts to provide emergency shelter, transitional housing, and permanent supportive housing.
- **SN-1 Housing** - Increase the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with other special needs through rehabilitation, new construction, and making reasonable accommodations to existing housing.
- **CD-4 Code Enforcement** - Undertake code enforcement activities to maintain the existing housing stock in the City.

The City of Wheeling and the Northern Panhandle HOME Consortium, during the FY 2015 program year propose to fund the following project to foster and maintain affordable housing:

- **CD-15-07** Greater Wheeling Homeless Coalition
- **CD-15-12** Human Rights Commission
- **HOME-15-16** CHDO Set-Aside
- **HOME-15-17** City of Wheeling - First Time Homebuyer Program
- **HOME-15-18** City of Weirton - First Time Homebuyer Program
- **HOME-15-19** Hancock County - First Time Homebuyer Program
- **HOME-15-20** Brooke County - First Time Homebuyer Program

- **HOME-15-21** Ohio County - First Time Homebuyer Program
- **HOME-15-22** Marshall County - 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 2009-2013 American Community Survey, 18.7% of the residents of Wheeling are living in poverty. 32.8% of female-headed households were living in poverty. Of female-headed households with children under the age of 18, 47.5% were living below the poverty level. Of the female-headed households with children under the age of 5, 55.3% are living in poverty. 13.3% 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 2015 program year will fund the following:

- **CD-15-05** Catholic Charities
- **CD-15-06** Family Service
- **CD-15-07** Greater Wheeling Homeless Coalition
- **CD-15-08** Kings Daughters
- **CD-15-09** Seeing Hand Association
- **CD-15-10** Soup Kitchen
- **CD-15-11** Wheeling Health Right

### **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.

## 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
<b>Total Program Income:</b>	<b>0</b>

#### 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%

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**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**

Not Applicable.

**Appendix - Alternate/Local Data Sources**

<b>1.</b>	<b>Data Source Name</b>
	2013 ACS data 2
	<b>List the name of the organization or individual who originated the data set.</b>
	U.S. Census
	<b>Provide a brief summary of the data set.</b>
	2007-2011 ACS Data
	<b>What was the purpose for developing this data set?</b>
	For the Five Year Estimates
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b>
2007 through 2011	
<b>Briefly describe the methodology for the data collection.</b>	
The U.S. Census did a five year estimate based off the 2010 Census numbers.	
<b>Describe the total population from which the sample was taken.</b>	
Citywide and HOME Consortium wide.	
<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b>	
Complete	

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# SF 424 FORM

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# SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

## SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted: May 15, 2015		Applicant Identifier		Type of Submission	
Date Received by state		State Identifier		Application	
Date Received by HUD		Federal Identifier		Pre-application	
				<input checked="" type="checkbox"/> Construction	
				<input type="checkbox"/> Construction	
				<input type="checkbox"/> Non Construction	
				<input type="checkbox"/> Non Construction	
Applicant Information					
City of Wheeling		WV541446 WHEELING			
City-County Building		DUNS: 084588011			
1500 Chapline Street		Organizational Unit			
Wheeling		West Virginia		Economic and Community Development Dept.	
26003		Country U.S.A.		Division	
Employer Identification Number (EIN):		Marshall and Ohio Counties			
55-6000271		Program Year Start Date (07/01)			
Applicant Type:		Specify Other Type if necessary:			
Local Government: City		Specify Other Type			
Program Funding			U.S. Department of Housing and Urban Development		
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding					
Community Development Block Grant			14.218 Entitlement Grant		
FY 2015 Community Development Block Grant Program			City of Wheeling		
\$1,103,364 CDBG Allocation		\$Additional HUD Grant(s) Leveraged		Describe	
\$Additional Federal Funds Leveraged			\$Additional State Funds Leveraged		
\$Locally Leveraged Funds			\$Grantee Funds Leveraged		
\$Program Income			Other (Describe)		
Total Funds Leveraged for CDBG-based Project(s)					
Home Investment Partnerships Program			14.239 HOME		
FY 2015 HOME Investment Partnerships Program			West Virginia Northern Panhandle HOME Consortium		
\$245,326 HOME Allocation		\$Additional HUD Grant(s) Leveraged		Describe	
\$Additional Federal Funds Leveraged			\$Additional State Funds Leveraged		
\$Locally Leveraged Funds			\$Grantee Funds Leveraged		

\$Program Income		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s)			
<b>Housing Opportunities for People with AIDS</b>		14.241 HOPWA	
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
<b>Emergency Shelter Grants Program</b>		14.231 ESG	
ESG Project Titles		Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts: First	Project Districts: First		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE:
		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
Nancy	M.	Prager
Director of Econ. & Comm. Dev.	(304) 234-3701	(304) 234-3899
nprager@wheelingwv.gov	http://www.cityofwheeling.org	Gary Lange
Signature of Authorized Representative		Date Signed
 Robert Herron, City Manager ✓		May 6, 2015

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# CERTIFICATION

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## 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, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**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, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
  - (a) The dangers of drug abuse in the workplace;
  - (b) The grantee's policy of maintaining a drug-free workplace;
  - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
  - (a) Abide by the terms of the statement; and
  - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
  - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

**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 CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
 Signature/Authorized Official

May 6, 2015  
 Date

City Manager  
 Title

## Specific CDBG 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 housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) 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 certifies that 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 activities which the grantee certifies are designed to meet other community development needs having a 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);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) , (2015, 2016, and 2017), 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.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, 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 USC 2000d), the Fair Housing Act (42 USC 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/Authorized Official



May 6, 2015  
Date

City Manager  
Title

**OPTIONAL CERTIFICATION  
CDBG**

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 a 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 a 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/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**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.

**Appropriate Financial Assistance** -- 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/Authorized Official

May 6, 2015  
Date

City Manager  
Title

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

#### A. 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.

#### B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

City of Wheeling

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1500 Chapline Street

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Wheeling, WV 26003

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Check  if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

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# RESOLUTION

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**A RESOLUTION OF THE COUNCIL OF THE CITY OF WHEELING  
APPROVING THE FISCAL YEAR 2015 COMMUNITY DEVELOPMENT  
BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS  
(HOME) PROGRAMS, AND AUTHORIZING THE FILING OF THE  
FY 2015-2019 FIVE YEAR CONSOLIDATED PLAN, THE FY 2015  
ANNUAL ACTION PLAN, & THE FY 2015 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 2015, the City is eligible to apply for an entitlement grant under the Community Development Block Grant (CDBG) Program in the amount of \$1,103,364 and \$245,326 under the HOME Investment Partnerships Program (HOME); and

**WHEREAS**, the City of Wheeling's Department of Economic and Community Development has prepared a FY 2015-2019 Five Year Consolidated Plan, FY 2015 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice for FY 2015, 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 2015-2019 Five Year Consolidated Plan, FY 2015 Annual Action Plan, and FY 2015 Analysis of Impediments to Fair Housing Choice was on public display from Friday, April 3, 2015 through Tuesday, May 5, 2015, 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 2015-2019 Five Year Consolidated Plan, the FY 2015 Analysis of Impediments to Fair Housing Choice, and the FY 2015 Annual Action Plan for the FY 2015 CDBG and HOME Programs is hereby in all respects APPROVED.

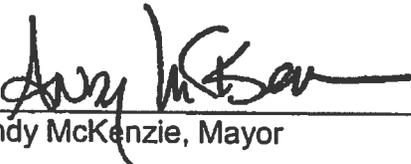
**SECTION 2.** That the City is COGNIZANT of the conditions that are imposed in the undertaking and carrying out of the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs with Federal financial assistance, including those relating to (a) the relocation of site occupants, (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 \$1,103,364; and the HOME Program in the amount of \$245,326; 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 5<sup>TH</sup> DAY OF MAY 2015 BY THE COUNCIL OF THE CITY OF WHEELING, WEST VIRGINIA.**

IN WITNESS WHEREOF, I, Andy McKenzie, 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 5<sup>th</sup> day of May 2015.

  
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Andy McKenzie, Mayor

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# A.I. ACTION PLAN

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**City of Wheeling, WV  
2015 Analysis of Impediments to Fair Housing Choice - Action Plan**

<b>IMPEDIMENT # 1</b>	<p><b>HOUSING AFFORDABILITY</b> - There is a lack of affordable housing that is decent, safe, and sound, which limits housing choices for lower income persons.</p> <p><b>GOAL:</b> Increase the supply of decent, safe, and sound housing that is affordable to lower income households, both renters and owner occupants.</p>
<b>STRATEGIES TO MEET THE GOAL</b>	<p><b>1-A:</b> Support, promote and provide funds for the development of new rental housing which will increase the supply of affordable housing units to reduce the number of low-income households waiting for public housing and rental assistance.</p>
<p><b>FY 2015-2019 CDBG PRIORITIES</b></p> <p><b>YEAR I - FY 2015 PROJECTS/ACTIVITIES</b></p>	<p>The City will follow its Five Year Priorities and fund activities to address this strategy:</p> <p><b>HS-2 Housing Construction/Rehabilitation</b> - Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in the City through new construction and rehabilitation.</p> <p>The City will undertake the following activities in FY 2015:</p> <p><b>HOME-15-16 CHDO Set-Aside</b> - HOME funds will be set aside to fund an eligible Community Housing Development Organization (CHDO) housing project. The amount equates to 15% of the HOME Program entitlement awarded to the (West Virginia) Northern Panhandle HOME Consortium for FY2014.</p>
<b>STRATEGIES TO MEET THE GOAL</b>	<p><b>1-B:</b> Improve the existing housing stock in the City through rehabilitation which will increase the supply of available, decent, safe, and affordable housing.</p>
<p><b>FY 2015-2019 CDBG PRIORITIES</b></p> <p><b>YEAR I - FY 2015 PROJECTS/ACTIVITIES</b></p>	<p>The City will follow its Five Year Priorities and fund activities to address this strategy:</p> <p><b>HS-2 Housing Construction/Rehabilitation</b> - Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in the City through new construction and rehabilitation.</p> <p>The City will undertake the following activities in FY 2015:</p> <p><b>HOME-15-16 CHDO Set-Aside</b> - HOME funds will be set aside to fund an eligible Community Housing Development Organization (CHDO) housing project. The amount equates to 15% of the HOME Program entitlement awarded to the (West Virginia) Northern Panhandle HOME Consortium for FY2014.</p>
<b>STRATEGIES TO MEET THE GOAL</b>	<p><b>1-C:</b> Increase homeownership opportunities for lower-income households by providing funds for housing counseling, credit counseling, and downpayment assistance.</p>
<p><b>FY 2015-2019 CDBG PRIORITIES</b></p>	<p>The City will follow its Five Year Priorities and fund activities to address this strategy:</p> <p><b>HS-1 Homeownership</b> - Assist low- and moderate-income households to become homeowners by providing down payment assistance, closing cost assistance, with the required housing counseling training.</p>

**City of Wheeling, WV  
2015 Analysis of Impediments to Fair Housing Choice - Action Plan**

	<p>The City will undertake the following activities in FY 2015:  <b>HOME-15-17 City of Wheeling - First Time Homebuyer Program</b> - 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 City limits of Wheeling, West Virginia.  <b>HOME-15-18 City of Weirton - First Time Homebuyer Program</b> - 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 City limits of Weirton, West Virginia.  <b>HOME-15-19 Hancock County - First Time Homebuyer Program</b> - HOME funds will be used to provide deferred, forgivable loans to qualified first-time homebuyers who require downpayment and closing cost assistance toward the purchase of their home and who wish to buy a home within Hancock County.  <b>HOME-15-20 Brooke County - First Time Homebuyer Program</b> - HOME funds will be used to provide deferred, forgivable loans to qualified first-time homebuyers who require downpayment and closing cost assistance toward the purchase of their home and who wish to buy a home within Brooke County.  <b>HOME-15-21 Ohio County - First Time Homebuyer Program</b> - HOME funds will be used to provide deferred, forgivable loans to qualified first-time homebuyers who require downpayment and closing cost assistance toward the purchase of their home and who wish to buy a home within Ohio County.  <b>HOME-15-22 Marshall County - First Time Homebuyer Program</b> - HOME funds will be used to provide deferred, forgivable loans to qualified first-time homebuyers who require downpayment and closing cost assistance toward the purchase of their home and who wish to buy a home within Marshall County.</p>
<p align="center"><b>YEAR I - FY 2015 PROJECTS/ACTIVITIES</b></p>	
<p align="center"><b>STRATEGIES TO MEET THE GOAL</b></p>	<p><b>1-D:</b> Support, promote and provide funds for construction of new single family affordable housing for low-income families.</p>
<p align="center"><b>FY 2015-2019 CDBG PRIORITIES</b></p>	<p>The City will follow its Five Year Priorities and fund activities to address this strategy:  <b>HS-2 Housing Construction/Rehabilitation</b> - Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in the City through new construction and rehabilitation.</p>
<p align="center"><b>YEAR I - FY 2015 PROJECTS/ACTIVITIES</b></p>	<p>The City will undertake the following activities in FY 2015:  <b>HOME-15-16 CHDO Set-Aside</b> - HOME funds will be set aside to fund an eligible Community Housing Development Organization (CHDO) housing project. The amount equates to 15% of the HOME Program entitlement awarded to the (West Virginia) Northern Panhandle HOME Consortium for FY2014.</p>
<p align="center"><b>IMPEDIMENT # 2</b></p>	<p><b>FAIR HOUSING EDUCATION, ADVOCACY, MONITORING, AND ENFORCEMENT</b> - Increase awareness of individual's rights under the Fair Housing Act and continue to monitor and enforce the Fair Housing Act through education, advocacy, monitoring, and enforcement to eliminate discrimination in housing and provide fair housing option to all individuals and families.</p>

**City of Wheeling, WV  
2015 Analysis of Impediments to Fair Housing Choice - Action Plan**

<p><b>STRATEGIES TO MEET THE GOAL</b></p>	<p><b>2-A:</b> Continue to fund and support public education, training, and programs concerning the rights and responsibilities covered by the Fair Housing Act.</p>
<p align="center"><b>FY 2015-2019 CDBG PRIORITIES</b></p>	<p>The City will follow its Five Year Priorities and fund activities to address this strategy:  <b>AM-1 Overall Coordination</b> - Provide program management and oversight for the successful administration of Federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.  <b>HS-3 Fair Housing</b> - Promote fair housing choice through monitoring, education, and outreach.</p>
<p align="center"><b>YEAR I - FY 2015 PROJECTS/ACTIVITIES</b></p>	<p>The City will undertake the following activities in FY 2015:  <b>CD-15-01 Administration</b> - CDBG funds will be used for administrative and office expenses.  <b>CD-15-12 Human Rights Commission</b> - CDBG funds will be used for office expenses.</p>
<p><b>STRATEGIES TO MEET THE GOAL</b></p>	<p><b>2-B:</b> Maintain and support efficient and effective fair housing monitoring, investigation, and enforcement strategies by the Wheeling Human Rights Commission.</p>
<p align="center"><b>FY 2015-2019 CDBG PRIORITIES</b></p>	<p>The City will follow its Five Year Priorities and fund activities to address this strategy:  <b>AM-1 Overall Coordination</b> - Provide program management and oversight for the successful administration of Federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.  <b>HS-3 Fair Housing</b> - Promote fair housing choice through monitoring, education, and outreach.</p>
<p align="center"><b>YEAR I - FY 2015 PROJECTS/ACTIVITIES</b></p>	<p>The City will undertake the following activities in FY 2015:  <b>CD-15-01 Administration</b> - CDBG funds will be used for administrative and office expenses.  <b>CD-15-12 Human Rights Commission</b> - CDBG funds will be used for office expenses.</p>
<p><b>STRATEGIES TO MEET THE GOAL</b></p>	<p><b>2-C:</b> Fund and support the delivery of financial literacy counseling for low-income and minority households to combat predatory and subprime lending practices.</p>
<p align="center"><b>FY 2015-2019 CDBG PRIORITIES</b></p>	<p>The City will follow its Five Year Priorities and fund activities to address this strategy:  <b>AM-1 Overall Coordination</b> - Provide program management and oversight for the successful administration of Federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.  <b>HS-3 Fair Housing</b> - Promote fair housing choice through monitoring, education, and outreach.</p>
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<p><b>STRATEGIES TO MEET THE GOAL</b></p>	<p><b>2-D:</b> Fund and support the delivery of fair housing services to at-risk groups and victims of housing discrimination.</p>

**City of Wheeling, WV  
2015 Analysis of Impediments to Fair Housing Choice - Action Plan**

<p align="center"><b>FY 2015-2019 CDBG PRIORITIES</b></p>	<p>The City will follow its Five Year Priorities and fund activities to address this strategy:  <b>AM-1 Overall Coordination</b> - Provide program management and oversight for the successful administration of Federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.  <b>HS-3 Fair Housing</b> - Promote fair housing choice through monitoring, education, and outreach.</p>
<p align="center"><b>YEAR I - FY 2015 PROJECTS/ACTIVITIES</b></p>	<p>The City will undertake the following activities in FY 2015:  <b>CD-15-01 Administration</b> - CDBG funds will be used for administrative and office expenses.  <b>CD-15-12 Human Rights Commission</b> - CDBG funds will be used for office expenses.</p>
<p align="center"><b>IMPEDIMENT # 3</b></p>	<p><b>HOUSING ACCESSIBILITY</b> - There is a lack of accessible affordable housing that is decent, safe, and sound, which limits the housing choices for persons who are physically challenged.  <b>GOAL:</b> Increase the supply of decent, safe, and sound housing that is affordable to lower income households, who are physically challenged and the frail elderly.</p>
<p align="center"><b>STRATEGIES TO MEET THE GOAL</b></p>	<p><b>3-A:</b> Assess the supply of accessible, affordable housing by preparing an inventory of accessible units, accessibility features in units, and promote/market accessible units to persons who are physically challenged and the frail elderly.</p>
<p align="center"><b>FY 2015-2019 CDBG PRIORITIES</b></p>	<p>The City will follow its Five Year Priorities and fund activities to address this strategy:  <b>SN-1 Housing</b> - Increase the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with other special needs through rehabilitation, new construction, and making reasonable accommodations to existing housing.</p>
<p align="center"><b>YEAR I - FY 2015 PROJECTS/ACTIVITIES</b></p>	<p>There are no projects/activities planned for this strategy with FY 2015 CDBG and HOME funds.</p>
<p align="center"><b>STRATEGIES TO MEET THE GOAL</b></p>	<p><b>3-B:</b> Increase the number of accessible units for the physically challenged and the frail elderly by providing rehabilitation assistance to remove architectural barriers and ensuring that new multi-family construction meets accessibility provisions of the Fair Housing Act.</p>
<p align="center"><b>FY 2015-2019 CDBG PRIORITIES</b></p>	<p>The City will follow its Five Year Priorities and fund activities to address this strategy:  <b>SN-1 Housing</b> - Increase the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with other special needs through rehabilitation, new construction, and making reasonable accommodations to existing housing.</p>
<p align="center"><b>YEAR I - FY 2015 PROJECTS/ACTIVITIES</b></p>	<p>There are no projects/activities planned for this strategy with FY 2015 CDBG and HOME funds.</p>

**City of Wheeling, WV  
2015 Analysis of Impediments to Fair Housing Choice - Action Plan**

<b>STRATEGIES TO MEET THE GOAL</b>	<b>3-C:</b> Support educational programs to inform the public about the need to provide reasonable housing accommodations for persons who are physically challenged and the frail elderly.
<b>FY 2015-2019 CDBG PRIORITIES</b>	The City will follow its Five Year Priorities and fund activities to address this strategy: <b>SN-2 Social Services</b> - Support social service programs and facilities for the elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with other special needs.
<b>YEAR I - FY 2015 PROJECTS/ACTIVITIES</b>	There are no projects/activities planned for this strategy with FY 2015 CDBG and HOME funds.
<b>STRATEGIES TO MEET THE GOAL</b>	<b>3-D:</b> Support applications from non-profit agencies for Federal funds under the HUD Section 811 and 202 Supportive Housing Programs to develop housing for persons who are physically challenged and the elderly.
<b>FY 2015-2019 CDBG PRIORITIES</b>	The City will follow its Five Year Priorities and fund activities to address this strategy: <b>SN-1 Housing</b> - Increase the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with other special needs through rehabilitation, new construction, and making reasonable accommodations to existing housing.
<b>YEAR I - FY 2015 PROJECTS/ACTIVITIES</b>	There are no projects/activities planned for this strategy with FY 2015 CDBG and HOME funds.
<b>IMPEDIMENT # 4</b>	<b>CONCENTRATION OF LOW-INCOME AND MINORITY GROUPS</b> - There are concentrations of low-income and minority households in certain areas of the City. <b>GOAL:</b> Promote new affordable housing choices outside areas of low-income and minority concentration in order to lessen concentrations in impacted areas.
<b>STRATEGIES TO MEET THE GOAL</b>	<b>4-A:</b> Increase the supply of affordable housing opportunities outside areas of concentration of low-income and minority groups.
<b>FY 2015-2019 CDBG PRIORITIES</b>	The City will follow its Five Year Priorities and fund activities to address this strategy: <b>HS-1 Homeownership</b> - Assist low- and moderate-income households to become homeowners by providing down payment assistance, closing cost assistance, with the required housing counseling training.

**City of Wheeling, WV  
2015 Analysis of Impediments to Fair Housing Choice - Action Plan**

<p align="center"><b>YEAR I - FY 2015 PROJECTS/ACTIVITIES</b></p>	<p>The City will undertake the following activities in FY 2015:  <b>HOME-15-17 City of Wheeling - First Time Homebuyer Program</b> - 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 City limits of Wheeling, West Virginia.  <b>HOME-15-18 City of Weirton - First Time Homebuyer Program</b> - 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 City limits of Weirton, West Virginia.  <b>HOME-15-19 Hancock County - First Time Homebuyer Program</b> - HOME funds will be used to provide deferred, forgivable loans to qualified first-time homebuyers who require downpayment and closing cost assistance toward the purchase of their home and who wish to buy a home within Hancock County.  <b>HOME-15-20 Brooke County - First Time Homebuyer Program</b> - HOME funds will be used to provide deferred, forgivable loans to qualified first-time homebuyers who require downpayment and closing cost assistance toward the purchase of their home and who wish to buy a home within Brooke County.  <b>HOME-15-21 Ohio County - First Time Homebuyer Program</b> - HOME funds will be used to provide deferred, forgivable loans to qualified first-time homebuyers who require downpayment and closing cost assistance toward the purchase of their home and who wish to buy a home within Ohio County.  <b>HOME-15-22 Marshall County - First Time Homebuyer Program</b> - HOME funds will be used to provide deferred, forgivable loans to qualified first-time homebuyers who require downpayment and closing cost assistance toward the purchase of their home and who wish to buy a home within Marshall County.</p>
<p align="center"><b>STRATEGIES TO MEET THE GOAL</b></p>	<p><b>4-B:</b> Develop initiatives and provide financial initiatives for new housing construction to diversify city neighborhoods.</p>
<p align="center"><b>FY 2015-2019 CDBG PRIORITIES</b></p>	<p>The City will follow its Five Year Priorities and fund activities to address this strategy:  <b>HS-2 Housing Construction/Rehabilitation</b> - Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in the City through new construction and rehabilitation.</p>
<p align="center"><b>YEAR I - FY 2015 PROJECTS/ACTIVITIES</b></p>	<p>The City will undertake the following activities in FY 2015:  <b>HOME-15-16 CHDO Set-Aside</b> - HOME funds will be set aside to fund an eligible Community Housing Development Organization (CHDO) housing project. The amount equates to 15% of the HOME Program entitlement awarded to the (West Virginia) Northern Panhandle HOME Consortium for FY2014.</p>
<p align="center"><b>STRATEGIES TO MEET THE GOAL</b></p>	<p><b>4-C:</b> Develop opportunities and financial incentives to develop mixed income housing in areas in high concentrations of low-income and minority households.</p>
<p align="center"><b>FY 2015-2019 CDBG PRIORITIES</b></p>	<p>The City will follow its Five Year Priorities and fund activities to address this strategy:  <b>HS-2 Housing Construction/Rehabilitation</b> - Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in the City through new construction and rehabilitation.</p>

**City of Wheeling, WV  
2015 Analysis of Impediments to Fair Housing Choice - Action Plan**

<p align="center"><b>YEAR I - FY 2015 PROJECTS/ACTIVITIES</b></p>	<p>The City will undertake the following activities in FY 2015: <b>HOME-15-16 CHDO Set-Aside</b> - HOME funds will be set aside to fund an eligible Community Housing Development Organization (CHDO) housing project. The amount equates to 15% of the HOME Program entitlement awarded to the (West Virginia) Northern Panhandle HOME Consortium for FY2014.</p>
<p align="center"><b>IMPEDIMENT # 5</b></p>	<p><b>ECONOMIC ISSUES</b> - There is a lack of economic opportunities and jobs which tend to prevent low-income households from improving their family income and prevents them from moving outside low-income areas and diminishes housing choice. <b>GOAL:</b> Increase job opportunities to increase family income which opens up more housing choices.</p>
<p align="center"><b>STRATEGIES TO MEET THE GOAL</b></p>	<p><b>5-A:</b> Develop programs and provide financing to local businesses and start-up firms to create more job opportunities and improve the City's economy.</p>
<p align="center"><b>FY 2015-2019 CDBG PRIORITIES</b></p>	<p>The City will follow its Five Year Priorities and fund activities to address this strategy: <b>ED-2 Financial Assistance</b> - Support business and commercial growth through expansion and new development with technical assistance and low interest loan programs.</p>
<p align="center"><b>YEAR I - FY 2015 PROJECTS/ACTIVITIES</b></p>	<p>The City will undertake the following activities in FY 2015: <b>CD-15-02 Section 108 Loan Payment</b> - CDBG funds will be used to repay the Section 108 Loan.</p>
<p align="center"><b>STRATEGIES TO MEET THE GOAL</b></p>	<p><b>5-B:</b> Support and enhance workforce development and job training to improve job skills which will lead to higher paying job opportunities.</p>
<p align="center"><b>FY 2015-2019 CDBG PRIORITIES</b></p>	<p>The City will follow its Five Year Priorities and fund activities to address this strategy: <b>ED-1 Employment</b> - Support and encourage new job creation, job retention, employment, and job training services.</p>
<p align="center"><b>YEAR I - FY 2015 PROJECTS/ACTIVITIES</b></p>	<p>There are no projects/activities planned for this strategy with FY 2015 CDBG and HOME funds.</p>
<p align="center"><b>STRATEGIES TO MEET THE GOAL</b></p>	<p><b>5-C:</b> Promote entrepreneurship and small business development to provide economic opportunities to low income persons.</p>
<p align="center"><b>FY 2015-2019 CDBG PRIORITIES</b></p>	<p>The City will follow its Five Year Priorities and fund activities to address this strategy: <b>ED-1 Employment</b> - Support and encourage new job creation, job retention, employment, and job training services. <b>ED-2 Financial Assistance</b> - Support business and commercial growth through expansion and new development with technical assistance and low interest loan programs.</p>
<p align="center"><b>YEAR I - FY 2015 PROJECTS/ACTIVITIES</b></p>	<p>The City will undertake the following activities in FY 2015: <b>CD-15-02 Section 108 Loan Payment</b> - CDBG funds will be used to repay the Section 108 Loan.</p>

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# PUBLIC PARTICIPATION

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# FIRST PUBLIC HEARING

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**PUBLIC HEARING NOTICE**  
**CITY OF WHEELING, WEST VIRGINIA**  
**COMMUNITY DEVELOPMENT BLOCK GRANT AND**  
**HOME INVESTMENT PARTNERSHIP PROGRAMS**

Notice is hereby given that the City of Wheeling, West Virginia will hold a public hearing on Wednesday, February 11, 2015 at 5:30 PM, prevailing time, in City Council Chambers, located on the first floor of the City-County Building, 1800 Chapline Street, Wheeling, WV 26003. The purpose of this public hearing is to gather information for the City's Five Year Consolidated Plan for FY 2015-2019, the Annual Action Plan for FY 2015, and the City's Analysis of Impediments to Fair Housing Choice (A.I.), which the City must submit to the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) Entitlement Funds and the HOME Investment Partnership Program. Additionally, the hearing will be used to solicit the views and comments of individuals and organizations concerning any impediments to fair housing choice in the City and what steps should be undertaken to affirmatively further fair housing.

The City of Wheeling anticipates that it will receive an estimated CDBG entitlement grant in the amount of approximately \$1,134,418 for FY 2015, based on last fiscal year's allocation. The Northern Panhandle HOME Consortium may receive approximately \$265,213 in HOME funds in FY 2015. These funding levels are contingent upon the determination of allocations of the HUD Budget for FY 2015. In order to receive these 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 percent of the CDBG funds must benefit low- and moderate-income persons living in the City of Wheeling. The City will be preparing its CDBG and HOME application and it 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; program administration; audit; and other miscellaneous activities.

If the City were to 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.

The City of Wheeling is accepting proposals for the use of CDBG and its portion of the HOME Consortium funds for FY 2015. Applications are due by 4:00 PM on Friday, February 6, 2015. Application packets, instructions and information are available by contacting the Economic and Community Development Department, which is located in the City-County Building, Room 305, 1500 Chapline Street, Wheeling, West Virginia 26003, or by telephone at (304) 234-3701.

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. The City-County Building and the City Council Chambers are accessible to persons with physical disabilities. If special arrangements need to be made to accommodate citizens 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. Written comments may be addressed to Ms. Nancy Prager, Director of the City of Wheeling's Economic and Community Development Department, City-County Building, 1500 Chapline Street, Wheeling, West Virginia 26003.

*Wheeling Intelligencer and News-Register*

January 12, 14 and 16, 2015

**PUBLIC HEARING NOTICE  
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COMMUNITY DEVELOPMENT BLOCK GRANT AND  
HOME INVESTMENT PARTNERSHIP PROGRAMS**

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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; 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:

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- 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.

The City of Wheeling will be accepting proposals for the use of CDBG and its portion of the HOME Consortium funds for FY 2015. Applications are due by 4:00 PM on Friday, February 6, 2015. Application packets, instructions and information are available by contacting the Economic and Community Development Department, which is located in the City-County Building, Room 305, 1500 Chapline Street, Wheeling, West Virginia 26003, or by telephone at (304) 234-3701. Please note the hearing is intended to obtain citizen comment on how CDBG and HOME funds may be allocated for the upcoming year. It is not a forum for public service agencies to apply for funds.

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. The City-County Building and the City Council Chambers are accessible to persons with physical disabilities. If special arrangements need to be made to accommodate citizens 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. Written comments may be addressed to Ms. Nancy Prager, Director of the City of Wheeling's Economic and Community Development Department, City-County Building, 1500 Chapline Street, Wheeling, West Virginia 26003.

Andy McKenzie, Mayor of the City of Wheeling



**wheeling**  
WEST VIRGINIA

**City of Wheeling, West Virginia**  
**Five-Year Consolidated Plan, FY 2015 Annual Action Plan, and**  
**Analysis of Impediments to Fair Housing Choice**  
**Public Hearing in City Council Chambers**  
**Wednesday, February 11th, 2015 at 5:30 P.M.**

Name	Organization	Phone Number	Email Address
Regina Mayolo	WVATS		rmayolo@hsc.wvu.edu
Rita Gupta	YWCA Cultural Diversity	304-232-0511	cdcodirector@ywcawheeling.org
Nicole Mayolo	NWNCIL		rmayolo@hsc.wvu.edu
Katie Barry	VDV	412-461-6916	Katie@WVHandesignventures.com
Karl Haylund	VDV	(412) 461-9616	Karl@carbondesignventures.com

# City of Wheeling, WV

## First Public Hearing

Wednesday, February 11<sup>th</sup>, 2014 @ 5:30 pm

### In Attendance:

*Karl Haglund*                      *Consultant*

*Katie Bournes*                      *Consultant*

*Regina Mayolo*                      *West Virginia Assistive Technology System*

*Nicole Mayolo*                      *Northern West Virginia Center for Independent Living*

*Melissa Thompson*                      *Wheeling Human Rights Commission*

*Rita Gupta*                      *YWCA Cultural Diversity Community Outreach*

- Insurance premiums are too high even for people with low monthly insurance costs. Clinics will take everyone.
- Housing affordability is an issue and causes a trickle-down effect on the economy.
- Often, families inherit homes as new landlords without knowing fair housing laws and regulations.
- The City of Wheeling received a three-year grant from HUD to use for education and enforcement of fair housing laws. They can do fair housing testing in Ohio County and Wheeling to document needs and quantify for the new Analysis of Impediments.
- There are limited housing opportunities for people in the community. Some landlords are seeking out oil and gas employees to rent their units. This has resulted in discrimination against familial status because landlords are looking for single men from the oil and gas industry to rent their units, instead of families.
- Familial status is a common area of discrimination with the growth of the oil and gas industry.
- Landlords in Morgantown would rather rent to students than residents.
- Many calls are received seeking clarification about support animals and relay services.
- Builders and developers are unaware of ADA requirements for new construction.
- There is a need to consider what will happen to the rental market when the oil and gas industry leaves the area. No one is thinking or talking about it.
- Often, transient renters do not take care of apartments and leave properties in bad condition.

- The Housing Authority had said that some Housing Choice Vouchers were not accepted by some landlords in favor of renting to oil and gas employees. Most landlords have started to accept Section 8 vouchers again.
- The City has seen less vouchers expire.
- Questions have been raised about the availability of information. The Human Rights Commission link does not display meeting minutes from after 2011. Are the meeting minutes simply not being posted?
- Updates need to be made to the website. There is a need to update the Fair Housing Complaint Form. The housing link is difficult to find. The City needs to add the regular meeting schedule to the website.
- The goal of the Fair Housing Action Network is to make housing choice a reality. They receive many complaints, some of which do not always relate to fair housing. They receive many complaints that are landlord/tenant issues and not fair housing concerns.
- The Legal Aid office works with victims of domestic violence. They do not handle a great deal of fair housing cases.
- The survey isn't specially designed to be filled out by someone with a visibility issue.
- Some survivors of domestic violence have privacy and security concerns. They don't want to provide private information. Many housing providers in Wheeling will not rent to people who are not willing to give up a great deal of personal history.
- There are issues with language barriers and access. The YWCA has an interpreter service for tenants and landlords. Services are also available through the West Virginia Coalition for Domestic Violence. The Wheeling Hospital has an interpreter service, as well.
- The City has contacted Wheeling-Jesuit in the past to interpret for business purposes.
- Many Spanish-speaking residents are moving into the area. Therefore, a need for more interpretation services is inevitable.
- WV technology designed an app to ask questions in emergency situations. The app can translate six different languages. The questions require mostly yes or no answers.
- Wheeling-Jesuit has offered to translate paperwork for the City as a public-service project.
- There is a need for the City to hire certified interpreters to translate information with a certain level of accuracy.
- Language access is a significant need, particularly for survivors of domestic violence.
- There is a need for education of Fair Housing laws. Many people don't understand the laws because they think that they can do what they want with their property.
- Human trafficking is occurring in Wheeling from the influx of the oil and gas industry.
- The YWCA offers a victim assistance program through the cultural diversity program for housing, etc. They can receive benefits for a limited time and are eligible for certain visas and visas for victims of crime.
- Most victims are trafficked by someone they know and, therefore, don't want to go back.
- Runaways, children in foster care, and foreigners are most at risk of becoming victims to human trafficking.

- Trafficking resource center.org (website) provides a great deal of information regarding human trafficking. There is also a national human trafficking hotline.
- Human trafficking is under-reported in West Virginia.
- The original WV trafficking law was not well written. There is currently a bill to amend the current WV trafficking law.
- There are many complaints of sexual harassment from landlords and tenants. Some landlords and tenants reportedly will ask for “trade-offs” for fixing things in an apartment.
- There is a need for education in the public schools on fair housing. It could focus on issues of discrimination, with a focus on fair housing.
- The City should consider consumer education as a required class in the curriculum. They should offer civics classes and mock trials that would teach students about fair housing cases and employment discrimination.
- There is a need in the City of Wheeling for a contact person and outreach for LGBT residents.
- LGBT are a high risk population for homelessness and human trafficking. Many young LGBT end up in foster homes or detention centers.

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# SECOND PUBLIC HEARING

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**NOTICE OF DISPLAY OF PLANS AND PUBLIC HEARING  
FOR FY 2015-2019 FIVE YEAR CONSOLIDATED PLAN,  
FY 2015 ANNUAL ACTION PLAN, AND  
FY 2015 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 2015-2019, an Annual Action Plan for FY 2015, 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, April 3, 2015 at the following locations:

**Economic and Community Development Department  
City-County Building, Room 305  
1500 Chapline Street  
Wheeling, West Virginia 26003**

**Ohio County Public Library  
52-16th Street  
Wheeling, West Virginia 26003**

The Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Program budgets for FY 2015 can be accessed at the City of Wheeling's website:  
<http://www.wheelingwv.gov/>

These plans will be available for public inspection during normal business hours of operation. Written or oral comments will be accepted until May 5, 2015. Comments may be directed 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.

A public hearing will be held on Tuesday, April 21, 2015 at 5:30 PM in City Council Chambers, located on the first floor of the City-County Building, 1500 Chapline Street, Wheeling, WV 26003. The purpose of the public hearing is to present the FY 2015-2019 Five Year Consolidated Plan for the City's housing and community development needs, the FY 2015 Annual Action Plan for the use of Community Development Block Grant (CDBG) funds in the amount of \$1,103,364 and for the use of HOME Investment Partnerships Program (HOME) funds in the amount of \$245,326, and the 2015 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 need to be made to accommodate citizens 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 May 15, 2015.

The Proposed Five Year Consolidated Plan, FY 2015 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 2015-2019 Five Year Consolidated Plan, FY 2015 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.

**Wheeling News-Register and Intelligencer  
April 1, 2, and 3, 2015**

**NOTICE OF DISPLAY OF PLANS AND PUBLIC HEARING  
FOR FY 2015-2019 FIVE YEAR CONSOLIDATED PLAN,  
FY 2015 ANNUAL ACTION PLAN, AND  
FY 2015 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE  
CITY OF WHEELING, WEST VIRGINIA**

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The Proposed Five Year Consolidated Plan, FY 2015 Annual Action Plan, Citizen Participation 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 2015-2019 Five Year Consolidated Plan, FY 2015 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. Persons with hearing and/or speech impediments may contact the City via 711.

Robert Herron  
City Manager



Wheeling, West Virginia  
April 21, 2015

Council of the City of Wheeling met in Council Chambers, City-County Building on the above date with Mayor Andy McKenzie presiding.

The invocation was offered by Second Ward Councilor Kenneth Imer.

On roll call, the following were present:

McKenzie, Delbrugge, Imer, Henry, Miller, Atkinson and Fahey

- 7

Mr. Fahey moved, seconded by Mr. Henry, that the minutes of the April 7, 2015 meeting be approved as received. Motion carried.

Mr. Fahey moved, seconded by Mr. Henry, to suspend the regular order of business to conduct two public hearings. Motion carried.

#### **"PUBLIC HEARING - MUNICIPAL COUNCIL LEVY ESTIMATE FY 2015-2016"**

City Manager Herron said that this is part of the budget process. This is required and approved by the State. The rates are then included in our budget. No one signed up to speak at this public hearing.

#### **"PUBLIC HEARING - FY 2015-16 ACTION PLAN - COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM AND HOME INVESTMENT PARTNERSHIP (HOME) PROGRAM."**

Mr. Herron explained that the purpose of this hearing is to entertain citizen comment on the City's proposed allocation of federal funds through the CDBG Program and the Home Investment Partnership (HOME) Program. He commented that for Fiscal Year 2015, the City's entitlement amount for the CDBG Program will be \$1,103,364 and \$245,326 for the HOME Program. Mr. Herron also briefly reviewed the CDBG Budget for FY 2015-16. Stephanie Hall, 201 N. Broadway Street spoke at the public hearing. She reviewed and presented a list of requests for CDBG funds for 2015-2016 from the Wheeling Island Community Association. No one else signed up to speak at this public hearing.

Mr. Fahey moved, seconded by Mr. Henry, to conclude the public hearings and resume the regular order of business. Motion carried.

#### **MAYOR'S REPORT**

Mayor Andy McKenzie introduced Lisa Dooley, Executive Director of the West Virginia Municipal League, who spoke about the upcoming WVML Summer Conference that will be held at Oglebay Park on August 3 - 6, 2015. She commented that there will be about 300 city officials here for this event. The City of Wheeling will be the host city. He expressed his gratitude to Ms. Dooley for her leadership and hard work. Mayor McKenzie also introduced four individuals whom he would like to appoint to the Arts & Culture Commission. They are as follows: Kate Marshall, Heather Slack, Sara Hauptfuehrer for two year terms, and Danielle McCracken for a six year term. Mr. Fahey moved, seconded by Mr. Henry, Council's concurrence in the appointments. Motion carried.

## **WHEELING ISLAND COMMUNITY ASSOCIATION**

**Requests for CDGB monies for 2015-2016**

### **PUBLIC SERVICE**

- 1. Dedicated Island Cruiser-need to maintain \$62000 in low-moderate income areas**

### **PUBLIC FACILITY IMPROVEMENT**

- 1. Curbs and sidewalks-most remaining streets**
  - A. West side of S. York St.**
  - B. 200 N. Wabash St.**
  - C. 400 N. Huron St.**
  - D. Vermont St.**
  - E. W. side N. York St. between Kentucky & N. Jersey**
- 2. Street Paving**
  - A. Eventually rotomilling and paving of Indiana St.**
  - B. Maryland St. by school**
- 3. Upgrade the Marina-upkeep the walks and repave road and Parking lot. Our shelter hosted 43 events last summer, including church picnics, weddings, charity events, and Family birthdays. It is truly a community shelter.**
- 4. Bridge Park**
  - A. Need concrete apron for dugouts**
  - B. Permanent Dugout roofs**

### **HISTORIC PRESERVATION=Demo vacant properties**

- 8 Indiana St.**
- 207 N. Broadway St.**
- 37 Indiana St-Windows all out**

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# RESIDENTIAL / AGENCY SURVEYS

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**City of Wheeling Resident Survey for the  
Five Year Consolidated Plan, Annual Action Plan, and  
the Analysis of Impediments to Fair Housing Choice**

The City of Wheeling is preparing its FY 2015-2019 Five Year Consolidated Plan, FY 2015 Annual Action Plan, and FY 2015 Analysis of Impediments to Fair Housing Choice for the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs. As part of the planning process, the City is conducting a survey to identify residents' needs in the community and ideas on how residents would like to see funds budgeted under the CDBG and HOME Programs. Please take a few minutes and complete this confidential survey to the best of your ability. Thank you for your assistance in helping us to identify residents' needs in Wheeling.

<https://www.surveymonkey.com/s/cityofwheeling>

**CITY OF WHEELING, WV – CONFIDENTIAL RESIDENT QUESTIONNAIRE  
COMMUNITY DEVELOPMENT BLOCK GRANT AND  
HOME INVESTMENT PARTNERSHIPS PROGRAMS' NEEDS**

The City of Wheeling, West Virginia is preparing its FY 2015-2019 Five Year Consolidated Plan, FY 2015 Annual Action Plan, and FY 2015 Analysis of Impediments to Fair Housing Choice for the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs. As part of the planning process, the City is conducting a survey to identify residents' needs in the community, ideas on how the residents would like to see funds under the CDBG and HOME Programs spent, 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 questionnaire** to the best of your ability. If you are unsure of an answer, or the question does not apply to you, please feel free to skip that question. Thank you for your assistance in helping us to identify residents' needs and fair housing issues in the City. When completed, please return completed survey to the **City of Wheeling Economic and Community Development Department, 1500 Chapline Street, Wheeling, West Virginia 26003, OR COMPLETE ONLINE at <http://www.wheelingwv.gov/>**. The City would appreciate your response by **Friday, March 13, 2015**.

1. **What is your street name and ZIP Code where you live in the City of Wheeling?**  
Street Name \_\_\_\_\_ ZIP Code: \_\_\_\_\_
2. **Gender:**      Male      Female
3. **Race/Ethnicity (choose all that apply):**  
 White    Black or African-American    American Indian or Alaskan Native    Asian  
 Native Hawaiian/Pacific Islander    Hispanic or Latino    Some Other Race    Two or More Races
4. **Age:**    17 or younger    18-20    21-29    30-39    40-49    50-59    60 or older
5. **Number of persons living in your household?**    One    Two    Three    Four    Five    Six +
6. **What is the approx. total family income per year based on the number of persons in your household?**  

1 person household <input type="checkbox"/> over \$30,350	4 person household <input type="checkbox"/> over \$43,350
<input type="checkbox"/> under \$30,350	<input type="checkbox"/> under \$43,350
2 person household <input type="checkbox"/> over \$34,700	5 person household <input type="checkbox"/> over \$46,850
<input type="checkbox"/> under \$34,700	<input type="checkbox"/> under \$46,850
3 person household <input type="checkbox"/> over \$39,050	6 person household <input type="checkbox"/> over \$50,300
<input type="checkbox"/> under \$39,050	<input type="checkbox"/> under \$50,300
7. **Are you a homeowner?**    Yes    No     8. **Are you a renter?**    Yes    No
9. **What improvements to the recreational facilities would you like to see? Please list:**  


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10. **Are there any problems in your neighborhood with the following (choose all that apply):**  
 Public Safety    Streets    Curbs/Sidewalks    Handicap access    Parking  
 Traffic    Storm sewers    Sanitary sewers    Litter    Property Maintenance  
Other: \_\_\_\_\_  


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11. **What, if any, medical care is missing or lacking in the City of Wheeling and the surrounding area? Please list:**  


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12. **Do you use any of the social service programs available in the City?**    Yes    No

If yes, what programs do you use?

13. Are there any programs or services that are missing or under-funded in the City? Please list:

14. Are there any employment issues in the City of Wheeling? Please list:

15. Are there any housing issues in the City of Wheeling? Please list:

**Fair Housing concerns/impediments include any act of discrimination or barrier that might limit the housing choices of families and individuals. Impediments to fair housing choice are defined as any actions, omissions, or decisions that restrict, or have the effect of restricting, the availability of housing choices based on race, color, religion, sex, disability, blindness, familial status, ancestry or national origin.**

16. In your opinion, are residents of the City of Wheeling aware of how to report fair housing violations or concerns?  Yes  No  Unsure

17. What do you think are the primary reasons why fair housing complaints are not reported?

18. 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
Concentration of subsidized housing in certain neighborhoods	<input type="checkbox"/>				
Lack of affordable housing in certain areas	<input type="checkbox"/>				
Lack of accessible housing for persons with disabilities	<input type="checkbox"/>				
Lack of accessibility in neighborhoods (i.e. curb cuts)	<input type="checkbox"/>				
Lack of fair housing education	<input type="checkbox"/>				
Lack of fair housing organizations in the City	<input type="checkbox"/>				
State or Local laws and policies that limit housing choice	<input type="checkbox"/>				
Lack of knowledge among residents regarding fair housing	<input type="checkbox"/>				
Lack of knowledge among landlords and property managers regarding fair housing	<input type="checkbox"/>				
Lack of knowledge among real estate agents regarding fair housing	<input type="checkbox"/>				
Lack of knowledge among bankers/lenders regarding fair housing	<input type="checkbox"/>				
Other barriers	<input type="checkbox"/>				

19. Are there any additional comments or concerns that you wish to share?

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# CITY OF WHEELING, WV

## RESIDENT SURVEY SUMMARY

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As a part of the Five Year Consolidated Plan and the Analysis of Impediments to Fair Housing Choice planning process, the City of Wheeling distributed a Resident Questionnaire. Questionnaires were distributed in the City-County Building lobby, posted on the City website, and in various service agencies and public facilities throughout the City. There were forty-six (46) questionnaires completed and returned.

### **Notable Characteristics**

Some of the notable characteristics of respondents included (as a percentage of those that answered each question):

- The majority of respondents are female at 63.41%.
- The vast majority (95.12%) of respondents are White.
- Of those that answered the question, 52.50% are low- to moderate-income for their family size.
- The majority, at 52.17%, come from one-person households.
- Only 39.47% of respondents are homeowners.
- 50.00% of respondents felt that residents of the City did not know, or were unsure of, how to report fair housing violations.

### **Notable Needs**

Some of the notable needs identified by respondents included problems with the following (as a percentage of those that answered each question):

- Streets – 41.67%
- Property Maintenance – 29.17%
- Curbs/Sidewalks – 45.83%
- Public Safety – 20.83%
- Litter – 25.00%
- Parking – 29.17%
- Storm Sewers – 25.00%
- Traffic – 12.50%
- Handicap Access – 8.33%
- Sanitary Sewers – 0.00%

The following is a list of needs/issues associated with different areas of community and economic development. Values were calculated as a percentage of those that answered each question.

### **Recreation:**

- 20.00% would like to see playground improvements, including new playground equipment.
- 15.00% would like to see more recreation facilities in the City.
- 10.00% stated they would like to see improvements and updates made to the ball fields.
- 10.00% said that they wanted more pools in the City with evening hours.
- 10.00% said they would like to see better maintenance of the City's parks and recreation centers.
- 10.00% would like to see more youth programs and a variety of recreational facilities for everyone.
- Other recreation needs included:
  - A dog park.
  - Better lighting in parks and recreation facilities.
  - More public access points for fishing on the Ohio River and Wheeling Creek. Areas should include handicapped accessible parking.
  - Preservation of trees and nature on public land.

### **Medical:**

- 28.57% of respondents said that there is a shortage of healthcare providers in the City, including urgent care, neurologists, endocrinologists, podiatrists, and dermatologists.
- 21.43% mentioned the need for affordable dental care and more dentists who accept Medicaid.
- 21.43% state they need more doctors and medical providers to accept Medicaid. One survey respondent said laws should be implemented to prohibit physicians and others from refusing to serve low-income populations, particularly those who rely on Medicaid, Medicare, and CHIP.
- 14.29% said that the City needs affordable vision care and more optometrists who accept Medicaid.
- 14.29% said that the City needs to provide assistance with medications for low income populations.

### **Social Services:**

- Only 39.47% of respondents indicated that they used social services.

- 30.77% mentioned services through the Department of Health and Human Services.
- 23.08% said that they used Catholic Charities.
- 15.38% use the YWCA or services provided by local churches.
- 15.38% mentioned food stamps.

**Programs that are Missing or Under-funded:**

- 10% mentioned the Greater Wheeling Coalition for the Homeless and the Wheeling Health Right.
- Other Unmet needs include utility assistance programs and youth programs.

**Employment:**

- 53.85% identified the lack of jobs that pay a living wage within or near City limits as the number one employment issue in Wheeling.
- 15.38% said that the City should improve public transportation and add more evening and weekend hours to the current schedules, especially to and from the Highlands.
- 7.69% mentioned a need for a notification system that alerts residents of new job openings in the City.
- 7.69% mentioned concern over the decrease of police and firefighter jobs in the City.

**Housing:**

- 36.84% said that there is a lack of affordable housing in the City.
- 10.53% cited the oil and gas industry as the reason for high rental rates throughout the City.
- 10.53% said that there is a need to eliminate blight in the City.
- 5.26% said there is a severe shortage of homes for sale between the \$200,000-\$250,000 range.
- Other housing issues/needs include bedbugs, clean and affordable housing for the elderly, absentee landlords, and public housing in areas with access to public transportation and on Wheeling Island.

**Reasons Fair Housing Complaints Are Not Reported:**

- 35.00% said that people either lack knowledge on the issue and their fair housing rights, or don't know where to go to make a complaint.
- 30.00% said that fear of retaliation through eviction, increased rents, or harm prevents some victims of housing discrimination from making a report.

- 15.00% think that reporting a violation will be a waste of time and energy because they won't be taken seriously and/or nothing will be done about it.

The following situations result in further discriminations and/or barriers to fair housing in the City of Wheeling:

### Reasons for Discrimination

	Strongly Agree	Agree	Neutral/Unsure	Disagree	Strongly Disagree
Concentration of subsidized housing in certain neighborhoods	21.88%	18.75%	40.63%	9.38%	9.83%
Lack of affordable housing in certain areas	44.12%	26.47%	20.59%	5.88%	2.94%
Lack of accessible housing for persons with disabilities	25.53%	32.35%	35.29%	5.88%	2.94%
Lack of accessibility in neighborhoods (i.e. curb cuts)	15.15%	30.30%	39.39%	6.06%	9.09%
Lack of fair housing education	18.18%	33.33%	36.36%	6.06%	6.06%
Lack of fair housing organizations in the City	14.71%	29.41%	50.00%	0.00%	5.88%
State or Local laws and policies that limit housing choice	20.59%	14.71%	47.06%	11.76%	5.88%
Lack of knowledge among residents regarding fair housing	24.24%	30.30%	33.33%	6.06%	6.06%
Lack of knowledge among landlords and property managers regarding fair housing	23.53%	17.65%	41.18%	11.76%	5.88%
Lack of knowledge among real estate agents regarding fair housing	21.21%	18.18%	45.45%	15.15%	0.00%
Lack of knowledge among bankers/lenders regarding fair housing	14.71%	23.53%	44.12%	11.76%	5.88%
Other barriers	23.08%	3.85%	65.38%	3.85%	3.85%

**CITY OF WHEELING, WEST VIRGINIA  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND  
HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM  
AGENCIES/ORGANIZATIONS NEEDS SURVEY**

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**Name of Agency/Organization:**

**Address:**

**Contact:**

**Title:**

**Phone:**

**Fax:**

**E-Mail:**

**Brief description of programs your agency provides:**

**Does your organization provide any services or programs for the following?**

**Social/Human Services:**

**Housing:**

**Planning:**

**Community Development:**

**Economic Development:**

**Business Loans:**

**Job Training:**

**Other:**

**Social/Human Services:**

**Housing:**

**Planning:**

**Community Development:**

**Economic Development:**

**Business Loans:**

**Job Training:**

**Other:**

**What clientele does your program(s) serve? i.e. low income, elderly, disabled, etc.**

**What are the unmet community and economic development needs in Wheeling?**

**What are the unmet housing needs in Wheeling?**

**What are the unmet social service needs in Wheeling?**

**What, if any, are the Fair Housing issues in Wheeling?**

**Comments/Suggestions (if any):**

**City of Wheeling, West Virginia**

**Agency Needs Survey – Housing Authority of the City of Wheeling**

**Randall L. Geese, Executive Director, 304-242-4447**

**Wednesday, February 11th, 2015**

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- The Housing Authority of the City of Wheeling provides Public Housing units, Section 8 Housing Choice Vouchers and Public Housing assisted units for low-income families in Wheeling and Ohio County.
- All participants are low-income. Some are elderly or disabled.
- There is a need in the City for better public transportation to take residents to and from places of employment.
- Additional low-income affordable housing is needed.
- While the Housing Authority generally has a sufficient number of accessible units, the Housing Choice Voucher holders have a difficult time finding accessible units that they need.
- There are a number of individuals in the City in need of some form of care providers, but they are unable to pay the cost.

**City of Wheeling, West Virginia**  
**Agency Needs Survey – Faith in Action Caregivers, Inc.**  
**Jeanette Wojcik, Executive Directory, 304-243-5420**  
**Wednesday, February 11th, 2015**

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- Faith in Action Caregivers, Inc. recruits, trains and matches volunteer caregivers with the elderly and disabled and provides free services to the elderly and disabled in Ohio, Marshall and Belmont Counties so that they can remain independent.
- Typical services provided include escorted transportation to medical appointments; shopping; errands; respite for family caregivers; telephone reassurance phone calls; and friendly visiting.
- There are no income guidelines and there is never a charge for services regardless of income level.
- Free services for the elderly, especially transportation, is the greatest need.
- There is a need in the City for low-income assisted living facilities.
- There is a need to create social service programs that eliminate the isolation of the elderly and disabled.

**City of Wheeling, West Virginia**

**Agency Needs Survey – Wheeling Health Right, Inc.**

**Kathie H. Brown, Executive Director, 304-233-1135**

**Wednesday, February 11th, 2015**

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- Wheeling Health Right is a free and charitable clinic providing health care and medications to the low-income underinsured.
- They are providers of WV Medicaid addressing the need of access to providers for Medicaid covered providers.
- They also provide care to the new population of uninsured, those 138 1/2% - 200% of the Federal poverty level; who cannot afford the deductibles to take the insurance available in the Marketplace.
- Wheeling Health Right serves those at or below 200% of the Federal poverty level who are uninsured, underinsured or Medicaid eligible. Anyone between the ages of 16-65.
- There is a continuing need to develop the business environment in the community and make Wheeling business friendly. This will encourage new businesses to locate and grow in the Wheeling community.
- There is a need for affordable housing for families and young people. With the influx of the gas and oil industry (which is good) it has caused housing to become outrageously expensive. Those below 200% of the Federal Poverty Level have difficulty finding decent, safe, and affordable housing.
- There is a huge issue with providing adequate access to primary health care for those who are Medicaid eligible. Wheeling Health Right is the only option available. There is not a Federally-qualified health center in the community and physicians cannot feasibly take more than 2-3% of patients with Medicaid and support a viable practice.
- There is a need to fund the clinic in order to keep patients working and being contributing members of the community.
- There is a need to manage chronic diseases through services so that people can continue to work and provide for their families, and not live off the system.
- There is also a great need to address the drug problem in the community, which is impacting young people of all backgrounds.

**City of Wheeling, West Virginia**

**Agency Needs Survey – The House of the Carpenter**

**Dr. Michael Linger, Executive Director, 304-233-4640**

**Wednesday, February 11th, 2015**

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- The House of the Carpenter provides for persons with basic necessities through the food pantry; community garden; thrift store; underwear room; winter coat program; potato drop; school supplies; Christmas Kids programs; food boxes; utility assistance; backpack-Madison Elementary; RAPP; and they are looking toward a housing project.
- The House of the Carpenter also provides transformational development through youth education programs (strings, art, drama); summer camp; day camp; literacy camp; cooking classes; Kids in the Kitchen; budgeting and dealing with credit classes; and a mentoring program, which will evolve over the coming year.
- The House of the Carpenter serves low-income, especially the underemployed, the elderly, and families in transition.
- There is a need for jobs that pay a living-wage.
- The loss of a strong downtown has resulted in the loss of unskilled retail jobs.
- There is a large number of part-time workers that are not receiving a living wage. Many employers do not want part-time employees working second jobs and employees are sometimes fired if an employer discovers that a person has a second part-time job.
- There are also full-time employees living at or below the poverty level due to being compensated with a wage that is unreasonable.
- There is a lack of affordable housing. This has increased with the oil and gas development and with the high cost of flood insurance. Premiums for flood insurance often exceed the cost of mortgage and escrow account combined.
- There is a need for affordable, adequate rental property.
- There is also a need for affordable, adequate first time homebuyer's property.
- There is a need for the City to determine a way of to reduce the overwhelming cost of flood insurance.
- Wheeling has one of the best social services networks.
- Child care services are either unavailable or too costly for low-income parents, which discourages them from seeking employment.
- There is need for a reasonable way to help people transition from poverty to self-sufficiency. Too often, people are penalized as they try to improve the quality of life. For example, a mother turns down overtime for the Christmas season because the anticipated income of \$250 per month for two months will increase her assisted rent costs for the remainder of the year. She ends up losing money for working overtime.
- Cost of rent is too high.
- There are issues with landlords who lease out substandard housing. Families are often evicted before housing complaints can see their way through the system. Many people are fearful to make complaints because it is difficult to find another place to live.
- Flood insurance is limiting the potential for people selling and buying houses. FEMA is supposed to have a report to Congress. The three year study has not yet begun and, therefore, no report can be provided and changes will not be considered until the report is completed.
- There is a need for the City to aggressively advocate for changes in flood insurance.
- There is a need to have family advocate groups on rental issues.
- Low interest loans or grant programs need more funding, particularly when considering the age of the housing stock and the large amount of repairs and rehabilitation required.

- There is a need for recreational facilities on Wheeling Island that could become a center for community activities and for children/youth during the summer.

**City of Wheeling, West Virginia**

**Agency Needs Survey – Northern West Virginia Center for Independent Living (NWVCIL)**

**Claire Chantler, Fair Housing Program Manager, 304-296-6091**

**Wednesday, February 11th, 2015**

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- NWVCIL's Fair Housing program is funded by HUD to do Fair Housing education, advocacy, and enforcement to eliminate housing discrimination across West Virginia.
- NWVCIL trains housing providers, local governments, social service agencies, and individuals on fair housing rights and responsibilities.
- NWVCIL advocates on behalf of victims of discrimination by representing them in housing complaints filed with HUD and the WVHRC.
- NWVCIL conducts testing and investigations of alleged discrimination and files organizational complaints in order to combat systemic discrimination.
- A large portion of these program participants are low income, the elderly, persons with disabilities, minorities, and families with children.
- There is a lack of affordable accessible housing options for residents.
- Public housing is only one option when it comes to addressing needs for low-income housing. Many of these programs are full and there are no alternatives for residents.
- Rental housing costs are continuously increasing because of increased utility costs and an influx of oil and gas workers forcing residents out of the city and into housing that is not habitable.
- There is a need for fair housing education so resident know how to find help in WV through NWVCIL's program.
- There is a need for education on benefits of low-income subsidized housing in integrated accessible locations.
- There is a need for education and community involvement to address the worst case housing needs of residents and to combat NIMBYism.
- NWVCIL has direct evidence of discrimination against persons with disabilities and families with children in the Wheeling area. While these are the most common and most blatant forms of discrimination today, other forms of discrimination are present in the community. NWVCIL proposes to conduct targeted enforcement activities in the Wheeling area to identify and document patterns of discrimination so that they may be addressed in this plan.

**City of Wheeling, West Virginia**  
**Agency Needs Survey – West Virginia Saves**  
**Lisa Werner, Volunteer, 304-234-9221**  
**Wednesday, February 11th, 2015**

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- West Virginia Saves promotes financial wellness throughout the State of WV. In Wheeling, classes are provided on homeownership, budgeting, saving, ID theft, etc.
- West Virginia Saves serves the entire population regardless of income, but focuses primarily on LMI individuals and families.
- There is a need for jobs that provide a living wage.
- There is a need for affordable housing. Not only is the cost of rent high, but many rental properties are old and in need of many repairs.
- A lack of energy efficiency causes utility costs to go up. High utilities burden LMI families. There is a need for utility assistance programs.
- There is a need for day shelters from families and children that provide facilities and activities.
- There have been some instances where families are uprooted so that landlords can rent to pipe liners and charge an exorbitant amount of rent for the incoming gas and workers.

**City of Wheeling, West Virginia**

**Agency Needs Survey – Wheeling Board of Realtors**

**Heidi Camsky, Executive Director, 304-238-0151**

**Wednesday, February 11th, 2015**

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- The Wheeling Board of Realtors maintains statistical data on the Wheeling Area housing market in association with the National and State Association of Realtors.
- There is currently a lack of low to moderate income housing units available for rent.
- There is also a shortage of reputable general contractors willing to work on smaller renovations and or repair work on existing homes.

**City of Wheeling, West Virginia**

**Agency Needs Survey – North Wheeling Community Youth Center**

**Dr. Darrell Cummings, Director, 304-233-8899**

**Wednesday, February 11th, 2015**

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- The North Wheeling Community Youth Center provides a safe place for youth; including a youth mentoring program; and homework assistance.
- The North Wheeling Community Youth Center serves youth in grades K-12, up to the median family income.
- There is a need for jobs for youth and recent college graduates.
- There is a need for more economical and suitable housing.
- There is a need for more drug counseling programs.
- There is also a need for programs for the homeless.

**City of Wheeling, West Virginia**

**Agency Needs Survey – YWCA Wheeling Cultural Diversity and Community Outreach Program**

**Rita Gupta, CDCO Director, 304-232-0511**

**Wednesday, February 11th, 2015**

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- Some of the programs provided by the YMCA Wheeling CDCO include:
  - Human trafficking victim assistance
  - Upper Ohio Valley Multicultural Festival
  - Project on Racism essay contest
  - Youth outreach at Northern Regional Juvenile Center
- There is a need for public transportation that runs late at night and on holidays.
- There is a need for citizenship classes in the City of Wheeling.
- There is a need for job training programs for people coming out of prison.
- There is a need for agricultural revitalization.
- There is a need for affordable housing for women with children.
- There is a need for mental health / addiction counseling in the public schools.
- There is a need for financial literacy education in the schools.
- Survivors of domestic violence have privacy and security concerns. Public housing needs to be sensitive to these concerns when requesting personal information.

**City of Wheeling, West Virginia**

**Agency Needs Survey – Holy Family Child Care and Development Inc**

**Michelle Forsythe, Director, 304-242-5222**

**Wednesday, February 11th, 2015**

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- Holy Family Child Care and Development provides high-quality early-childhood care and education for children from birth through kindergarten.
- It is a full service center that is open Monday thru Friday from 6 am – 6 pm, year round.
- They provide childcare, preschool, and universal Pre-K (in collaboration with Ohio County Schools).
- There is a need in the City for healthcare for minimum wage workers.

**City of Wheeling, West Virginia**

**Agency Needs Survey – The Seeing Hand Association**

**Karen Haught, Executive Director, 304-232-4810**

**Wednesday, February 11th, 2015**

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- The Seeing Hand Association helps the blind and visually impaired lead full and independent lives through employment, programs, support groups, transportation, recreation, and low-vision products.
- They also provide free eye screening and home assessments.
- The Seeing Hand Association primarily serves the disabled, low-income, and the elderly.
- They also host a free camp for children.
- There are a lack of stores and businesses in the downtown area, so shopping is limited.
- There is a lack of affordable housing and rental property in the City. Most homes are old and in need of many updates. The City needs new homes and rental complexes that are in the \$200,000 range.
- There is a need for on-line groups where City residents could post interests, events, and meet new people.
- Wheeling needs a plan for job development to keep young people in the City. The developers should visit Naperville, Illinois to witness the amazing transformation that was done to a river city.

**City of Wheeling, West Virginia**

**Agency Needs Survey – Greater Wheeling Coalition for the Homeless (GWCH)**

**Lisa Badia, Executive Director, 304-232-6105**

**Wednesday, February 11th, 2015**

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- The Greater Wheeling Coalition for the Homeless strives to advance housing and human services, educate the community on the plight of homelessness in the Northern Panhandle, and work with other agencies to provide emergency shelter.
- While providing longer term housing in three facilities, they also coordinate local homeless services and advocate on behalf of the homeless to all levels of government and financial stakeholders.
- GWCH is also the lead agency of the Northern Panhandle Continuum of Care (NPCoC).
- There is very limited lending for new small businesses.
- High leasing rates from commercial property owners make it difficult to attract new businesses.
- There is little or no support from homeowners for initiatives that support local historical preservation activities.
- There is a need for local officials to get involved with the flood insurance rate issues since a good deal of Wheeling's properties are in the flood plain and the new rate increase prohibits acquisition.
- There is a need a more accessible public transit system to and from places of employment. The current system remains a crippling condition that impedes those low and moderate incomes.
- There is a need to develop affordable housing to meet the demand. Low wages that have not grown proportionately to housing and other cost of living factors remains a barrier.
- For-profit developers are unable to supply housing for homebuyers because the cost to build exceeds the market rate.
- First time homebuyer properties are scarce due to the demands for rentals. The renters, who typically would cycle to home ownership, aren't able to do so, which further burdens the rental market with longer rental dependency and less turnover.
- Faced with the extreme lack of affordable housing options in this region, working class families continue to slip into homelessness. Last year, 75% of the households seeing assistance via GWCH were homeless for the first time.
- Due to the level of overwhelming demand, even people who have assistance navigating the housing system face considerable barriers. Coalition staff routinely help clients submit applications for subsidized housing with the local Public Housing Authority and programs offering Housing Choice Vouchers.
- The level of availability is far short of the extremely high local demand for these forms of assistance, which results in placement on waiting lists that can typically last 9 months or more.
- While many federal and state funding sources have invested heavily in short-term rental assistance programs, coined "Housing First" and "Rapid Re-Housing," in an effort to rapidly rehouse people who are homeless to keep them from languishing in the emergency shelter system, these programs are not effective in all communities. For example, when rental prices exceed the amount of short-term subsidy available or when there are simply no affordable rental units available because of high local demand, programs which rely on private market housing instead of shelter facilities are unlikely to

prove successful. Furthermore, current funding prioritizes rapid re-housing in favor of prevention resources designed to help low-income people from becoming homeless in the first place, despite a high level of need for assistance with rental arrearages as people fall behind in a downward economic spiral.

- Programs that provide excellent success rates, such as Transitional Housing, are being cut to reallocate funds for Housing First programs. Transitional Housing in Wheeling boasts an overall recidivism rate less than 0.5%, which has been excluded from ESG funding via the WVOEO.
- The dire situation is reflected in Coalition statistics which show a local increase of 376% in family homelessness, compared to a national increase of 3% recently cited in the Washington Post. And the increase in first time homelessness at 75% when the goal is to eliminate first time homelessness.
- Due to the ongoing lack of affordable housing, the need for additional services to serve people with low or no income who are homeless or at imminent risk of becoming homeless in this region is extensive. Funding for the development of additional programs serving this population, as well as, the support necessary to operate and maintain existing shelter facilities and support services, is desperately needed to address this situation.
- HUD's available pro-rata to the region is small and fully accounted for with renewals. The lack of ongoing operational and supportive service funds to support new affordable housing creates a barrier to the development of new projects from non-profits. The typical occupancy fee a homeless client can contribute averages \$144 monthly, leaving a large portion of the operational fees in need of subsidy from a source outside of HUD's Supportive Housing Program.
- Accessibility to private market housing for same sex couples is a Fair Housing issue in Wheeling.

**City of Wheeling, West Virginia**  
**Agency Needs Survey – Catholic Charities West Virginia**  
**Elizabeth Paulhus, MMP, Director, 304-905-9870**  
**Wednesday, February 11th, 2015**

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- The Wheeling Outreach Office (the Catholic Charities Neighborhood Center) offers breakfast and dinner to primarily homeless clients Monday thru Saturday.
- They also prepare and deliver meals to 280 shut-ins throughout the City.
- On-site they offer assistance with utility bills that are in termination; food baskets through its food pantry; and intensive case management that helps clients to identify barriers to self-sufficiency and set goals that can help them to overcome these barriers.
- Catholic Charities also runs an emergency shelter called the Hospital House, which provides housing for up to three months to a homeless family with children.
- The meals served on-site are served primarily to homeless individuals and families. No income questions are asked to those who receive meals.
- Case management, utility assistance, and food pantry services are for individuals and families falling below 150% of the federal poverty guidelines.
- Meal deliveries are for those receiving SSDI, those with a referral from a hospital or health care social worker, or those who are 65 and older and have been deemed by CCNC staff through a home visit to be homebound or incapable of preparing their own meals.
- Currently, jobs available to their clients are largely at the Highlands. Public transportation to and from the Highlands does not run at times that are convenient for the shifts that they are being asked to work, and so many are either unable to take positions or find themselves struggling to find alternative means of traveling up the hill. There is a strong need for the City (and County) to reevaluate public transportation to determine if the routes and schedules fit the needs and demands of riders.
- In addition, the lack of employment opportunities continues to be an issue. It might be worthwhile for the City to partner with social service organizations to look at some alternative models, such as social enterprises or cooperatives that provide intensive hands-on training and even, in some instances, business equity.
- For those who are low-income (and even lower middle-income), the dream of becoming a homeowner is becoming increasingly difficult. Finding a starter home that is affordable and needs little work is nearly impossible. Home prices keep climbing, while income levels stay stagnant. At the same time, there are numerous properties (some vacant, some not) that would be wonderful homes (and affordable) with some basic rehabilitation. Rehabbing existing structures to at least upgrade basic infrastructure may address the housing concerns of those in the lower income brackets.
- Transportation continues to be one of the biggest issues facing our clients and there is no one addressing this concern.
- There continues to be a lack of shelter options for families with children. One family at a time can stay in the Hospitality House and one can stay at the YWCA. Catholic Charities has seen an upswing in the number of homeless families coming to us, and there are simply not enough places to house them.
- Dental services are also lacking for many of our low-income clients. Considering the connections between good oral health and general physical health, this is an area that should be explored and addressed.
- Ms. Paulhus believes that many of their clients are simply unaware of their rights under the Fair Housing Act, and that social service providers also do not always have the best grasp of Fair

Housing. Perhaps, there could be regular, ongoing training on Fair Housing. And, if this is already happening, then the trainings should be advertised through the Family Resource Networks, the United Way, or other networks of providers.

**City of Wheeling, West Virginia**

**Agency Needs Survey – Belomar Regional Council**

**Scott Hicks, Executive Director, 304-242-1800**

**Wednesday, February 11th, 2015**

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- Belomar Regional Council is a multi-county Interstate Planning agency (Ohio, Marshall, Wetzel, and Belmont Counties) which serves the local governments of these counties in advancing community development, economic development, transportation planning, and fiscal oversight or some social services for seniors.
- The majority of the work they do involves obtaining public financing for member communities to undertake infrastructure and housing projects.
- Belomar Regional Council is the Metropolitan Planning Organization (MPO) for federal and state transportation projects.
- Belomar offers housing rehab assistance to LMI households in Belmont County because Ohio provides HOME and CDBG dollars for housing. They have done some housing in WV in past years when funds were available for housing programs.
- Belomar does a great deal of water and sewer infrastructure projects and some street improvements and public facilities upgrades, when funds are provided for those activities.
- Belomar Regional Council membership consists of the elected officials and board members within the four-county region.
- Most of the activities they are involved with benefit low to moderate income and elderly persons, but not exclusively.
- Some programs, CDBG and HOME, are tied to LMI benefit while other funding sources and projects target households without water and/or sewer services.
- As with most of the communities in the Ohio Valley, Wheeling needs stable, well-paying job opportunities.
- There is also a need for infrastructure upgrades, including roads, bridges, and water/sewer upgrades.
- With the influx of out-of-state workers for the oil and gas industries, housing has become a concern. Specifically, the availability of affordable rental units to lower and middle income households.
- The condition of the housing stock is also a concern. Most of the houses are very old and in need of renovations. There are also many pockets of distressed housing, some of which are in such a state of disrepair that demolition is the best option.
- The federal government needs to provide more housing funds and programs to local governments for housing activities either through CDBG and HOME or through a separate program.

**City of Wheeling, West Virginia**

**Agency Needs Survey – Youth Services System, Inc.**

**John Moses, CEO, 304-233-3371**

**Wednesday, February 11th, 2015**

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- Youth Services System, Inc. provides emergency youth shelters for homeless youth and those in state custody.
- YSS also provides transitional training and housing for youth 17-21 years old; a residential treatment center for boys 12-17 years old with intellectual disabilities and behavioral health issues; a private, non-profit juvenile detention and corrections facility (the Ronald C Mullholland Juvenile Center; substance abuse treatment services for youth; assessments; counseling; and therapy services for youth and families.
- YSS offers in-home and supervised visitation services.
- YSS staff work with Elm Grove Elementary School and McNinch Elementary School in before and after school programs.
- YSS sponsors the Ohio County Substance Abuse Prevention Coalition.
- YSS hosts the Winter Freeze Shelter for homeless adults with the help of volunteers and private donors.
- YSS programs are available to youth from birth to 21 years old, and up to age 24 for work training and substance abuse treatment.
- There is a need for child care options for working families or those pursuing training and education.
- There is a need in Wheeling for assistance for local businesses that train and hire local youth.
- There is a need for diverse options for training to accommodate people with special needs.
- The amount of available housing is limited and the cost of housing is unaffordable.
- There are not enough housing options for homeless adults. In other WV communities, Housing First programs make housing available along with intensive services, which has helped meet the needs of adults with serious mental illnesses and or addiction problems.
- There is a need for more supportive programming for young adults looking to continue their education and training. This should include adult mentors to help youth build long-term connections to the community
- There is a need for better public transportation with broader service areas and schedules.
- There is a critical shortage of the availability of substance abuse treatment services and programs.
- It seems to be more challenging to house a family with health and mental health problems.
- Some housing is reserved for those deemed “desirable tenants”, which ultimately can exclude some populations as a result of discrimination.

**City of Wheeling, West Virginia**

**Agency Needs Survey – YWCA Wheeling**

**Lori Jones, Executive Director, 304-232-0511**

**Wednesday, February 11th, 2015**

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- The YWCA provides emergency shelter/residence for homeless women, ages 18-70.
- The YWCA has a women's boutique that offers gently-used professional clothing to women in need.
- The YWCA offers non-medicated housing and support for women in recovery.
- They also have a cultural diversity program that teaches tolerance and acceptance.
- They have a several domestic violence services, including a shelter, transitional housing, a hotline, court advocacy, monitored visitation, teen dating violence advocate in local high schools, employability, etc.
- There is a need for a better public transportation system that runs on off hours.
- There is a need for living/sustainable wages that match the economic needs of the community.
- The city government, REDO, OVConnect, and Reinvent Wheeling have done a great job of bringing in new businesses, sustaining business, and revitalizing the City.
- According to the living wage calculator, the living wage in Wheeling is \$7.58 for a single person and \$16.78 for one adult and child.
- There is a need for affordable housing for those making minimum wage, or what is considered a living wage in Wheeling.
- Many families are doubling up to afford high rents.
- There is a need for separate senior housing from SSD recipient housing.
- There is a need for off-hours child care.
- There is also a need for a 30-day detox facility for men and women.
- There is a need for programs for pregnant addicts who have addicted children.
- There is a need for affordable medical assistance for those unable to sign up for Universal Health Care.

**City of Wheeling, West Virginia**

**Agency Needs Survey – Vandalia Heritage Foundation**

**Laura Kuhns, Fair Housing Program Manager, 304-368-1555**

**Friday, May 8, 2015**

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- Vandalia Heritage Foundation is a non-profit 501(c)3 based in Fairmont, WV. They own and develop historic properties for the purpose of community development and historic preservation.
- Their focus is not exclusively housing or affordable housing, but that is something they do as part of their mission of “economic revitalization through historic preservation.”
- A current project involves 12 new housing units in East Wheeling through construction on existing or blighted sites. They would like to see more affordable housing in the Northern Panhandle since the oil boom has put so much pressure on the rental market.
- They currently have no certified planners but they work with dozens of communities in Northern West Virginia and they get funding to help communities with revitalization plans. They have done planning and development in the past.
- Community Development projects also involve preserving existing affordable units. There are several Victorians in Wheeling on 12<sup>th</sup> Street that the organization is trying to preserve as affordable housing.
- In terms of economic development, the organization partners with the USDA to offer a microloan program to businesses. Loans come in small amounts of around \$2,500 with the maximum being no more than \$10,000.
- The organization is concerned about creating quality affordable housing for those who are of the working class (LMI population) and also those who are retired and on a fixed income. Landlords have doubled and tripled rents because of the oil boom and the organization believes that quality affordable housing is the best use of historic buildings.
- In their opinion, Wheeling has avoided doing historic preservation and downtown development as they are used to trying to lure in industrial parks with greenfield development. Businesses are often mixed with housing to create vibrant neighborhoods, but in Wheeling there are zoning and tax issues that prevent this from happening. Taxing housing developers at commercial rates disincentives people from creating housing in business districts.
- There is an aging inventory of single family homes and Wheeling needs new housing stock for affordable, single family market rate housing.
- There are great networks in Ohio County. There are philanthropic organizations, primarily for youth, and these organizations will refer tenants to them and even offer rental assistance in some cases.
- There is also a supportive religious community and a great homeless coalition that assist with housing needs.
- East Wheeling is blighted but there are plans underway to improve the area.
- In their opinion, the Housing Authority is probably taking advantage of minority populations but the situation is improving.

**City of Wheeling, West Virginia**

**Agency Needs Survey – Northern West Virginia Center for Independent Living**

**Claire Chantler, Fair Housing Program Manager, 304-232-0511**

**Wednesday, May 13, 2015**

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- The Northern West Virginia Center for Independent Living (NWVCIL) is an advocacy resource center for persons with disabilities and the communities in which they live.
- NWVCIL is a HUD-funded fair housing initiative program (FHIP).
- They NWVCIL covers the entire State of West Virginia through education, outreach, and enforcement.
- The NWVCIL assists with filing fair housing complaints, and conducts investigations and testing.
- The NWVCIL covers all protected classes. They receive more disability calls than any other. 50% of all intake calls are related to disabilities.
- The biggest concern for housing in Wheeling is related to the oil and gas industry. The concern is that outside workers are coming to Wheeling and taking over resident opportunities for employment and housing.
- The NWVCIL has received many complaints over familial status. Some rentals are advertising, “no children” or “adults preferred”, which many believe is because the landlords are targeting oil and gas industry workers as tenants.
- The NWVCIL has also received many fair housing complaints regarding disability discrimination claims. Many of the calls are associated with emotional support animals being denied.
- They have also received calls about sexual harassment from housing providers to female renters.
- There is also a concern over the high utility costs for low-income persons. Many are living in subsidized housing, but unable to afford high utility bills. There is a need for programs that offer utility assistance.

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# MEETING SUMMARIES

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## City of Wheeling, WV

### Meeting with Building / Inspection Department

Tuesday, February 10<sup>th</sup>, 2014 @ 8:00 am

#### In Attendance:

<i>Karl Haglund</i>	<i>Consultant</i>
<i>Katie Bournes</i>	<i>Consultant</i>
<i>Gary Wise</i>	<i>Building Inspection Staff</i>
<i>Tom Wilson</i>	<i>Building Inspection Staff</i>
<i>Lisa Tappe</i>	<i>Building Inspection Staff</i>
<i>Bill Annette</i>	<i>Building Inspection Staff</i>
<i>John Schneider</i>	<i>Building Inspection Staff</i>

- Lead abatement is expensive. Removing lead during rehabilitation eats up a lot of the available funding.
- 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.
- Wheeling is too large of a City to qualify for rural development funds.
- There is a need in the City of Wheeling for the rehabilitation of multi-family homes.
- The areas in the greatest need of rehabilitation are: Wheeling Island, North, South, East and center Wheeling.
- Wheeling Island and East Wheeling needs the most immediate attention.
- The areas of the City that require the least attention include: West Wheeling, Pike, and Elm Grove.
- There are roughly 300-400 vacant structures in the City of Wheeling and 150-200 of those are beyond the state of repair. Many of these properties are owned by out-of-state owners.
- Due to historic clearance permits, it became too difficult to use CDBG money for demolitions.
- The City Operations department cares for and maintains vacant lots.
- There is a large number of vacant structures in Wheeling's business district.
- The City demolishes properties and puts liens in place. However, often, if a neighbor buys the land, the lien is forgiven.
- The City's infrastructure is good. The sidewalks are in good shape, many of which have been replaced in terms of priority.

- The City does not do a great deal of sidewalk repairs, but the sidewalks are often repaired along when streets are repaired.
- Many elderly residents are unable to maintain their lots and/or sidewalks. The City does not get too involved with this.
- HUD wants to target code enforcement, etc. to areas most in need, low-income areas
- Looking to prioritize needs
- Needs in the downtown district – many vacant commercial spots, there is some small need for demolition, but some are not occupied, some buildings cost too much to bring to code, fire standards, egress, etc.
- Illegal dump sites on vacant lots, homeless living in vacant homes without utilities, some owners can't afford the utilities so they live in the house without them in uninhabitable situations
- Families can't stay together, people with criminal records have a hard time finding assistance
- Building Inspection refers people to Homeless Coalition and Salvation Army, but families are split up and criteria are high
- They can condemn the building, but can't kick them out until there is somewhere for them to go
- Housing is a big need – projects like the Hope VI project. Lack of new affordable housing projects
- People can't fit the criteria for some of the subsidized housing – won't accept addicts, people with extensive criminal records, etc.
- A lot of seniors leaving their homes, looking to downsize – some illegal rentals in single family homes
- Landlord Association lobbied to get rid of the rental registration program
- Building Inspectors can't go into a building without owner, but in an emergency situation
- City of Wheeling and State of WV Tenant/Landlord law –
- A lot of tenants don't know their rights, many have "secret under the table deals". Landlord/tenant disputes are common.
- A lot of gas people coming in to drill, driving up the rents, a lot of hotels are full
- Minimal repairs in rentals
- Building inspectors deal with CYF, seniors services, etc. they are social workers
- Building inspectors have a citation program but the citations don't work – low-income people can't afford to pay the fines, and no one enforces them
- Try to talk to owners, file a complaint with Municipal Court
- Vacant building registration program fees – increasing fee scale for vacant buildings. Plan to tear it down, rehab it, or sell it to someone that can. This helps them to keep control of fire and police problems. Will send us a copy of the vacant building ordinance. Broken window, grass is high, etc. Contact owner and tell them they have to register the building. Occupancy permit resets the clock.
- If the City requires the building be brought to code, it can scare people away. Building inspectors make sure that it is safe – fire precautions, plumbing, etc.
- Commercial buildings are safe, sprinklers are in buildings and people are awake and aware. Residential buildings don't have sprinklers, sometimes don't have their smoke detectors hooked up

- One year grace period, then \$500, then \$1,000, then \$1,500 if they don't pay go to court. It is heavy-handed on people that are poor. People with money have lawyers.
- New construction includes an office building, some senior housing

# City of Wheeling, WV

## Meeting with City Manager

Tuesday, February 10<sup>th</sup>, 2014 @ 9:00 am

### In Attendance:

<i>Karl Haglund</i>	<i>Consultant</i>
<i>Katie Bournes</i>	<i>Consultant</i>
<i>Robert Herron</i>	<i>City Manager</i>

- There is a need for the City to focus on economic development by way of job training programs or infrastructure, instead of façade improvements.
- Street paving and retaining walls are high priorities.
- Sewer separations of combined sewers is a priority. The City of Wheeling submitted a long-term control plan to the DEP. The plan includes \$150 million in projects, most of which are sewer separations. One phase of the project is completed and three remain.
- Improvements to City-owned bridges are a high priority. The City would like to complete one bridge project per five year period.
- No green infrastructure in current phase.
- If it is cost-prohibitive to rehabilitate the Nelson Jordan Center, would building a new one be a more cost effective solution?
- The City should consider tying housing into the development of the community center. It could benefit low/mod residents. The contracts would have to be separate.
- Another solution would be for the City to move the community center to an existing building. Half of the building could be developed as housing.
- The City should also consider locating the community center closer to the field. Locker rooms could be created for both facilities. It could be multi-year and high priority.
- The old pool is a good site for development of the community center.
- Improvements to Tunnel Green are important for developing the park.
- The City needs to replace playground equipment. The equipment is a fixed asset with a life cycle.
- Replacing fire trucks and equipment is a high priority. Station 5 needs a new truck but will pay the full cost to replace because it doesn't serve the entire City.
- The Section 108 Loan Program is currently \$208,000. The City should look at debt service to see if it can be increased.

- Industrial and commercial revenue bonds were used to purchase and renovate Windsor Manor. The City serves as a pass-through and, therefore, gets a portion tax-exempt. The City is not guaranteeing it. It is being used primarily for senior housing with over 100 units for seniors. The population breakdown is 60% seniors and 40% low-income. It is slated to become 80% senior and 20% low-income. The total cost of the complete rehab of the building will be \$8 million. The building was purchased by new owners. The focus is on the working poor.
- The oil and gas industry is renting low- and moderate-income, which is driving up the prices.
- The City has seen a great deal of opposition to the rental inspection program. There is not a groundswell of renters to promote this.
- Downtown Wheeling is primarily low/mod. Many of the roads are state roads.
- The State is working on downtown streets and implementing ADA improvements, but repairs are taking time.
- The timeliness of projects is big concern. The City should work in sections of a bigger project.
- There is a need for the City to create more jobs. For every \$35,000 spent, the City should create a job. Demolition as job creation for economic development? Or Acquisition.
- New building built, and can do tenant improvements if low/mod jobs will be created, or social service group, or community center.

## City of Wheeling, WV

### Meeting with Public Works, Operations, and City Engineer

Tuesday, February 10<sup>th</sup>, 2014 @ 1:00 pm

#### **In Attendance:**

<i>Karl Haglund</i>	<i>Consultant</i>
<i>Katie Baurnes</i>	<i>Consultant</i>
<i>Robert Herron</i>	<i>City Manager</i>
<i>Russell Jebbia</i>	<i>Public Works Director</i>
<i>Joe Forrester</i>	<i>Operations</i>
<i>Tim Burch</i>	<i>Operations</i>
<i>Conrad Slanina</i>	<i>City Engineer</i>

- The City has discussed street repairs in low/mod areas as Capital Improvement Projects.
- Street paving, sidewalk and curb repairs, and retaining walls are all concerns.
- Could funding be used for improvements to Manchester or Baker Street Bridge? Baker Street Bridge is heavily travelled and in a low income area.
- Schenk Bridge used CDBG funding to match grants for repairs.
- The retaining wall on Lynn Street from 14<sup>th</sup> to 11<sup>th</sup> Street needs repaired. It will be a major project.
- The retaining wall on Baltimore Street needs repaired/
- Small retaining walls between 29<sup>th</sup> and Bauman's Addition need repaired.
- Demolition of the 28<sup>th</sup> and Wilson Street Bridge should be considered. The bridge is unnecessary.
- Demolitions have too much red tape to use federal funds.
- The City receives a lot of complaints about alleys. The alleys are just wide enough for garbage trucks to use them and the trucks destroy the pavement. The City cannot start paving alleys and using tar and chip over brick.
- The City has a curbside recycling program and it would make sense for trash collection to be the same, but they can't get council/resident support.
- Many curb and sidewalk repairs have been done with CDBG funding.
- CDBG money can be used for sewers and catch basins but they must show low/mod neighborhood benefit.
- The City can do rain gardens or green infrastructure in low/mod areas.
- There is a need to repair water lines for low/mod areas, specifically the area by 38<sup>th</sup> street.
- The City can repair lateral lines for low/mod residents from curb to the meter.
- The Nelson Jordan Center needs attention or the City should build a new community center. The Nelson Jordan Center is hard to get to and not very accessible. The retaining wall along the road leading to the Center needs repaired.

- Concrete structure and base, only part that is wood is basketball court
- The old school across from the football field needs a new roof, but would be a big undertaking to demolish. It would cost around \$300,000- \$350,000 and there are asbestos concerns.
- The WesBanco Arena needs ADA improvements.
- Oglebay Park isn't totally annexed. Only parts of the Park are in City limits. The areas that aren't in City limits aren't because of the Business and Occupation tax.
- The City of Wheeling has a brand new water plant under construction. The sewer plant was upgraded in the 1980s.
- Storm water management is the big concern of the DEP. The City needs to establish a storm water fee and create a new department. The department downsized from 110 to 50 employees since 1985.
- Operations encompasses Streets Department, Buildings and Grounds, etc.
- The City cannot cut anymore City employees without cutting City services. West Virginia DEP is pressuring them to start testing and enforcing. They need a new division.
- Combined sewer overflows were approximately 215, down to 50. Last 50 are affecting flooding.
- Downspouts are all tied to sanitary sewers. That is main problem. It would create another problem if they are redirected to storm sewers.

## City of Wheeling, WV

### Meeting with Parks and Recreation Department

Tuesday, February 10<sup>th</sup>, 2014 @ 2:00 pm

#### In Attendance:

<i>Karl Haglund</i>	<i>Consultant</i>
<i>Katie Bournes</i>	<i>Consultant</i>
<i>Thomas Bechtel</i>	<i>Director of Recreation Department</i>

- There is a need in the City of Wheeling for a new football field.
- There is a need to make Miracle Field handicap accessible.
- The City is home to many ball fields, and kids play on the hill side.
- There is a need in the City for a play area that includes playground equipment at the ball fields and Miracle Field, where there are hundreds of kids every week.
- Wheeling has a lot of recreation facilities.
- The City hasn't shown much concern for the Nelson Jordan Center basketball court. A determination needs to be made on whether or not the building is worth fixing. It doesn't get the use it once did.
- The boxing club, however, does get used. There is not a maintenance person and only a part-time person that runs the facility and a very part-time janitor that cleans it.
- The ideal scenario, according to the Recreation Department, would be to locate the Community Center near the field.
- Project was done as an urban renewal project – large number of teams use the field and City doesn't charge for the use
- Supposedly a private donor did the project and gave it to the City
- The City should consider charging minimally for use of the field. If the City charged \$50 per hour for use of the field, it could generate a few hundred dollars per day.
- The City of Wheeling operates 4 neighborhood pools. There are two at Oglebay and two at East Wheeling Park, plus the Country Club pool. This is a lot for the size of the City.
- Operations takes care of all the parks and fields.
- There is a park on Wheeling Island that has tennis courts and the community would like to see them repaired.
- There is also a ball field at Tunnel Green that needs some improvements. This particular field is used over 300 days a year.
- The skate park is used even in cold weather.
- Splash parks would be great alternative to the four City-owned pools, but they cost a lot to operate.
- There is no master plan for recreation facilities or parks in the City.

- Wheeling has lot of basketball courts.
- The City removed the tennis courts where the new water plant is.
- The City has a lot of recreation facilities, but they can be a headache for the Operations Department to maintain.
- Recreation facilities are seldom used unless there are organized facilities.
- A free program once a week takes kids to Oglebay and Wheeling Park
- The ball field complex is used from March through October. The City needs a full-time person to run it. All of the money that was put into it came from private donations; almost half a million dollars were donated.
- Easter Seals raised the money for the Miracle Field.
- One woman raised \$300,000 for the skate park.
- Members of the Pittsburgh Pirates came to Miracle Field to work with kids/

## City of Wheeling, WV

### Meeting with Police and Fire Departments

Tuesday, February 10<sup>th</sup>, 2014 @ 3:00 pm

#### **In Attendance:**

<i>Karl Haglund</i>	<i>Consultant</i>
<i>Katie Bournes</i>	<i>Consultant</i>
<i>Shawn Schwertfeger</i>	<i>Police Chief</i>
<i>Larry Helms</i>	<i>Fire Chief</i>

- Over the past three years, there has been a 15% reduction in the police force.
- The heroin epidemic in the City stems from the over-prescribing of prescription pain pills. The average cost is \$50-\$100 per pill on the street. Heroin is much cheaper and has therefore grown in popularity. Now, methadone is coming to the area and all of it creates a huge drug problem.
- Most of the City's crime relates to drugs. Theft arrests are high. Some drug users result to stealing and selling items on the black market to support drug habit.
- The City has seen many issues resulting from drug overdoses. The fire department had its highest run volume in the last year. They have responded to fires at meth labs and the EMS has responded to many drug overdoses.
- Many homes have been destroyed by fire resulting from meth labs.
- There has been a total of nine (9) drug overdoses in Wheeling since the first of the year. The City has to change the protocol in response. They have to track down the source and charge them federally. The City is looking at charging overdoses resulting in death as homicides because it is that much of a problem.
- Narcan has been used to reverse the effects of the overdose a record number of times.
- There are two types of crimes: Type A, which is the most serious, and Type B. When the City lost their workforce, Type B crime dropped. However, this is most likely due to a reduction in law enforcement. Type B crimes are down 24%.
- There has also been a reduction in Type A crimes, although the decrease is smaller. There were no murders last year and a 32% decrease in robberies, but an increase in weapons, larcenies, and vehicle theft charges.
- Due to the cutbacks to the police force, the Department cannot do as many proactive activities. There is no outreach to the community.
- There is a significant homeless population in Wheeling, mostly downtown. The police department receives a lot of calls regarding the homeless, especially with drug use and mental illness.
- There is not much of a gang problem in the City of Wheeling.
- There is a Federal courthouse in Wheeling which helps with the reduction in violent crime.

- The CoC is finishing their comprehensive strategic plan. They are offering crisis intervention training so officers can recognize and diffuse mental illness related problems and situations to prevent escalation and shootings.
- Police need crisis intervention and sensitivity training. Is this fundable as a presumed benefit? Can it be funded in conjunction with the CoC? There is a need to look into a possible program. There is a 15% public service cap and they don't want to cut into the community policing pot.
- There is a need for extra patrols in low/mod areas. There are more in South Wheeling, but the City needs more on Wheeling Island.
- Many of the mentally ill population also suffer from substance abuse problems. A "drunk tank" would be useful in diffusing some of the situations.
- The Station 5 fire truck on Wheeling Island needs replaced.
- The City should consider adding bike patrol as part of selective enforcement because it is less intimidating.
- The DARE program was a huge success. It familiarized kids with authority figures and is a great example of a proactive program to gain children's trust and reach parents.
- The City operates satellite offices for beat cops. One is located in the hospital, one is in Wheeling Park, one is in South Wheeling in a trailer, and one is in Morewood.
- There are three (3) fire stations in low/mod neighborhoods. Capital improvements are needed in some stations such as heat, etc.
- There is a need for the City to update fire hydrants.
- Some hydrants are very antiquated. Many on Wheeling Island have already been replaced. There are roughly 100 more that need to be replaced.
- Both the fire and police departments need communications upgrades.
- Some of the City's landlords are slumlords. They lease to tenants that bring crime and violate building and fire codes.
- Many structures in Wheeling need to be brought to code, which is always a major barrier.
- The City of Wheeling does offer smoke alarm programs, fire safety in schools, programs for kids, etc.
- The City does not hear a lot of fair housing complaints.
- There are few housing opportunities for low income and no income populations due to the oil and gas industry living in the rentals and paying high rents. There are no rent caps.
- New employees are having trouble finding places to live. It is difficult to find affordable rentals, let alone purchase their own homes. New police and fire personnel start at about \$34,000 per year. The Sheriff's office offers better insurance and a car to new employees.
- The City offers a First Time Homebuyer Program for City employees. Many firefighters have taken advantage of it. They must live in their home for 5 years. Now, officers and firefighters must live in WV to receive the benefits. Areas of Brooke and Marshall County also included.



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WEST VIRGINIA

**City of Wheeling, West Virginia**  
**Five-Year Consolidated Plan, FY 2015 Annual Action Plan, and**  
**Analysis of Impediments to Fair Housing Choice**  
**Faith Based Groups Meeting in City Council Chambers**  
**Tuesday, February 10th, 2015 at 4:00 P.M.**

Name	Organization	Phone Number	Email Address
Rev Marcus Allen	Laughlin Memorial <sup>Ch</sup>	304 232-2630	laughlinchapelawwds1.net
Kathryn Thomas	VDV	412-461-6916	Katie@UrbanDesignVentures.com
Karl Hayford	VDU	(412) 461-6916	Karl@UrbanDesignVentures.com
Dr. D.W. Cummings	Bethlehem Apostolic Temple	304-233-8899	bethlehem.temple@hotmail.com

## City of Wheeling, WV

### Meeting with Faith Based Organizations

Tuesday, February 10<sup>th</sup>, 2014 @ 4:00 pm

#### In Attendance:

<i>Karl Haglund</i>	<i>Consultant</i>
<i>Katie Bournes</i>	<i>Consultant</i>
<i>Dr. D.W. Cummings</i>	<i>Bethlehem Apostolic Temple</i>
<i>Reverend Marcia Allen</i>	<i>Laughlin Memorial Chapel</i>

- The Director of Laughlin Chapel used to provide rehabilitation programs for senior homeowners in Wheeling, as well as children's programs.
- There is a need for more funding to support rehabilitation programs offered to single females and the disabled.
- A community park was lost in East Wheeling. Elk's Park in East Wheeling still exists, but it does not have basketball courts. There is a need in the City for park improvements and an increase in services.
- There are not enough places for families and children to go.
- There are nine protected classes in West Virginia. Barriers still exist in Wheeling that prevent Fair Housing choice. Income is not a protected class.
- The growing oil and gas industry drove up rental housing prices, resulting in many needing affordable housing.
- It is difficult to find housing in the City.
- There is a need for social service programs that offer utility assistance.
- There needs to be more consistency with the affordability of rental units. For example, one place on Wheeling Island was listed as \$950 per month including utilities, and another place was listed at \$900 per month plus utilities.
- It seems like the African American community gets moved out of certain areas of the City.
- In areas where there is a promise of revitalization, low-income people seem to be left out.
- Vineyard Hills in the Wheeling Heights neighborhood was supposed to give first choice of housing to current residents.
- Some middle-class people became part of the working-poor class due to costs of rent and variables such as health insurance, etc.

- East Wheeling needs new low-income housing. There is a need for both new rentals and new homes for purchase.
- There are families coming to Wheeling-Jesuit that need housing. Similarly, City employees need housing in City limits.
- The Nelson Jordan Center is utilized, but it needs to be renovated. Access to the park is difficult, there is a need for more parking, and structures are dilapidated. The park grounds need new cement. The basketball court is nice. The park also offers a boxing program.
- Clay School in Wheeling should be utilized as a community center. The City should acquire and remodel the building.
- There are openings available at the field that is tied to the Catholic School. It is underutilized possibly because there is a perception that it is not open to the public and that only Catholic Schools can use it. There is a need to get the word out about the field.
- There are no shelters at the field to shield the sun and the field needs bleachers.
- There is a need for additional community parks with pavilions to hold family reunions and other parties. The only parks available for these types of events are Wheeling Park and Oglebay.
- There is a need in the City for a youth program like the Police Academy. The City is working with the police department to create one.
- Currently, Laughlin Chapel is working on a program with the courts to do a mock trial.
- Laughlin Chapel tries to keep children involved in things happening in the City – ice skating, movies, teams, etc. They want to keep kids busy and engaged in positive activities.
- Laughlin Chapel is trying to set up community events for people of different backgrounds to come together and mingle and talk.
- Bad credit is a big barrier to housing choice. Landlords require credit reports, etc.
- There is a need for fiscal responsibility and literacy training, as well as, credit building programs.
- The City of Wheeling has a new, young generation that wants to improve the City. There are new entrepreneurs and businesses that want to invest in the City.
- There is a need for affordable housing for the middle class and the low-income families that the Chapel serves.
- The City of Wheeling needs more businesses and assistance to entice new businesses.
- There are many homeless, mentally ill, and drug users in areas where the Laughlin Chapel offers youth programming.



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**City of Wheeling, West Virginia  
Five-Year Consolidated Plan, FY 2015 Annual Action Plan, and  
Analysis of Impediments to Fair Housing Choice  
Housing Agencies Meeting in City Council Chambers  
Wednesday, February 11th, 2015 at 8:30 A.M.**

Name	Organization	Phone Number	Email Address
Michael Adams	CHANGE, INC	304-797-7733 304-670-4538	m.adams@changeinc.org
Randall Geese	Wheeling Housing Authority	304-242-4447 ext 108	Randy@wheelingwu-pha.org
George Blum	House of the Carpenter	304-233-4640	Contact Exec Director Mike Linger mlinger@houseofthecarpenter.com
Jeffrey W. McCamee	WHEELING BOARDS OF REALTORS	(304) 232-6760	jeffmccamee@yahoo.com
Bob Kennen	HABITAT FOR HUMANITY	(304) 242-6700	bob@kenneneqtrs.com
Lisa Werner	US Sawes	304-234-9224	Werner@wesbarw.com
Katie Bournes	UDV	412-461-6914	Katie@urbandesign networks, com



**Wheeling**  
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**City of Wheeling, West Virginia  
Five-Year Consolidated Plan, FY 2015 Annual Action Plan, and  
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Housing Agencies Meeting in City Council Chambers  
Wednesday, February 11th, 2015 at 8:30 A.M.**

Name	Organization	Phone Number	Email Address
Karl Heylund	UDV	(412) 461-6916	Karl@urban-designventures.com
Marilyn Mull (did not sign in)	EJmhurst	304-242-0240	mull@ejmhurstpech.com

# City of Wheeling, WV

## Meeting with Housing Agencies

Wednesday, February 11<sup>th</sup>, 2014 @ 8:30 am

### In Attendance:

<i>Karl Haglund</i>	<i>Consultant</i>
<i>Katie Bournes</i>	<i>Consultant</i>
<i>Mike Adams</i>	<i>Change, Inc.</i>
<i>Randall George</i>	<i>Wheeling Housing Authority</i>
<i>George Blum</i>	<i>House of the Carpenter</i>
<i>Jeffrey W. McCamic</i>	<i>Wheeling Board of Realtors</i>
<i>Bob Keenen</i>	<i>Habitat for Humanity</i>
<i>Lisa Werner</i>	<i>WesBanco</i>
<i>Marilyn Mull</i>	<i>Elmhurst</i>

- The cost of rent is driving up the home prices for young couples who would rather buy than rent.
- A lot of young couples are also finding it difficult to locate homes to buy.
- The City is trying to be more flexible with vouchers when it comes to finding places to live due to the oil and gas business.
- There is need for housing literacy and utility classes. Homes are not energy efficient and costs are sky high.
- There is a need for transportation to get people to and from work, particularly for minimum-wage jobs on Wheeling Island.
- A lot of potential employees cannot pass drug tests or background checks. As a result, entry level positions are empty because there is no one to fill them.
- Local trade contractors have resorted to bringing people in from neighboring states and renting houses to them because there aren't people in the area to fill the jobs.
- There is a lack of affordable construction due to high labor costs. Many qualified trade workers have left construction jobs for higher wages in the oil and gas industry.
- It is difficult to find contractors that are insured to do smaller jobs.
- Outside contractors are coming to the City to do the work, but they can be expensive due to travel expense.
- It is difficult to fix places up only to rent to low-income.
- There are problems with financing for housing for low-income families.
- A lot of the Housing Authority programs are gone such as, Youth Build.
- Flood insurance requirements have affected the housing market. This is particularly an issue along the Creek and on the island. It is hard to cover the insurance to rent to low income or even to sell.

- There are people who want to downsize from a single-family home to something in the \$70,000-\$80,000 range, but there is nothing available.
- There is a lack of mid-range housing. The City's housing stock includes rentals and smaller homes to very large homes that require a lot of upkeep, but nothing in the middle.
- Vacant property is not available to buy and build on. There are trailers on vacant lots because of the oil and gas industry.
- There is an opportunity for development with pre-fabricated homes to be used as starter homes and housing for the elderly.
- People are making money on their land, making them less inclined to sell.
- CHANGE, Inc. has been looking for a place to develop in Marshall County and they can't find one. Anything that is available has a significant impediment.
- CHANGE has looked at East Wheeling for development, but every parcel has an issue. Sometimes, it's not worth the risk. Market value at completion doesn't support the cost of getting there.
- The average cost for construction is \$100 per square foot, which is expensive.
- People don't want to buy modular homes, even low-income people. The value of the property tanks as soon as it is parked.
- \$135,000 from \$157 down to \$114 per square foot, but AAA homes can do it for \$99
- The Housing Authority does not have a homeownership program – there is minimal interest, but there isn't a lot available for what they can afford.
- The City of Wheeling residents don't always have a realistic understanding of month-to-month, day-to-day home budgeting.
- Financial literacy is a national issue. People only attend the classes if they are required to.
- It seems people only attend homebuyer assistance programs if they think there will be a tangible benefit.
- The City has only been teaching financial education in the schools for five years.
- Many people, including families, are being displaced due to landlords raising rents.
- The Housing Authority doesn't have emergency housing. The Homeless Coalition and the Salvation Army have a shelter, but there is a need for transitional housing. Many of those people being displaced need a temporary housing solution.
- There is a need for a youth day shelter. Catholic Charities has a program, but the kids need more to do.
- Child care is available early in the morning, but nothing is available in the evening.
- There is an available position at CHANGE, Inc. that offers \$10 per hour, but some are unable to apply for the position because they will need to pay a babysitter \$9 and, therefore, it's not worth it.
- The Board of REALTORS has an annual continuing education class where fair housing training is offered and is required as part of the curriculum.
- Do residents know their rights? Housing Authority clientele know their rights. Some residents aren't sure who to call if they feel their rights have been infringed upon.
- The Supreme Court will rule on the disparate impact case – LIHTC case.

- Can the City tell a developer where they can and can't build affordable housing?
- There are many older homes, homes on hills, and homes with many steps in the City.
- There are many voucher holders with mobility challenges.
- More than 5% of Housing Authority units are accessible.
- Regulations for qualified mortgages – debt ratio, credit scores, a lot of flexibility in lending has been removed from the picture
- Habitat for Humanity has argued against the credit score requirement and other loan origination requirements, but nonprofits are held to same standards.
- House of Carpenter and Habitat for Humanity are looking into more housing rehab options.
- It is difficult to get an equity loan because it is hard to predict the after construction value for the appraisal.
- There is a need for services that support seniors. They need programs that provide housekeeping, etc. The Housing Authority works with Meals on Wheels.
- There are many people in the City who can't afford hospice care or at-home hospice care.
- There are many issues with discharge policies from hospitals or health care facilities. There are a lack of social workers to aid this transition. The City needs programs like ones offered for transitioning from substance abuse or mental health facilities.
- There is a need for re-entry programs for offenders. It is very hard for this group to find housing. It is even more difficult for non-violent offenders to find housing. Many offenders can't get paroled without housing.



Wheeling  
WEST VIRGINIA

City of Wheeling, West Virginia  
Five-Year Consolidated Plan, FY 2015 Annual Action Plan, and  
Analysis of Impediments to Fair Housing Choice  
Homeless Agencies Meeting in City Council Chambers  
Wednesday, February 11th, 2015 at 10:00 A.M.

Name	Organization	Phone Number	Email Address
Lisa Badiá	LWCH	304-232-6105	lbadiá@wheelinghomeless.org
Katie Lombard	UDV	412-461-6916	katie@urban-design-ventures.com
Karl Hinglund	UDV	(412) 461-6916	Karl@urban-design-ventures.com

# City of Wheeling, WV

## Meeting with Homeless Agencies

Wednesday, February 11<sup>th</sup>, 2014 @ 10:00 am

### In Attendance:

<i>Karl Haglund</i>	<i>Consultant</i>
<i>Katie Bournes</i>	<i>Consultant</i>
<i>Lisa Badia</i>	<i>Greater Wheeling Coalition for the Homeless</i>

- Difference b/n leverage and match – Leverage is everything that goes into City that helps homeless – Soup Kitchen, CDBG, etc.
- If a homeless person is receiving service from Northwood, Soup kitchen, etc. If you can track a dollar for dollar per person, the Coalition can use that as 25% match for supportive housing
- Tenant-based rental assistance isn't attached to a project or program, but it travels with the tenant.
- Bonus projects through HUD cap services at 20%. There are little operational and supportive services dollars.
- There is a need for a focus on housing first. HUD focuses on emergency shelter and PSH.
- The City has tracked recidivism and less than 0.5% return to homelessness. However, rapid re-housing has tracked a 50% recidivism rate.
- Rapid Re-housing doesn't work without affordable housing. There is little homeless prevention and no transitional housing.
- There are no emergency shelters in some areas, so homeless prevention dollars must be used.
- Currently, there is a 40% to 60% split from prevention/emergency and Rapid Re-Housing. Last year they received 70% prevention and 30% for RRH because of the Coalition's area.
- The only way RRH can work is if there is a heavy prevention focus.
- Scoring criteria – They have to prove that people are at imminent risk. The barriers have to add up to 15-17 and other providers only have to add up to 3-5. Therefore, the Coalition is being much more conservative with their criteria for prevention dollars than other providers and still running out of funds.
- The Coalition has created a video campaign for a focus.
- West Virginia has seen an increase in homeless families by 376% in 2 years in the Northern Panhandle.
- The U.S. National average is 3% in a two year period.
- The number of single dad-headed families rose by 600% in the same 2 year period.
- Emergency shelters split children from their dads. They do not split mothers from their children, and women can be also be sex offenders.

- Last year, 75% of the Coalition's clients were first-time homeless. The lack of affordable housing is effecting this number.
- The number of people with mental illness has not spiked, but it is high, at least 50% to 60%.
- Chronic homeless has not escalated.
- HMIS doesn't keep track of data of why first-time homelessness occurs. They have added that question for their clients.
- HMIS doesn't track recidivism either.
- There is a need to develop a uniform plan for discharge. An interagency planning committee is needed to look at the big picture. Plans need to be uniform statewide.
- The Coalition is looking into a state-wide discharge planning policy. The Panhandle should sign on to the State plan.
- There is a health care summit to talk about definitions.
- If one has been homeless prior to institutionalization, after 90 days they become providers' responsibility
- The HUD definition of homelessness includes 4 categories, but the State agency's definition is different.
- The Coalition has had to deny services and has lost court cases because the West Virginia State agencies do not use the same HUD definition of homeless.
- If there is money to build affordable housing, there is no funding to subsidize operations and sustain/maintain it.
- There is a need for a day shelter for children.
- Can the City fund a Head Start program during the day? One of the many churches like, Laughlin Chapel or Catholic Charities could be a possible site.
- Only the Salvation Army emergency shelter accepts families with children.
- There is a waiting list for transitional housing. They have tried the RRH route, but families don't have income to pay rent.
- There is a need for public transportation improvements. Transportation affects one's ability to get to work and their wages. Employees are limited to jobs in walking distance.
- The area is the perfect storm for poverty. There are many unskilled workers; there is no child care available for non-traditional hours, and housing costs are high.
- Ohio Valley Transit is limited.
- Some single dads can get training for oil and gas industry jobs, but are required to go to Texas for six weeks for training. The issue then becomes what to do with the kids.
- It is difficult for young people to transition from renting to buying because owners don't want to give up the rent.
- The rental stock is depreciating because the oil and gas guys are not invested. They don't take care of the places and they are only there for a short time. The turnover rate of tenants is high. The places are run by slumlords and the rents are very high.
- Businesses are very restricted for loans.
- Banks don't have the lending flexibility for mortgages or business loans due to qualified loan regulations.

- Rehab costs or construction costs are too high for resale value and appraisal value upon completion.
- The West Virginia Development Fund is restrictive. People can go to Ohio, Pennsylvania and Maryland for economic development opportunities. There are no tax incentive programs readily available in WV. Outside developers don't want to jump through hoops
- Different communities are looking at market studies. Wheeling could benefit from this
- The Coalition is working hard on financial literacy with programs like: Wheeling Saves, Tenant/Landlord Law. The City can't teach proper money management and tenant/landlord laws enough.
- Some of the people offering services don't understand the opportunity cost decisions that a majority of individuals and families face every day.
- The biggest infrastructure concerns are the Wheeling tunnel and the jake-brake issue, which relates to noise and quality of life. It is a very congested area. Why isn't there a "no jake-brake" sign by tunnel?
- According to the Coalition, the biggest fair housing issue is private landlords that won't accept same-sex couples. HRC doesn't recognize sexual orientation as a protected class because the state/City doesn't. WV just passed same sex marriage law, so sexual orientation as a protected class should be coming soon.
- The Coalition sees receives many complaints regarding sexual orientation and housing discrimination.
- The Coalition is working on a strategic plan. They have maximized their resources to the best of their ability and it is still not enough.
- Vouchers are expiring because people cannot find qualified units.



**City of Wheeling, West Virginia**  
**Five-Year Consolidated Plan, FY 2015 Annual Action Plan, and**  
**Analysis of Impediments to Fair Housing Choice**  
**Social Service Agencies Meeting in City Council Chambers**  
**Wednesday, February 11th, 2015 at 1:00 P.M.**

**wheeling**  
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Name	Organization	Phone Number	Email Address
Patricia Brown	Heard Right	304-233-1135	kbrown@wheelingheartright.com
Dee Phillips	" "	" "	deephillips@ Executive Director@ YUCAWHEELING.ORG MLucare II: @houseofthecarpenter.com
Spice Jones	West wing	304-232-0511	
Michelle Leonard	HOC	304-237-4640	
Mike Linger	HOC	304-237-4640	MLinger@houseofthecarpenter.com
Mike Toothman	Youth Services System, Inc	304-233-9627	mtoothman@ysswv.com
Liz Paulhus	Catholic Charities WV	304-905-9870	epaulhus@ccwva.org



**Wheeling**  
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**City of Wheeling, West Virginia**  
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**Wednesday, February 11th, 2015 at 1:00 P.M.**

Name	Organization	Phone Number	Email Address
JUNE LEINDECKER	Family Service - Upper Ohio Valley	(304) 233-2350	jleindecker@suov.com
Michele Forsythe	Holy Family Child Care	304-242-5222	director@holyfamly childcarecenter.com
Karen Haight	Seeing Hand	304-232-4810	karuna seeing hand association.com
George Smoulder	United Way	304-232-4625	gsmoulder@unitedwayov.org
Katie Barnes	UDV	412-461-6916	katie@urbandesignventures.com
Karl Haglund	UDU	(412) 461-6916	Karl@urban design ventures.com

## City of Wheeling, WV

### Meeting with Social Service Agencies

Wednesday, February 11<sup>th</sup>, 2014 @ 1:00 pm

#### In Attendance:

<i>Karl Haglund</i>	<i>Consultant</i>
<i>Katie Baurnes</i>	<i>Consultant</i>
<i>Kathy Brown</i>	<i>Wheeling Health Right</i>
<i>Dee Phillips</i>	<i>Wheeling Health Right</i>
<i>Lori Jones</i>	<i>YWCA</i>
<i>Michelle Lucarelli</i>	<i>House of the Carpenter</i>
<i>Mike Toothman</i>	<i>Youth Services System</i>
<i>Mike Linger</i>	<i>House of the Carpenter</i>
<i>Liz Paulhus</i>	<i>Catholic Charities</i>
<i>June Leindecker</i>	<i>Family Service Upper Ohio Valley</i>
<i>Michele Forsythe</i>	<i>Holy Family Child Care</i>
<i>Karen Haught</i>	<i>Seeing Hands Association</i>
<i>George Smolder</i>	<i>United Way</i>

#### Healthcare and Social Service Programs

- Wheeling Health Right is the only hospital that accepts Medicaid. The system is oversaturated.
- Other areas of West Virginia have many federally qualified health systems.
- The Affordable Care Act is not very affordable due to the co-pay.
- Those at 138% to 200% of the poverty level can't meet deductibles because they are not affordable.
- Some people have chosen not to get certain health screenings, testing, and services to avoid paying high deductibles.
- There are 10 free clinics in West Virginia and others have federally qualified health systems close by.
- The ER is the highest expense in healthcare. It causes everyone's rates to go up.
- The cost of healthcare mostly effects the working class who are not necessarily poor, but cannot afford the current healthcare and insurance rates. People that make between \$30,000-\$40,000 per year are most effected by healthcare costs.
- Mental illness is not addressed with expanded medical care under the Affordable Care Act. There is very little reimbursement.
- Northwood Health Systems has canceled group sessions because there weren't enough attendees. The groups are for those with substance abuse problems and mental illnesses.
- There is a need for the City to come up with a housing solution for substance abusers. Currently, there are no programs to assist this group with housing. Housing First isn't always

addressing the need. Clients must be sober to receive services. Housing First will then put a roof over their head and match them with services.

- These types of services need to be made available for anyone suffering from addiction disorders.
- The City has witnessed young people starting with prescription drugs and then turning to heroin.
- 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 programs that care for people with Alzheimer's.
- 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 is a need for the City to increase the availability, affordability, and quality of the child care system. Many parents can't afford child care costs. Child care should not be a profit making business. High quality child care is a must, especially for people without the family support.
- West Virginia has not increased reimbursements since 2009 for child care. Collaboration has to happen.
- Many of the child care staff members are educated, but only make minimum wage. There are no center based care centers that offer non-traditional hours. In West Virginia there are probably twice as many family home-based care centers. The latest anyone of them stay open is 6 or 7 pm.
- The network of service providers must be strong to keep the City strong. Agencies are more successful when they recognize that they can't do it alone and they work collaboratively.
- West Virginia has the 211 number, which is an Information Help Line. It is run by a nonprofit and has been in effect for 10 years. Unfortunately, many residents don't know about the service.
- There are more than 2,000 primary care givers that are not biological parents and are grandparents, siblings, etc. Many of these circumstances result from losing parents to drug addictions and incarceration. The problem is that children aren't covered under seniors' Medicare. There are issues over temporary and permanent custody. Often, caregivers are not biological relatives.
- There are more and more foster children coming online due to addiction issues.
- There is a need for programs that support women with addictions and house them.
- Many hospitals are reporting double-digit numbers of babies born with addictions.
- Many good renters are forced out of their homes to make room for the oil and gas industry employees.
- There is a need for additional services for victims of domestic violence including: housing, transportation, and child care. There is also a need for domestic violence education.
- There is a need for dental care programs. Bad teeth prevent people from getting jobs. Poor dental health is also the root of a lot of other health problems. Many dentists will do pro bono work.

- 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 City of Wheeling has seen a growing Hepatitis C population.
- There is a need in the City for an active gay community to reach out to and support LGBT youth and families. There needs to be education and awareness. There are no adult role models.
- The City has seen a growth in video lottery machines.

### **Jobs**

- People cannot exist on wages from part time jobs, alone. Many people are working two and three jobs to make ends meet, but are forced to make choices on what bills to pay. The local food pantries have seen an increase in clients using their services because people are forced to choose between food costs and paying bills like rent.
- There is a growing population that is going back to work to pay for grandchildren and children.
- People have a fear of the Department of Health and Human Resources (DHHR). People are scared their children will be taken away.
- All available services are being taxed.
- Some benefits can be penalized as a result of working too much.
- There is a large population of people that are impossible to employ like: ex-felons, addicts, and people suffering from mental illnesses.
- There is a need in the City for a worker-owned collaborative that provides job skill training. Social service providers can work with employers to make them employable.
- Unemployment is a big issue in West Virginia.
- GED services are available. Many people are unable to get jobs because they lack a GED or can't pass the required drug test.
- The Limited English Proficiency population is growing. The language barrier can prevent people from getting jobs or accessing services.
- Dental care is not included in the Affordable Care Act. Many people with dental problems have difficulty getting jobs.

### **Transportation**

- 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 for the City to create a more bike-able City, which is an economical means of transportation. Currently, it is not easy to bike safely or to get police and cars to share the road. There is only one bike lane in Wheeling. To the City's credit, there is a bike path, however, it is designed more for recreation, not as a functional form of transportation to and from work.
- There is a need for transportation services that benefit people with disabilities. Specifically, disabled and visually impaired find it difficult to access transportation to and from work and the doctor.

- There is a need in the City for employment transportation programs. Currently, there are no groups that offer this service.
- 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.
- Young people need access to reliable transportation. Just because they have a car, doesn't always guarantee a reliable way to work.

## **Housing**

- Lead blood levels remain about the same. Older homes are the issue. How do you get the landlord to eliminate lead when the cost is so high?
- The Health Department receives many calls concerning landlords and issues with rental properties.
- There are a lot of vacant buildings in the City.
- There are a lot of elderly people who aren't willing their properties to their next of kin, and the redemption period in West Virginia is very long.
- A lot of homeless people that come for services aren't eligible because their homelessness did not originate in Ohio County. This is a limitation of the Coalition.
- There is a need for more transitional housing. People coming out of prison needs services that provide transitional housing and help with job placement.
- There is a need for quality, affordable housing.
- The lack of housing has forced special needs populations into high rise type situations. There are young people with mental health issues living next door to seniors, for example.
- There are issues with accessibility in housing. People ask for modifications. Service providers can provide volunteers to do the work, especially if people can pay for some. People have to own the home to access these types of services.
- People aren't educated when it comes to fair housing laws and regulations, this includes residents and tenants. New landlords, in particular, don't know the rules.
- There aren't enough penalties for slum landlords. There should be a rental registration program for both the City and County.
- Domestic violence has a HA preference, but no other special needs groups.



**Wheeling**  
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**City of Wheeling, West Virginia**  
**Five-Year Consolidated Plan, FY 2015 Annual Action Plan, and**  
**Analysis of Impediments to Fair Housing Choice**  
**Economic Development Agencies Meeting in City Council Chambers**  
**Wednesday, February 11th, 2015 at 3:00 P.M.**

Name	Organization	Phone Number	Email Address
Olivia Litman	Wheeling-OnColUMB	304-233-7707	olitman@wheelingcub.com
Frank O'Brien	"	"	fbrien@wheelingcub.com
Kent Zende	Centre Market City of whg	304-559-8464	k.zende@wheeling.wv.gov
A cott Hick	BELOMAR REGIONAL Council	(304) 242-1800	hick@belomar.org
A.C. Wie the	Belomar Regional Council	(304) 242-1800	awiethe@belomar.org
Glenn Elliott	Reinvent Wheeling	(304) 871-1722	glenn.elliott@marketstreetnow.com
Katie Young	VDV	412-461-0916	Katie@urbandesignremains.com
Karl Haylund	VDV	(412)-461-6916	Karl@urbandesignventures.com

## City of Wheeling, WV

### Meeting with Economic Development Agencies

Wednesday, February 11<sup>th</sup>, 2014 @ 3:00 pm

#### In Attendance:

<i>Karl Haglund</i>	<i>Consultant</i>
<i>Katie Bournes</i>	<i>Consultant</i>
<i>Scott Hicks</i>	<i>Belomar Regional Council</i>
<i>A.C. Wiethe</i>	<i>Belomar Regional Council</i>
<i>Olivia Litman</i>	<i>Wheeling Convention and Visitors Bureau</i>
<i>Frank O'Brien</i>	<i>Wheeling Convention and Visitors Bureau</i>
<i>Kurte Zende</i>	<i>Wheeling Centre Market</i>
<i>Glenn Elliot</i>	<i>Reinvent Wheeling</i>

- The middle class population is most impacted by the increase of rental prices due to the oil and gas industry.
- The ability to buy a home in the City of Wheeling does not really exist anymore.
- The First Time Homebuyer Program offers down payment assistance and rehabilitation assistance once a property is acquired. The program is absent due to the current housing market.
- Ohio offers a competitive program that has been helpful to the working poor or working class.
- Economic Development is not a State priority.
- There is a need in the City of Wheeling for water and sewer infrastructure improvements to support development.
- The Capital Theater, which was a destination that stimulated restaurants and overnight stays, closed in 2006 due to code violations. The theater received CBDG, TIF, and other Federal funds that re-opened the facility.
- Federal funding was used as a leverage to attract other funding. The City of Wheeling matched funding with a TIF. The private sector, including individual donors and foundations, provided funding to replace the seats. Today, the project is a \$5 million investment. The project created jobs and is bringing money into the area.
- The Stone Center is another example of a private/public investment.

- Today, much of the local hotel and motel capacity is full with employees from the oil and gas industry. The City should consider implementing a tax on the hotels/motels that could be used for economic development. The money should be spent on public venues and parks and recreation.
- A little bit of investment attracts other investment and tremendously increases quality of life in Wheeling.
- Many businesses have left downtown Wheeling. There is a great deal of available architecture downtown.
- The City of Wheeling should consider ways to make the downtown look more presentable in order to attract investment.
- The City needs a fund that would supply business owners or potential business owners with matching funds to rehabilitate buildings in downtown Wheeling. A trend has started, but an incentive needs to be offered.
- The cost is high to rehab and renovate a historic building.
- The Centre Market was modeled after the Main Street Program. It works and has proven to be successful.
- The Business and Occupation tax is a detriment for attracting new business downtown. Is the tax abatement program available to this area?
- 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 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 run by State.
- The downtown area is designed for vehicles and not pedestrians. Centre Market is the only place that caters to pedestrians. There is a need to connect Centre Market to central downtown. There is a barrier between the two. A lot of downtown roads are one-way streets.
- The one-way streets should be made into two-way streets. Making the City more pedestrian-friendly is good for the housing market, as well.
- The City of Wheeling should consider the Wheeling Creek as an opportunity for economic development.
- The water level of the Wheeling Creek is high enough for canoes. The City could use the area for parks and recreation. The area could also be used for parking.
- All of the buildings along Wheeling Creek have their backs to it. The City should consider a river walk.
- The flood plain and flood insurance costs are important concerns. The City's flood plain issues effect downtown hotel development.
- 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.

- The two hotels downtown are subpar, but continue to sell out thanks to the oil and gas industry and, therefore, have no reason to improve.
- The City started “First Fridays” to encourage residents to visit Wheeling’s downtown area to support local businesses, shops, restaurants, and venues.
- The City has to start with housing to get more investment downtown. Wheeling is a different City at night and on the weekends.
- There is a need for the City to continue to create events that entice people to come downtown and get them used to coming downtown. These types of programs have been very successful thus far.
- There is a need in the City for streetscape improvements. If one developer invests, more will come.
- Creating residential space from existing building stock is one way to use tall buildings.
- Fire safety issues are a major problem with downtown development. There is nowhere to drop fire escapes, for example. Some of the existing codes are archaic.
- There is a need for the City to find ways to work around some of the restrictive laws without jeopardizing safety.
- There is not a lot of available land and little warehouse space. Most of the land that isn’t being developed has flood plain issues, etc.
- The City could offer more incentives to attract investment and compete with neighboring states. Wheeling is between two big states.
- The City needs welders, truck drivers, and machinists. The oil and gas industry consumed all of the skilled employees.
- The HVAC program offered at the West Virginia Northern Community College has been tweaked to focus on machinists.
- The City needs more skilled workers. A lot of skilled workers have changed professions. Some excavators have switched focus, for example.
- There is a need for the City to create incentives that could entice people that left Wheeling to come back.
- A Land Bank is something to consider. There are many abandoned houses in Wheeling with no clear ownership.
- There are rent issues throughout the entire region, not just Wheeling. There is a need for more affordable rental and for-sale housing.
- The housing stock does not have what the younger generation wants.
- A large number of applicants have failed drug tests required by the oil and gas industry for employment.
- The WVNCC’s Middle College program is getting a lot of attention. The program targets high school students who have the potential for academic success but perform at a higher level in a student-centered environment. The ultimate goal of the program is for the student to graduate from high school and earn an associate’s degree at the same time.
- The City is experiencing issues with area roads due to the oil and gas trucks.



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**Five-Year Consolidated Plan, FY 2015 Annual Action Plan, and**  
**Analysis of Impediments to Fair Housing Choice**  
**Fair Housing Agencies Meeting in City Council Chambers**  
**Wednesday, February 11th, 2015 at 4:30 P.M.**

Name	Organization	Phone Number	Email Address
Nicole Mayolo	NWCIL		rmayolo@wvu.edu
Regina Mayolo	WVATS		rmayolo@wvu.edu
Melissa Thompson	HRC + City of Wheeling		mthompson@wheelingwv.gov
Rita Gupta	West Cultural Diversity	304-238-0511	cdco.director@ ywcawheeling.org
Karl Hanglund	UDU	(412) 461-6916	Karl@urban.designventures.com
Katie Barnes	UDV	412-461-6916	Katie@urbansignventures.com

## City of Wheeling, WV

### Fair Housing Agencies

Wednesday, February 11<sup>th</sup>, 2014 @ 4:30 pm

#### In Attendance:

*Karl Haglund*                      *Consultant*

*Katie Bournes*                    *Consultant*

*Regina Mayolo*                    *West Virginia Assistive Technology System*

*Nicole Mayolo*                    *Northern West Virginia Center for Independent Living*

*Melissa Thompson*              *Wheeling Human Rights Commission*

*Rita Gupta*                        *YWCA Cultural Diversity Community Outreach*

- Insurance premiums are too high even for people with low monthly insurance costs. Clinics will take everyone.
- Housing affordability is an issue and causes a trickle-down effect on the economy.
- Often, families inherit homes as new landlords without knowing fair housing laws and regulations.
- The City of Wheeling received a three-year grant from HUD to use for education and enforcement of fair housing laws. They can do fair housing testing in Ohio County and Wheeling to document needs and quantify for the new Analysis of Impediments.
- There are limited housing opportunities for people in the community. Some landlords are seeking out oil and gas employees to rent their units. This has resulted in discrimination against familial status because landlords are looking for single men from the oil and gas industry to rent their units, instead of families.
- Familial status is a common area of discrimination with the growth of the oil and gas industry.
- Landlords in Morgantown would rather rent to students than residents.
- Many calls are received seeking clarification about support animals and relay services.
- Builders and developers are unaware of ADA requirements for new construction.
- There is a need to consider what will happen to the rental market when the oil and gas industry leaves the area. No one is thinking or talking about it.
- Often, transient renters do not take care of apartments and leave properties in bad condition.

- The Housing Authority had said that some Housing Choice Vouchers were not accepted by some landlords in favor of renting to oil and gas employees. Most landlords have started to accept Section 8 vouchers again.
- The City has seen less vouchers expire.
- Questions have been raised about the availability of information. The Human Rights Commission link does not display meeting minutes from after 2011. Are the meeting minutes simply not being posted?
- Updates need to be made to the website. There is a need to update the Fair Housing Complaint Form. The housing link is difficult to find. The City needs to add the regular meeting schedule to the website.
- The goal of the Fair Housing Action Network is to make housing choice a reality. They receive many complaints, some of which do not always relate to fair housing. They receive many complaints that are landlord/tenant issues and not fair housing concerns.
- The Legal Aid office works with victims of domestic violence. They do not handle a great deal of fair housing cases.
- The survey isn't specially designed to be filled out by someone with a visibility issue.
- Some survivors of domestic violence have privacy and security concerns. They don't want to provide private information. Many housing providers in Wheeling will not rent to people who are not willing to give up a great deal of personal history.
- There are issues with language barriers and access. The YWCA has an interpreter service for tenants and landlords. Services are also available through the West Virginia Coalition for Domestic Violence. The Wheeling Hospital has an interpreter service, as well.
- The City has contacted Wheeling-Jesuit in the past to interpret for business purposes.
- Many Spanish-speaking residents are moving into the area. Therefore, a need for more interpretation services is inevitable.
- WV technology designed an app to ask questions in emergency situations. The app can translate six different languages. The questions require mostly yes or no answers.
- Wheeling-Jesuit has offered to translate paperwork for the City as a public-service project.
- There is a need for the City to hire certified interpreters to translate information with a certain level of accuracy.
- Language access is a significant need, particularly for survivors of domestic violence.
- There is a need for education of Fair Housing laws. Many people don't understand the laws because they think that they can do what they want with their property.
- Human trafficking is occurring in Wheeling from the influx of the oil and gas industry.
- The YWCA offers a victim assistance program through the cultural diversity program for housing, etc. They can receive benefits for a limited time and are eligible for certain visas and visas for victims of crime.
- Most victims are trafficked by someone they know and, therefore, don't want to go back.
- Runaways, children in foster care, and foreigners are most at risk of becoming victims to human trafficking.

- Trafficking resource center.org (website) provides a great deal of information regarding human trafficking. There is also a national human trafficking hotline.
- Human trafficking is under-reported in West Virginia.
- The original WV trafficking law was not well written. There is currently a bill to amend the current WV trafficking law.
- There are many complaints of sexual harassment from landlords and tenants. Some landlords and tenants reportedly will ask for “trade-offs” for fixing things in an apartment.
- There is a need for education in the public schools on fair housing. It could focus on issues of discrimination, with a focus on fair housing.
- The City should consider consumer education as a required class in the curriculum. They should offer civics classes and mock trials that would teach students about fair housing cases and employment discrimination.
- There is a need in the City of Wheeling for a contact person and outreach for LGBT residents.
- LGBT are a high risk population for homelessness and human trafficking. Many young LGBT end up in foster homes or detention centers.