



FY 2025-2029 CONSOLIDATED PLAN AND FY 2025 ANNUAL ACTION PLAN

COMMUNITY DEVELOPMENT BLOCK GRANT
(CDBG) PROGRAM

HOME INVESTMENT PARTNERSHIPS PROGRAM



Honorable Amy Goodwin, *Mayor*

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Mayor's Office of Economic and Community Development
(MOECD)

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Executive Summary

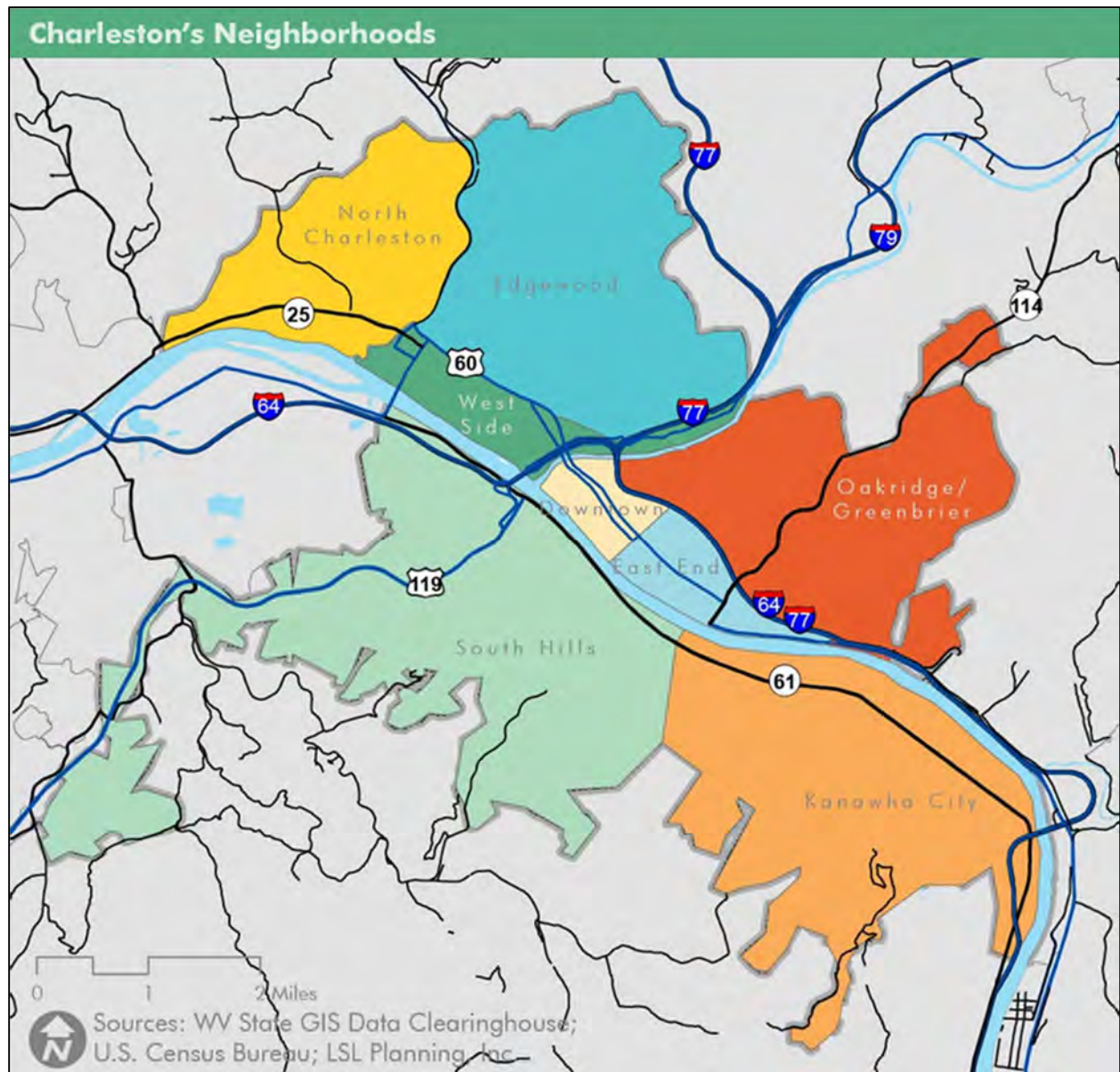
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

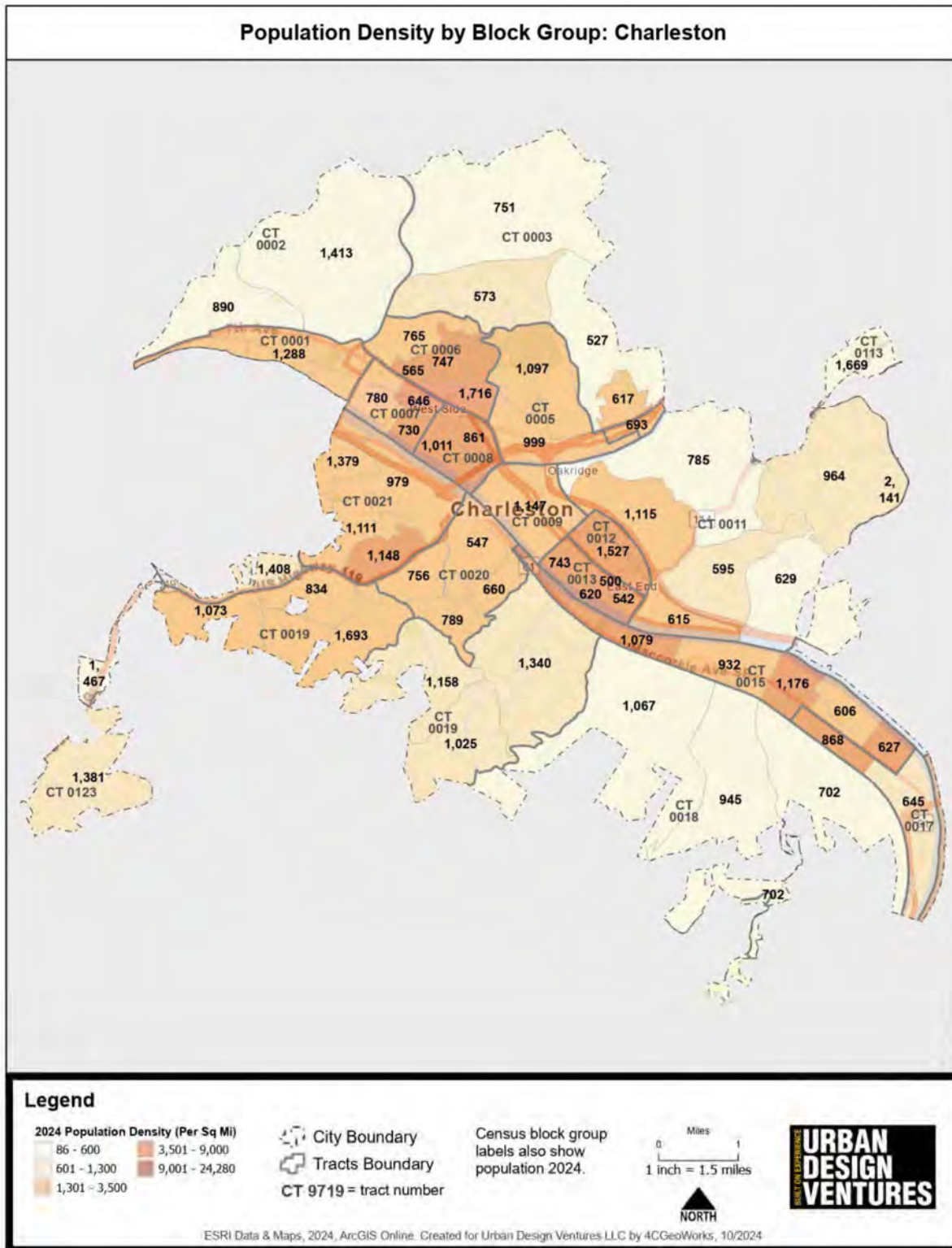
The City of Charleston, West Virginia is an entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG) and serves as the Participating Jurisdiction (PJ) receiving Home Investment Partnership Program (HOME) funding for the City of Charleston-Kanawha County HOME Consortium. The City of Charleston has prepared its Five-Year Consolidated Plan (CP) for the period of FY 2025 beginning July 1, 2025, through FY 2029, ending June 30, 2030. The Consolidated Plan is a strategic plan to implement federal programs for housing and community development activities within the city and how the proposed activities will principally benefit low- and moderate-income individuals. The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program that must be completed by the entitlement community every five (5) years.

The Five-Year Consolidated Plan establishes the priorities the City of Charleston proposes for the next five (5) year period and outlines the specific goals the city will undertake to address these priorities by encouraging the development of decent housing, promoting a suitable living environment, and expanding economic opportunities. The Five-Year Consolidated Plan is a collaborative planning process involving residents and stakeholders. Stakeholders included representatives of social and human services providers, housing developers, community development organizations, economic development agencies, education, and faith-based groups. The process included public meetings and hearings, stakeholder questionnaire, resident survey, analysis of statistical data, and past community development planning efforts.

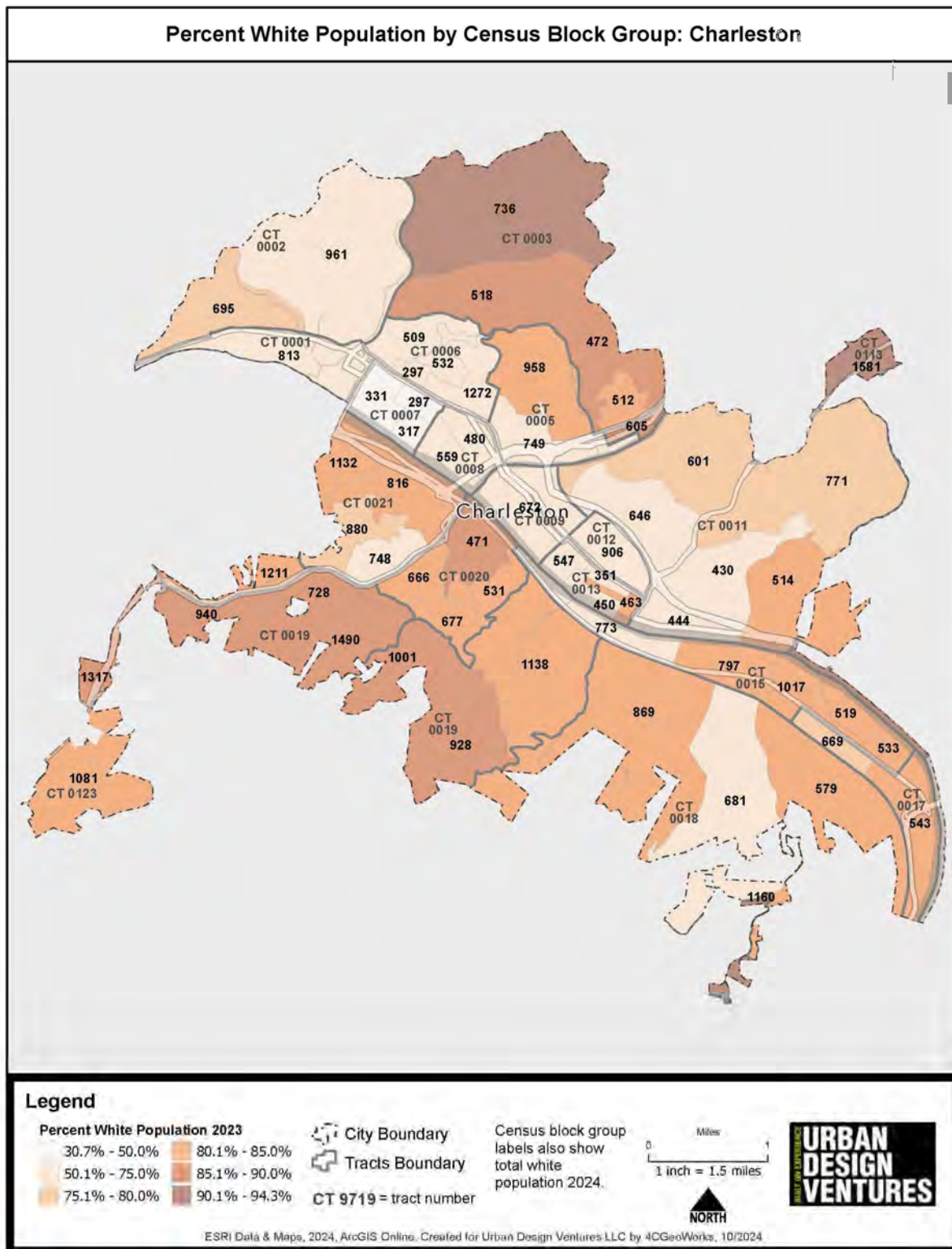
The following maps illustrate the demographic and social characteristics of the City of Charleston.



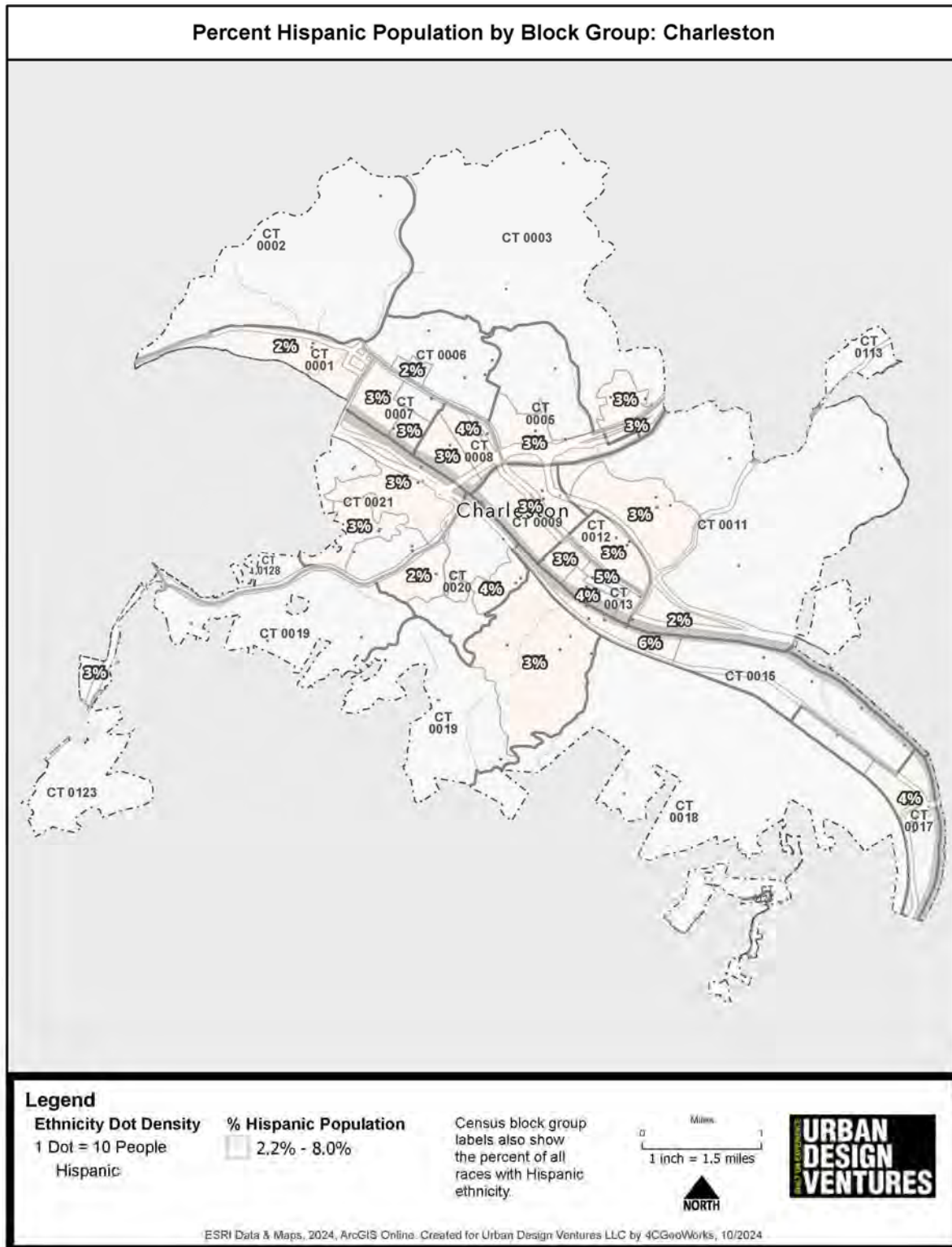
Neighborhoods of Charleston



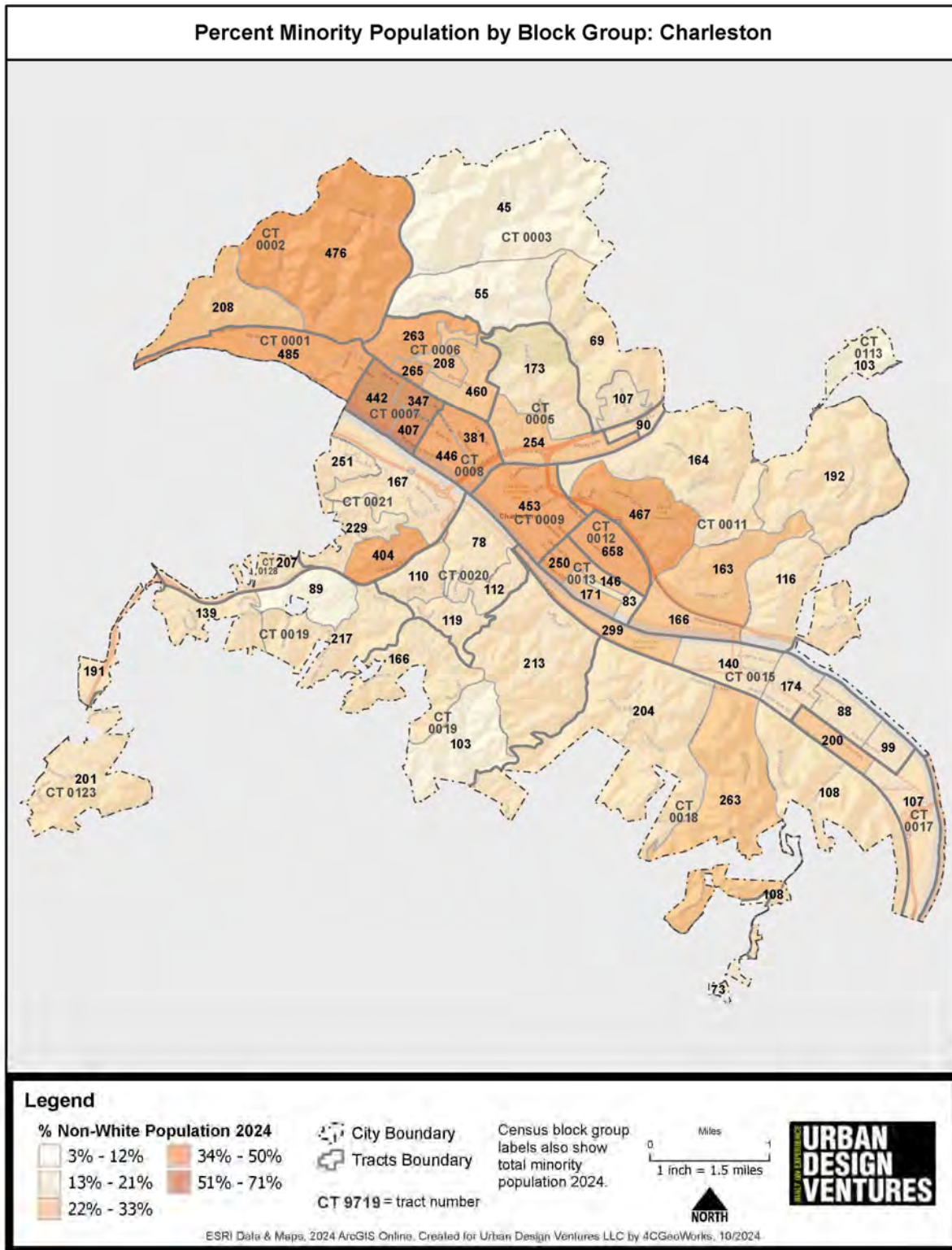
Population Density by Block Group



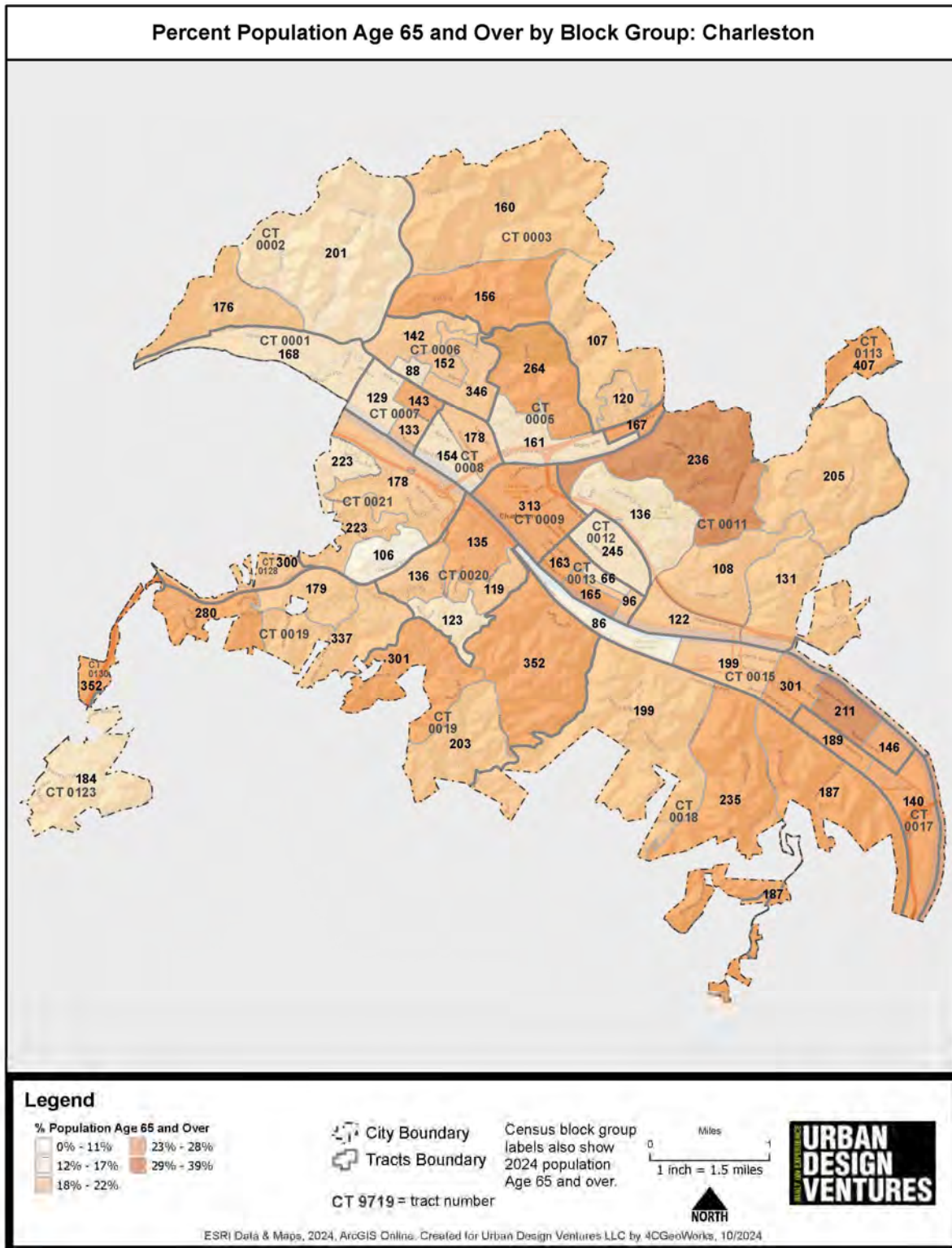
White Population by Block Group



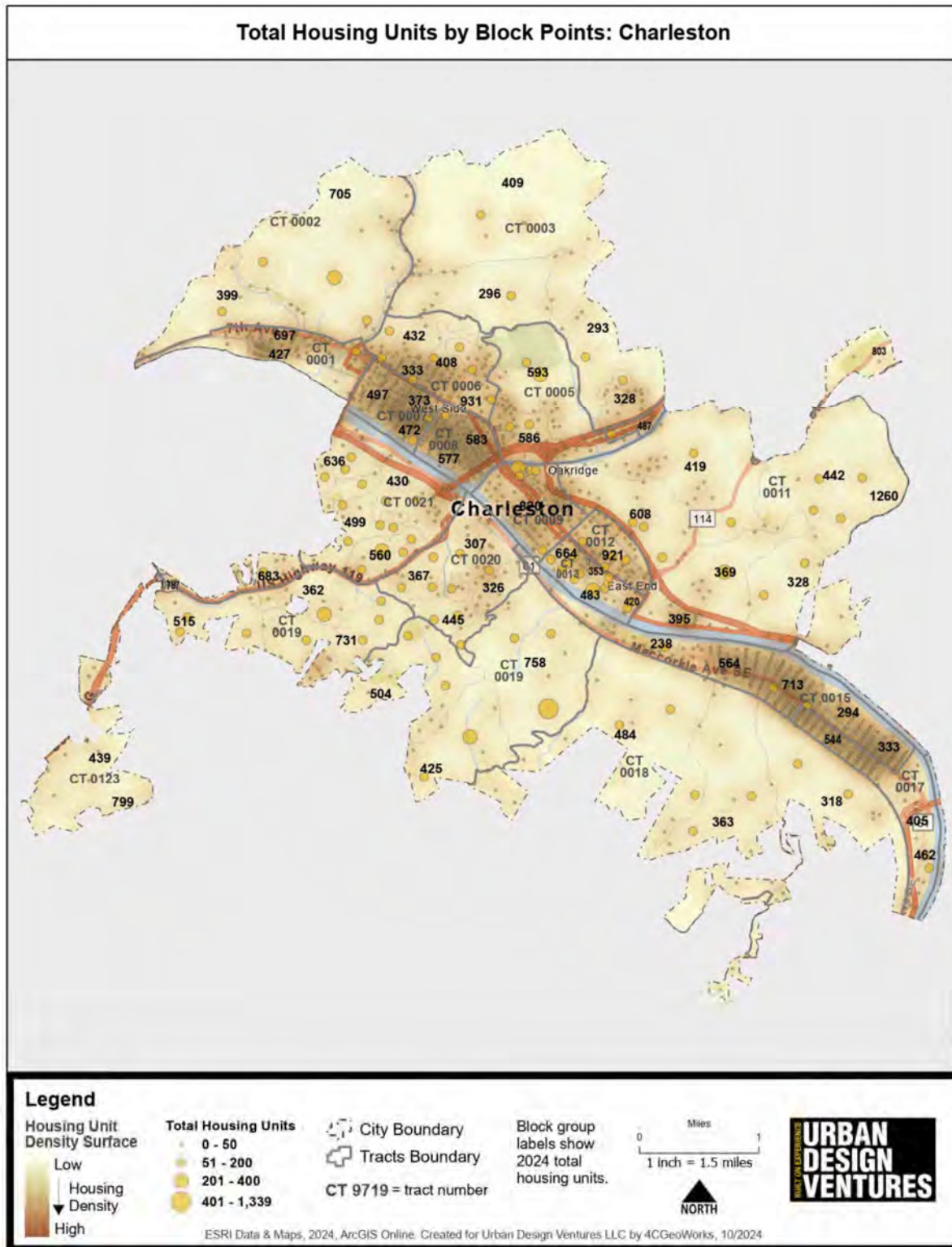
Percent Hispanic Population by Block Group



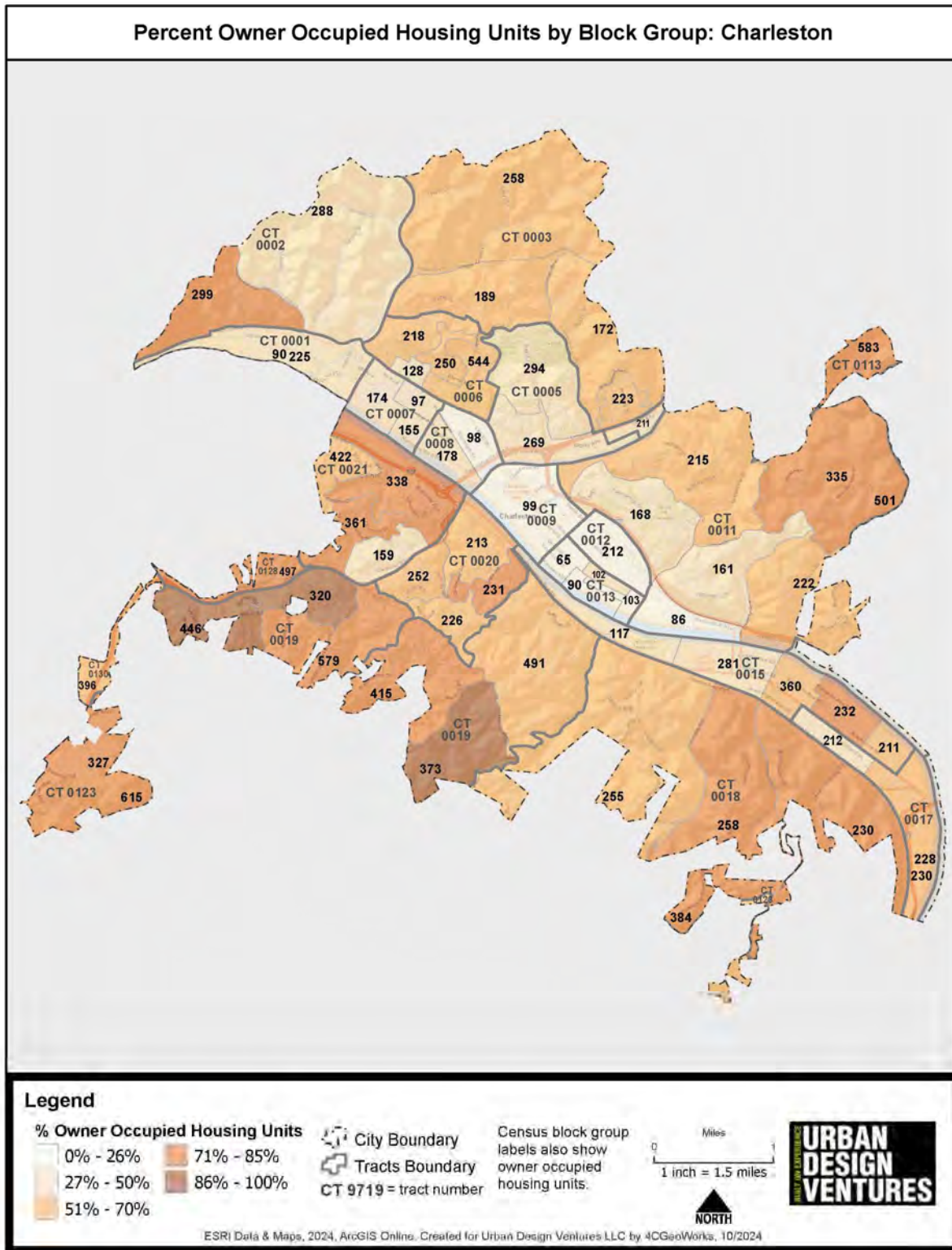
Minority Population by Block Group



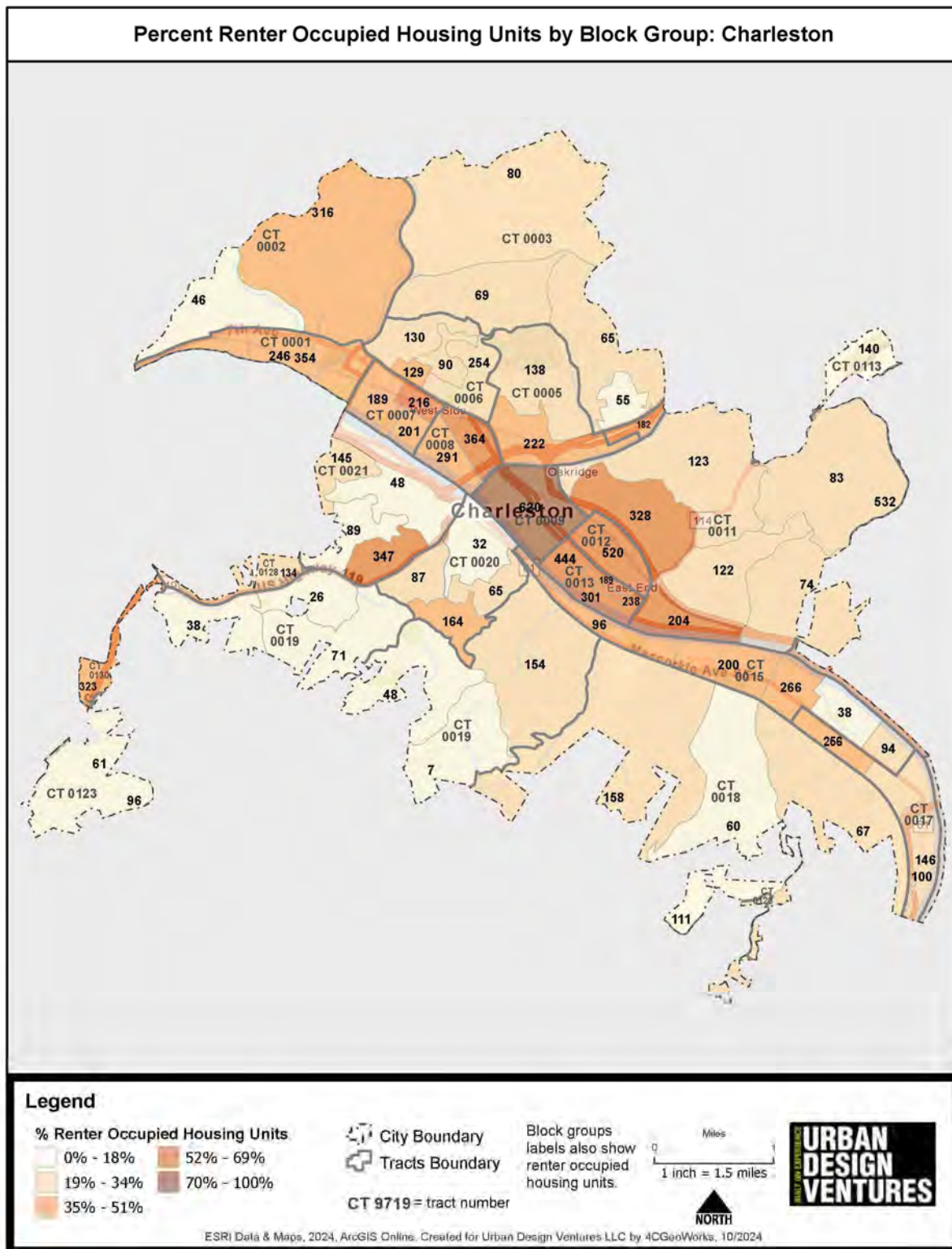
Population Age 65 and Over by Block Group



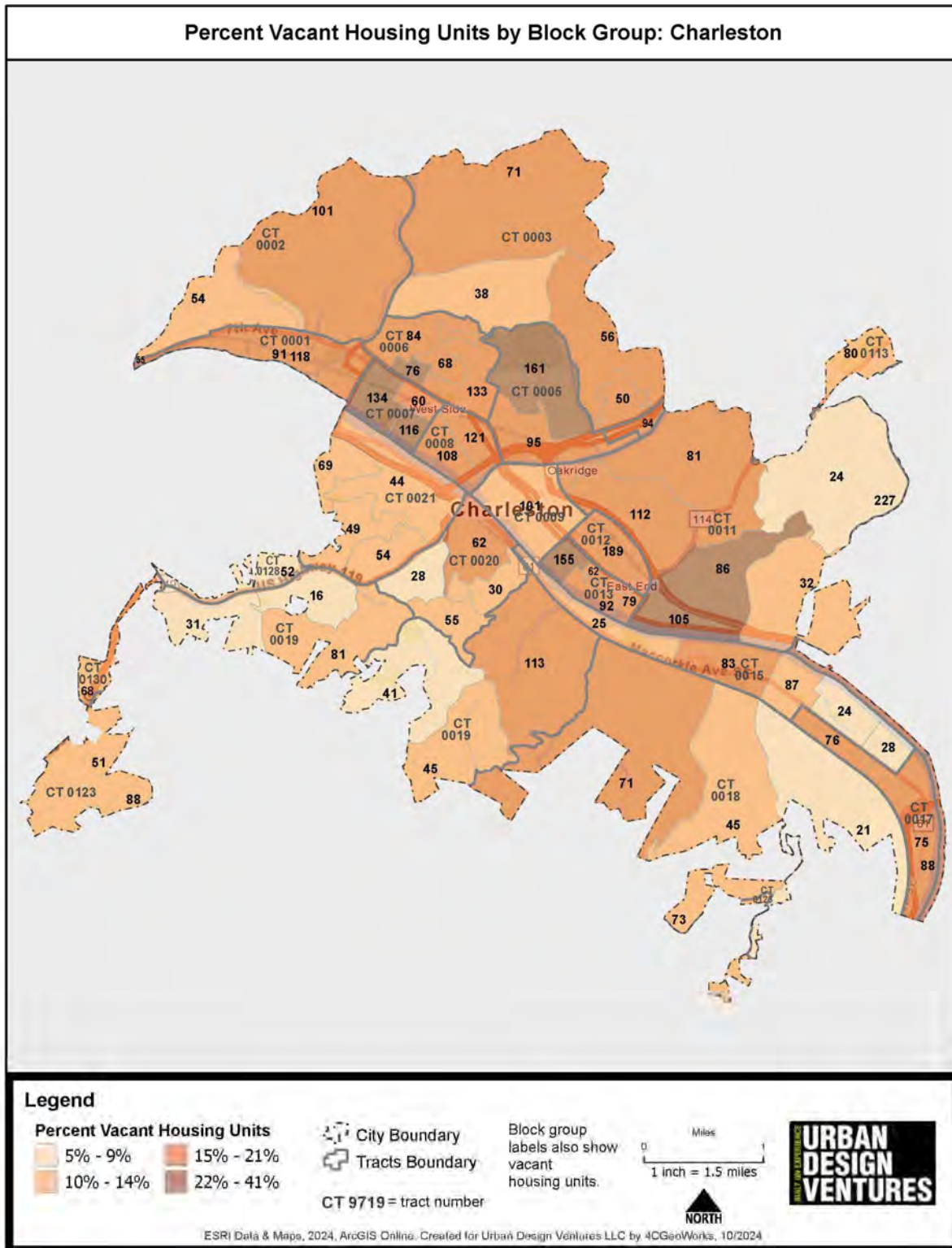
Total Housing Units by Block Points



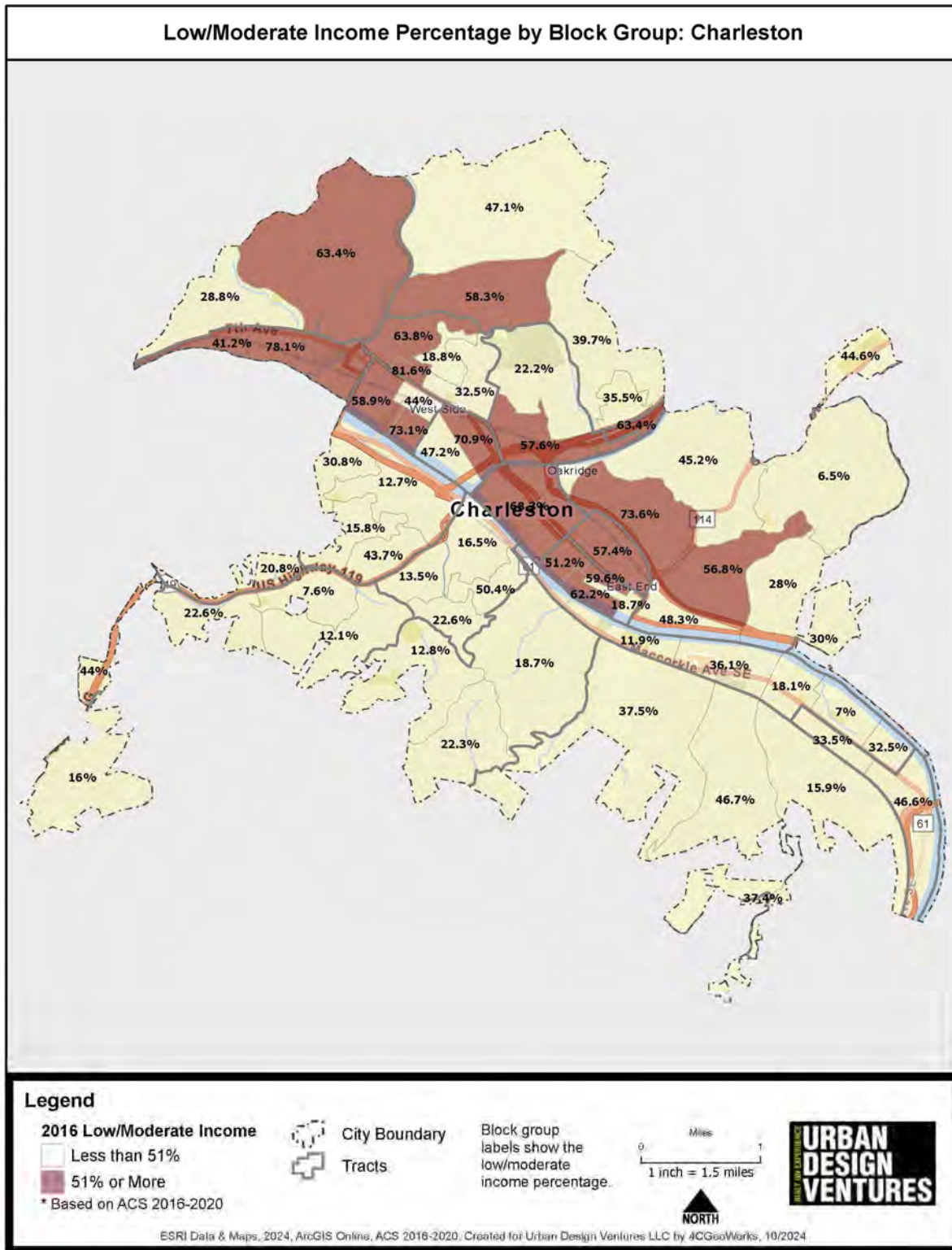
Owner-Occupied Housing Units by Block Group



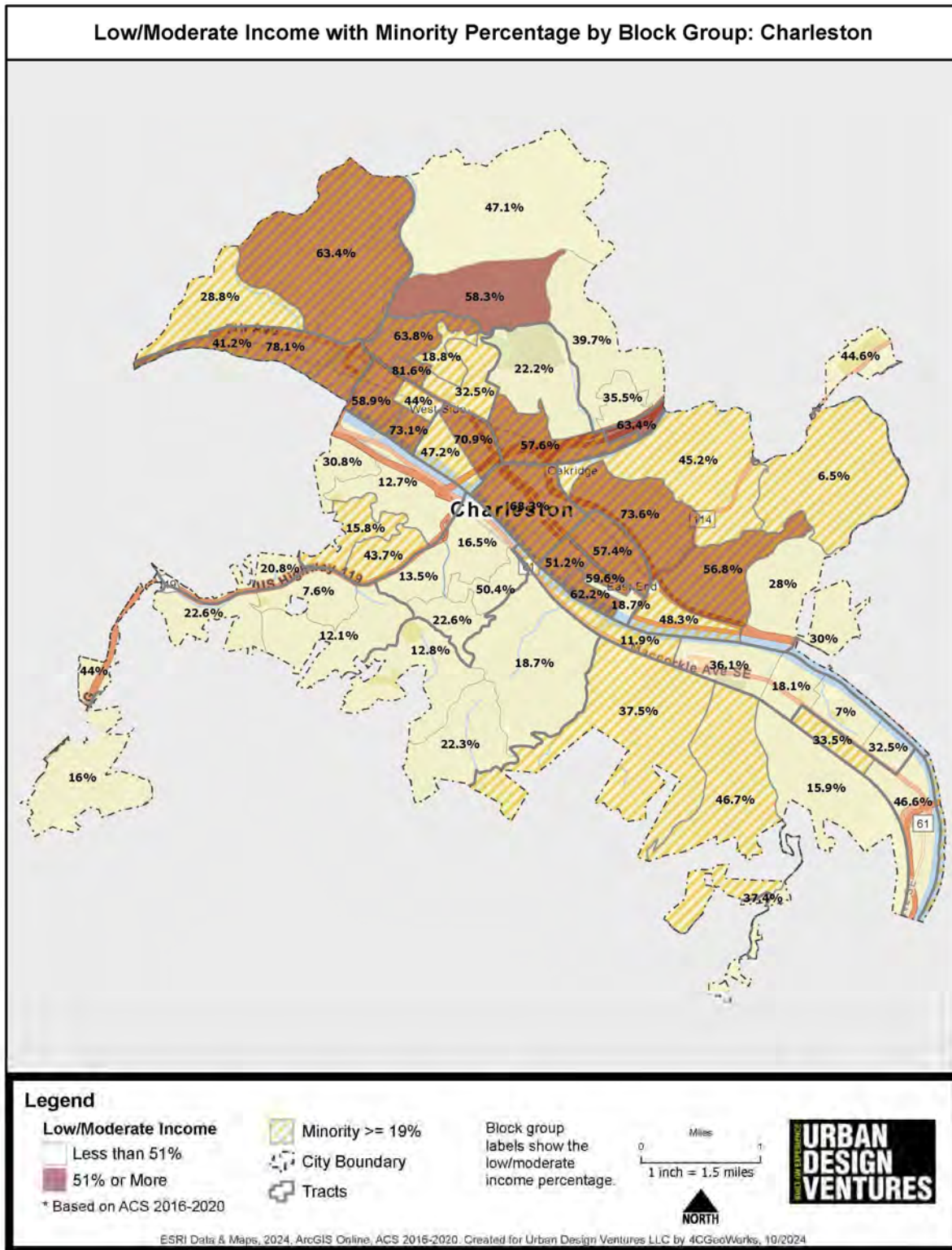
Renter Occupied Housing Units by Block Group



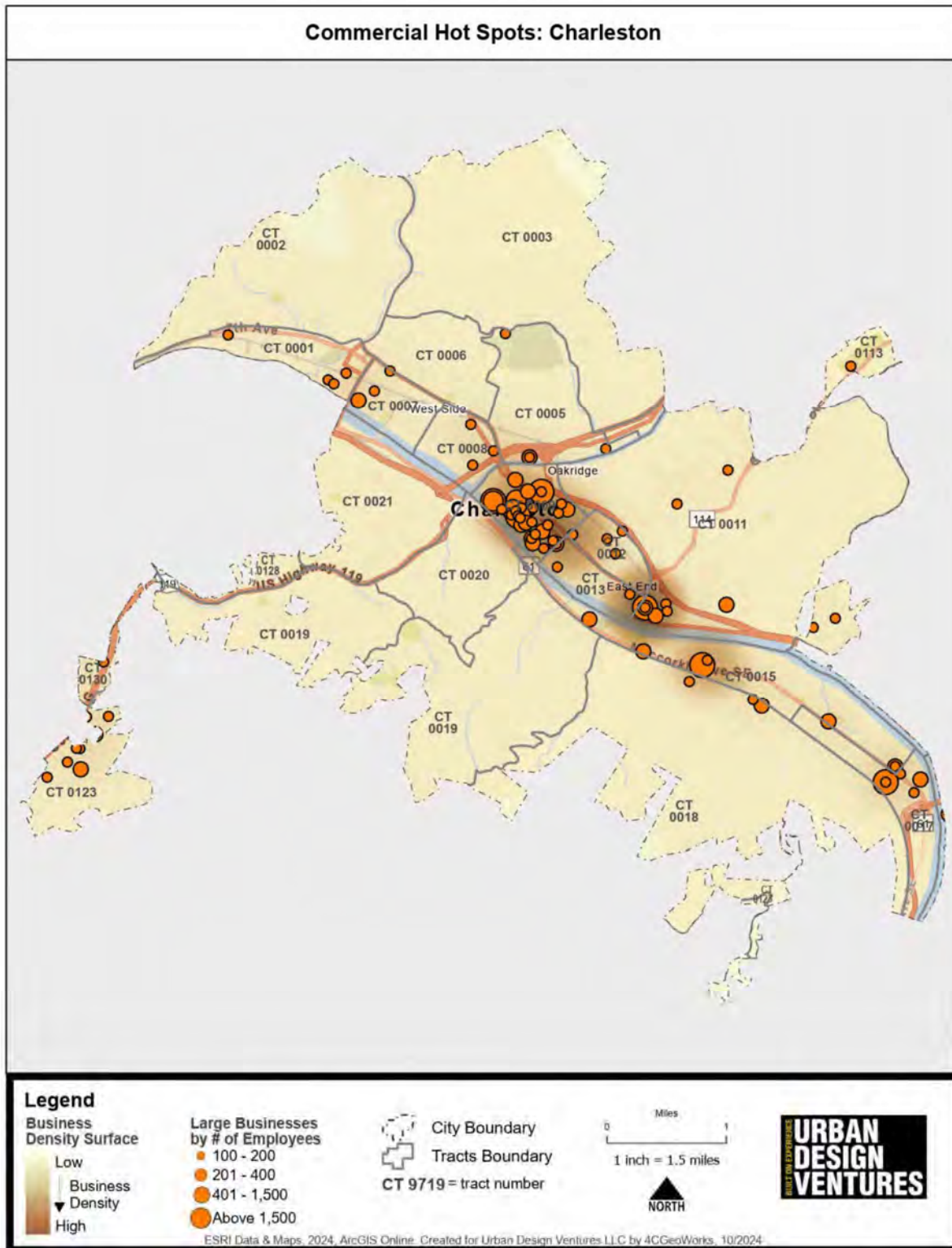
Vacant Housing Units by Block Group



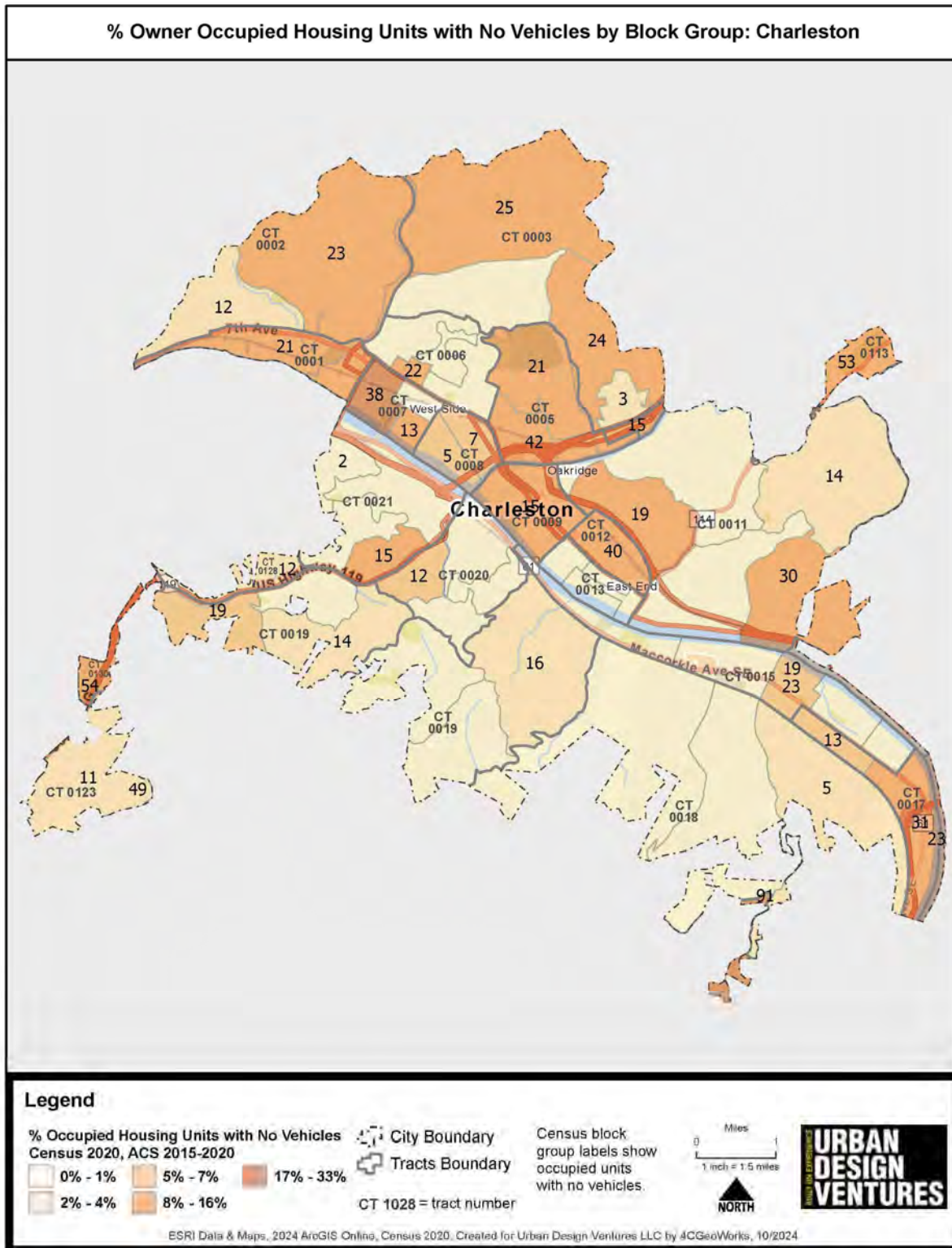
Low/Moderate Income Percentage by Block Group



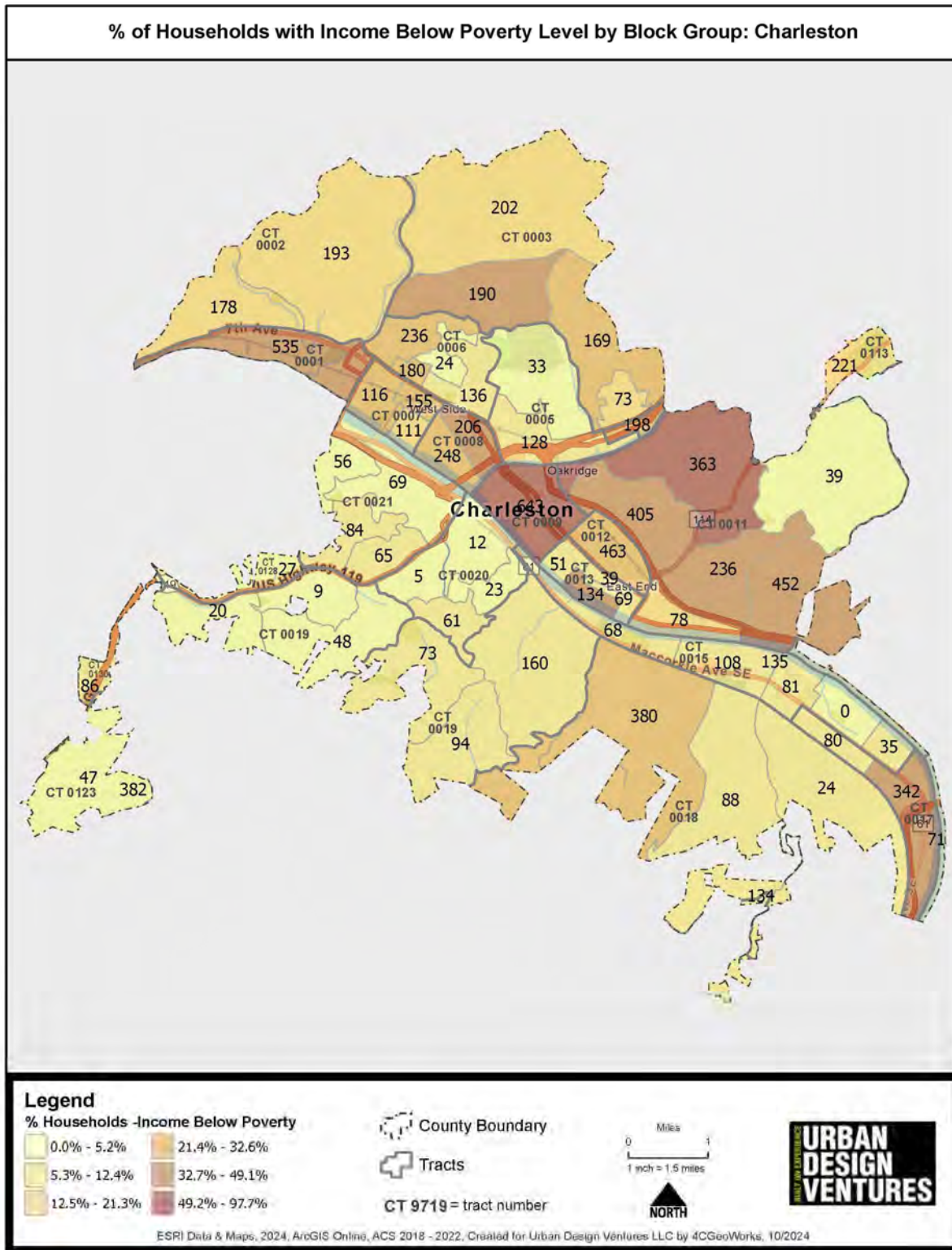
Low/Moderate Income with Minority Percentage by Block Group



Commercial Hot Spots

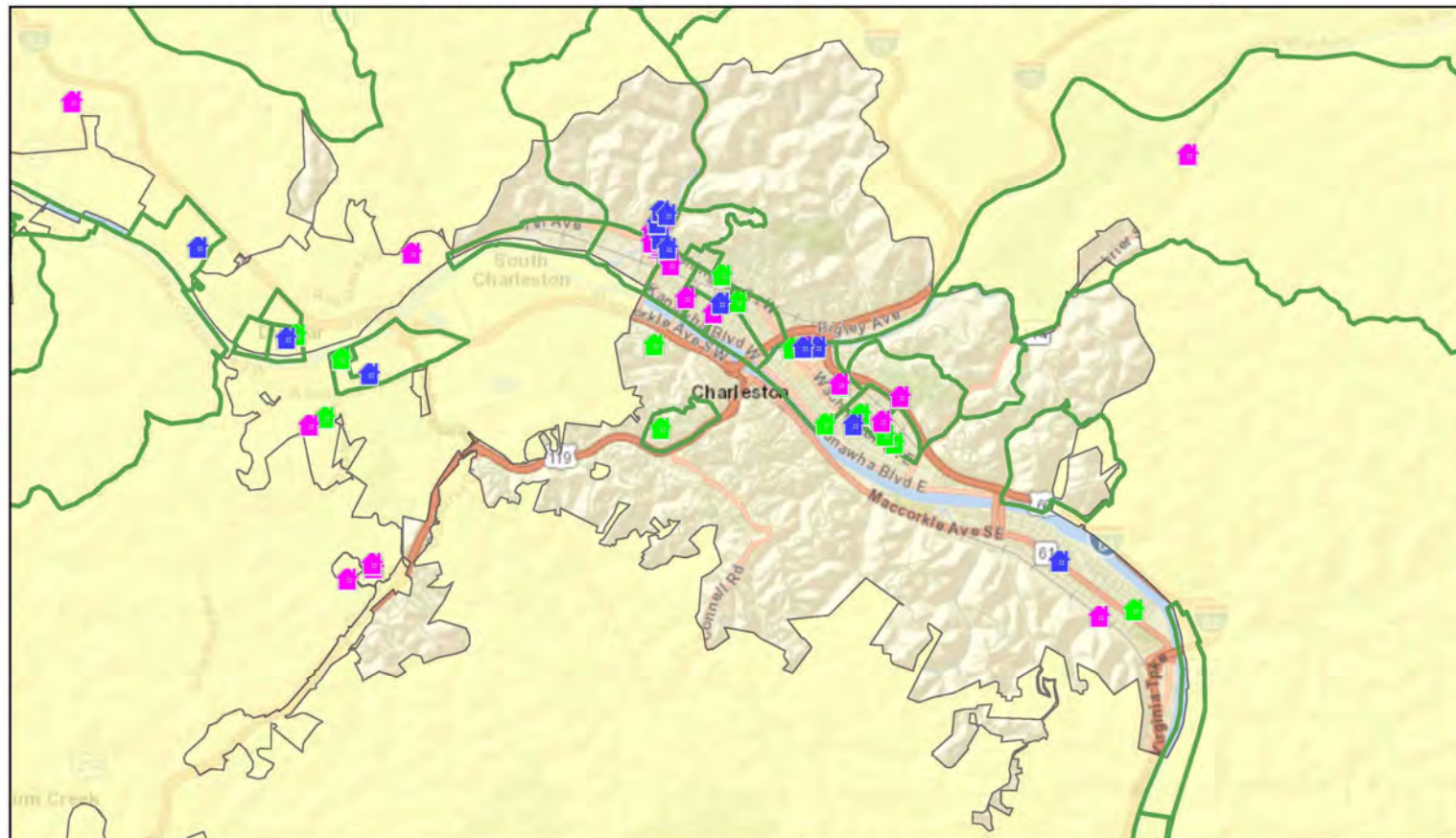


Owner Occupied Housing Units with No Vehicles



Poverty Rate by Block Group

City of Charleston, WV - Public Housing with Low-Mod Block Groups



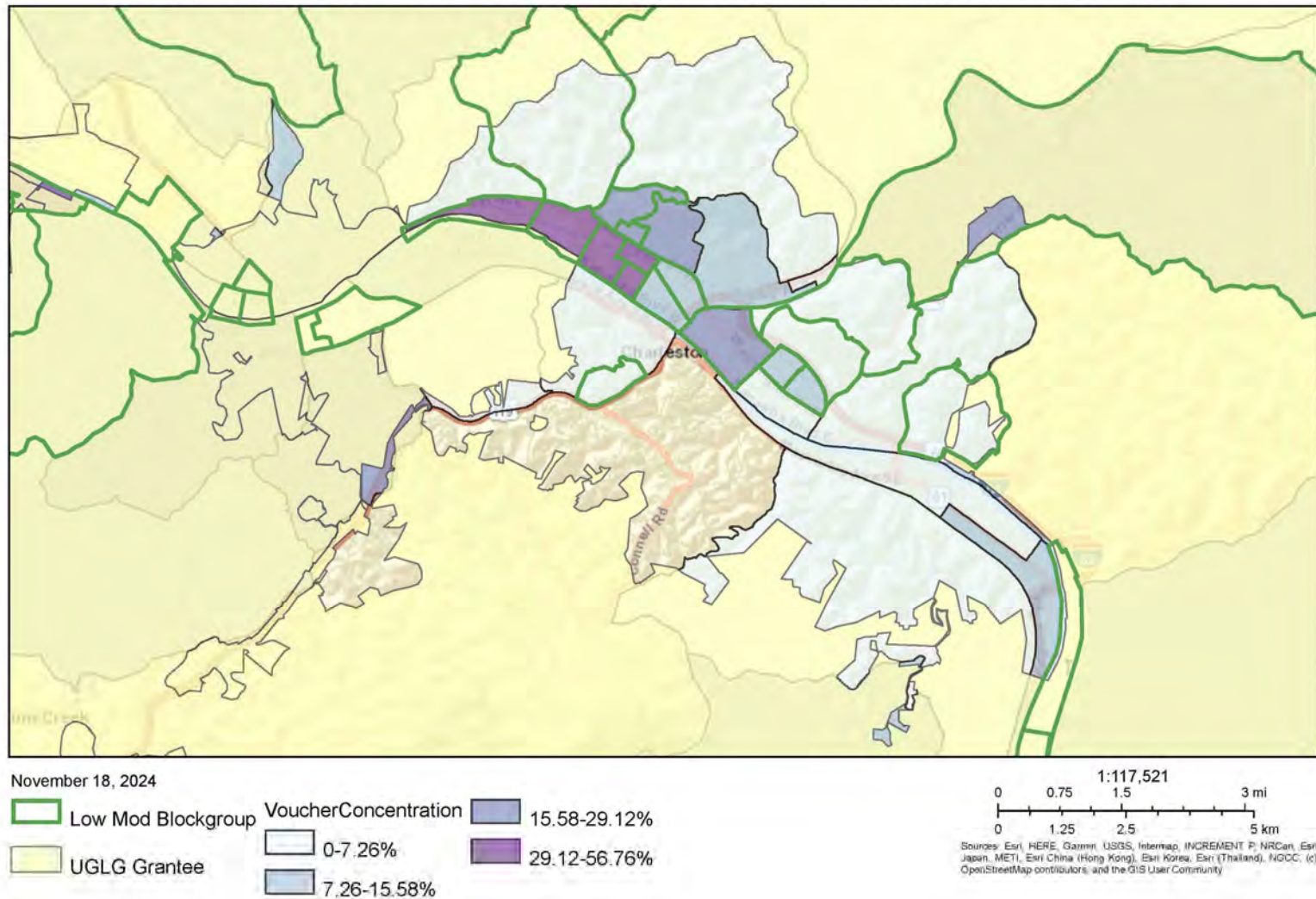
November 18, 2024

-  Public Housing Development
-  LIHTC Property
-  Multifamily Properties - Assisted
-  Low Mod Blockgroup
-  UGLG Grantee

1:117,521
0 0.75 1.5 3 mi
0 1.25 2.5 5 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Public Housing with Low-Mod Block Groups

City of Charleston, WV - Voucher Concentration with Low-Mod Block Groups



Housing Choice Voucher Use Concentration with Low/Mod Block Groups

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The purpose of the City of Charleston's FY 2025-2029 Five-Year Consolidated Plan is to serve as a consolidated planning process, a strategic planning document, and an application for the city. The City has identified the following six (6) priority needs, objectives, and goals for the five (5) year period of FY 2025 through FY 2029:

Housing Priority (High Priority)

There is a continuing need to improve the quality and range of housing stock in the City of Charleston by increasing the supply of decent, safe, sound, and accessible housing for homeowners, renters, and homebuyers, which is affordable to low- and moderate-income persons and households.

Goals:

- **HSS-1 Homeownership.** Increase the supply of affordable owner-occupied housing units through housing counseling and eligible direct assistance to homebuyers including mortgage principal reductions, interest rate reductions, downpayment and closing cost assistance, etc.
- **HSS-2 Housing Rehabilitation.** Conserve and rehabilitate existing affordable housing units for owners and renters in the City by addressing maintenance issues, emergency repairs, and the removal of architectural accessibility barriers to persons with disabilities.
- **HSS-3 Housing Construction.** Increase the supply and range of new affordable and accessible housing units in the city for owners and renters through the new construction and rehabilitation and adaptive reuse of existing buildings.

Homeless Priority (High Priority)

There is a continuing need for housing and supportive services for unsheltered persons, families, those at risk of becoming homeless, and victims of domestic violence.

Goals:

- **HMS-1 Housing.** Support the Continuum of Care's efforts to provide emergency shelter and transitional housing and to develop permanent supportive housing and other permanent housing opportunities for unsheltered individuals and families.
- **HMS-2 Operation/Support.** Assist homeless providers in the operation of housing and support services for those who are unsheltered and persons who are at-risk of becoming homeless.
- **HMS-3 Prevention and Re-Housing.** Assist in the prevention of homelessness through anti-eviction and other programs for rapid re-housing.

Other Special Needs Priority (High Priority)

There is a continuing need for affordable housing, services, and facilities for the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.

Goals:

- **SNS-1 Housing.** Increase the supply of affordable, accessible, decent, safe, sound, and sanitary housing for the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs through the rehabilitation of existing buildings and new construction.
- **SNS-2 Services/Facilities.** Support supportive service programs and facilities for the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.

Community Development Priority (High Priority)

There is a continuing need to improve public and community facilities, infrastructure, public social/welfare services, food programming, public safety, clearance, and quality of life for all City of Charleston residents.

Goals:

- **CDS-1 Neighborhood Revitalization.** Improve living conditions and reduce poverty; foster economic growth and opportunities; strengthen social ties and build a sense of neighborhood and community pride; and, create safe and vibrant environments for residents of all ages throughout the City and particularly in the City's West Side and other neighborhoods with high concentrations of blight.
- **CDS-2 Community Facilities.** Improve and enhance the quality, location, and accessibility of the City's parks, recreational facilities, public spaces, trails, bikeways, and all public and community facilities.
- **CDS-3 Infrastructure.** Improve and enhance the City's public infrastructure and spaces through rehabilitation, restoration, reconstruction, and new construction of streets, sidewalks, bridges, curbs, walkways, waterlines, sanitary sewers, stormwater management, hillside stabilization, etc. and the removal of architectural accessibility barriers to persons with disabilities.
- **CDS-4 Public Services.** Improve and enhance social and human services, programming, food and nutrition assistance, and transportation for low- and moderate-income persons and households, the youth, the elderly, and persons with disabilities within the City of Charleston.

- **CDS-5 Public Safety.** Improve and enhance public safety facilities, equipment, programming, and emergency response and preparedness within the City of Charleston.
- **CDS-6 Clearance/Demolition.** Remove and eliminate slum and blighting conditions throughout the City of Charleston.

Economic Development Priority (High Priority)

There is a continuing need to increase and expand employment, job training, technical assistance, work force development, and economic empowerment of low- and moderate-income residents in the City of Charleston.

Goals:

- **EDS-1 Employment.** Support and encourage new and varied job creation, job retention, workforce development, employment, and job training opportunities for unemployed and underemployed persons, including youth training and employment programs.
- **EDS-2 Development.** Support and encourage the planning and promotion of business and commercial enterprise growth, variation, and expansion through new development, revitalization, and redevelopment.

Administration, Planning, and Management Priority (High Priority)

There is a continuing need for sound planning, administration, management, and oversight of Federal, State, and local funding, programming, and investment.

Goals:

- **AMS-1 Overall Coordination.** Provide program management and oversight for the successful administration of Federal, State, and local funded programs and compliance with related laws and regulations, including planning services for special studies, the five-year consolidated plan, annual action plans, substantial amendments, consolidated annual performance and evaluation reports, environmental reviews and clearance, etc.
- **AMS-2 Fair Housing.** Provide funds for training, education, outreach, and monitoring to affirmatively further fair housing in the City of Charleston.

3. Evaluation of past performance

The City of Charleston has a good performance record with and regularly meets performance standards established by HUD. Each year the city prepares its Consolidated Annual Performance and Evaluation Report (CAPER) that is required to be submitted to HUD within ninety (90) days after the start of a new program year. Copies of previous CAPERs are available for review at the Mayor's Office Economic and Community Development (MOECD).

The FY 2023 CAPER, the fourth CAPER for the FY 2020-2024 Five-Year Consolidated Plan, was approved by HUD on November 27, 2024. During the FY 2023 CAPER period, the City of Charleston expended 100.00% of its CDBG funds to benefit low- and moderate-income persons. The city expended 14.61% of its funds during the FY 2023 CAPER period on public services, which is below the statutory maximum of 15%. The city expended 18.03% of its funds during this CAPER period on Planning and Administration, which is below the statutory maximum of 20%. The city met the required maximum drawdown ratio of 1.5.

The HOME program is also being administered in a timely manner and in accordance with applicable activity limitations and match requirements. The City of Charleston-Kanawha County HOME Consortium met its HOME Match requirements for the FY 2023 Program. The Consortium has an excess of matching funds in the amount of \$805,051 for the HOME Program.

4. Summary of citizen participation process and consultation process

The City of Charleston, in compliance with the City's Citizen Participation Plan, advertised and held one (1) public meeting on the needs of the city that provided residents with the opportunity to discuss the city's CDBG and HOME Programs and to offer their suggestions on future program priorities. The public hearing was advertised in the *Charleston Gazette-Mail* on Friday, November 1, 2024.

The city maintains a list of housing, social and human services, community development, economic development, education, and faith-based stakeholders. All stakeholders received emails and phone calls notifying them of the public meeting, hearing, and invitation to participate in a stakeholder questionnaire.

Additionally, the city developed and disseminated an online citizen's survey at the following address: <https://www.surveymonkey.com/r/CharCDBG2025-2029>.

The city published the "Draft Plan" 30-day public review/comment period and public hearing notice in the *Charleston Gazette-Mail* on Wednesday, July 2, 2025. The "Draft Plan" was on display from Wednesday, July 2, 2025 until Friday, August 1, 2025, through the city's website at <https://www.charlestonwv.gov/government/city-departments/moecd> and hard copies placed at the following locations:

- **Mayor's Office of Economic & Community Development (MOECD)**
105 McFarland Street, Charleston, WV 25301
- **Kanawha County Public Library**
123 Capitol Street, Charleston, WV 25301

The city developed the Consolidated Plan based on the input received from residents and stakeholders through a public needs meeting, a resident survey, group and one-on-one interviews with stakeholders, a stakeholder questionnaire, draft plan review comments, and a public hearing.

5. Summary of public comments

The City of Charleston held a public needs meeting at noon on November 19, 2024. A complete list of the comments received at the public hearings, survey results, and the public needs meeting are in the attachment section.

The FY 2025-2029 Five-Year Consolidated Plan and FY 2025 Annual Action Plan were placed on public display from Wednesday, July 2, 2025 to Friday, August 1, 2025. A Public Hearing was held on Tuesday, July 22, 2025. Comments that were received at this Public Hearing and during the display period are included in the attachments at the end of this Five-Year Consolidated Plan.

The Citizen Participation section includes the newspaper ads, meeting flyers, social media postings, 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 City of Charleston's Five-Year Consolidated Plan are to improve the living conditions of all residents, advance a suitable and viable living environment, and address the city's housing and community development needs. The Five-Year Consolidated Planning process requires the city to state in a single document its strategy to pursue goals for all housing, community development, and planning programs. The city will use the Consolidated Plan's priorities and goals to allocate CDBG and HOME funds over the next five (5) years and provide direction to other partners addressing the housing and community development needs of Charleston's low- and moderate-income population residents. HUD will evaluate the city's performance under the Five-Year Consolidated Plan against these goals.

8. FY 2025 CDBG and HOME Programs Budget

During the FY 2025 Program Year, the City of Charleston, WV has been awarded the following entitlement grant funds.

- **CDBG Funds** - \$1,501,940.00
- **HOME Funds** - \$706,458.88
- **Total: \$2,208,398.88**

The City of Charleston proposes to undertake the following activities with the FY 2025 CDBG Grant and HOME Grant:

FY 2025 CDBG Budget:

CDBG Administration - \$300,388.00

- CDBG Administration - \$300,388.00

Housing Programs - \$215,000.00

- Housing Rehabilitation Program (CDBG) - \$200,000.00

Public Services - \$210,291.00

- Bob Burdette Center - Afterschool Program - \$10,000.00
- Bream Neighborhood Shop - Utility Assistance Program - \$9,000.00
- Charleston-Kanawha Housing Authority - Wellness Navigator - \$15,000.00
- Covenant House - Homeless Outreach - \$15,000.00
- Daymark - Patchwork - \$21,000.00
- Kanawha Valley Collective - Identification and Transportation - \$7,000.00
- Kanawha Valley Fellowship Home - Utilities - \$20,000.00
- Charleston Legal Help for Renters Project - \$20,000.00
- Manna Meal - Food Insecurity SafetyNet Program - \$10,000.00
- Midian Community Center - Utilities - \$15,646.00
- Rea of Hope Fellowship Home - Utilities - \$12,645.00
- Religious Coalition for Community Renewal - Utilities - \$15,000.00
- United We House - Security Deposits - \$15,000.00
- WV Health Right - Medical and Dental Supplies - \$25,000.00
- YWCA Resolve - Utilities - \$5,000.00
- YWCA Sojourners Shelter - \$10,000.00

Public Improvements - \$776,261.00

- ADA Curb Cuts - \$518,761.00
- Bream Neighborhood Shop - Washer and Dryer Replacements - \$7,500.00
- Sojourner's Shelter Renovations - \$250,000.00

Total CDBG Budget: \$1,501,940

FY 2025 HOME Budget:**HOME Administration - \$70,645.89**

- HOME Administration - \$70,645.89

HOME Project - \$529,844.16

- First-Time Homebuyer Assistance - \$529,844.16

Community Housing Development Organization (CHDO) - \$105,968.83

- HOME-CHDO Set-aside - \$105,968.83

Total HOME Budget: \$706,458.88**Total FY 2025 CDBG and HOME Budget: \$1,547,199.60**

The Process

PR-05 Lead & Responsible Agencies 24 CFR 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
Lead Agency	City of Charleston	Mayor's Office of Economic and Community Development
CDBG Administrator	City of Charleston	Mayor's Office of Economic and Community Development
HOME Administrator	City of Charleston	Mayor's Office of Economic and Community Development

Table 1 – Responsible Agencies

Narrative

The City of Charleston Mayor's Office of Economic and Community Development (MOECD) is the administering agency for the City's CDBG and HOME Programs. MOECD prepares the Five-Year Consolidated Plans, Annual Action Plans, Environmental Review Records (ERRs), the Consolidated Annual Performance Evaluation Reports (CAPERs), monitoring, pay requests, contracting, and oversight of the programs on a day-to-day basis. In addition, the City of Charleston has a private planning consulting firm available to assist the city on an as needed basis.

Consolidated Plan Public Contact Information

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 Charleston, WV 25301
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Andrew.Backus@charlestonwv.gov

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

The City of Charleston held a series of one-on-one and group meetings with local housing providers, social and human service agencies, community and economic development organizations, Charleston-Kanawha Housing Authority, members of the Kanawha Valley Collective, faith-based, organizations, and city department directors, along with a public community needs meeting for residents to participate. An online stakeholder questionnaire and an online resident survey were utilized to gather input on unmet needs, areas of opportunity, gaps in service and housing delivery systems, priorities, goals, etc. Input gathered through the city's citizen participation and community engagement were used in the development of specific priorities and goals of the FY 2025-2029 five-year planning period.

Each year, as a part of the CDBG application process, local agencies/organizations are invited to submit funding applications for CDBG grant eligible activities and to participate in the consultation process through attending a public hearing or responding directly to the correspondence or survey.

The city's draft consolidated planning documents were placed on display for 30 days, during which a public hearing was held to solicit comments and input on the draft documents.

A complete list of agencies contacted and representatives that participated in meetings can be found in the Attachment Section.

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 Mayor's Office of Economic and Community Development (MOECD) held a series of meetings with non-profits, local housing providers, social and human service agencies, community and economic development organizations, and religious organizations to identify unmet needs, areas of opportunity, and coordination gaps in delivering housing and services to low- and moderate-income residents over the FY 2025-2029 consolidated planning period. MOECD solicited applications requesting funding for the FY 2025 Annual Action Plan and provided technical assistance concerning project eligibility and application development.

The city is also a participating member of the Kanawha Valley Collective (KVC) which is the Continuum of Care for the Charleston region. The KVC membership includes many public and assisted housing providers, private and governmental health, mental health and service agencies, to provide effective coordination of resources.

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 Charleston supports the Kanawha Valley Collective (KVC) in efforts to address the needs of the homeless in the community. This is accomplished with the support of the annual HUD Continuum of Care application that supports housing for chronically homeless individuals and families, families with children, and veterans, as well as events that draw attention to the homeless and their needs (YWCA, Union Mission, etc.)

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

1.	Agency/Group/Organization	City of Charleston
	Agency/Group/Organization Type	Services - Housing Services-Education Service-Fair Housing Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Planning organization Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Community Development Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for the City of Charleston.
2.	Agency/Group/Organization	Kanawha Valley Collective (KVC) (CoC)
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Regional organization Planning organization Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy 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?	Was consulted for their input on the needs and goals for the City of Charleston. The Kanawha Valley Collective is the Continuum of Care for Kanawha, Boone, Clay, and Putnam Counties, WV.
3.	Agency/Group/Organization	Charleston-Kanawha 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 Market Analysis

		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?	Was consulted for their input on the needs and goals for the City of Charleston.
4.	Agency/Group/Organization	Charleston Urban Renewal Authority
	Agency/Group/Organization Type	Housing Services - Housing Other government - Local Business and Civic Leaders Redevelopment Authority
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis 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?	Consultation on downtown issues, housing opportunity in the Homeownership Zone and Charleston's Westside for improved collaboration.
5.	Agency/Group/Organization	Kanawha County Schools
	Agency/Group/Organization Type	Services-Children Services-Education Other government - County Regional organization Planning organization School
	What section of the Plan was addressed by Consultation?	Homelessness Strategy 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?	Was consulted for their input on the needs and goals for the City of Charleston.

6.	Agency/Group/Organization	Olmstead – Office of Inspector General
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-homeless Services-Health Publicly Funded Institution/System of Care Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for the City of Charleston.
7.	Agency/Group/Organization	West Virginia Human Rights Commission
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Education Service-Fair Housing Services - Victims Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy 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?	Was consulted for their input on the needs and goals for the City of Charleston.
8.	Agency/Group/Organization	Mountain State Justice
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS

		Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment Service-Fair Housing Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for the City of Charleston.
9.	Agency/Group/Organization	University of Charleston
	Agency/Group/Organization Type	Services-Education Services-Employment Regional organization Major Employer
	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?	Was consulted for their input on the needs and goals for the City of Charleston.
10.	Agency/Group/Organization	Charleston Catholic High School
	Agency/Group/Organization Type	Services-Children Services-Education Regional organization Faith Based

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for the City of Charleston.
11.	Agency/Group/Organization	Charleston Area Alliance
	Agency/Group/Organization Type	Regional organization Planning organization Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis 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?	Was consulted for their input on the needs and goals for the City of Charleston. Charleston Area Alliance is a merger of the Business & Industrial Development Corporation, the Charleston Renaissance Corporation, and the Charleston Regional Chamber of Commerce.
12.	Agency/Group/Organization	Rebuilding Together Charleston
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Non-Homeless Special Needs Market Analysis 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?	Was consulted for their input on the needs and goals for the City of Charleston.

13.	Agency/Group/Organization	Religious Coalition for Community Renewal
	Agency/Group/Organization Type	Housing Regional organization Planning organization Civic Leaders Faith Based
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Market Analysis 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?	Was consulted for their input on the needs and goals for the City of Charleston.
14.	Agency/Group/Organization	Habitat for Humanity of Kanawha and Putnam
	Agency/Group/Organization Type	Housing Services-homeless Service-Fair Housing Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Market Analysis 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?	Was consulted for their input on the needs and goals for the City of Charleston.
15.	Agency/Group/Organization	Appalachia Service Project
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities

		Services-homeless Services-Employment Regional organization Civic Leaders Faith Based
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Families with children Market Analysis 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?	Was consulted for their input on the needs and goals for the City of Charleston.
16.	Agency/Group/Organization	Recovery Point West Virginia
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Homeless Services-Health Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs HOPWA 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?	Was consulted for their input on the needs and goals for the City of Charleston.
17.	Agency/Group/Organization	Kanawha Valley Fellowship Home
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health

		Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Non-Homeless Special Needs HOPWA 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?	Was consulted for their input on the needs and goals for the City of Charleston.
18.	Agency/Group/Organization	YWCA Charleston
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims 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 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?	Was consulted for their input on the needs and goals for the City of Charleston.
19.	Agency/Group/Organization	Charleston Job Corps
	Agency/Group/Organization Type	Services-Education Services-Employment Regional organization

		Planning organization Job Training
	What section of the Plan was addressed by Consultation?	Economic Development 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?	Was consulted for their input on the needs and goals for the City of Charleston.
20.	Agency/Group/Organization	West Side Neighborhood Association
	Agency/Group/Organization Type	Housing Planning organization Business and Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for the City of Charleston.
21.	Agency/Group/Organization	West Virginia Women Work
	Agency/Group/Organization Type	Services-Education Services-Employment Regional organization Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development 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?	WV Women Work was consulted for their input on the needs and goals for the City of Charleston.
22.	Agency/Group/Organization	CommunityWorks in West Virginia, Inc.
	Agency/Group/Organization Type	Housing Service-Fair Housing

		Regional organization Community Development Financial Institution (CDFI)
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Market Analysis 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?	Was consulted for their input on the needs and goals for the City of Charleston.
23.	Agency/Group/Organization	Hope Community Development Corporation
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment Planning organization Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis 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?	Was consulted for their input on the needs and goals for the City of Charleston.
24.	Agency/Group/Organization	West Virginia Health Right
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated	Was consulted for their input on the needs and goals for the City of Charleston.

	outcomes of the consultation or areas for improved coordination?	
25.	Agency/Group/Organization	Disability Rights of WV
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Services-Education Service-Fair Housing Publicly Funded Institution/System of Care Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy 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?	Was consulted for their input on the needs and goals for the City of Charleston.
26.	Agency/Group/Organization	Appalachian Center for Independent Living
	Agency/Group/Organization Type	Services-Housing Services-Elderly Persons Services-Persons with Disabilities Services-Health
	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?	Was consulted for their input on the needs and goals for the City of Charleston.
27.	Agency/Group/Organization	Bible Center Church
	Agency/Group/Organization Type	Civic Leaders Faith Based
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated	Was consulted for their input on the needs and goals for the City of Charleston.

	outcomes of the consultation or areas for improved coordination?	
28.	Agency/Group/Organization	Charleston Baptist Temple
	Agency/Group/Organization Type	Civic Leaders Faith Based
	What section of the Plan was addressed by Consultation?	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?	Was consulted for their input on the needs and goals for the City of Charleston.
29.	Agency/Group/Organization	Trinity Evangelical Lutheran Church
	Agency/Group/Organization Type	Civic Leaders Faith Based
	What section of the Plan was addressed by Consultation?	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?	Was consulted for their input on the needs and goals for the City of Charleston.
30.	Agency/Group/Organization	First Presbyterian Church
	Agency/Group/Organization Type	Civic Leaders Faith Based
	What section of the Plan was addressed by Consultation?	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?	Was consulted for their input on the needs and goals for the City of Charleston.
31.	Agency/Group/Organization	Grace Bible Church
	Agency/Group/Organization Type	Civic Leaders Faith Based
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated	Was consulted for their input on the needs and goals for the City of Charleston.

	outcomes of the consultation or areas for improved coordination?	
32.	Agency/Group/Organization	Girl Scouts of Black Diamond Council
	Agency/Group/Organization Type	Services-Children Services-Education Regional organization
	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?	Was consulted for their input on the needs and goals for the City of Charleston.
33.	Agency/Group/Organization	The Greater Kanawha Valley Foundation
	Agency/Group/Organization Type	Regional organization Planning organization Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs 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?	Was consulted for their input on the needs and goals for the City of Charleston.
34.	Agency/Group/Organization	Charleston Coliseum & Convention Center
	Agency/Group/Organization Type	Regional organization Business Leaders Major Employer
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for the City of Charleston.

35.	Agency/Group/Organization	Charleston Convention & Visitors Bureau
	Agency/Group/Organization Type	Regional organization Planning organization Business Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for the City of Charleston.
36.	Agency/Group/Organization	The Salvation Army
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment Services - Victims Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for the City of Charleston.

37.	Agency/Group/Organization	Wesbanco, Inc.
	Agency/Group/Organization Type	Services-Housing Regional organization Business Leaders Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis 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?	Was consulted for their input on the needs and goals for the City of Charleston.
38.	Agency/Group/Organization	Charleston Land Reuse Agency
	Agency/Group/Organization Type	Services-Housing Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis 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?	Was consulted for their input on the needs and goals for the City of Charleston.
39.	Agency/Group/Organization	WV Department of Health and Human Resources
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Other government - State Regional organization Planning organization

	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Non-Homeless Special Needs HOPWA Strategy 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?	The City of Charleston reviewed the Blood Lead Level Screening Plan provided through the West Virginia Department of Health and Human Resources - West Virginia Childhood Lead Poisoning Prevention Program (CLPPP). The City also reviewed the HIV and Hepatitis C Elimination Plan provided through the West Virginia Department of Health and Human Resources - Office of Epidemiology and Prevention Services.
40.	Agency/Group/Organization	Optimum
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Business Leaders
	What section of the Plan was addressed by Consultation?	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?	Optimum internet plans were examined to see the services they offer for the City of Charleston residents.
41.	Agency/Group/Organization	Comcast
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Business Leaders
	What section of the Plan was addressed by Consultation?	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?	Xfinity/Comcast internet plans were examined to see the services they offer for the City of Charleston residents.

Table 2 – Agencies, groups, organizations who participated

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

All agency types were consulted during the Five-Year Consolidated Plan process.

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	Kanawha Valley Collective (KVC)	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
PHA Plan	Charleston Kanawha Housing Authority	The Charleston-Kanawha Housing Authority is the lead agency providing public housing and housing assistance in the City. The goals of the City and the Housing Authority are complimentary.
Strategies to Revitalize Charleston's Neighborhood	City of Charleston Mayor's Office of Economic and Community Development	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
Imagine Charleston Comprehensive Plan	City of Charleston Planning Department	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
Downtown Redevelopment Plan	City of Charleston Planning Department	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
East End Community Renewal Plan	City of Charleston Planning Department	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
Riverfront Master Plan	City of Charleston Planning Department	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
West Side Community Renewal Plan	City of Charleston Planning Department	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
Twenty-Twenty Vision Kanawha County Comprehensive Plan	Kanawha County Planning and Development Office	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
Kanawha Valley Collective Strategic Plan	Kanawha Valley Collective (KVC)	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
Blood Lead Level Screening Plan	West Virginia Department of Health and Human Resources	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?
Broadband Enhancement	2020 - 2025 WV State Broad Band Plan	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
Kanawha Putnam Emergency Management Plan	Kanawha Putnam Emergency Planning Committee	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
Region 3 Hazard Mitigation Plan	Regional Intergovernmental Council	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 Charleston's Mayor's Office of Economic and Community Development (MOECD) is the administrating agency for the City's CDBG and HOME programs. MOECD coordinates with other City departments including the Development Services Department, Recreation Department, the city's emergency services providers, and the Charleston-Kanawha Housing Authority. The city also works with the Kanawha Valley Collective, social service providers, economic development agencies and other county and state agencies.

Narrative (optional):

As the City of Charleston is both the seat of Kanawha County and the capital of West Virginia, it has a uniquely large number of agencies, organizations, and businesses available who were able to contribute to this Plan. The city coordinates with these organizations to fulfill the goals in this document as well as services to the wider community.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The preparation of the Five-Year Consolidated Plan and Annual Action Plan incorporated several actions that encouraged citizen participation and community engagement. The city solicited FY 2025 CDBG funding applications from local agencies and organizations, disclosed its current HOME programs and priorities and solicited public input related to these programs, and provided technical assistance concerning project eligibility and application preparation. The city conducted a series of one-on-one interviews, group roundtables, and an online questionnaire with community stakeholders including social and human service organizations, community and economic development groups, housing providers, and religious organizations. The city held a Public Needs Meeting on 19 NOV 2024 and conducted an online residents' survey at the following address. The city's citizen participation and community engagement efforts were designed to identify unmet needs, areas of opportunity, and gaps in service and housing delivery systems. Through this planning process, the city's Five-Year Consolidated Plan priorities and goals were drafted.

In compliance with the City's Citizen Participation Plan, the city held a Public Hearing on Tuesday, July 22, 2025 during a 30-day public review and comment period to accept comments and input concerning the city's draft consolidated planning documents. The draft planning documents were placed on display on the City's website at <https://www.charlestonwv.gov/government/city-departments/moecd> and hard copies were made available for review at the following locations:

- **Mayor's Office of Economic and Community Development**
105 McFarland Street, Charleston, WV 25301
- **Kanawha County Public Library**
Main Library, 123 Capitol St, Charleston, WV 25301

The city developed the Consolidated Plan based on the input received from residents and stakeholders through interviews, public hearings, meetings, surveys, and draft planning document review comments. All stakeholders on the City's CDBG contact list received emails and phone calls notifying the listees of all public hearings, meetings, and surveys. Any stakeholder that did not respond via a survey or attended a meeting was offered an opportunity for a phone interview. A copy of the list can be found in the attachment.

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.	Newspaper Ad	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing Agencies and Organizations	The city published a display ad on 01 NOV 2024 in the Charleston Gazette-Mail.	Not Applicable.	Not Applicable.	Not Applicable.
2.	Public Meeting	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing Agencies and Organizations	The City of Charleston held a Public Needs Meeting on 19 NOV 2024 at 12 p.m. in-person and virtually on Zoom to discuss the needs and the budget over the next five-year period. There were fourteen (14) attendees.	See the Public Meeting comments in the Appendix section of the Plans.	All comments were accepted.	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 Survey	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	There was a total of eighteen (18) people that completed the online survey.	See attached survey summaries.	All comments were accepted.	https://www.surveymonkey.com/r/CharCDBG2025-2029
4.	Stakeholder meetings	Agencies and Organizations	The City MOECD met with various stakeholder agencies, organizations, private businesses, and government departments to obtain their opinions on housing, homeless, and other community needs and services in Charleston.	See attached meeting minutes.	All comments were accepted.	Not Applicable.
5.	Stakeholder questionnaire	Agencies and Organizations	There was a total of five (5) agencies / organizations that completed the online survey.	See attached questionnaire summaries.	All comments were accepted.	https://www.surveymonkey.com/r/CharlestonStakeholderCDBG2025-2029

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)
6.	Internet Outreach	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing Agencies and Organizations	Not Applicable.	Not Applicable.	Not Applicable.	https://www.charlestonwv.gov/government/city-departments/moecd
7.	Newspaper Ad	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing Agencies and Organizations	The city published a display ad on Wednesday, July 2, 2025 in the Charleston Gazette-Mail.	Not Applicable.	Not Applicable.	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)
8.	Public Hearing	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing Agencies and Organizations	The City of Charleston held a virtual Public Hearing on Tuesday, July 22, 2025 at 5:30 p.m. via Microsoft Teams to receive comments and input on the draft planning documents. There were no public attendees.	See the Public Hearing comments in the Appendix section of the Plans.	All comments were accepted.	Not Applicable

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Charleston used the 2016-2020 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 pre-populated with HUD data sets based on the 2018-2022 American Community Survey (ACS) Five-Year estimates and the 2020 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.

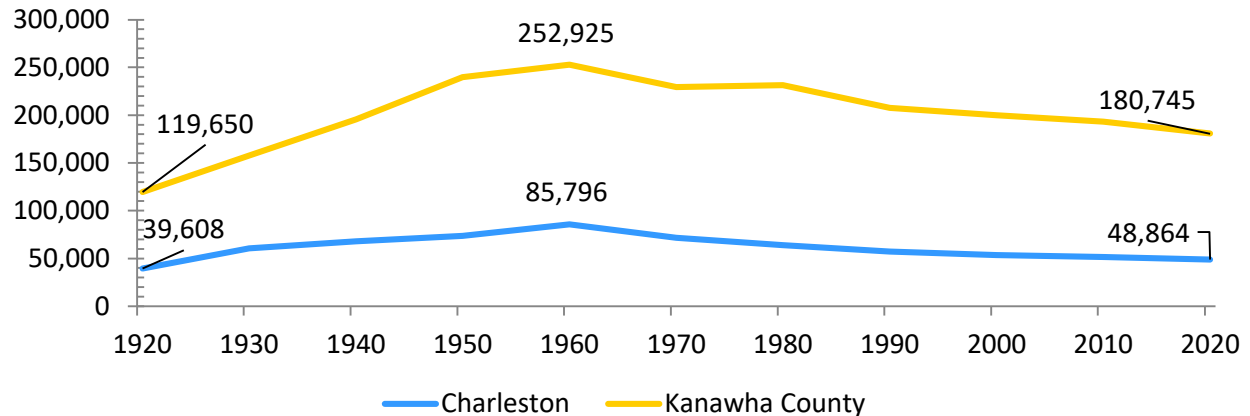
Charleston is part of the Kanawha Valley Collective (KVC) that serves the City and Kanawha County. Data for the development of the homeless needs section was obtained from the Kanawha Valley Collective. Additional needs for the City of Charleston were obtained from input and interviews with various social service agencies, housing providers, city staff, and survey responses.

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

Summary of Housing Needs

The City of Charleston and the surrounding County of Kanawha have experienced a slow population decline since 1960. This corresponds to a decrease in the number of persons employed in heavy industry in the Kanawha Valley and coal industry and corresponding out-migration to other states.

Population Change for the City of Charleston and Kanawha County



Source: U.S. Census Data (1920-2020)

Based on a comparison between the 2013-2017 and the 2018-2022 American Community Surveys (ACS), the City of Charleston's population decreased by 1.96% from an estimated 49,384 to 48,415 residents. Kanawha County lost a higher percentage of its population, down 4.22% from 187,827 to 179,895 residents. Over the same period, there were also fewer households but with a smaller rate of decrease. Kanawha County had 3.76% fewer households (from 80,267 to 77,252) and the City of Charleston had 1.34% fewer households (from 80,267 to 21,746). This points to a decrease in household size over the last five years. The most common type of households in the city are small single-family households with elderly family households (with two people, at least one of whom is age 62 or older) and elderly non-family households (with one person age 62 or older) more common. The city's 2022 Median Income was \$58,902, a 17% increase from the 2017 median of \$45,797.

Based on an aging population and the desire of older residents wishing to remain in their homes, the city anticipates continued slight population loss and smaller household size over the next five years. The city is working to reverse these trends by attracting businesses and young people.

The common issue identified through the city's citizen participation and community engagement process was the low availability of quality affordable housing. According to the 2016-2020 CHAS data, well over half (60.7%) of all low-and-moderate residents in the city have at least one housing problem (cost burden over 30% of monthly income, lack of full kitchen or plumbing, or overcrowding of more than 1 person per bedroom).

Residents and community stakeholders reported there are few housing units available either for sale or for rent compared to past years. Available units are either out of a household's price range or of low quality and in need of significant rehabilitation. Contributing factors identified were absentee and unresponsive landlords operating rental properties without consequences, properties being purchased for cash and left vacant for real estate speculation, and the lack of amenities such as grocers in many of the city's neighborhoods.

The aging housing stock in the city also makes buying homes more difficult for low- and moderate-income residents due to higher costs associated with significant rehabilitation needed to address major deficiencies and modernize the home. There are also many vacant lots and vacant structures. Vacant structures are largely dilapidated, uninhabitable, and economically unfeasible to rehabilitate. Discussions with city departments highlighted these properties as safety hazards due to fire risk, squatters, and drug use. These properties affect the value of surrounding occupied homes and the quality of the neighborhood as a whole.

The charts below discuss the demographics and housing needs of the City of Charleston/Kanawha County Consortium.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	187,265	176,895	-6%
Households	80,913	76,500	-5%
Median Income	\$33,766	\$47,122	+40%

Table 5 - Housing Needs Assessment Demographics

Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	10,055	8,904	12,519	8,010	36,995
Small Family Households	3,089	2,530	3,495	2,738	18,160
Large Family Households	242	278	443	283	1,842
Household contains at least one person 62-74 years of age	2,179	2,386	3,554	2,279	10,470
Household contains at least one person age 75 or older	1,169	1,889	2,990	1,347	3,489
Households with one or more children 6 years old or younger	1,526	1,149	1,548	944	2,454

Table 6 - Total Households Table

Source: 2016-2020 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	80	35	63	0	178	123	10	69	35	237
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	40	10	15	0	65	10	0	10	0	20
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	85	80	4	55	224	24	30	49	30	133
Housing cost burden greater than 50% of income (and none of the above problems)	3,414	1,147	103	0	4,664	1,739	781	542	40	3,102
Housing cost burden greater than 30% of income (and none of the above problems)	695	1,633	1,380	210	3,918	896	866	1,047	632	3,441
Zero/negative Income (and none of the above problems)	868	0	0	0	868	369	0	0	0	369

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,619	1,267	172	55	5,113	1,909	816	661	100	3,486
Having none of four housing problems OR cost burden not computed, none of the other housing problems	2,754	2,945	3,765	2,268	11,732	1,801	3,888	7,909	5,599	19,197

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,589	1,122	309	3,020	503	507	422	1,432
Large Related	119	39	40	198	59	119	54	232
Elderly	886	644	497	2,027	1,353	771	828	2,952
Other	1,608	1,083	654	3,345	824	285	297	1,406
Total need by income	4,202	2,888	1,500	8,590	2,739	1,682	1,601	6,022

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
NUMBER OF HOUSEHOLDS								
Small Related	0	0	424	424	323	220	0	543
Large Related	0	0	29	29	45	55	0	100
Elderly	677	231	44	952	848	430	361	1,639
Other	0	1,389	465	1,854	599	0	0	599
Total need by income	677	1,620	962	3,259	1,815	705	361	2,881

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	89	84	19	20	212	14	15	45	30	104
Multiple, unrelated family households	15	0	0	35	50	20	15	14	0	49
Other, non-family households	25	4	0	0	29	0	0	0	0	0
Total need by income	129	88	19	55	291	34	30	59	30	153

Table 11 – Crowding Information - 1/2

Data Source: 2016-2020 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	1,390	700	745	2,835	250	465	0	715

Table 12 – Crowding Information – 2/2

Data Source: 2016-2020 CHAS

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

According to the 2018-2022 American Community Survey (ACS), 40.6% of the city's households (8,833) are one-person households. Of those one-person households, 4,397 live in rental units while 4,436 live in owner-occupied housing units. Additionally, there are 3,386 householders aged 65 years and over living alone in the city, comprising 15.6% of all households; 2,330 of these are owner-occupied households (17.6% of all owner-occupied households) and it is presumed the residents plan to age in place. As a result, it will be necessary for the city to provide assistance with the upkeep and accessibility of homes, as well as providing other senior service programs such as meal delivery and transportation services.

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: Based on estimates from the 2018-2022 American Community Survey (ACS), there are 9,023 people with a disability in the City of Charleston, approximately 19.1% of the population in total. Of the 9,565 senior citizens in the city (persons aged 65 and over), 3,281 (34.3%) have a disability of some type. This further highlights the need for services to support seniors in the city as a sizeable portion of this population may be living alone and lack sufficient ability to take care of all of their personal needs. Additionally, 6.0% of children under the age of 18 have a disability, which could further exacerbate financial challenges for their families and caretakers. Of the 9,023 disabled people in the city, 5.5% have a hearing difficulty, 3.9% have a vision difficulty, 7.5% have a cognitive difficulty, 10.1% have an ambulatory difficulty, 3.8% have a difficulty with self-care and 8.7% have an independent living difficulty.

Domestic Violence: The city does not maintain comprehensive statistics on domestic violence and instances of homelessness. However, the YWCA of Charleston's Resolve Family Abuse Program provided statistics on victims of domestic violence, sexual assault, dating violence, and stalking. Over the past five years (FY 2019-2023), Resolve served 948 individuals at its emergency shelter, 210 households in its Rapid Rehousing Program (opened in FY 2020), and 36 women and 14 children in transitional housing at the Alicia McCormick Homes. In addition to shelter, the organization provides counseling, court advocacy, monitored visitation and exchange, support groups, outreach, and training. The number of single individuals using emergency shelter peaked at 232 in FY 2019 (01 JUL 2019 through 30 JUN 2020) and dropped to a low of 146 in FY 2021. However, the FY 2023 count was at 183 individuals using the emergency shelter and 47 households in Rapid Rehousing – at least 230 heads of household. There is an apparent need for housing assistance and assistance programs for victims of domestic violence.

What are the most common housing problems?

The most common housing problem in the city is affordability. According to the 2016-2020 CHAS data, 27.5% of all households in the city (5,887 households) are cost-burdened, meaning their housing costs exceed 30% of their income per month. Not only is there a large number of cost burdened households, but 54.2% of cost-burdened households (3,193 households) spend at least 50% of their income on housing costs per month.

Through consultations with community stakeholders, residents, and city departments, another commonly identified issue was the low quality of housing, particularly on the city's West Side. Nearly twenty-nine percent (28.5%) of all city households and 60.6% of all low-and-moderate residents in the city have at least one housing problem, which demonstrates a lack of quality, affordable housing units in the city. Based on community observations it seems that most affordable units are of low quality and in need of significant rehabilitation, and that many are in neighborhoods seen as less desirable due to lack of amenities, perceived criminal activity, and/or lack of amenities such as grocery stores. These problems are best illustrated on the West Side where the homes tend to be older and more often in need of repairs, and where the closure of a community grocery store and a couple of pharmacies have created areas where people without access to a vehicle have difficulty reaching quality food and medicine.

The aging housing stock in the city also makes buying homes more difficult for low- and moderate-income residents due to higher costs associated with significant rehabilitation needed to address major deficiencies and modernize the home.

There are also many vacant lots and vacant structures. Vacant structures are largely dilapidated, uninhabitable, and economically unfeasible to rehabilitate. Discussions with city departments highlighted these properties as safety hazards due to fire risk, squatters, and drug use. These properties affect the value of surrounding occupied homes and the quality of the neighborhood as a whole.

In August 2019, the City established a Land Reuse Agency to target vacant and abandoned properties within the city. It has been very active in acquiring derelict properties for redevelopment and working with private developers to construct replacement housing especially in Charleston's West Side.

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

Non-White residents of the City of Charleston are affected by more housing issues than white residents. Nearly forty-nine percent (48.5%) of minority residents have at least one housing problem while only 24.8% of White residents have the same issue. These issues are also more prevalent among the elderly and disabled residents of the city, as they are on fixed or limited incomes and may not have the ability to make the necessary repairs or afford to move into higher quality units.

The unsheltered residents and people at risk of becoming homeless are also affected by the lack of decent, safe, sound, and affordable housing. The population at risk of becoming homeless faces a housing cost burden problem, and would benefit from emergency housing assistance for rent, emergency rehabilitation work, and/or mortgage payments and utilities to avoid eviction or foreclosures. Meanwhile, unsheltered residents desiring permanent housing have had to either settle for substandard housing or remain in a shelter until they successfully save enough for an apartment. Job training, case management, mental health and substance abuse treatment for co-occurring symptoms, and financial management courses would benefit this population, as would an increase in available low-income housing and landlords willing to accept Section 8 Housing Choice Vouchers.

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

Consultations with local homeless providers identified the following groups as having the highest risk of becoming homeless:

Young Adults and Teenagers: Young adults exiting the foster care system are one of the growing groups of potential homeless people in the city. Teenagers who have parents who are either suffering from drug addiction or have succumbed to it are also on the rise in Charleston and Kanawha County. The West Virginia Department of Education estimates that as of the start of the 2024-2025 school year, there were 1,155 students attending Kanawha County Schools who were homeless (defined as “doubling up” or “couch surfing” in another person’s housing, living in a shelter, being unsheltered, or living in a hotel or motel). This is a 77.1% increase from the 2019-2020 school year. As of December 20, 2024, the Kanawha County Schools Title I office has found that the number had decreased to 975 unsheltered students. It also identified 603 students in foster care. The school district does not track the number of students living with grandparents as primary legal custodians, but estimates that this is a significant population.

Individuals: Adults at particular risk for homelessness include those suffering from acute or chronic mental health issues, those with a history of substance addiction, and persons reentering society after incarceration. These cohorts are likely to have insufficient employment and/or challenges in securing housing due to criminal background, adverse credit, etc. The city is also seeing a rise in individuals over the age of 55 who can no longer afford to stay in their housing for several issues.

Formerly Homeless nearing end of program: Individuals who are transitioning need more supportive services for mental health, addiction, and general life skills. There is a need to add more transitional housing units in the city to provide more time in wraparound services programming.

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:

HUD’s criteria for defining at risk of homelessness is an individual or family who:

- Has an annual income below 30% of median family income for the area; AND
- Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the “homeless” definition; AND
- Meets one of the following conditions:

- 1) Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR
- 2) Is living in the home of another because of economic hardship; OR
- 3) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR
- 4) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR
- 5) Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR
- 6) Is exiting a publicly funded institution or system of care; OR
- 7) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Consolidated Plan.

The WV-503 Point-in-Time (PIT) Count and Housing Inventory Count were accessed via the Homeless Management Information System (HMIS). This data was used to examine the prevention and rapid rehousing efforts in the Continuum of Care service area and determine the demographic changes in unhoused and at-risk populations.

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

Some housing characteristics linked with instability and increased risk of homelessness include single earner households with children and persons in a household with a disability who are unable to obtain sustainable employment. Unexpected crises such as loss of income or loss of a second income earner within the household and/or a medical or transportation emergency costs contribute to housing instability, particularly within low- and moderate-income households. The lack of available supportive housing and the cost burden of housing as it relates to income/employment are major housing issues linked with housing instability and an increased risk of homelessness. The cost of utilities also plays a role. The housing stock in the city is older and many rental units are large single-family homes. These units are typically not optimized for energy use, resulting in higher utility costs. This often leads to past due utility bills, adverse credit scores, eviction, and difficulty obtaining and maintaining housing once rehoused.

Risk factors for homelessness may include the following:

- Eviction within two weeks from a private dwelling
- Sudden loss of income
- Extremely low income (30% below income limits)
- Overcrowding (doubling up)

- Experienced three or more moves in the past year
- Have children under the age of two
- Single parent
- Young head of household (under 25)
- Have an eviction notice from public or assisted housing
- Experienced domestic violence the past 12 months
- History of non-compliance (missed appointments with case workers, etc.)
- Released from incarceration within the past 18 months
- Mental health and or substance abuse issues
- Involvement with child welfare, including foster care
- Severe housing burden (greater than 50% of income for housing costs)

The availability of decent, safe, and sanitary housing in the City and costs associated with purchasing and/or rehabilitating housing creates housing instability for the lower income households in the area. Many households are living from paycheck to paycheck and are cost-burdened, paying over 30% of their income for housing.

Other characteristics linked to housing instability and an increased risk of homelessness include individuals being discharged from foster care, health care facilities, mental health treatment facilities, correctional facilities, and substance abuse treatment. It is difficult for these populations to achieve self-sufficiency because it can often take time to secure steady employment and stable housing. Individuals and households fleeing domestic violence are also at risk. Finally, individuals and households with special needs, including the elderly, frail elderly, those with a disability, and those who are in treatment for substance abuse or HIV/AIDS are also at risk. Medical bills can be a burden and finding accessible housing is a challenge. For households on fixed incomes, it can be difficult to make ends meet, and for those in the workforce, it can be difficult to find sufficient employment without losing benefits. Many people at risk of homelessness have limited financial literacy skills.

Discussion

An aging housing stock coupled with continued loss of population, the opioid crisis, and an aging population have contributed to the decline and lack of quality housing stock in the city, particularly housing that is attainable for lower income households. Many people must spend more than they can afford on quality housing, if they can find it, or live in substandard dwellings.

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

For the City of Charleston to accurately address the HOME Consortium's housing needs, a thorough analysis of any racial or ethnic group that has a greater housing need in comparison to the County's total housing needs was considered. Data detailing information organized by household racial group and ethnicity was evaluated from the CHAS Data. A disproportionately greater need was identified when a racial or ethnic group experienced a 10 percentage points or higher occurrence rate of severe housing problems. A housing problem is defined as one of the four following housing problems: housing lacks complete kitchen facilities; housing lacks complete plumbing facilities; housing has more than 1 persons per room; and housing cost burden is over 30%.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems OR Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,102	2,948
White	5,469	2,592
Black / African American	1,267	140
Asian	109	4
American Indian, Alaska Native	74	0
Pacific Islander	0	0
Hispanic	55	15

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Source: 2016-2020 CHAS

**The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems OR Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,595	4,312
White	3,862	3,967
Black / African American	407	324
Asian	39	0
American Indian, Alaska Native	0	0

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
Pacific Islander	0	0
Hispanic	49	10

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Source: 2016-2020 CHAS

**The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems OR Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,268	9,254
White	2,782	8,440
Black / African American	420	603
Asian	0	54
American Indian, Alaska Native	4	8
Pacific Islander	0	0
Hispanic	4	69

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Source: 2016-2020 CHAS

**The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems OR Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,002	7,052
White	922	6,467
Black / African American	40	252
Asian	25	30
American Indian, Alaska Native	0	0
Pacific Islander	0	0
Hispanic	14	20

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Source: 2016-2020 CHAS

**The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

Discussion

Seventy percent (70.7%) of 0-30% AMI households in Kanawha County have one or more of four housing problems. The disproportionately affected groups are Black/African American households at 90.0%, Asian households at 96.5%, and American Indian and Alaska Native households at 100%.

Fifty-one percent (51.6%) of 30-50% AMI households in Kanawha County have one or more of four housing problems. The disproportionately affected groups are Asian households at 100% and Hispanic households at 83.1%.

Twenty-six percent (26.1%) of 50-80% AMI households in Kanawha County have one or more of four housing problems. Black/African American households are disproportionately affected at 41.1%.

Twelve percent (12.4%) of 80-100% AMI households in Kanawha County have one or more of four housing problems. The disproportionately affected groups are Asian households at 45.5% and Hispanic households at 41.2%.

In the City of Charleston, the racial demographics alone or in combination with at least one other race were as follows: 82.4% White; 16.7% Black or African American; 3.0% Asian; 1.0% American Indian and Alaska Native; 0.0% Native Hawaiian and Pacific Islander; and 1.1% Some Other Race. The Hispanic or Latino population of any race was 1.0%.

In Kanawha County, the racial demographics alone or in combination with at least one other race were: 91.0% White, 9.2% Black or African American; 1.7% Asian; 0.9% American Indian and Alaska Native; 0.1% Native Hawaiian and Pacific Islander; and 0.8% Some Other Race. The Hispanic or Latino population of any race was 1.1%.

The most heavily affected groups overall were Black/African American households, Asian households, American Indian or Alaska Native households, and Hispanic households. However, the percentage of minority households is quite low, especially for non-Black households, which introduces a high margin of error into the CHAS calculations.

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

For the City of Charleston to accurately address the city's housing needs, a thorough analysis of any racial or ethnic group that has a greater housing need in comparison to the city's total housing needs was considered. Data detailing information organized by household racial group and ethnicity was evaluated from the CHAS Data. A disproportionately greater need was identified when a racial or ethnic group experienced a 10 percentage points or higher occurrence rate of severe housing problems. A severe housing problem is defined as one of the four following housing problems: housing lacks complete kitchen facilities; housing lacks complete plumbing facilities; housing has more than 1.5 persons per room; and housing cost burden is over 50%.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems OR Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,528	4,555
White	4,089	4,002
Black / African American	1,094	312
Asian	109	4
American Indian, Alaska Native	70	4
Pacific Islander	0	0
Hispanic	45	25

Table 17 – Severe Housing Problems 0 - 30% AMI

Source: 2016-2020 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%*

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems OR Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,083	6,833
White	1,739	6,114
Black / African American	191	544
Asian	30	8

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems OR Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	0
Pacific Islander	0	0
Hispanic	19	40

Table 18 – Severe Housing Problems 30 - 50% AMI

Source: 2016-2020 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 OR Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	833	11,674
White	748	10,475
Black / African American	75	933
Asian	0	54
American Indian, Alaska Native	4	8
Pacific Islander	0	0
Hispanic	0	73

Table 19 – Severe Housing Problems 50 - 80% AMI

Source: 2016-2020 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 OR Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	155	7,867
White	145	7,212
Black / African American	0	292
Asian	0	55
American Indian, Alaska Native	0	0
Pacific Islander	0	0
Hispanic	10	24

Table 20 – Severe Housing Problems 80 - 100% AMI

Source: 2016-2020 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

Fifty-five percent (54.8%) of 0-30% AMI households in Kanawha County have one or more of four severe housing problems. The disproportionately affected groups are Black/African American households at 77.8%, Asian households at 96.5%, and American Indian and Alaska Native households at 94.6%.

Twenty-three percent (23.4%) of 30-50% AMI households in Kanawha County have one or more of four severe housing problems. The only disproportionately affected group is Asian households at 78.9%.

Six percent (6.1%) of 50-80% AMI households in Kanawha County have one or more of four severe housing problems. The only disproportionately affected group is American Indian or Alaska Native households at 33.3%.

Two percent (1.9%) of 30-50% AMI households in Kanawha County have one or more of four severe housing problems. The only disproportionately affected group is Hispanic households at 29.4%.

In the City of Charleston, the racial demographics alone or in combination with at least one other race were as follows: 82.4% White; 16.7% Black or African American; 3.0% Asian; 1.0% American Indian and Alaska Native; 0.0% Native Hawaiian and Pacific Islander; and 1.1% Some Other Race. The Hispanic or Latino population of any race was 1.0%.

In Kanawha County, the racial demographics alone or in combination with at least one other race were: 91.0% White, 9.2% Black or African American; 1.7% Asian; 0.9% American Indian and Alaska Native; 0.1% Native Hawaiian and Pacific Islander; and 0.8% Some Other Race. The Hispanic or Latino population of any race was 1.1%.

The most heavily affected groups overall were Black/African American households, Asian households, Hispanic households, and American Indian or Alaska Native households. However, the percentage of minority households is quite low, especially for non-Black households, which introduces a high margin of error into the CHAS calculations.

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

For the City of Charleston to accurately address the HOME Consortium's housing needs, a thorough analysis of any racial or ethnic group that has a greater housing need in comparison to the County's total housing needs was considered. Data detailing information organized by household racial group and ethnicity was evaluated from the CHAS Data. A disproportionately greater need was identified when a racial or ethnic group experienced a 10 percentage points or higher occurrence rate of housing cost burdens. A housing cost burden is defined as a household paying over 30% of household income on housing costs.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	59,109	8,151	7,960	1,294
White	53,665	6,968	6,173	1,202
Black / African American	2,875	796	1,328	70
Asian	781	68	139	0
American Indian, Alaska Native	22	14	64	0
Pacific Islander	0	0	0	0
Hispanic	572	48	74	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Source: 2016-2020 CHAS

Discussion

For Kanawha County as a whole, 21.1% of all households were cost burdened by 30% or more and 10.4% of all households were cost burdened by 50% or more. In Kanawha County, the racial demographics alone or in combination with at least one other race were: 91.0% White, 9.2% Black or African American; 1.7% Asian; 0.9% American Indian and Alaska Native; 0.1% Native Hawaiian and Pacific Islander; and 0.8% Some Other Race. The Hispanic or Latino population of any race was 1.1%.

Comparing all County households that are housing cost burdened by 30% to 50%: 19.3% of White households were cost burdened; 41.9% of Black/African American households were cost burdened; 21.0%

of Asian households were cost burdened; 78.0% of American Indian and Alaska Native households were cost burdened; and 17.6% of Hispanic households were cost burdened. There were no Pacific Islander households reported.

Comparing all County households that are housing cost burdened by over 50% (severely cost burdened): 9.1% of White households were severely cost burdened; 26.2% of Black/African American households were severely cost burdened; 14.1% of Asian households were severely cost burdened; 64.0% of American Indian and Alaska Native households were severely cost burdened; and 10.7% of Hispanic households were severely cost burdened. There were no Pacific Islander households reported.

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?**

In the City of Charleston, the 2016-2020 American Community Survey (ACS) estimates the racial demographics alone or in combination with at least one other race were as follows: 82.4% White; 16.7% Black or African American; 3.0% Asian; 1.0% American Indian and Alaska Native; 0.0% Native Hawaiian and Pacific Islander; and 1.1% Some Other Race. The Hispanic or Latino population of any race was 1.0%. This shows that there are few minority residents in Charleston, especially non-Black minority households. They are also the most heavily affected by cost burdens, severe cost burdens, housing problems, and severe housing problems. In particular, American Indian and Alaska Native households are the most disproportionately affected by percentage. By number, Black/African American households are the most disproportionately affected. For low-income brackets in particular, Asian households are also disproportionately affected.

In Kanawha County, the racial demographics alone or in combination with at least one other race were: 91.0% White, 9.2% Black or African American; 1.7% Asian; 0.9% American Indian and Alaska Native; 0.1% Native Hawaiian and Pacific Islander; and 0.8% Some Other Race. The Hispanic or Latino population of any race was 1.1%. The few minority residents of Kanawha County are concentrated in the city. County-wide, American Indian and Alaska Native households are generally the most disproportionately affected by percentage and Black/African American households the most disproportionately affected by number.

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

Minority residents are primarily affected by housing problems and severe housing problems, in both the City of Charleston and Kanawha County. While all groups experienced high percentages of people facing at least one housing issue, especially at lower income levels, members of minority groups are paying more for the same quality units. Consultations with local stakeholders and housing providers support this theory by citing a need for more credit counseling and life skills training for low-income people in general. Since minorities represent a larger share of low-income residents than their percentage of the population, they are more likely to be cost burdened than White residents of the city.

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

Minority populations, predominantly Black/African American and Two or More Races residents, are concentrated in four block groups. Census Tract 07, Block Group 1, 2, and 3 and Census Tract 06, Block Group 3 are the only minority-majority block groups in the city, and form one contiguous area in the heart of the city's West Side. Other surrounding block groups in the West Side also have relatively high percentages of minorities, but a majority of their residents are White.

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

Introduction

The Charleston-Kanawha Housing Authority (CKHA) strives to meet the housing needs of 4,202 individuals and families. CKHA has 1,135 apartments and houses available for lease and administers 3,063 Section 8 Housing Choice Vouchers for low-income households to obtain market-rate housing throughout the area. CKHA offers several programs to help better the life of its residents including self-sufficiency programs to assist families and elderly, employment and training programs to assist residents entering the workforce, and recreational programs that improve the quality of life of its clients.

CKHA recently became part of HUD's Moving to Work (MTW) Stepped and Tiered Rent Program. CKHA expects participation in the MTW Program will allow CKHA to develop local solutions to address housing and self-sufficiency barriers in the community. CKHA intends to simplify administrative burden, create a stronger financial incentive for families to increase their income, continue to provide a safety net for families who cannot readily increase their income, and minimize increases in CKHA's average housing subsidy expenditure per family. To meet these objectives, CKHA intends to align short and long-term goals with the three MTW statutory objectives of reducing cost and achieving greater cost effectiveness in federal expenditures, giving incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient. Proposed changes to policy and program administration, including requests for waivers, that will facilitate MTW activities will be described in successive MTW Supplements to CKHA's Annual Plan. This process includes engaging residents, program participants, stakeholders, staff, community partners and residents.

CKHA's Annual Supplement for the fiscal year beginning April 1, 2023, included waivers focusing on participating in the MTW Demonstration Study related to Rent Reform via Tiered Rent. Additionally, to decrease burden on both staff and residents, CKHA is increasing the limit for self-certification of assets for all residents and voucher participants, using an alternative utility allowance for voucher participants, and waiving the third-party requirement for both HQS inspections on Project-Based Voucher (PBV) units that CKHA owns, manages or controls, and determination of rent reasonableness.

For the fiscal year beginning April 1, 2024, waivers were added allowing CKHA to increase housing choices by increasing PBV rent to owner up to 120%, establishing and implementing payment standards based on 120% of Fair Market Rents (FMR). Additionally, waivers were added to allow elderly/disabled households to complete reexaminations triennially rather than annually, significantly decreasing staff and tenant burden and another to create an alternate structure for securing local resources to support a Family Self-Sufficiency Program with MTW flexibilities.

The FY 2025 MTW Supplement includes two waiver requests. CKHA is requesting modification to the terms of the Family Self Sufficiency (FSS) Contract of Participation to be five years from the date of enrollment, unless an approved extension is granted. Additionally, CKHA is requesting to waive the requirement to provide a tenant-based voucher after residing in a PVB for 12 months, extending the time

frame to 24 months, with the exception for approved requested for reasonable accommodation. As of December 31, 2024, there were 2,637 voucher applicants and 628 applicants for public housing, over half of which were for one-bedroom apartments.

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 *
# of units vouchers in use	0	24	1,165	2,835	66	2,736	27	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 22 - Public Housing by Program Type

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
Average Annual Income	0	7,279	11,405	9,932	10,149	9,964	6,236	0
Average length of stay	0	4	5	4	0	4	0	0
Average Household size	0	1	1	2	2	2	1	0
# Homeless at admission	0	0	1	0	0	0	0	0
# of Elderly Program Participants (>62)	0	3	276	304	4	297	2	0
# of Disabled Families	0	5	348	977	14	952	8	0
# of Families requesting accessibility features	0	24	1,165	2,835	66	2,736	27	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	21	559	2,161	19	2,121	15	0	0
Black/African American	0	3	602	649	47	591	11	0	0
Asian	0	0	1	7	0	7	0	0	0
American Indian/Alaska Native	0	0	3	13	0	13	0	0	0
Pacific Islander	0	0	0	5	0	4	1	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	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	11	23	0	22	1	0	0
Not Hispanic	0	24	1,154	2,812	66	2,714	26	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

CKHA is an active 504 compliant Housing Authority and the 504 Plan is part of CKHA's Admissions and Continued Occupancy Plan (ACOP), with at least 10% of their units ADA accessible and 2% for the hearing impaired. Part of their Annual and Five-Year Action Plans is to continue to carry out modifications needed in public housing units as determined by the Section 504 Needs Assessment for Public Housing. The ACOP was last revised by CKHA in 2016.

As of December 31, 2024, there were 57 elderly families (at least one member is above the age of 65) and 136 families with at least one member having a disability on the public housing waiting list.

CKHA has a Senior Service Coordinator who directs elderly and residents with disabilities to appropriate community resources and organizations. The primary goal is to assist residents with independent living for as long as possible. Some areas of assistance include health care screenings, assistance applying for extra help with paying Medicare premiums, food stamp applications and reviews, help in the home for those who qualify, education with life issues such as fraud prevention, budgeting, health issues, mental health issues, and community pride/beautification projects. The Senior Service Coordinator primarily serves CKHA's high-rise communities of Carroll Terrace, Jarrett Terrace, Lee Terrace and Lippert Terrace.

CKHA's Five-Year Goals and Objectives prioritize accessibility improvements and outreach to the elderly and persons with disabilities to improve their quality of life. Listed below are the goals and objectives that may refer to improving the lives of the elderly and persons with disabilities:

- To transition 25% of existing Public Housing portfolio (285 units) to the Project Based Voucher platform by way of the Rental Assistance Demonstration (RAD) program or Section 18 disposition. To apply for 4% and 9% LIHTC funds to invest in maintaining and improving these properties.
- To annually maintain 98% occupancy in Public Housing and PBV units; to utilize 98% of funds across all tenant-based programs.
- To apply for at least \$150,000.00 in additional grant funding per year to support self-sufficiency programs for residents.
- To transition major operating software systems to cloud-based platforms.
- To provide internet access to residents across all properties.
- To implement at least ten new Moving to Work waivers to improve cost savings and efficiency in the operation of housing programs.

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?

As of December 31, 2024, there were 628 households on the CKHA public housing waiting list. The demographics for those on the waiting list include:

- **Applicant Race:** 65% White, 34% Black or African American, 1% Native American, 0% Asian, 0% Other. (Hispanic or Latino ethnicity was not provided).
- **Income Level:** 76% Extremely Low (0-30% of AMI), 15% Very Low (30-50% of AMI), 9% Low (50-80% of AMI)
- **Type of Unit Requested:** 0 Efficiency (no bedroom), 396 one-bedroom, 103 two-bedroom, 84 three-bedroom, 36 four-bedroom, 9 five-bedroom, 0 six-bedroom
- **Special Needs:** 207 families with children, 57 elderly families, 136 disabled families

As of December 31, 2024, there were 2,637 households on the CKHA housing voucher waiting list. The demographics for those on the waiting list include:

- **Applicant Race:** 65% White, 32% Black or African American, 1% Native American, 1% Asian, 1% Other. (Hispanic or Latino ethnicity was not provided).
- **Income Level:** 53% Extremely Low (0-30% of AMI), 23% Very Low (30-50% of AMI), 20% Low (50-80% AMI)
- **Type of Unit Requested:** 5 Efficiency (no bedroom), 1,450 one-bedroom, 640 two-bedroom, 421 three-bedroom, 99 four-bedroom, 20 five-bedroom, 2 six-bedroom
- **Special Needs:** 1,126 families with children, 252 elderly families, 680 disabled families

Low- and moderate-income residents of Charleston and the surrounding areas face difficulties in accessing job opportunities. The local economy does not provide many living wage job opportunities near where residents live. The lack of transportation and grocery and retail stores within walking distance from where they live is a quality-of-life challenge. According to CKHA, the needs of public housing residents and Housing Choice Vouchers include:

- There is a need for quality affordable housing for the working poor and those on fixed incomes.
- Demand is high for apartments and houses of all bedroom numbers.
- There is a need for supportive services, specifically nutrition and access to healthcare, which includes transportation and wellness visits.
- There is a need for more housing and supportive services for homeless teens, and programs to intercept them before they reach homelessness.
- Landlords have become less willing to accept Section 8 vouchers at their properties and have been complaining of tenant damages.

- Property management companies do not necessarily maintain their properties in decent, safe, and sound condition.
- More effective supportive services are needed for people transitioning out of homelessness and treatment programs.

Family Self-Sufficiency (FSS) is a HUD program that encourages communities to develop local strategies to help assisted families obtain employment that will lead to economic independence and self-sufficiency. Public housing agencies (PHAs) work with welfare agencies, schools, businesses, and other local partners to develop a comprehensive program that gives participating FSS family members the skills and experience needed to obtain living wage employment. CKHA's FSS Program services may include, but are not limited to:

- Childcare
- Transportation
- Education
- Job training and employment counseling
- Substance/alcohol abuse treatment or counseling
- Household skill training
- Homeownership counseling

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

According to the 2016-2020 CHAS data, there are 10,210 extremely-low income households in Kanawha County (the Charleston, WV HOME Consortium), 13.1% of the county's total households. This means that their household income was 30% or less of the county's Area Median Income, \$14,136.60 at the time of the 2016-2020 American Community Survey. The CHAS Data table 18C indicates that of the 23,230 rental units available county-wide in 2020, only 5,520 were affordable to extremely-low income households.

According to housing and social service providers, there is a need for housing maintenance and financial literacy education, just as there is for public housing residents and Housing Choice Voucher holders. The general population of the city also needs childcare, food programs, education, job training, and employment counseling.

Discussion

The City of Charleston has identified the need for decent, safe, and affordable housing that is accessible within the city. The Charleston-Kanawha Housing Authority (CKHA) is a valuable resource in working to address this need. Based on the CHAS data, there is a large number of households within the city that are cost burdened and/or living in housing units that are not high quality. The city and the housing authority can work to address these issues through the following:

1. Continuing to redevelop and rehabilitate older housing units in the city through the housing rehabilitation program or other incentives for private developers.
2. Finding more landlords that manage quality rental units and are willing to accept Section 8 Housing Choice Vouchers.
3. Providing credit counseling and life skills training for low- and moderate-income individuals.

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

Introduction:

The City of Charleston is part of the Kanawha Valley Collective (KVC), the lead organization for the WV-503 Charleston/Kanawha, Putnam, Boone, and Clay Counties Continuum of Care (CoC). The Mayor's Office of Economic and Community Development has been and continues to be a participating member of CoC. The city continues to have representation with KVC either on the Board of Directors or the various committees of the CoC. The city participates in strategic planning with the KVC and its member agencies to promote permanent housing for those experiencing homelessness.

Data from the 2024 Point-In-Time (PIT) Homeless Count for the WV-503 four-county region shows that the number of homeless persons was 335 persons, an increase of 42 persons since 2023 and the highest number of homeless persons since 2016. The 2024 Point in Time survey indicated that of the 335 homeless persons, 142 were unsheltered.

The data below lists the number of homeless persons in Kanawha County on January 24, 2024, the night of the 2024 PIT Count.

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)	28	0	200	*	*	*
Persons in Households with Only Children	9	0	24	*	*	*
Persons in Households with Only Adults	156	142	2,097	*	*	*
Chronically Homeless Individuals	15	66	317	*	*	*
Chronically Homeless Families	1	0	0	*	*	*
Veterans	24	10	137	*	*	*
Unaccompanied Child	9	0	24	*	*	*

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 with HIV	2	9	36	*	*	*

Table 26 - Homeless Needs Assessment

Data Source: Kanawha Valley Collective; 2024 PIT Count

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):

While not available by category, the Kanawha Valley Collective (KVC) was able to provide the overall statistics for homelessness within its service area for 2024:

- **Entered homelessness in 2024:** 1,789 persons
- **Left homelessness in 2024:** 1,618 persons
- **Average number of days of homelessness:** 187 days

Homelessness remains a concern in Charleston and the city works with several agencies and organizations to address the needs of the homeless and those at risk of becoming homeless. Many of these individuals and families are working poor and/or those who have been unemployed and are in need of low-cost housing that is decent, safe, and sanitary. However, economic situations and/or personality conflicts may prohibit these families and individuals from turning to family members or friends for assistance or housing. The current homeless population includes women with children, persons with mental health concerns, persons with substance abuse disorders, persons with HIV/AIDS, victims of domestic violence, unaccompanied youth, persons aging out of foster care, and veterans who are unable to find work and a decent and affordable place to live. Many of these factors are co-occurring, most commonly substance abuse and mental illness. KVC and its partners attempt to intercept unhoused individuals at all stages and direct them into appropriate housing, treatment, and/or skills training programs.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	144	116
Black or African American	36	14
Asian	0	1
American Indian or Alaska Native	0	2
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	6	2
Not Hispanic	187	333

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

At the time of the 2024 PIT Count, there were 34 homeless veterans, 28 households with adults and children, and 9 households with only children.

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

Most homeless persons in the WV-503 Continuum of Care are White, with 260 persons homeless. Of these persons, 132 were in Emergency Shelter, 15 were in Transitional Housing (including Safe Haven programs), and 116 were unhoused. The next highest number of people were Black/African American, with a total of 50 homeless persons (33 in Emergency Shelter, 3 in Transitional Housing, and 14 unhoused). Between all other racial groups, there were only 17 other homeless persons – 7 were in Emergency Shelter, 0 were in Transitional Housing, and 10 were unhoused. For Hispanic persons of all races in the WV-503 catchment, 6 were in Emergency Shelter, 0 were in Transitional Housing, and 2 were unsheltered for a total of 8 persons.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Most of the homeless population on the night of the Point-in-Time (PIT) Count were sheltered. This is likely weather related given the count is conducted during the winter months. The number of homeless persons has declined over the last five years from about 400 persons to 335 at the time of the 2024 PIT Count.

Discussion:

According to the Kanawha Valley Collective's (KVC) strategic plan summary, its mission is to be a collaborative network dedicated to preventing and ending homelessness. KVC's vision is to ensure everyone has a safe, stable place to call home. KVC's core values include:

- A strong commitment and passion to finding solutions to end homelessness
- Building strong partnerships and collaborations
- Promoting and facilitating self-sufficiency and success
- Ensuring quality services for individuals and families through leadership and accountability

KVC's Strategic Priorities and Goals include:

- Strategic Priority: Strong, Sustainable Organization
 - Goal: KVC will have the staffing capacity, infrastructure and leadership in place to fulfill its mission.
- Strategic Priority: Improved Planning and Accountability
 - Goal: KVC will reach HUD-defined outcomes through planning, technical assistance, and monitoring.
- Strategic Priority: Access to Quality CoC Services
 - Goal: Access to quality CoC services will be improved.
- Strategic Priority: Education, Awareness, and Advocacy
 - Goal: Greater awareness and understanding of KVC and the issue of homelessness will exist among stakeholders and the community.

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

Introduction:

The groups to be addressed in this assessment include:

- Elderly Persons (65 years and older);
- Frail Elderly Persons (those who cannot perform at least three daily living activities);
- Children and Young Adults;
- Persons with mental, physical, and/or developmental disabilities;
- Persons with Alcohol or other Drug Addiction, and;
- Victims of domestic violence, dating violence, sexual assault, and stalking.

The housing needs of each group were determined by consultations with social and human service agencies, housing providers and statistical information provided by social service providers.

Describe the characteristics of special needs populations in your community:

Elderly Persons (65 years and older). According to the 2018-2022 American Community Survey (ACS), the elderly population represented 20.2% of the total civilian noninstitutionalized population in the City of Charleston. There was a high number of elderly households on a fixed income who have a need for transportation and housing rehabilitation assistance.

Frail Elderly. According to the 2018-2022 ACS, 34.3% of the city's elderly residents had a disability: 16.6% had a hearing difficulty, 6.9% had a vision difficulty, 6.4% had a cognitive difficulty, 20.4% had an ambulatory difficulty, 7.5% had a self-care difficulty, and 13.6% had an independent living difficulty. There is a need for accessibility modifications to owner-occupied and renter-occupied housing units, ADA-compliant apartments, and more supply of single-level single-family homes.

Children and Young Adults. According to consultations with local organizations and agencies, there is an increased need for mental health services in the city. There are few mental health providers in the city that specialize in working with children and young adults. There is also a growing population of children aging out of the foster care system, and more supportive services are needed to redirect this population toward stable living environments.

Persons with Mental, Physical, and/or Developmental Disabilities. Based on estimates from the 2018-2022 ACS, there were 9,023 people with a disability in the City of Charleston, approximately 19.1% of the population in total. Of the 9,565 senior citizens in the city (persons aged 65 and over), 3,281 (34.3%) had a disability of some type. This further highlights the need for services to support seniors, particularly those living alone and lack sufficient ability to take care of personal needs. Additionally, 6.0% of children under the age of 18 have a disability, which could further exacerbate financial challenges for their families and caretakers. Of the 9,023 persons with disabilities in the city, 5.5% had a hearing difficulty, 3.9% had a

vision difficulty, 7.5% had a cognitive difficulty, 10.1% had an ambulatory difficulty, 3.8% had a difficulty with self-care and 8.7% had an independent living difficulty.

Persons with Alcohol or other Drug Addiction. Consultations with stakeholders indicate that there appears to be fewer habitual drug users in the city after the constant rise during the worst of the mid-2010's opioid crisis. During the latter years of the crisis, there was an increase in AIDS diagnoses connected to intravenous drug use affected the Kanawha Valley. Although the number of residents living with AIDS/HIV has reduced, stakeholders remain concerned. More wraparound mental health and supportive services and transitional housing options are needed for residents recovering from alcohol and/or drug addiction.

Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking. Based on crime statistics and social service agency consultations, it can be estimated that approximately 60 single-person and family households per year are victims of domestic violence, dating violence, sexual assault, and stalking, and need rapid rehousing. Additionally, there is a need for wraparound supportive services and affordable housing options.

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

Despite concerted efforts by the city, the Continuum of Care, and numerous public and nonprofit agencies, there remains an urgent need for coordinated mental health, addiction, and other wraparound supportive services across the community. Residents without mental health disorder diagnoses, treatment, and supportive services are likely to experience homelessness or be incarcerated.

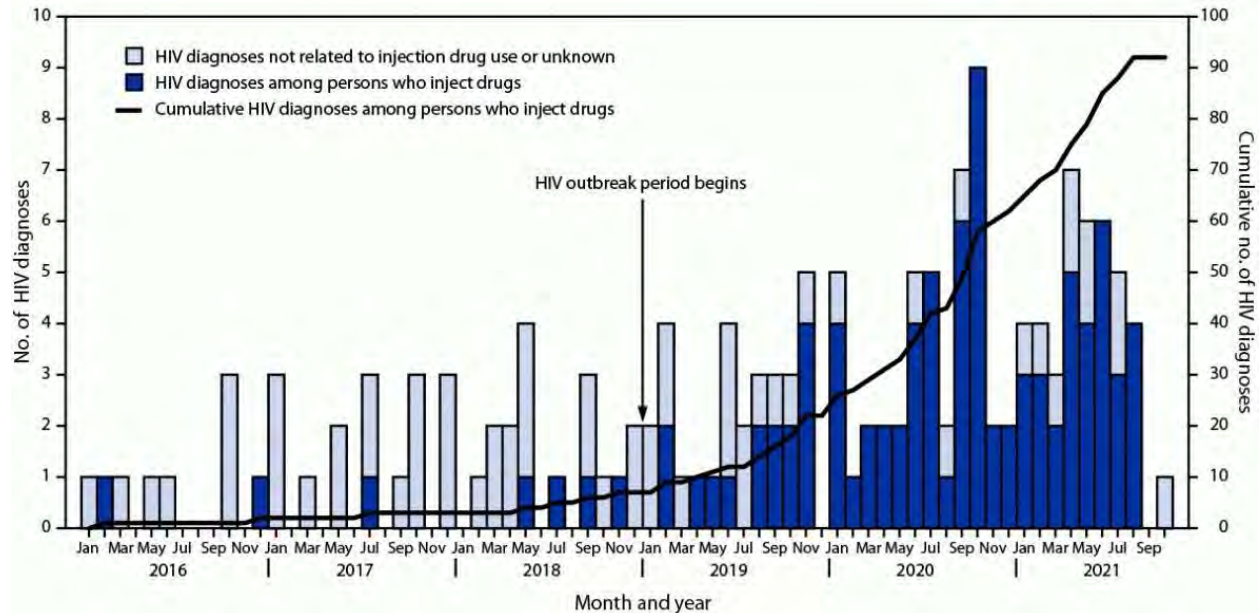
The elderly residents also need more housing options that are affordable and accessible and affordable transportation to access social services scattered throughout the city and county.

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

The U.S. Centers for Disease Control reports that as of December 31, 2022 (the most recent data) there were 483 people living with HIV/AIDS (PLWHA) in Kanawha County. Of those persons aged 13 and older living with HIV/AIDS, 24.4% were aged 55-64, 23.2% were aged 45-54, 22.8% were aged 35-44, and 18.6% were aged 25-34. Males account for 76.0% of PLWHA. Seventy-three percent (73.3%) of PLWHA were White and the remainder were Black/African American, Multiracial, and Hispanic, or Latino. The most common exposure category for all PLWHA was male-to-male sexual contact (50.7%), but the intravenous drug use category was next at 27.1% and growing.

Between 2019 and 2023, the Kanawha-Charleston Health Department (KCHD) reported a 121-person outbreak of HIV. In 2018 and prior years, the primary transmission route was between male sexual partners, and this remains the most prevalent past source of HIV for those living with the disease, but the 2019 outbreak was tied to the use of shared needles among persons who inject drugs (PWID). Hepatitis

C infection was strongly co-occurring as well, and there was a substantial link to unstable housing conditions, lack of prophylaxis, and distrust of medical care. This outbreak occurred after the KCHD and a community group suspended needle-exchange programs and was exacerbated by the COVID Pandemic making in-person healthcare visits difficult. Below is an illustration of KCHD's reported outbreak:



Source: www.cdc.gov/mmwr

Since 2021, the number of new diagnoses in Kanawha County has decreased considerably. The West Virginia Bureau for Public Health's Office of Epidemiology and Prevention Services (OEPS) tracks HIV diagnoses by county. The number of annual diagnoses peaked at 55 in 2021, but decreased to 29 in 2022, 20 in 2023, and 12 diagnoses as of December 2024. The 2022-2026 West Virginia HIV and Hepatitis C Elimination Plan aims to prevent the transmission of HIV and Hepatitis C by promoting treatment such as HIV viral load suppression to individuals who have been diagnosed or engage in high-risk behaviors.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Not applicable.

Discussion:

The needs for these various Special Needs Population groups are estimates based on data from HUD, the U.S. Census and American Community Survey, the U.S. CDC, state and local agencies, and interviews with housing providers and social service agencies. Accurate statistics are not available for all groups, so "best estimates" are presented.

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

The following public facility needs have been identified:

- Although much progress has been made to rehabilitate city-owned neighborhood parks, playgrounds, and passive green spaces, additional resources are needed to continue renovating and modernizing these facilities and public gathering spaces across the community to meet evolving recreational and open space needs.
- There is a need to continue improving and maintaining green spaces as neighborhood hubs to foster civic life and social interaction, improving mental and physical health, and improving the aesthetic appeal and quality of life within the neighborhood.
- There is a need to continue improving lighting in public areas, parks, and recreation centers (e.g., North Charleston Community Center ballfields).
- There is a need to create more accessible and usable park space along the Kanawha River.
- There is a need for a community center in the West Side.
- There is a continued need to ensure all public buildings and parks are accessible.
- There is a need to expand and improve homeless provider facilities, including the development of a no-barrier shelter.
- There is a continued need to pursue fire station relocation to provide more consistent response times throughout the city and promote potential insurance savings.

How were these needs determined?

Public facility needs were determined through the public needs meeting, resident surveys, stakeholder questionnaires, interviews and roundtable discussions with city department heads, MOECD staff, social and human services agencies, affordable housing providers, economic and community development organizations, faith-based organizations, the public hearing, and the 2024 Imagine Charleston Comprehensive Plan.

Describe the jurisdiction's need for Public Improvements:

The following public improvement needs have been identified:

- There is a continued need for stormwater and sanitary sewer improvements to rehabilitate aging facility and to prevent sewage overflows during heavy rain events, particularly Combined Sewer Overflows (CSOs).
- There is a continued need to rehabilitate aging water lines.
- There is a continued need for street reconstruction, particularly accessibility improvements, pedestrian lighting, streetscape improvements, etc.
- There is a continued need to establish an annual sidewalk maintenance and priority installation program, along with a dedicated funding mechanism, and upgrade intersections so pedestrian

crossings meet ADA standards and replace pedestrian signals with countdown system at higher volume locations.

- There is a continued need to enhance pedestrian convenience and safety with more significant pedestrian crosswalks (curb bump outs to reduce crossing distance, wider crosswalk markings, "yield to pedestrian, min fine" signs) where crossing is difficult (e.g. Kanawha City hospital, Magic Island).
- There is a continued need to ensure sidewalk and pedestrian connections to, and paved pads, at fixed bus stop locations.
- There is a continued need to continue to invest in public infrastructure around the new Charleston Sports Complex to reinvigorate downtown.
- There is a continued need to ensure that primary corridors within the city are well-maintained and attractive, and to enhance gateway treatments at entrance points into the city.
- Continued investment in firefighting, rescue, and emergency response equipment is needed to support the Charleston Fire Department Stations primarily serving low- and moderate-income neighborhoods.
- There is a continued need to expand Wi-Fi in public facilities and spaces.

How were these needs determined?

Public facility needs were determined through the public needs meeting, resident surveys, stakeholder questionnaires, interviews and roundtable discussions with city department heads, MOECD staff, social and human services agencies, affordable housing providers, economic and community development organizations, faith-based organizations, the public hearing, and the 2024 Imagine Charleston Comprehensive Plan.

Describe the jurisdiction's need for Public Services:

The following public service needs have been identified:

- There is a significant need to expand the availability of childcare, particularly for non-traditional hours (i.e., second and third shifts, weekends, etc.), and improve its affordability throughout the community.
- There is a need to improve KTA routes, headways, and hours of operation to increase ridership and ensure transit is more readily available, reliable, and safe throughout the city and to outlying areas connecting city residents to employment and services.
- There is a continued need for code enforcement, holding property owners accountable, and using the residential rental registration program to enhance inspection selection in problem areas for more frequent random inspections.
- There is a continued need to address blighting conditions, neglected properties, and disinvestment through the demolition and clearance of abandoned properties and returning them to productive and contributing use, which the Charleston Urban Renewal Authority and the Charleston Land Reuse Agency will play significant roles in accomplishing.

- There is a continued need to encourage and provide technical assistance for neighborhoods to develop their own safety and security priorities which can and should be addressed by citizens and police officers alike.
- There is a continued need to proactively engage communities in the fight against crime through both traditional means such as Neighborhood Watch and non-traditional means such as the increased use of technology and social media to inform and educate the public about the roles and responsibilities.
- More resources are needed to address homeless supportive services including alleviating staffing shortages in areas like case management, mental health, alcohol/drug recovery, etc.
- There is a need to expand mental health service availability for all residents, especially youth.
- There is a need to expand substance abuse recovery by creating a recovery community organization.
- There is a need to improve access to fresh food near or within the city's neighborhoods.
- Food insecurity is a widespread issue in the city, requiring continued support for feeding programs.
- There is a need to support seniors who wish to age in place through maintenance and accessibility improvement assistance, utility assistance, transportation assistance to access to goods and services, etc.
- There is a need to increase the availability of job training for both young and older adults through educational institutions and workforce development centers.
- There is a need to continue hosting, sponsoring, and expanding community activities and public events in neighborhoods and downtown to engage residents, promote civic life, and advance tourism objectives.
- There is a need to expand youth and teen educational, social, recreational, and outreach programming at locations throughout the city to redirect youth away from substance use and crime.
- There is a continued need to highlight and expand recreational, social, and cultural programming for all ages throughout the year.
- There is a need to increase the programming of outdoor spaces to promote civic life and to support the health of nearby services and businesses.
- Fair Housing laws and regulation education is needed for homeowners, renters, and particularly landlords.

How were these needs determined?

Public facility needs were determined through the public needs meeting, resident surveys, stakeholder questionnaires, interviews and roundtable discussions with city department heads, MOECD staff, social and human services agencies, affordable housing providers, economic and community development organizations, faith-based organizations, the public hearing, and the 2024 Imagine Charleston Comprehensive Plan.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

According to the 2018-2022 American Community Survey (ACS), nearly twenty-five percent (23.9% or 6,151 units) were constructed prior to 1940 and over eighty percent (82.2% or 21,181 units) were constructed prior to 1980. Nearly all this housing is also at risk of lead-based paint contamination, as such paint was banned in 1978. Only 5.4% of all housing in Charleston was built in 2000 or later.

As of the 2018-2022 ACS, the majority of the 25,754 housing units in the City of Charleston (66.1% or 17,021 units) were single-family detached structures. Close to half (46.7%) of owner-occupied housing units have three bedrooms, with 22.6% having four bedrooms and 19.5% having two bedrooms. For renter-occupied units in the city, 5.4% are efficiency/studio apartments with no bedrooms, 27.4% have one bedroom, 43.1% have two bedrooms, 20.5% have three bedrooms, and 3.5% have four or more bedrooms.

The median value of owner-occupied homes in the City of Charleston, as estimated in the 2013-2017 American Community Survey was \$149,800, compared to \$111,200 for Kanawha County and \$111,600 for the State of West Virginia. The 2018-2022 ACS estimates that the median value of owner-occupied homes in the City of Charleston has increased to approximately \$172,800 (115% of median value in 2017), as compared to \$131,200 (118% of median value in 2017) in Kanawha County and \$145,800 (131% of median value in 2017) in the State of West Virginia.

MA-10 Housing Market Analysis: Number of Housing Units – 91,410, 91.210(a)&(b)(2)

Introduction

According to the 2016-2020 American Community Survey (ACS) estimates, there were 92,339 housing units in the Charleston HOME Consortium area (Kanawha County). Of these housing units, 78,137 (84.6%) were occupied and 14,202 (15.4%) were vacant. The homeowner vacancy rate was 2.6% and the rental vacancy rate was 8.6%. Of the occupied housing units, 54,908 (70.3%) were owner-occupied and 23,229 (29.7%) were renter-occupied.

Of the estimated 14,202 vacant housing units in Kanawha County in 2020, 2,216 (15.6%) were for rent, 378 (2.7%) were rented but unoccupied, 1,457 (10.3%) were for sale only, 679 (4.8%) were sold but unoccupied, 873 (6.1%) were for seasonal, recreational, or occasional use, and 39 (0.3%) were designated for migrant workers. The majority, 8,560 (60.3%), were Other vacant.

As of 2020, most owner-occupied housing units in Kanawha County had three bedrooms (54.0% of all owner-occupied houses), 21.7% had two bedrooms, and 22.0% had four or more bedrooms. Forty-four percent (44.0%) of all renter-occupied housing units had two bedrooms, 19.9% had one bedroom, and 33.1% had three or more bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	63,185	70%
1-unit, attached structure	2,194	2%
2-4 units	6,418	7%
5-19 units	4,803	5%
20 or more units	4,260	5%
Mobile Home, boat, RV, van, etc	9,503	11%
Total	90,363	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	280	1%	688	3%
1 bedroom	1,053	2%	4,559	20%
2 bedrooms	11,655	22%	10,030	44%
3 or more bedrooms	40,691	76%	7,539	33%
Total	53,679	101%	22,816	100%

Table 28 – Unit Size by Tenure

Data Source: 2016-2020 ACS

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

The objectives of the city's housing programs are to 1) provide property rehabilitation assistance, 2) provide opportunities for additional ownership, 3) to demolish abandoned, unsafe, and deteriorated structures, and 4) expand the supply of affordable housing in good condition that meets the needs of the city's range of housing type needs and income levels.

- **Housing Choice Vouchers.** The Charleston-Kanawha Housing Authority (CKHA) administers 3,286 Housing Choice Vouchers of which 2,968 are being utilized.
- **Public Housing.** The Charleston-Kanawha Housing Authority owns and operates 1,037 housing units, of which 478 are reserved for elderly/disabled residents and 559 are for family households.
- **Low Income Housing Tax Credit (LIHTC).** According to HUD's database on LIHTC projects, there are 691 Low-income units in the city supported by these projects and 1,072 units total.

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

CKHA is unaware of any units that will be lost from the affordable housing inventory. The next contract due to expire is for the 24 one-bedroom units at Cross Lanes Unity Apartments, which expires on February 28, 2025. CKHA is actively seeking a new contract with the development.

During FY 2025, CKHA intends to dispose of 24 scattered site units under the Section 18 Disposition Program. Twenty (20) units will be sold to CKHA's nonprofit below Fair Market Value and converted to project-based tenant protection vouchers, and four (4) units will be sold at Fair Market Value to a to-be-determined buyer and converted to tenant-based Section 8 assistance. These units are not expected to be removed from the affordable housing inventory nor will their tenants be relocated.

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

According to the 2016-2020 CHAS data for the City of Charleston, there is a reasonable supply of housing units with about 1,440 units in the city that are either "for sale" or "for rent." However, 170 of the 425 for-sale units lack complete kitchen or plumbing facilities, and of the remainder only 100 are affordable for households with low income. Only 25 of the 1,015 for-rent units are purported to lack a complete kitchen or plumbing (though stakeholders report that this number may be much higher), but only about half (515) are affordable to low-income households. The need for more affordable units is reflected in the Charleston-Kanawha Housing Authority's waitlist for Section 8 Voucher assistance which is over 2,600 households long, with another 600 households waiting for public housing.

Describe the need for specific types of housing:

There is a need for better quality housing in the City of Charleston. According to the 2017-2021 CHAS data, 44% of all rental units have at least one of the four housing unit problems (lacks kitchen or plumbing, more than one person per room, or cost burden more than 30% of annual income) making these rentals undesirable and potentially unsafe for residents. A common need expressed during citizen participation and community engagement process was the lack of accessible housing for the elderly and persons with disabilities.

Discussion

There is a continuing need for affordable and accessible housing in the city. However, there is a lack of financial resources to adequately address these issues. The City of Charleston is committed to developing and fostering partnerships (CHDOs, developers, etc.) to assist in providing opportunities to produce new affordable housing and to preserve existing housing through rehabilitation. There have also been several LIHTC projects developed in the city, with the following developments having recently been completed, are currently under construction, or are awaiting funding or final approval.

LIHTC Projects Completed:

- East West Apartments, 20 units, 2020
- Vickers Parke II Apartments, 36 units, 2021

LIHTC Projects Under Construction:

- Mill Creek Landing, 48 units, funded 2020
- Charmco Lofts, 39 units, funded 2022
- Liberty Village, 48 units, funded 2022
- Stockton Greene, 43 units, funded 2022
- Washington Greene, 32 units, funded 2024

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

Introduction

The cost of housing in the City of Charleston has risen 15% over the past five years with the median home value rising from \$149,800 to \$172,800. The median value for owner-occupied properties in Charleston is substantially higher than the median home value in Kanawha County, which is \$131,200. The selected monthly owner costs (SMOC) in the city have increased from \$1,164 to \$1,289 for homeowners with a mortgage, or 11% over the past five years.

The cost of rent is also rising within the city as the median rent has increased 24% over the past five years, from \$701 to \$870. The median rent in the city is nearly identical to the median rent of Kanawha County of \$868. It should be noted that most rental housing in Kanawha County is located within the corporate boundaries of Charleston, which may account for the similar rents.

Cost of Housing

	Base Year: 2017	Most Recent Year: 2022	% Change
Median Home Value	149,800	172,800	15.4%
Median Contract Rent	701	870	24.1%

Table 29 – Cost of Housing

Data Source: 2013-2017 ACS (Base Year), 2018-2022 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	10,309	45.2%
\$500-999	11,151	48.8%
\$1,000-1,499	935	4.1%
\$1,500-1,999	175	0.8%
\$2,000 or more	53	0.2%
Total	22,623	99.1%

Table 30 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	2,634	No Data
50% HAMFI	7,263	6,371
80% HAMFI	15,354	15,251
100% HAMFI	No Data	22,015
Total	25,251	43,637

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS Tables 18A-18C

Monthly Rent

Monthly Rent (\$)	Efficiency / no bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
FY 2024 Fair Market Rent	\$652	\$757	\$911	\$1,196	\$1,284
FY 2024 High HOME Rent	\$527	\$671	\$821	\$1,029	\$1,150
FY 2024 Low HOME Rent	\$527	\$600	\$720	\$1,832	\$1,928

Table 32 – Monthly Rent

HUD FMR and HOME Rents 2024

Is there sufficient housing for households at all income levels?

Based on HUD's CHAS data, there appears to be a limited supply of housing for all income levels related to cost burden criteria. According to CHAS housing problem data and stakeholder input, available housing is likely substandard or otherwise unsuitable for the household that wishes to occupy it (such as a senior living in a housing unit without sufficient accessibility features, significant rehabilitation is needed, etc.).

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

The population of Charleston continues to decrease, but housing prices (especially rental prices) continue to rise. While there are sufficient housing units to house the population, some units are vacant and being held off the market and others need significant rehabilitation to improve the quality of the units. Inflationary pressures are expected to continue to drive housing prices higher.

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 zillow.com/research, the average rent in the Charleston, WV MSA as of November 30, 2024 is \$922.64/month. This is slightly less than halfway between the Low HOME and High HOME Limits for a two-bedroom apartment in Kanawha County, the most common type of rental housing unit. As of December 27, 2024, the least expensive listing was a one-bedroom apartment for \$550/month and the most expensive was a three-bedroom rental house for \$2,500/month.

Discussion

Housing in the city is becoming less affordable. Due to the age of housing within the HOME Consortium area and the increasing number of cost-burdened householders, the quality of housing will continue to decrease if continued public assistance is invested. The city should accordingly continue its rehabilitation programs and work with nonprofit organizations, owner-occupants, and landlords to increase the quantity and quality of housing units within both the city and the HOME Consortium area (Kanawha County).

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

Introduction

Eighty percent (80%) of the Kanawha County’s housing and almost 90% of the City of Charleston’s housing was built prior to 1990 and is at least 35 years old. Much of the area’s housing is in poor condition. Additionally, utility and maintenance costs are typically higher with older homes and major rehabilitation projects are more common.

Based on observations and consultation with local officials and stakeholders, a large portion of the housing stock is in substandard condition but suitable for rehabilitation.

Describe the jurisdiction’s definition of “standard condition” and “substandard condition but suitable for rehabilitation”:

The following definitions are used in the table below:

Selected Housing Conditions include:

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

“Substandard Condition” housing units does not meet code standards or contains one of the selected housing conditions.

“Suitable for Rehabilitation” means 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” means 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	7,629	14%	8,994	39%
With two selected Conditions	193	0%	267	1%
With three selected Conditions	10	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	45,815	85%	13,585	59%
Total	53,647	99%	22,846	99%

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,197	10%	2,241	10%
1980-1999	10,717	20%	4,808	21%
1950-1979	25,134	47%	9,850	43%
Before 1950	12,603	23%	5,900	26%
Total	53,651	100%	22,799	100%

Table 34 – Year Unit Built

Data Source: 2016-2020 ACS

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	37,737	70%	15,750	69%
Housing Units built before 1980 with children present	3,187	6%	1,843	8%

Table 35 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Kanawha County Vacant Units	4,066	8,132	12,198
Abandoned Vacant Units	136	682	818
REO Properties	100	51	151
Abandoned REO Properties	2	8	10

Table 36 - Vacant Units**Alternate Data Source Name:**

Composite of 2022 ACS 1-Year Estimate table B25130 and 2020 NSP Neighborhood

Data Source Comments:**Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.**

There is a need for both owner-occupied and rental rehabilitation in the City of Charleston as the city's housing stock is aging and in need of maintenance and rehabilitation. The city currently offers a rehabilitation program and an emergency repair program through CDBG funds. Many rental units in the city (41.0%) have at least one selected condition. Many of these units are located in the city's West Side neighborhood.

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

In Kanawha County, there are approximately 38,740 owner-occupied and 15,995 renter-occupied housing units built prior to 1980. These housing units are at particular risk of lead-based paint (LBP) contamination, as the consumer use of LBP was not banned until 1978.

According to the Second American Healthy Homes Survey (AHHS II), an estimated 29.4% of homes nationwide (34.6 million housing units) had LBP somewhere in the building. An estimated 44.2% of homes in the Northeast Region (including West Virginia for the purposes of this analysis) had LBP, 14.8% higher than the nationwide rate. About 6.5% of homes built between 1978 and 2017 had LBP, about 23.6% of homes built between 1960 and 1977 had LBP, about 61.0% of homes built between 1940 and 1959 had LBP, and about 85.4% of homes built before 1940 had LBP.

Factoring in the relative prevalence of LBP in the Northeast Region and the older age of housing units, it is estimated that approximately 43.7% of the housing units in Kanawha County contain lead-based paint. Government-supported housing units are less likely to contain LBP as they have had Federally-funded remediation efforts since the ban took effect.

Discussion

To determine decent, safe, and sanitary housing, several factors need to be considered beyond lead-based paint including asbestos, radon, mold, unit location, air quality, contaminants in the soil, etc. Census data only reports on the number of persons per room (overcrowding condition) and the lack of a complete kitchen, or plumbing facilities. These are general conditions and do not necessarily reflect the true conditions of houses in the area.

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

Introduction

The housing programs offered by the Charleston-Kanawha Housing Authority (CKHA) meet the needs of over 4,000 individuals and families, and they strive to continue to expand their service base to meet the needs of additional families waiting for housing assistance. CKHA owns 1,139 apartments and houses available to lease by families and elderly clients and administers 3,063 Housing Choice Vouchers to use throughout the community. CKHA has self-sufficiency programs to assist families and elderly, and employment and training programs to assist families to enter the workforce. CKHA has services that enable seniors to remain in their own homes, and they have recreational programs that enhance the quality of living of its clients.

Total 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	0	24	1,459	2,952	0	2,952	0	0	0
# of accessible units	N/A	N/A	49	N/A	N/A	N/A	N/A	N/A	N/A
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

Charleston-Kanawha Housing Authority's (CKHA) annual capital improvement plan includes modernization and upgrades to its housing stock. A more complete description is presented in CKHA's Five-Year Plan for FY 2025-2029 and its Annual Plan for FY 2025.

As one of the earliest housing authorities in the nation, CKHA also has some of the oldest housing units constructed in the late 1930s. Both these and newer units undergo periodic renovation, rehabilitation, or replacement. Additionally, CKHA continually undertakes maintenance and repair of parking lots, grounds, and sidewalks.

During the previous Five-Year plan period, CKHA completed renovations of one of its senior properties by converting 36 efficiency apartments to 24 one-bedroom apartments. It also completed electrical upgrades at family sites and installed new door entry systems at senior high-rise facilities to improve security.

Over the next five-year period, CKHA intends to transition 25% (285 units) of its existing public housing to Project-Based Vouchers through the Rental Assistance Demonstration (RAD) project or Section 18 disposition. This will include applying for 4% and 9% LIHTC funds to invest in maintaining and improving these properties.

Public Housing Condition

Public Housing Development	Average Inspection Score
Orchard Manor	53c*
Lee Terrace	92b
Jarrett Terrace	97b
Hillcrest - Oakhurst	68c*
South Park Village	28c*
Carroll Terrace	93c
Lippert Terrace	95b
Charleston Replacement Housing, L.P. (CRHLP) 1	93c*
CRHLP 2	65c*
Harris/Anderson Apartments	92b*
CRH Orchard Elderly	99a
CRHLP 3	86c
CRHLP 6	94b*
CRHLP 5	91c

Table 38 - Public Housing Condition

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

CKHA's modernization strategy is driven by its Capital Needs Assessment, most recently completed in 2019-2020 and updated periodically. At present, CKHA has approximately \$25 million in unmet capital needs and received \$3,235,664 in FY 2024 HUD Capital Funds for improvements.

According to CKHA's Five-Year Plan, in FY 2025 CKHA intends to dispose of 24 Scattered Site units under the Section 18 Disposition program. Twenty (20) units will be sold to CKHA's nonprofit below Fair Market Value and converted to project-based tenant protection vouchers, and four (4) units will be sold at Fair Market Value to a to-be-determined buyer and converted to tenant-based Section 8 assistance:

Below Fair Market Value:

- 608 McCormick Street (1 unit)
- 109 Hunt Avenue (4 units)
- 603 Grant Street (4 units)
- 430 Baird Drive (4 units)
- 505 Shaw Street (4 units)
- 1517 Piedmont Road (3 units)

Fair Market Value:

- 1720 Claire Street (1 unit)
- 1427 Fourth Avenue (1 unit)
- 809 West Avenue (1 unit)
- 1004 Hunt Avenue (1 unit)

As Congress has expanded the number of public housing units nationwide available to be converted to RAD funding (450,000 units), CKHA will file an application to convert existing public housing properties to Section 8 Project-Based Vouchers using the Rental Assistance Demonstration (RAD)/Section 18 Construction Blend. Specifically, CKHA plans to redevelop multiple sites together including Orchard Manor (150 units), Orchard Elderly CRHLP 4 (12 units), Hutchinson Street CRLHP 2 (22 units), and CRHLP 1 (44 units) in addition to Carroll Terrace (199 units), Rand (44 units), and Dunbar (49 units).

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

CKHA is committed to maintaining and modernizing its facilities to provide modern, safe, and enjoyable communities in which families can reside. This includes installing new elevator systems in high-rise buildings, kitchen and bath upgrades at family sites, installing Wi-Fi in community centers for afterschool programs, and developing neighborhood gardens for the social and mental health wellbeing of residents. Through non-HUD grants, CKHA has established pantries at numerous sites to provide for basic needs (food, cleaning supplies, etc.) and has partnered with local providers to provide on-site health services.

In addition, CKHA has utilized Replacement Housing Funds (HUD funds from prior demolition of public housing) to acquire and rehabilitate existing rental properties with the purpose of providing additional affordable housing in the community. Their goal is to stabilize and enhance existing neighborhoods while deconcentrating assisted housing.

Discussion:

The Charleston-Kanawha Housing Authority (CKHA) is the primary provider of housing for the very low- and extremely low-income residents of the city. To adequately meet the housing needs of the lowest income residents of the city, additional funding resources are required.

CKHA does not anticipate losing any units from its current inventory. Units that may have reached the end of their usable life could be slated for removal, but the Authority would address the loss by ensuring a replacement unit is developed either through construction or acquisition. CKHA continually monitors its need for accessible units and provides accommodation when needed. Additionally, as units are upgraded, accessibility accommodations are considered to ensure availability of units.

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

Introduction

The City of Charleston is part of the Kanawha Valley Collective (KVC), which is the lead organization for the WV-503 Charleston/Kanawha, Putnam, Boone, and Clay County Continuum of Care (CoC). The Mayor's Office of Economic and Community Development has been and continues to be a participating member of CoC. The city participates in KVC either as a member of the Board of Directors and/or through various CoC committees. The city participates in KVC strategic planning with member agencies to promote permanent housing for those experiencing homelessness.

Since its inception, the Kanawha Valley Collective has focused on developing available, adequate, and affordable housing for the homeless coupled with the support to maintain and sustain their housing. The community utilizes the Housing First philosophy which is guided by a centralized assessment process. As a result, the housing inventory of the CoC has grown each year to include Shelter + Care units that support individuals and families in greatest need of housing and support services. Employment programs have also been established to assist individuals with maintaining their housing in addition to connection with mainstream resources to reduce re-entry into homelessness. Additionally, there are 15 rapid rehousing beds available in the WV-503 Continuum of Care.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	56	0	0	20	0
Households with Only Adults	135	0	15	150	0
Chronically Homeless Households	N/A	N/A	N/A	69	0
Veterans	0	0	12	70	0
Unaccompanied Youth	7	0	3	0	0

Table 39 - Facilities Targeted to Homeless Persons

Data Source: PIC (PIH Information Center)

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

The Kanawha Valley Collective (KVC) partners and collaborates with the following agencies to provide mainstream services to homeless persons:

- Children's Home Society of West Virginia
- Covenant House
- Daymark, Inc.
- West Virginia Health Right
- Kanawha Valley Fellowship Home
- Legal Aid of West Virginia
- Prester Center
- United Way of Central West Virginia
- YWCA of Charleston
- Religious Coalition for Community Renewal
- Salvation Army
- Charleston Area Medical Center
- Highland Hospital
- Kanawha County Schools
- US Department of Veteran Affairs
- REA of Hope Fellowship
- Synergy Health
- Manna Meal
- Cabin Creek Health Systems

These services include healthcare, dental and vision assistance, mental health services and employment services. Once an individual or family is stabilized, employment services can reduce the obstacle of homeless reaching self-sufficiency.

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

The Kanawha Valley Collective (KVC) manages the Centralized Assessment Team (CAT) for its four-county service area. The CAT includes a team of case managers who take the lead in helping people access emergency shelter and housing programs through a centralized location. Families and individuals no longer need to contact every shelter and housing provider for openings. A Diversion Specialist assists in identifying alternative options for shelter.

The KVC operates many programs with the evidence-based Housing First philosophy which focuses on housing homeless and then wrapping supportive services around them tailored to their individual needs. The Housing First subcommittee meets each week to discuss client needs and to score each client for housing, based on a centralized VI-SPDAT assessment. Individuals/families that complete this assessment may be referred to housing programs such as: Rapid Re-Housing, Transitional Housing, or Permanent Supportive Housing programs. Once a housing placement is available and the referral is accepted by the housing provider, the individual/family, CAT member, and the housing provider will meet for a warm transfer.

KVC offers the following available shelter types: Housing First permanent support housing administered by Covenant House; Rapid Rehousing administered by Covenant House; Shelter + Care housing voucher plus aftercare services administered by the Charleston-Kanawha Housing Authority (CKHA); Twin Cities communal/permanent support residential housing facility operated by Equinox; Shanklin Center facility for abused elderly women and those with a history of domestic violence, run by the YWCA Charleston Resolve Program; VASH (Veterans Administration Supportive Housing) vouchers for homeless military veteran clients administered by CKHA and the U.S. Veterans Administration.

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

Introduction

The City of Charleston has identified the priorities for services and facilities for its special needs populations. 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

- **Elderly** - There is a need to rehabilitate existing owner- and renter-occupied housing and to construct affordable and accessible housing in the city, to allow the elderly to age in place.
- **Frail Elderly** - There is a need to rehabilitate and improve ADA accessibility in existing owner- and renter-occupied housing, to construct affordable and accessible housing, and for the city to enforce reasonable accommodations by landlords, to allow the frail elderly to age in place.
- **Persons with Disabilities** - There is a need to improve ADA accessibility in existing housing, to construct affordable and accessible housing, for the city to enforce reasonable accommodations by landlords, and for continued accessibility improvement of public facilities.
- **Persons with Drug/Alcohol addiction** - There is a need for more transitional housing, wraparound supportive services, and post-treatment case management in the city.
- **Persons with HIV/AIDS** - There is a need for more permanent housing and healthcare options, and for the city to assist in enforcing Fair Housing regulations.
- **Public Housing Residents** - There is a need for job training, financial literacy education, and life skills training to help residents transition out of public housing into market-rate housing.
- **Victims of Domestic Violence** - There is a need for more dedicated temporary shelter beds and permanent housing options for victims of domestic violence, especially women and families.

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

Service providers coordinate efforts with each other as well as the West Virginia Department of Health and Human Resources (WVDHHR) to ensure that persons returning from mental and physical health institutions have an individual supportive services plan. This can include housing, training and educational opportunities, employment and other supportive services needed for a smooth transition back into society.

Local hospitals and other organizations have guidelines on how to appropriately discharge patients and clients, regarding resource connections and appropriate living situations prior to exiting the facility. The following are examples of these policies:

Foster Care: The WVDHHR foster care discharge plan addresses children aging out of the foster care system. The policy has been reviewed by the WV Interagency Council on Homelessness. The policy requires WVDHHR case managers to work on a plan for eventual independence. The process begins when a child reaches the age of 14, and until the youth ages out, there are continuous reviews and modifications to enable the youth to access services both before and after discharge. Youths who have graduated high school may further their education through college/vocation school (up to age 21) and youths with good grades are encouraged in this direction to become independent. Follow up services are available to youth aging out of the system. According to the state code, WVDHHR is responsible to help youth develop into self-sufficient adults. Most youth aging out of foster care in WV enter the work force; some continue education after high school.

Health Care: Charleston Area Medical Center (CAMC), the largest hospital in the state, serves most people in the KVC service area. CAMC and other local hospitals have policies directing staff to discharge patients into the community with appropriate resources identified prior to discharge. Hospital social workers/case coordinators work with patients prior to discharge and look first at returning patients to prior living situations. If patients no longer have access to their prior living arrangements, community resources are located through the DHHR's county affiliates (local health departments) and nonprofit agencies offering placements in a group living or care facility. Patients who were already in shelter or temporary housing return to those placements. Patients coming to mental hospitals from the street, and who are to be discharged, are referred for services to local emergency shelters if other placements absolutely cannot be found. The WV Interagency Council has a Discharge Planning Committee which is attempting to develop uniform protocols, but since hospitals are not part of state government, state agencies do not have jurisdiction.

Mental Health: The WV Department of Health has a clinical policy that deals with discharge planning. It states that clients in public behavioral health hospitals and long-term care facilities shall be discharged as part of an organized process of evaluation; planning and treatment carried out by an interdisciplinary team and based on the unique needs of each individual. This written plan addresses the client's behavioral, health, medical, psychosocial, housing, financial, vocational, educational and recreational needs and links the client to the appropriate aftercare and supportive services to meet those needs. The institution's case management staff is responsible for coordinating with family members and regional/local behavioral health centers to access services, including housing. Many community resources/agencies are funded by this agency for community-based permanent housing for the seriously mentally ill.

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)

Other Special Needs Priority

There is a continuing need for affordable housing, services, and facilities for the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.

Goals:

- **SNS-1 Housing.** Increase the supply of affordable, accessible, decent, safe, sound, and sanitary housing for the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs through the rehabilitation of existing buildings and new construction.
- **SNS-2 Services/Facilities.** Support supportive service programs and facilities for the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.

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))

The City will continue to support programs that assist families struggling to meet everyday living needs. Financial support may not be provided during each year of the Consolidated Plan, but the City will annually review requests for financial support and determine where to direct support.

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

To ensure the health, safety, and quality of life of residents while minimizing barriers that may impede the development of affordable housing, the city uses zoning regulations, subdivision controls, permit systems, and housing codes and standards. These measures are not intended to restrict the affordability of housing, though these regulations may on occasion affect the pricing of housing. No city public policies were identified as barriers to affordable housing.

The most important impediment to affordable housing revolves around the recent increase in housing costs in the city, especially for residents with low or fixed incomes. The cost of maintenance, renovation, or redevelopment is very high in the city. Many structures, as noted earlier, are old and may contain both lead-based paint and asbestos, which must be remediated. These facts make housing redevelopment expensive, and regularly put quality affordable housing out of the reach of low-income households.

Other barriers include:

- a limited supply of sites suitable for new housing;
- the expense of available sites;
- high property taxes, making residential homeownership expensive; and
- negative public attitudes toward affordable housing, especially public or multifamily housing.

Issues revolving around personal finances (lack of downpayment, credit history, employment history, etc.) affect the availability of affordable housing for residents. However, the city is committed to removing or reducing barriers to the development of affordable housing whenever possible. A variety of actions to reduce the cost of housing to make it more affordable include providing developers with incentives for construction of affordable housing, assistance in acquiring sites for affordable housing, and promoting Federal and State financial assistance programs for affordable housing.

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

Introduction

The Mayor's Office of Economic and Community (MOECD) fosters public, private, and intergovernmental collaborations to improve and develop a viable urban community. MOECD's mission is to provide safe, decent housing targeted to low-to-moderate income persons, foster suitable living environments, and expand economic opportunities.

In the 2024 revision of the “Imagine Charleston” Comprehensive Plan, the City Council’s vision for Charleston is, “Charleston is the recreational, cultural, and business capital of the Appalachian Mountains.” The following five points guide the City’s strategy to meet that vision:

- Perfect and Perpetuate Strong and Sustainable Neighborhoods
- Conduct Efficient and Collaborative Government
- Produce and Facilitate Events and Recreational Opportunities
- Develop and Maintain Sound and Adequate Infrastructure
- Foster and Support Business Development and Attraction

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	244	189	1%	0%	-1%
Arts, Entertainment, Accommodations	2,620	3,980	12%	7%	-5%
Construction	616	1,299	3%	2%	-1%
Education and Health Care Services	6,333	17,261	29%	32%	3%
Finance, Insurance, and Real Estate	1,521	4,071	7%	8%	1%
Information	497	1,494	2%	3%	1%
Manufacturing	793	445	4%	1%	-3%
Other services	1,372	1,109	6%	2%	-4%
Scientific, Management Services	2,502	8,045	11%	15%	4%
Public Administration	1,980	9,204	9%	17%	8%
Retail Trade	2,343	4,341	11%	8%	-3%
Transportation and Warehousing	675	1,228	3%	2%	-1%
Wholesale Trade	264	930	1%	2%	1%
Total	21,760	53,596	-	-	-

Table 40 - Business Activity

Data Source Comments: Composite of 2018-2022 ACS and 2022 OnTheMap Work Area Profile Analysis, Primary Jobs, City of Charleston, WV

Labor Force, City of Charleston

Total Population in the Civilian Labor Force	23,106
Civilian Employed Population 16 years and over	21,760
Unemployment Rate	5.80%
Unemployment Rate for Ages 16-19	28.10%
Unemployment Rate for Ages 20-64	5.20%

Table 41 - Labor Force

Data Source: 2018-2022 ACS table S2301

Occupations by Sector	Number of People
Management, business, financial	10,854
Farming, fisheries and forestry occupations	9
Service	3,600
Sales and office	4,782
Construction, extraction, maintenance and repair	860
Production, transportation, and material moving	1,655
Total	21,760

Table 42 – Occupations by Sector

Data Source: 2018-2022 ACS table DP03

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	17,121	85.98%
30-59 Minutes	1,822	9.15%
60 or More Minutes	969	4.87%
Total	19,912	-
Work from home	1,848	-

Table 43 - Travel Time

Data Source: 2018-2022 ACS table B08134

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	594	67	1,210
High school graduate (includes equivalency)	3,471	281	2,583
Some college or Associate's degree	4,372	328	1,843
Bachelor's degree or higher	9,041	265	1,559

Table 44 - Educational Attainment by Employment Status

Data Source: 2018-2022 ACS table B23006

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Total	4,076	6,553	6,267	12,946	9,735
Less than 9th grade	32	150	73	349	331
9th to 12th grade, no diploma	542	301	413	585	588
High school graduate, GED, or alternative	1,867	1,613	1,356	3,366	2,213
Some college, no degree	1,073	1,467	1,282	2,305	1,731
Associate's degree	145	321	326	889	502
Bachelor's degree	417	1,435	1,411	2,977	2,045
Graduate or professional degree	0	1,266	1,406	2,475	2,325

Table 45 - Educational Attainment by Age

Data Source: 2018-2022 ACS table B15001

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$14,516
High school graduate (includes equivalency)	\$27,831
Some college or Associate's degree	\$32,899
Bachelor's degree	\$51,930
Graduate or professional degree	\$86,519

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2018-2022 ACS table B20004

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

The City of Charleston is the capital of West Virginia and houses many of the state's agencies and organizations as well as several different industries.

The largest area employers are the Charleston Area Medical Center (CAMC), the Kanawha County Board of Education, WVU Thomas Health System, the United States Postal Service, the City of Charleston, Frontier Communications, Toyota Motor Manufacturing, West Virginia HealthSmart Benefit Services, Capital Area Services Company (CASCI), Mardi Gras Casino & Resort, NGK Spark Plug USA, Appalachian Power Company, Diamond Electric Manufacturing Corporation, Brand Energy Services, the State of West Virginia, and Gestamp.

The three (3) largest occupations by sector, representing 88.4% of the total jobs in the city, are as follows:

- **Management, business, science, and arts occupations** – 10,854 jobs
- **Sales and office occupations** – 4,782 jobs
- **Service occupations** – 3,600 jobs

According to the West Virginia Department of Commerce's WorkForce West Virginia Program, the following entities employ the most people in Kanawha County, WV:

1. Vandalia Health
2. Kanawha County Board of Education
3. WVU Medicine
4. West Virginia Department of Health & Human Resources
5. West Virginia Department of Highways
6. Panther Creek Mining, LLC
7. City of Charleston
8. CareFirst Management Company, LLC
9. West Virginia Department of Administration
10. Express Services, Inc., TA

Statewide, the largest private employers are:

1. WVU Medicine – General Medical and Surgical Hospitals – more than 10,000 employees
2. Vandalia Health – General Medical and Surgical Hospitals – more than 10,000 employees
3. Wal-Mart Associates, Inc. – Warehouse Clubs and Supercenters – more than 10,000 employees
4. Marshall Health – General Medical and Surgical Hospitals – 5,000-9,999 employees
5. Kroger – Supermarkets and Other Grocery Retailers (except convenience retailers) – 2,500-4,999 employees
6. Contura Energy (Alpha Metallurgical Services) – Underground Coal Mining – 2,500-4,999 employees
7. WVNH EMP, LLC dba CommuniCare Health – Nursing Care Facilities (skilled nursing facilities) – 2,500-4,999 employees
8. Lowe's Home Centers, LLC – Home Centers – 2,500-4,999 employees
9. Toyota Motor Manufacturing West Virginia – Motor Vehicle Gasoline Engine and Engine Parts Manufacturing – 2,500-4,999 employees
10. American Consolidated Natural Resources – Underground Coal Mining – 1,000-2,499 employees

Describe the workforce and infrastructure needs of the business community:

In consultation with city staff and social service and economic development stakeholders, the following infrastructure and workforce needs were found to inhibit development and growth in the City of Charleston.

- There is a need for quality market-rate rentals and starter houses.
- Lack of childcare is a major impediment to working parents.
- KRT Bus should review its routes, service hours, and headways to ensure residents can commute to work, particularly for second and third shifts.
- The Town Center Mall is underused and should be redeveloped as a destination.
- Business retention is an issue in the city and region.
- There is a need for bike and walking trails for transportation and as recreation for visitors and residents.
- Charleston residents are critical of the appearance of the East End and West Side, though visitors from larger cities are much more positive.
- People need reasons to go downtown to socialize and spend money.
- “Soft skills” are in demand such as culinary, bartending, restaurant management, and hospitality.
- Social and supportive services are critical to the development of the City’s workforce.
- There is a need to promote workforce training programs, particularly to young adults and minorities.
- There is a need for reentry programs and services for ex-offenders and persons in recovery like employment and mentoring, and assurances for employers who take on such employees.

According to the Charleston Area Alliance, the Charleston area can offer the following employer incentives:

- “SizeUp Charleston Area Alliance” market research and business insights
- Local and regional pro-business lobbying
- Assistance with City and State business registration
- Monthly networking events
- Workforce training programs through the Marshall University Advanced Manufacturing Center
- Free business coaching and entrepreneurship classes for small business owners and entrepreneurs through the FASTER WV Initiative
- Connection to assistance and funding through the CAA Minority and Women-Owned Business Program

- A Small Business Incubator space at 1116 Smith Street

Additionally, West Virginia offers the following incentives to companies relocating to the state:

- Corporate Headquarters Credit for companies relocating their corporate headquarters and creating 15 new jobs (including relocated employees) within the first year.
- Economic Opportunity Credit for companies creating 20 new jobs within a specified time limit as a result of their business expansion projects, which offsets up to 80 percent of taxes.
- “Five-for-Ten” tax incentive for businesses making qualified capital improvements of at least \$10 million to an existing base of \$20 million or more, assessing the new capital addition at a salvage value of 3 percent for the first 10 years.
- Manufacturing Investment Credit allows a 60 percent corporate net income and franchise tax credit based on investment with no new job creation required.
- Manufacturing Sales Tax Exemption from the 6% state sales and use tax for materials and equipment purchased for direct use in manufacturing.
- Strategic R&D Credit of up to 100 percent state sales tax offset for R&D projects.
- The Freeport Amendment: Goods in transit to an out-of-state destination are exempt from “ad valorem” property taxes when warehoused in West Virginia.

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 city has created the Charleston Land Reuse Agency to help aid in the redevelopment of vacant or abandoned parcels of land in the city. The city and the Charleston Urban Renewal Authority completed the following plans in conjunction with the Charleston Area Alliance:

Downtown Redevelopment Plan. The purpose of this plan is to aid in the revitalization of the Downtown area of Charleston. The Downtown Redevelopment Plan envisions five distinct districts serving uses such as entertainment, civic needs, and business, and intends to spur rehabilitation of existing structures as well as new public improvements, private redevelopment of existing sites and the potential acquisition of sites for new development.

East End Community Renewal Plan, and West Side Community Renewal Plan. These Community Renewal Plans are geared toward blight removal, redevelopment, strengthening the residential neighborhoods and local businesses, and creating and renovating new civic and recreational facilities.

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

According to the Bureau of Labor Statistics (NOV 2024), the City of Charleston had an unemployment rate of 3.3%, Kanawha County had a rate of 3.4%, the Charleston, WV MSA had a rate of 3.5%, and the State of West Virginia had a rate of 3.6%. The National unemployment rate during the same month was 4.0%. In the City of Charleston, there are 23,106 persons in the labor force and 21,760 jobs.

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 State of West Virginia established the West Virginia Invest Grant which provides funding for select certificate and associate degree programs at public West Virginia colleges and universities. The program covers full tuition and mandatory fees for the programs that are not already covered by federal grants or scholarships. The program gives preference to fields that are in higher demand in the State, such as Information Technology or Healthcare.

There are several quality institutions of higher education in the Kanawha Valley region including:

University of Charleston - UC is a private college providing a quality four-year education both online and in-person to over 3,000 students, including 1,300 undergraduates, 700 graduate students, and 1,000 students seeking certificates. The University offers 37 undergraduate degrees, 6 graduate degrees, and various associate degrees and certificate programs. It was named to US News and World Report's Best National Universities List in 2021, as well as the Princeton Review's Best Colleges List by Region.

West Virginia State University - WVSU is a Historically Black institution just outside of the City of Charleston. The school offers 25 undergraduate degrees, 8 graduate programs, and one doctoral program to about 3,500 students.

Marshall University, South Charleston - The Marshall University campus in South Charleston, a branch of their main campus in Huntington, offers bachelor's degrees in nursing and several graduate programs in education, humanities, business, engineering, and computer science. This campus also hosts the Marshall Advanced Manufacturing Center, teaching skills such as welding and CNC machining, and the Marshall University Aviation Program.

BridgeValley Community and Technical College - BVCTC offers a variety of degrees and certificates in a range of fields from healthcare to manufacturing. BVCTC works to prepare students for work after education at a lower cost.

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 Charleston Area Alliance is the community and economic development partnership for the City of Charleston, Kanawha County, and the greater Kanawha Valley. Their economic development priorities are as follows:

- Create a representative environment in which people want to live, work and play.
- Facilitate downtown housing to create a robust and vibrant community.
- Create growth through support of existing businesses.
- Serve as the collaborative conduit for property development.
- Create growth through a strategic communication, recruiting and marketing plan.

The CAA's target sectors are the chemical and polymer industry, technology, and automotive components. It helps member businesses access a wide range of State incentives, provides market research through its SizeUp program, and connects new and existing industries to sites and buildings. CAA also provides support staff to the City Center Business Improvement District (BID), formed by the Charleston City Council in September 2021, supported by a fee self-assessed by property owners within the district, and designed to redevelop the existing structures into a multiuse office and retail destination.

Discussion

The City of Charleston is a member of both the Charleston Area Alliance and Advantage Valley, whose missions are to guide economic development in the Kanawha Valley. They work alongside the Charleston Mayor's Office of Economic and Community Development (MOECD), nonprofit organizations, schools and colleges, business councils, and employers to attract a well-trained workforce and to reinforce the industrial and commercial environment. The city is also working on cultivating arts, cultural and recreational venues, which the city hopes will help to retain and attract young workers and invigorate a healthy tourism-based economy. The key economic development agents and drivers are described above.

MA-50 Needs and Market Analysis Discussion

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

Areas with multiple housing problems are concentrated in the block groups that are 51% or more low- and moderate-income households. The following census tracts and block groups have at least 51% of low- and moderate-income households, according to HUD's most recent low-mod numbers based on the 2016-2020 American Community Survey.

- CT 000100, BG 1: 78.1%
- CT 000200, BG 1: 63.4%
- CT 000300, BG 2: 58.3%
- CT 000500, BG 2: 57.6%
- CT 000600, BG 2: 81.6%
- CT 000600, BG 4: 63.8%
- CT 000700, BG 2: 73.1%
- CT 000700, BG 3: 58.9%
- CT 000800, BG 1: 70.9%
- CT 000900, BG 1: 68.3%
- CT 001100, BG 3: 73.6%
- CT 001100, BG 4: 56.8%
- CT 001200, BG 1: 57.4%
- CT 001300, BG 1: 59.6%
- CT 001300, BG 3: 51.2%
- CT 001300, BG 4: 62.2%
- CT 011000, BG 3: 63.4%

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

Areas of racial or ethnic concentration are block groups where more than 51% of the households are minorities. The following census tracts and block groups have more than 51% minority households.

- CT 6, BG 3
- CT 7, BG 1
- CT 7, BG 2
- CT 7, BG 3

These block groups are contiguous in the city's West Side. Three of the four are also low- to moderate-income neighborhoods.

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

Most of the block groups that have more than 51% low- and moderate-residents are located north of the Kanawha River. Most of the neighborhoods in question are majority renter-occupied rather than owner-occupied, meaning that the residents do not build homeownership wealth. This area also has the highest concentration of minorities in the city with all of the block groups that are at least 35% minority households located in the area north and west of the Kanawha River. The only mainline grocery store on the West Side is a Kroger near downtown.

Are there any community assets in these areas/neighborhoods?

The area has multiple neighborhood organizations that work to advocate for their neighborhoods in a number of ways, such as organizing neighborhood clean-ups, or fostering economic growth in their portion of the city. Nonprofit organizations are also stepping into the gap. Miss Ruby's Corner Market (a social enterprise of Keep Your Faith Corporation) opened in November 2024 to fill what would be a food desert, supplying seasonal produce and eggs, locally-made preserves, and other groceries in the heart of the West Side, but the area still has a lack of grocery stores within walking distance.

Are there other strategic opportunities in any of these areas?

The low- and moderate-income neighborhoods of Charleston generally have many homes that either need to be rehabilitated or demolished. The City of Charleston's Mayor's Office of Economic and Community Development (MOECD) offers the Charleston Owner-Occupied Rehab Program (CORP) which provides loans of up to \$20,000 in CDBG funding to eligible owner-occupants for home repairs. It also operates the HOME Blend homebuyers' assistance program which gives low- and moderate-income households throughout Kanawha County a forgivable loan toward their home purchase. By encouraging use of the first-time homebuyer program and owner-occupied rehabilitation programs, the city is advancing stable, long-term, affordable housing for low- and moderate-income residents while also improving the quality of housing stock and the quality of life of its residents.

The Charleston Land Reuse Agency (CLRA) and Charleston Urban Renewal Authority (CURA) have focused extensively on residential and commercial redevelopment in the West Side and the East End. CLRA has been working to take advantage of the West Side's relaxed zoning regulations, deeding tax-forfeited land to developers with the understanding that they will construct a mix of affordable and market-rate housing. While neighborhood groups have raised concerns about lack of local input and risk of displacing current residents, this program is helping to create new, attractive housing for renters and first-time homebuyers near downtown Charleston.

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

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

For low- and moderate-income households in Charleston, broadband internet has been widely available for over a decade but may not be affordable. Those living on fixed incomes or working low-wage jobs may not be able to afford monthly broadband payments. While libraries and public facilities do provide free internet access for those in need, this can be inconvenient and dependent on operating hours. Finally, older homes inhabited by low- and moderate-income households and the elderly generally are not retrofitted for broadband while newer homes often include Ethernet wiring.

According to the 2018-2022 American Community Survey (ACS), 92.0% of Charleston's residents have a computer and 86.2% have a broadband Internet subscription. County-wide, 90.5% of households have a computer and 84.8% have broadband, and statewide 88.8% of households have a computer and 82.7% have broadband. However, all of them are lower than the national averages of 94.0% of households having a computer and 88.3% having a broadband Internet subscription. More rural areas of the HOME Consortium are less likely to have access to broadband and may need satellite or wireless internet. In today's market, the use of wireless internet through a smartphone has become a viable if slower choice, especially for price-conscious low- and moderate-income persons.

According to the Charleston-Kanawha Housing Authority (CKHA), all their buildings are wired with service connections. The Housing Authority does not provide Wi-Fi to residents, but they are able to contract with a local vendor in the community. CKHA has four (4) properties that offer after-school programs, and Wi-Fi is available to the youth enrolled in the program.

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

The city has two internet service providers, Optimum and Frontier, in addition to a number of wireless providers including AT&T, Verizon and T-Mobile. Cities in West Virginia are encouraged to seek competition between broadband providers, keeping prices lower for residents and ensuring that providers have an incentive to provide consistent, quality coverage. Increased competition is one of the goals of the 2020-2025 West Virginia State Broadband Plan, which seeks to increase access to reliable, high-speed internet across the state. The plan aims to connect people to broadband in every part of the state, which particularly affects the rural areas (such as outlying portions of Kanawha County). Additionally, the plan prioritizes data collection to identify gaps in broadband coverage. Access to broadband is critical for low- and moderate-income households to gain more access to jobs, education and relevant information.

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

Charleston may be subject to increased natural hazard risks associated with climate change. These may include hotter summers, more frequent and violent thunderstorms, a higher potential for tornado and tornado winds and more incidents of street flooding and greater frequency of high-water levels on the Elk and Kanawha Rivers. Some of these weather events may result in more damage to residences, businesses, and public facilities.

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

Low- and moderate-income households are anticipated to see an increase in flooding events as stronger rainstorms become more common. The city's West Side neighborhood is particularly vulnerable to flooding because of factors including its location immediately downstream of the confluence of the Elk and Kanawha Rivers, its low- to moderate-income economic status, and its lower-quality housing that may lack sump pumps or effective flood insurance.



April 2024 flooding, Greendale Drive, Charleston's West Side. Credit: Joyce Bobrycki via WSAZ-TV.

The Charleston Sanitary Board reports the combined storm and sanitary sewer system in this area is around 100 years old with major I/I (inflow & infiltration) problems, capacity, and structural issues. There has been flooding of structures along 6th Avenue between Iowa and Patrick, primarily from backup of sewer lines during major storm events affecting Two Mile Creek. A significant portion of the project area is within the 100 year floodplain. During consultations for past Five-Year Consolidated Plans, members of the community identified backflow flooding as an issue in this section of the city. The City of Charleston has published a Stormwater Management Guidance Manual to raise the capacity of the city's storm sewers, and as funding permits the city's Stormwater Department and Public Works Department are separating and repairing existing systems to ensure new developments are adequately drained.

Additionally, the City of Charleston tends to experience warmer temperatures and a more humid climate than the rest of the state, and it continues to trend hotter. For low-income families, senior citizens, and unhoused homeless persons, this can lead to heat-related exhaustion, heat stroke, and potentially death. Cooling centers will likely become increasingly necessary during the summers in Charleston.

Region 3 Hazard Mitigation Plan

The City of Charleston is a member of the Regional Intergovernmental Council, consisting of Boone, Clay, Kanawha, and Putnam Counties and their municipalities excepting the Town of Glasgow. Region 3 has a total population of 268,045 and covers 2,108 square miles. The City of Charleston, which is the county seat of Kanawha County, is also the state capital.

Periodically, the group releases a multi-jurisdictional hazard mitigation plan. The Region 3 Hazard Mitigation Plan of 2022 is an update to the 2012 and 2017 plans, utilizing a planning committee with representatives from local government and non-governmental organizations (NGOs). The plan has been prepared in accordance with federal requirements outlined in Disaster Mitigation Act of 2000 (DMA, 2K) which requires local governments to formulate a hazard mitigation plan in order to be eligible for mitigation funds made available by the Federal Emergency Management Agency (FEMA). The committee selected 13 hazards to profile, including: Dam and Levee Failure; Drought; Earthquake; Epidemic & Pandemic; Extreme Temperatures; Flooding; Forest Fires; Hazardous Materials Incidents; Landslides & Land Subsidence; Severe Storms; Tornadoes; Utility Interruptions; and Winter Storms.

The committee developed 10 mitigation goals for the region. These goals are comprehensive and support the region's mitigation strategy. The goals are as follows:

- Remove abandoned buildings from high-risk and other known-impact areas.
- Increase water flow capacities throughout the region.
- Increase stormwater management capabilities throughout the region.
- Raise awareness of local leaders and residents as to the hazards that impact the full region as well as a full range of their impacts.
- Protect Boone, Clay, Kanawha and Putnam Counties from a catastrophic release or failure of a dam or coal waste slurry impoundment.
- Increase public awareness, understanding, support, and demand for hazard mitigation activities and future strategies or projects.
- Improve upon the protection of the citizens of Boone, Clay, Kanawha, and Putnam Counties from all natural and man-made hazards.
- Reduce the current and future risks from hazards in Boone, Clay, Kanawha, and Putnam Counties.
- Reduce the potential impact of natural and man-made disasters on Boone, Clay, Kanawha, and Putnam Counties historic structures and landmarks.
- Develop better hazard data for Boone, Clay, Kanawha and Putnam Counties.

To accomplish these goals, the plan includes 321 mitigation projects under the following (5) categories: Local plans and regulations; Structure and infrastructure projects; Natural systems protection; Education programs; and Preparedness and response activities.

Local plans and regulations include such actions as enforcing floodplain regulations and issuing countywide burning bans during dry weather. Structure and infrastructure projects include such actions as acquisitions and demolition, elevation, relocation, and mitigation reconstruction, and purchasing generators for lift stations. Natural systems protection projects include planting trees to prevent soil erosion and channel modifications to increase flow capacities of rivers and streams. Education programs include partnering with local media to provide information on hazards, providing evacuation maps to the public, and asking the public to verify insurance coverage from all hazards. Preparedness and response activities include evacuation drills to familiarize the general public on routes and partnering with NGOs to provide emergency shelters.

Each project is aligned with at least one goal. As the goals address a variety of identified issues that face the region due to hazards, each jurisdictional project completed moves the region to a higher level of overall resiliency.

Kanawha Putnam Emergency Management Plan

The counties of Kanawha and Putnam also maintain an Emergency Management Plan, last updated in September 2022. As opposed to the strategic view taken by the Region 3 Hazard Management Plan, the Kanawha Putnam Emergency Management Plan describes the tactical responses to emergencies.

Local governments have a fundamental responsibility to protect life and property within their jurisdictions and to respond to the emergency needs of the public. It is recognized that emergency planning and management strategies are somewhat generic in nature among adjoining jurisdictions. The signers hereto recognize and adopt this document as the Kanawha Putnam Emergency Management Plan (“the Plan”). The Plan provides general guidelines for planning, managing, and coordinating the overall response and recovery activities of local government before, during and after major emergencies and disasters that may affect our communities. The Plan seeks to provide one common all-hazards emergency operations plan to be utilized by unincorporated areas, cities and communities within Kanawha and Putnam Counties.

The Plan seeks to provide one common all-hazards emergency operations plan to be utilized by unincorporated areas, cities and communities within Kanawha and Putnam Counties.

Specifically, the Plan addresses:

- Mitigation of foreseeable hazards.
- How our emergency response agencies and mechanisms will protect life and property during and following an emergency or disaster incident.
- The tasking of agencies, organizations and individuals with specific functions and responsibilities relative to emergency operations.
- Lines of authority, the command structure and organizational relationships of emergency responders, organizations, and management personnel.

- Identification of available resources and provide guidelines for resource management.
- Linkage to the National Response Framework (NRF).
- Compliance with standards and requirements of the National Incident Management System (NIMS).

The Plan was developed in accordance with the requirement for local emergency planning established in and by the State of West Virginia and meets the requirements of all state and federal guidelines for local all-hazard emergency management concepts, plans and programs, including the National Incident Management System. The plan includes local strategies and additional resources available at the state and federal level.

The Basic Plan sets forth general concepts, policies, tasks, and guidelines along the five (5) disciplines of All-Hazards planning:

- Awareness
- Prevention
- Preparedness
- Response
- Recovery

The Plan also describes the demographics and geography of Kanawha and Putnam Counties, as well as the anticipated Incident Command System and response tactics to specific emergency situations.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Five-Year Consolidated Plan is a guide for the City of Charleston 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 priorities and goals to address its need for:

- Housing (HSS)
- Homelessness (HMS)
- Other Special Needs (SNS)
- Community Development (CDS)
- Economic Development (EDS)
- Administration, Planning, and Management (AMS)

These priorities and goals have been developed as the result of:

- The Needs Assessment and Market Analysis of the Five-Year Consolidated Plan.
- Analysis of data obtained from Federal, state, and local sources, as well as non-governmental and nonprofit organizations.
- Consultation with City Department Heads and staff.
- Stakeholder meetings with and questionnaire responses of social and human service providers, housing organizations, community and economic development agencies, and faith-based organizations.
- Community meetings.
- Survey responses solicited from Charleston residents.
- Public hearings.

The City of Charleston's overriding priority is to assist low- and moderate-income residents [incomes of less than 80% of the area median income (AMI)] through these strategies. These residents are referred to as the "target income" group. According to HUD's 2016-2020 ACS data Low/Moderate Income (LMI) calculation, the City of Charleston has an overall low- and moderate-income population of 38.39%. The city abides by 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 developed its Strategic Plan to meet that requirement.

The key factors affecting the determination of the city's Five-Year priorities included:

- Targeting the income households with the greatest needs in the city.
- Identifying areas with the greatest concentration of low-income households.
- Selecting activities/projects that will best address the needs of city residents.
- Utilizing the limited amount of funding available to meet the needs in the city.
- Leveraging additional financial resources to meet the needs of residents.

SP-10 Geographic Priorities – 91.215 (a)(1)**Geographic Area**

1.	Area Name:	Charleston-Kanawha County Consortium
	Area Type:	Countywide HOME Consortium
	Other Target Area Description:	Countywide HOME Consortium
	HUD Approval Date:	-
	% of Low/ Mod:	-
	Revitalization Type:	-
	Other Revitalization Description:	-
	Identify the neighborhood boundaries for this target area.	Kanawha County, WV.
	Include specific housing and commercial characteristics of this target area.	Aging and deteriorating housing stock.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Through agency and resident surveys, community meetings, stakeholder meetings, and the City's Comprehensive Plan.
	Identify the needs in this target area.	Affordable housing preservation and production and downpayment assistance.
	What are the opportunities for improvement in this target area?	The opportunities for improvements are housing rehabilitation for resale or rent, new construction for sale or rent, and downpayment assistance.
	Are there barriers to improvement in this target area?	The largest barriers are limited public funding and private investment.
2.	Area Name:	Citywide
	Area Type:	Citywide
	Other Target Area Description:	Citywide
	HUD Approval Date:	-
	% of Low/ Mod:	38.39%
	Revitalization Type:	Comprehensive
	Other Revitalization Description:	Low- and Moderate-Income Qualifying Areas throughout the City of Charleston, WV.
	Identify the neighborhood boundaries for this target area.	City of Charleston's municipal 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?	Through agency and resident surveys, community meetings, stakeholder meetings, and the City's Comprehensive Plan.
	Identify the needs in this target area.	The needs are public service programs, housing rehabilitation, new construction, homeownership assistance, demolition, job creation and retention, public and community facility improvements, infrastructure improvements, and public safety improvements.
	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 limited public funding and private investment.
3.	Area Name:	Charleston-Kanawha County Consortium
	Area Type:	Low/Mod Areas
	Other Target Area Description:	Low- and Moderate- Income Areas
	HUD Approval Date:	Low- and Moderate- Income Areas
	% of Low/ Mod:	-
	Revitalization Type:	Comprehensive
	Other Revitalization Description:	-
	Identify the neighborhood boundaries for this target area.	All Block Groups located in the City of Charleston and project specific service areas with a low- and moderate-income population over 51% of the total population.
	Include specific housing and commercial characteristics of this target area.	Low- to moderate-Income areas within the city tend to have aging and deteriorating housing and few commercial offerings to provide basic goods and services like grocers.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Through agency and resident surveys, community meetings, stakeholder meetings, and the City's Comprehensive Plan.
	Identify the needs in this target area.	New construction, infrastructure improvements, public services, residential rehabilitation, and increased homeownership.

What are the opportunities for improvement in this target area?	-
Are there barriers to improvement in this target area?	The largest barriers are limited public funding and private investment.

Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction

As an entitlement grantee, the City of Charleston uses its annual grant awards under the CDBG and HOME Programs to address needs of low- and moderate-income (low/mod) individuals and families. Income-eligible individuals and households receiving direct assistance through program-eligible activities are considered beneficiaries. Area-benefit activities are those in service areas where at least 51% of the residents are determined to be low/mod, either through a resident survey or by HUD's designation of low/mod US Census block groups. The following Census Tracts (CT) and Block Groups (BG) in Charleston have over 51% low- and-moderate income residents:

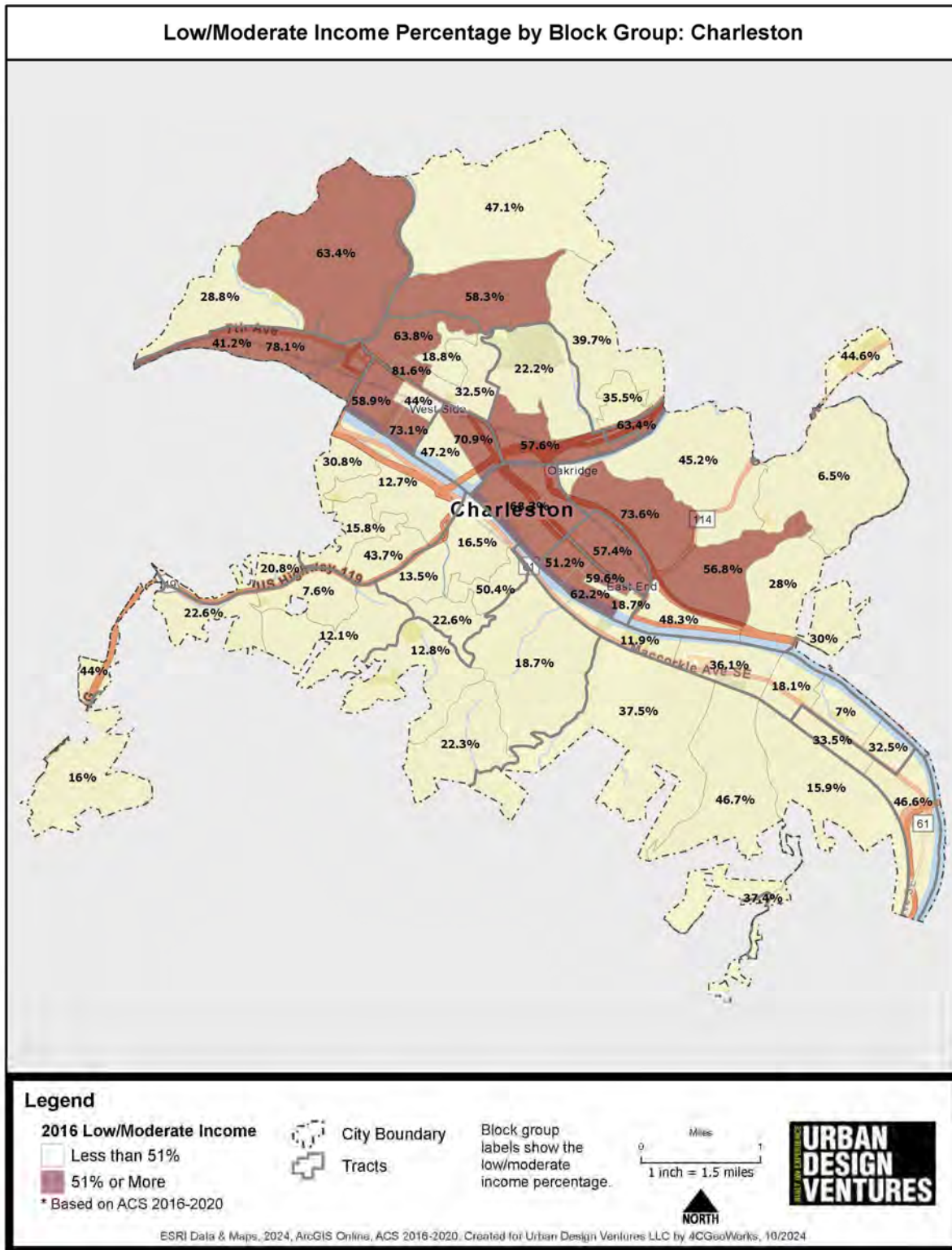
- CT 000100, BG 1: 78.1%
- CT 000200, BG 1: 63.4%
- CT 000300, BG 2: 58.3%
- CT 000500, BG 2: 57.6%
- CT 000600, BG 2: 81.6%
- CT 000600, BG 4: 63.8%
- CT 000700, BG 2: 73.1%
- CT 000700, BG 3: 58.9%
- CT 000800, BG 1: 70.9%
- CT 000900, BG 1: 68.3%
- CT 001100, BG 3: 73.6%
- CT 001100, BG 4: 56.8%
- CT 001200, BG 1: 57.4%
- CT 001300, BG 1: 59.6%
- CT 001300, BG 3: 51.2%
- CT 001300, BG 4: 62.2%
- CT 011000, BG 3: 63.4%

The goals of these HUD Entitlement Grant Programs are to assist communities through provision of decent, safe sanitary, accessible and affordable housing, providing a healthy and stable living environment, and expanding economic opportunities for low- to moderate-income households. HOME funds are focused solely on housing opportunities for both homeowners and renters who are considered low- and moderate-income.

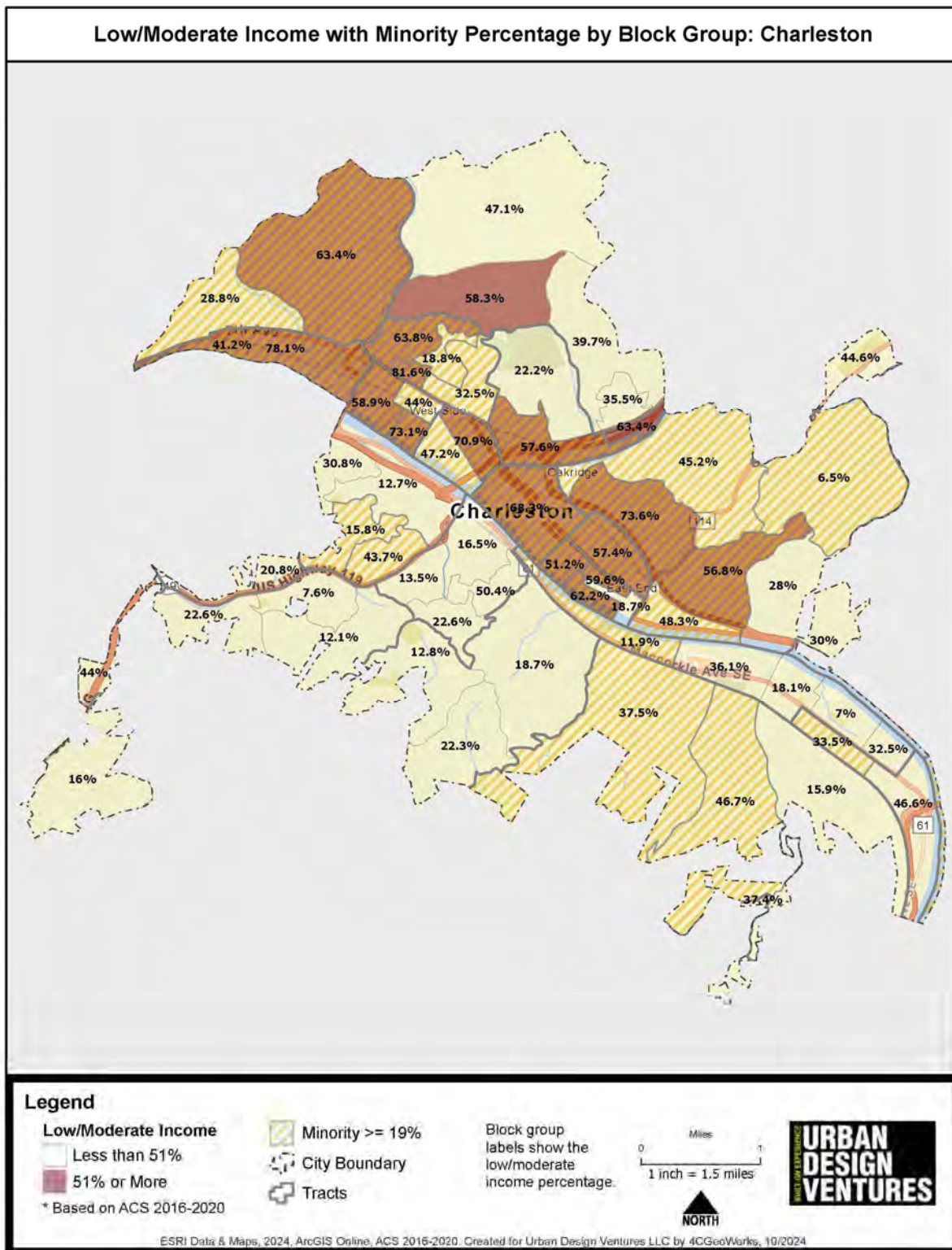
The Mayor's Office of Economic and Community Development (MOECD) generally uses CDBG funds for public safety, community facilities, and infrastructure improvements and public services that address the needs of low/mod residents. Additionally, MOECD administers various housing programs using CDBG and HOME funding to improve the quality of the housing stock in the city.

Working with the Kanawha Valley Collective (KVC), which serves as the lead agency for the area's Continuum of Care (CoC), the city facilitates and supports organizations that serve both the city's homeless and at-risk families and individuals. KVC annually seeks funding directly from HUD. The CoC targets areas where the homeless are located.

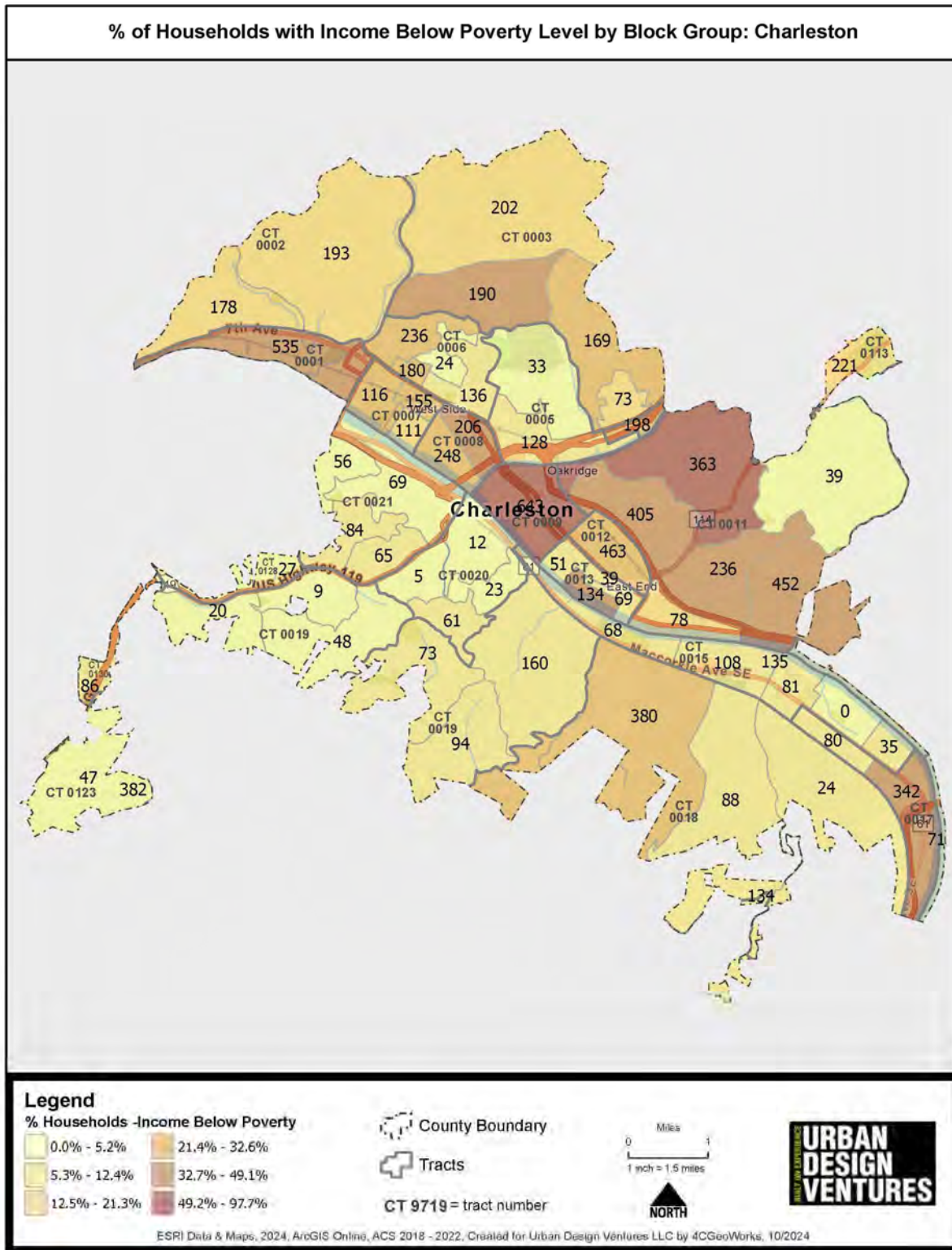
Following are maps of the Low- and Moderate-Income Block Groups, Low- and Moderate-Income Block Groups with Minority Overlay, and Poverty Rate by Block Group in the City of Charleston.



Low/Mod Income Percentage by Block Group



Low/Mod Income with Minority Percentage by Block Group



Poverty Rate by Block Group

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

1.	Priority Need Name	Housing Priority
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural 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
	Geographic Areas Affected	Low- and Moderate-Income areas Citywide Countywide HOME Consortium
	Associated Goals	HSS-1 Homeownership HSS-2 Housing Rehabilitation HSS-3 Housing Construction HSS-4 Rent and Utility Assistance
	Description	There is a continuing need to improve the quality of the housing stock in the city by increasing the preservation and production of decent, safe, sound,

		and accessible housing for homeowners, renters, and homebuyers affordable to low- and moderate-income households.
	Basis for Relative Priority	The relative priority was determined through consultations, data analysis, and resident input demonstrating the continuing need for additional affordable, decent, safe, and sanitary housing for homebuyers, homeowners, and renters, including the need for accessible housing, particularly for “cost burdened” homeowners and renters.
2.	Priority Need Name	Homeless Priority
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural 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
	Geographic Areas Affected	Low- and Moderate-Income areas Citywide
	Associated Goals	HMS-1 Housing HMS-2 Operation/Support HMS-3 Prevention and Re-Housing

	Description	There is a continuing need for sufficient housing and effective wraparound support services for unsheltered residents and those at-risk of becoming homeless.
	Basis for Relative Priority	The relative priority was determined through consultations, data analysis, and resident input demonstrating the continuing need to efficiently, effectively, and permanently house unsheltered residents and address the root causes of housing instability.
3.	Priority Need Name	Other Special Needs Priority
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural 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
	Geographic Areas Affected	Low- and Moderate-Income areas Citywide
	Associated Goals	SNS-1 Housing SNS-2 Services/Facilities

	Description	There is a continuing need for affordable housing, services, and facilities for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.
	Basis for Relative Priority	The relative priority was determined through consultations, data analysis, and resident input demonstrating the continuing need to identify and implement housing and supportive services to improve the quality of life of residents meeting HUD's "special needs populations."
4.	Priority Need Name	Community Development Priority
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural 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
	Geographic Areas Affected	Low- and Moderate-Income areas Citywide
	Associated Goals	CDS-1 Neighborhood Revitalization CDS-2 Community Facilities

		CDS-3 Infrastructure CDS-4 Public Services CDS-5 Public Safety CDS-6 Clearance/Demolition
	Description	There is a continuing need to improve the quality of life of residents by strengthening basic public safety, infrastructure, and social and human services, enhancing public spaces and facilities, and creating economic mobility opportunities throughout the City of Charleston.
	Basis for Relative Priority	The relative priority was determined through consultations, data analysis, and resident input demonstrating the need to create a cycle of positive change by continually addressing and modernizing aging infrastructure and facilities and enhancing the effectiveness of public safety and social and human services.
5.	Priority Need Name	Economic Development Priority
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural 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
	Geographic Areas Affected	Low- and Moderate-Income areas Citywide
	Associated Goals	EDS-1 Employment EDS-2 Development
	Description	There is a continuing need to increase employment, job training, technical assistance, workforce development, infrastructure improvements, and economic empowerment of low- and moderate-income residents in the city.
	Basis for Relative Priority	The relative priority was determined through consultations, data analysis, and resident input demonstrating the continuing need to grow living wage employment opportunities to advance economic empowerment, mobility, and stability.
6.	Priority Need Name	Administration, Planning, and Management Priority
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural 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
	Geographic Areas Affected	Low- and Moderate-Income areas Citywide Countywide HOME Consortium
	Associated Goals	AMS-1 Overall Coordination AMS-2 Fair Housing
	Description	There is a continuing need for planning, administration, management, and oversight of Federal, state, and local funded programs.
	Basis for Relative Priority	The relative priority is based on the continuing need to effectively and efficiently administer federal grant resources and funded programs, projects, and activities.

Table 48 – Priority Needs Summary**Narrative (Optional)**

The City of Charleston held a series of meetings and interviews with the Charleston-Kanawha Housing Authority and other affordable housing developers, social and human service agencies, Continuum of Care members, community development organizations, economic development agencies, faith-based organizations, and City department representatives. An online resident survey tool was used for residents to identify identified needs, gaps in the system, and programmatic goals for the next five years. The input collected through the city's community engagement and citizen participation process, along with data analysis and review of other community planning documents, were used in the ranking of priorities and development strategies for the Five-Year Consolidated Plan.

The priority ranking of needs for housing, homelessness, other special needs, community development, economic development, and administration 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
Tenant Based Rental Assistance (TBRA)	The city receives a very limited annual HOME Program. Financial assistance is limited to acquisition, construction, or rehabilitation of properties for affordable housing for both owner and renter occupied housing.
TBRA for Non-Homeless Special Needs	The city receives a very limited annual HOME Program. Financial assistance is limited to acquisition, construction, or rehabilitation of properties for affordable housing for both owner and renter occupied housing.
New Unit Production	There are numerous vacant sites in residential areas that the city can utilize for infill housing production for both owners and renters. New construction will serve to increase the supply of accessible units for special needs populations.
Rehabilitation	According to the 2018-2022 American Community Survey, over 82.2% of all housing units in the city were built prior to 1980. Due to the age and condition of the city's housing stock, there is a need for affordable housing preservation through rehabilitation. It can be more economical to rehab an existing home than to construct a new home.
Acquisition, including preservation	The city established the Charleston Land Reuse Agency to acquire property through donations, tax sale, or at a low cost. The CLRA hopes to redevelop these properties in partnership with for-profit and nonprofit developers to increase the supply of housing and to increase economic development.

Table 49 – Influence of Market Conditions

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

The City of Charleston is receiving \$1,501,940.00 in CDBG funds and that the City of Charleston-Kanawha County HOME Consortium will receive \$706,458.88 in HOME funds for the FY 2025 program year. The program year runs from July 1, 2025 through June 30, 2026. In this plan, the city will work under the assumption that it will receive allocations similar to the FY 2025 CDBG and HOME awards in fiscal years 2026-2029. The city anticipates that it will receive the following funds over the next five-year period:

- **FY 2025** = \$1,501,940.00 CDBG; \$706,458.88 HOME
- **FY 2026** = \$1,500,000.00 CDBG; \$700,000.00 HOME
- **FY 2027** = \$1,500,000.00 CDBG; \$700,000.00 HOME
- **FY 2028** = \$1,500,000.00 CDBG; \$700,000.00 HOME
- **FY 2029** = \$1,500,000.00 CDBG; \$700,000.00 HOME
- **Total** = \$ 7,501,940.00 CDBG; \$3,506,458.88 HOME

The accomplishments of funded projects/activities will be reported in the city's Consolidated Annual Performance and Evaluation Report (CAPER) that is submitted to HUD within 90 days following the end of the program year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan: \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,501,940.00	\$0.00	\$0.00	\$1,501,940.00	\$6,000,000.00	21 projects/activities were funded based on the FY 2025 CDBG allocations.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$706,458.88	\$0.00	\$0.00	\$706,458.88	\$2,800,000.00	3 projects/activities were funded based on the FY 2025 HOME allocation.

Table 50 - 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

City of Charleston-Kanawha County HOME Consortium: The HOME Consortium, administered by the City of Charleston, is anticipating that it will receive \$706,458.88 in FY 2025 HOME funds. Similar annual HOME Program awards are anticipated over the Five-Year Consolidated Plan period. The HOME Consortium is obligated to seek non-federal contributions for projects it anticipates completing. The Consortium's match obligation is 25% of the HOME funds expended. The Consortium can show matching funds through several sources, both from internal funding and through state, local, and other proceeds. Currently, the primary source of matching funds is based on the donated value of land that is sold to existing clients for less than market value. The city continues to expand and leverage funds with local lenders and non-profit agencies. This allows for ongoing discovery and opportunities for additional match sources.

Public Housing: The Charleston-Kanawha Housing Authority (CKHA) received \$3,235,664 as a HUD Capital Fund Grant in FY 2024. CKHA's FY 2025 allocation and budget is not yet available, but similar annual Capital Fund Grant amounts are anticipated over the remainder of the Five-Year Consolidated Plan period. Activities anticipated to be undertaken using Capital Fund Grant resources include administration and operations, renovations, improvements, and modernization of public housing units and common areas, and public housing development site improvements.

Other Resources: The City of Charleston will leverage public and private financial resources to address the priorities and goals identified in this Five-Year Consolidated Plan and implemented under its Annual Action Plans. In addition to the HUD entitlement funds, the city anticipates the following federal and non-federal resources may be available to local organizations to undertake the strategies identified in this Plan.

- EDI-CPF Congressionally Directed Funding
- Home Equity Conversion Mortgage (HECM) Program
- FHA Title I
- FHA 203(k) Mortgage Insurance Program
- Low-Income Housing Preservation Program
- Supportive Housing Program
- Emergency Solutions Grant Program
- Housing Opportunities for Persons with AIDS Program (HOPWA)
- Low-Income Housing Tax Credit Program (LIHTC)
- Section 8 Rental Assistance Program
- Shelter Plus Care
- Section 202/811 Supportive Housing
- Supplemental Assistance to Facilities to Assist the Homeless (SAFAH)
- EPA Brownfields Assessment and/or cleanup grants
- Land or Property Resources

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

The city will continue to utilize federal, state and private resources currently available to develop and expand affordable rental opportunities, homeownership options for low- and moderate-income households, and to promote other critical community sustainability initiatives. Currently, the city has not acquired or improved any land, property, or buildings with CDBG funds that are available for sale. However, the non-CDBG property acquisition and disposition activities undertaken by the Charleston Urban Renewal Authority (CURA) and the Charleston Land Reuse Agency (CLRA) advance Consolidated Plan housing, community development, and economic development strategies and goals.

Discussion

The city established its Consolidated Plan priorities and goals based on its expected allocation of CDBG and HOME entitlement grant funds.

SP-40 Institutional Delivery Structure – 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 Charleston	Government	Planning	Jurisdiction
Charleston-Kanawha Housing Authority	PHA	Public Housing	Jurisdiction
Kanawha Valley Collective (KVC)	CoC	Homelessness	Region

Table 51 - Institutional Delivery Structure

Assessment of Strengths and Gaps in the Institutional Delivery System

Charleston has several organizations that work together, including the Mayor’s Office of Economic and Community Development (MOECD), to address the needs of vulnerable populations of the city and surrounding region. Given the variety of providers, the region is fortunate that many needs of low- and moderate-income persons and families can be met, which is a strength. MOECD staff will facilitate and coordinate the linkages between these public-private partnerships and pursue new partnership opportunities. However, the noticeable gap in the delivery system is the lack of funds. Financial resources at the federal, state, and local levels are insufficient to meet demand. Additionally, coordination, collaboration, and cooperation within the service delivery system should be enhanced and strengthened.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	-	-
Mortgage Assistance	X	-	X
Rental Assistance	X	X	X
Utilities Assistance	X	-	X
Street Outreach Services			
Law Enforcement	X	-	-
Mobile Clinics	X	X	-
Other Street Outreach Services	X	X	-

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	-	-
Education	X	-	-
Employment and Employment Training	X	X	-
Healthcare	X	X	X
HIV/AIDS	-	-	X
Life Skills	X	X	-
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Other	-	-	-

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Charleston employs several outreach coordinators under the CARE (Coordinated Addiction Response Effort) Team who work directly with the homeless and those at risk of becoming homeless. The CARE Team works in several capacities such as finding emergency housing for the unsheltered, providing follow-up after overdose events, and arranging entrance into addiction and mental health treatment facilities. The city also provides funding for bus tickets to reunite homeless people with family members who can provide stable shelter. The CARE Team and nonprofits ensure that the person being transported out of the city is guaranteed to have the support of family members before leaving the care of nonprofits.

The CoC's Centralized Assessment Team (CAT) provides case managers who take the lead in helping people access emergency shelter and housing programs through a centralized location. Families and individuals do not need to contact every shelter and housing provider for openings. A Diversion Specialist assists clients in identifying alternative shelter options. A Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) is conducted with individuals or families experiencing homelessness in Kanawha, Boone, Clay and Putnam Counties. This assessment determines the most appropriate referral for housing program support based on the need of the individual or family. Persons completing this assessment may be referred to housing programs such as Rapid Re-Housing, Transitional Housing, or Permanent Supportive Housing based upon their needs and barriers determined by their assessment. Once a housing placement is available and the referral is accepted by the housing provider, the individual or family, CAT member, and the housing provider meet to coordinate transfer.

Available forms of housing assistance include:

- **Housing First:** The client receives a permanent supportive housing unit. Rent is based on a portion of the client's income, though persons can still qualify for this housing program without an income. This program is administered by Covenant House. Criteria: must be chronically homeless with a disability and a high VI-SPDAT score.
- **Rapid Rehousing:** This is a short-term housing assistance program that provides rent deposit and first month rent to clientele experiencing homelessness. This program is administered by Covenant House. Criteria: must be homeless.
- **Shelter+Care:** Homeless clients are given a housing voucher similar to Section 8/Housing Choice Vouchers, plus after-care services. This program is administered by the Charleston-Kanawha Housing Authority.
- **Twin Cities:** Twin Cities is a communal/permanent supportive residential housing facility operated by the Kanawha Valley Collective. Clients have their own rooms and are provided with meals. Criteria: must be chronically homeless with a disability and a high VI-SPDAT score.
- **Shanklin Center:** Shanklin Center is an 11-unit facility operated by the YWCA Charleston Resolve Program for abused elderly women and those with a history of domestic violence. Criteria: must be a homeless person with a documented history of elder abuse and/or domestic violence.
- **VASH:** The Veterans Administration (VA) Supportive Housing Program offers housing vouchers similar to Section 8/Housing Choice Vouchers to homeless military veteran clients. This program is administered by the Charleston-Kanawha Housing Authority and the VA. Criteria: must be a homeless military veteran.

Additionally, both the Kanawha Valley Collective and the Charleston-Kanawha Housing Authority maintain a list of affordable housing and landlords who accept vouchers.

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 strengths of the service delivery system include the Housing First team, the centralized assessment process, and the collaboration between community agencies to serve persons with the most urgent needs. The Housing First team enables the Kanawha Valley Collective (KVC) to pool resources and come together to solve issues that no one agency could address alone.

The weakness of the service delivery system is the difficulty in coordinating comprehensive supportive services and the need for more wraparound case managers and resources to retain qualified and dedicated staff. Though area service providers and the CoC are attempting to close all the gaps, there is still a need for assistance for all homeless individuals, persons at risk of homelessness, and special needs populations such as seniors, persons with disabilities, and persons with HIV/AIDS.

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

There will always be a need for improvements in the assessment and referral system throughout the Kanawha Valley homeless and housing provider network. Not all social service organizations are directly involved with the Kanawha Valley Collective CoC, receive funding through the CoC, or participate in HMIS. Regardless, these organizations and agencies play a key role in reducing homelessness and supporting individuals seeking permanent housing, and their work advances addressing the region's needs.

To ease the demands on the Charleston-area social service institutional structure, the region needs more decent, safe, sound and affordable rental housing as well as employment opportunities that support at least a living wage for those at risk of becoming homeless. Additionally, transitional, supported, and reintegration employment opportunities are needed for unsheltered residents seeking permanent housing. The institutions and organizations involved also need to strengthen their joint comprehensive Housing First strategy, including case management, substance abuse treatment, mental and physical healthcare, and educational and job training opportunities.

SP-45 Goals Summary – 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.	HSS-1 Homeownership	2025	2029	Affordable Housing	Low/mod areas Citywide Charleston-Kanawha County Consortium	Housing Priority	CDBG: \$0.00 HOME: \$2,629,844.16	Direct Financial Assistance to Homebuyers: 75 Households Assisted
2.	HSS-2 Housing Rehabilitation	2025	2029	Affordable Housing	Low/mod areas Citywide Charleston-Kanawha County Consortium	Housing Priority	CDBG: \$1,000,000.00 HOME: \$0.00	Homeowner Housing Rehabilitated: 50 Household Housing Unit
3.	HSS-3 Housing Construction	2025	2029	Affordable Housing	Low/mod areas Citywide Charleston-Kanawha County Consortium	Housing Priority	CDBG: \$0.00 HOME: \$525,968.83	Homeowner Housing Added: 5 Household Housing Unit
4.	HSS-4 Rent and Utility Assistance	2025	2029	Affordable Housing	Low/mod areas Citywide Charleston-Kanawha County Consortium	Housing Priority	CDBG: \$199,000.00 HOME: \$0.00	Homelessness prevention: 600 Persons Assisted
5.	HMS-1 Housing	2025	2029	Homeless	Low/mod areas Citywide	Homeless Priority	CDBG: \$0.00	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public service activities for Low/Moderate Income

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								Housing Benefit: 0 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted Homeless Person Overnight Shelter: 0 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds Homelessness Prevention: 0 Persons Assisted Other: 0 Other
6.	HMS-2 Operation / Support	2025	2029	Homeless	Low/mod areas Citywide	Homeless Priority	CDBG: \$75,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 650 Persons Assisted
7.	HMS-3 Prevention and Re-Housing	2025	2029	Homeless	Low/mod areas Citywide	Homeless Priority	CDBG: \$100,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8.	SNS-1 Housing	2025	2029	Non-Homeless Special Needs	Low/mod areas Citywide	Other Special Needs Priority	CDBG: \$0.00	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted
9.	SNS-2 Services / Facilities	2025	2029	Non-Homeless Special Needs	Low/mod areas Citywide	Other Special Needs Priority	CDBG: \$235,645.00	Public service activities other than Low/Moderate Income Housing Benefit: 1,830 Persons Assisted
10.	CDS-1 Neighborhood Revitalization	2025	2029	Non-Housing Community Development	Low/mod areas Citywide	Community Development Priority	CDBG: \$0.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Other: 0 Other
11.	CDS-2 Community Facilities	2025	2029	Non-Housing Community Development	Low/mod areas Citywide	Community Development Priority	CDBG: \$1,157,500.00	Public Facility or Infrastructure Activities other than Low/Moderate Income

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								Housing Benefit: 13,900 Persons Assisted
12.	CDS-3 Infrastructure	2025	2029	Non-Housing Community Development	Low/mod areas Citywide	Community Development Priority	CDBG: \$2,343,761.00	Public facility or infrastructure activities other than Low/Moderate Income Housing Benefit: 10,912 Persons Assisted
13.	CDS-4 Public Services	2025	2029	Non-Housing Community Development	Low/mod areas Citywide	Community Development Priority	CDBG: \$515,646.00	Public service activities other than Low/Moderate Income Housing Benefit: 70,441 Persons Assisted
14.	CDS-5 Public Safety	2025	2029	Non-Housing Community Development	Low/mod areas Citywide	Community Development Priority	CDBG: \$225,000.00	Other: 3 Other
15.	CDS-6 Clearance / Demolition	2025	2029	Non-Housing Community Development	Low/mod areas Citywide	Community Development Priority	CDBG: \$150,000.00	Buildings Demolished: 6 Buildings
16.	EDS-1 Employment	2025	2029	Non-Housing Community Development Economic Development	Low/mod areas Citywide	Economic Development Priority	CDBG: \$0.00	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								Jobs created/retained: 0 Jobs Businesses assisted: 0 Businesses Assisted
17.	EDS-2 Development	2025	2029	Non-Housing Community Development Economic Development	Low/mod areas Citywide	Economic Development Priority	CDBG: \$0.00	Facade treatment/business building rehabilitation: 0 Business Brownfield acres remediated: 0 Acre Jobs created/retained: 0 Jobs Businesses assisted: 0 Businesses Assisted
18.	AMS-1 Overall Coordination	2025	2029	Administration, Planning, and Management	Low/mod areas Citywide Charleston-Kanawha County Consortium	Administration, Planning, and Management Priority	CDBG: \$1,500,388.00 HOME: \$350,645.89	Other: 10 Other
19.	AMS-2 Fair Housing	2025	2029	Administration, Planning, and Management	Low/mod areas Citywide Charleston-Kanawha County Consortium	Administration, Planning, and Management Priority	CDBG: \$0.00 HOME: \$0.00	Other: 5 Other

Table 53 – Goals Summary

Goal Descriptions

1.	Goal Name	HSS-1 Homeownership
	Goal Description	Increase the supply of affordable owner-occupied housing units through housing counseling and eligible direct assistance to homebuyers including mortgage principal reductions, interest rate reductions, downpayment and closing cost assistance, etc.
2.	Goal Name	HSS-2 Housing Rehabilitation
	Goal Description	Conserve and rehabilitate existing affordable housing units for owners and renters in the City by addressing maintenance issues, emergency repairs, and the removal of architectural accessibility barriers to persons with disabilities.
3.	Goal Name	HSS-3 Housing Construction
	Goal Description	Increase the supply and range of new affordable and accessible housing units in the City for owners and renters through the new construction and rehabilitation and adaptive reuse of existing buildings.
4.	Goal Name	HSS-4 Rent and Utility Assistance
	Goal Description	Provide rental assistance for low- and moderate-income renters through utility payments, security deposits, and rental payments including Tenant Based Rental Assistance for low-income households who may be faced with the threat of eviction and who are at-risk of becoming homeless.
5.	Goal Name	HMS-1 Housing
	Goal Description	Support the Continuum of Care's efforts to provide emergency shelter and transitional housing and to develop permanent supportive housing and other permanent housing opportunities for unsheltered individuals and families.
6.	Goal Name	HMS-2 Operation/Support
	Goal Description	Assist homeless providers in the operation of housing and support services for those who are unsheltered and persons who are at-risk of becoming homeless.
7.	Goal Name	HMS-3 Prevention and Re-Housing
	Goal Description	Assist in the prevention of homelessness through anti-eviction and other programs for rapid re-housing.

8.	Goal Name	SNS-1 Housing
	Goal Description	Increase the supply of affordable, accessible, decent, safe, sound, and sanitary housing for the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs through the rehabilitation of existing buildings and new construction.
9.	Goal Name	SNS-2 Services/Facilities
	Goal Description	Support supportive service programs and facilities for the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.
10.	Goal Name	CDS-1 Neighborhood Revitalization
	Goal Description	Improve living conditions and reduce poverty; foster economic growth and opportunities; strengthen social ties and build a sense of neighborhood and community pride; and, create safe and vibrant environments for residents of all ages throughout the City and particularly in the City's West Side and other neighborhoods with high concentrations of blight.
11.	Goal Name	CDS-2 Community Facilities
	Goal Description	Improve and enhance the quality, location, and accessibility of the City's parks, recreational facilities, public spaces, trails, bikeways, and all public and community facilities.
12.	Goal Name	CDS-3 Infrastructure
	Goal Description	Improve and enhance the City's public infrastructure and spaces through rehabilitation, restoration, reconstruction, and new construction of streets, sidewalks, bridges, curbs, walkways, waterlines, sanitary sewers, stormwater management, hillside stabilization, etc. and the removal of architectural accessibility barriers to persons with disabilities.
13.	Goal Name	CDS-4 Public Services
	Goal Description	Improve and enhance social and human services, programming, food and nutrition assistance, and transportation for low- and moderate-income persons and households, the youth, the elderly, and persons with disabilities within the City of Charleston.
14.	Goal Name	CDS-5 Public Safety
	Goal Description	Improve and enhance public safety facilities, equipment, programming, and emergency response and preparedness within the City of Charleston.

15.	Goal Name	CDS-6 Clearance/Demolition
	Goal Description	Remove and eliminate slum and blighting conditions throughout the City of Charleston.
16.	Goal Name	EDS-1 Employment
	Goal Description	Support and encourage new and varied job creation, job retention, workforce development, employment, and job training opportunities for unemployed and underemployed persons, including youth training and employment programs.
17.	Goal Name	EDS-2 Development
	Goal Description	Support and encourage the planning and promotion of business and commercial enterprise growth, variation, and expansion through new development, revitalization, and redevelopment.
18.	Goal Name	AMS-1 Overall Coordination
	Goal Description	Provide program management and oversight for the successful administration of Federal, State, and local funded programs and compliance with related laws and regulations, including planning services for special studies, the five-year consolidated plan, annual action plans, substantial amendments, consolidated annual performance and evaluation reports, environmental reviews and clearance, etc.
19.	Goal Name	AMS-2 Fair Housing
	Goal Description	Provide funds for training, education, outreach, and monitoring to affirmatively further fair housing in the City of Charleston.

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 will continue to provide direct assistance for homeownership. The city estimates approximately 75 households will be served over the next five years, to include:

- **Extremely Low Income** - 5 households
- **Low Income** - 10 households
- **Moderate Income** - 60 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)**

The Charleston Kanawha Housing Authority (CKHA) has prepared a Section 504 Needs Assessment of its public housing projects, which is on file with HUD and at CKHA's offices located at 1525 W. Washington Street, Charleston, WV 25387. The CKHA is compliant with its Section 504 Needs Assessment Plan.

Currently, approximately 10% of units managed by CKHA meet accessible standards. Since 2007, the construction of accessible units has been a priority as part of CKHA's redevelopment of older public housing developments. Specifically, the demand for two-bedroom, ground floor fully accessible units has been addressed to meet the needs seen among applicants and existing residents.

Activities to Increase Resident Involvements

CKHA encourages residents to take advantage of all the recreational, educational, financial, and self-sufficiency programs the housing authority offers.

CKHA offers free computer labs with internet, printing, educational programming, and individual assistance at 6 of its 12 main public housing facilities. The South Park Village facility hosts an after-school program for students in grades K-6, which plans special activities for youth and provides homework assistance. CKHA provides a Family Self-Sufficiency Program to connect residents with services they may need to build savings and life skills prior to moving into market rate housing, including job training, education, homeownership programs, personal counseling, and other services. CKHA also provides a Family Service Coordinator to assist families in resolving transportation issues, planning for college and scholarship assistance, counseling, and other services and projects.

CKHA provides services for seniors to improve quality of life, increase safety, and assist in medical care at the four (4) senior-only complexes in the city. CKHA employs full-time safety and security staff who collaborate with local law enforcement and local patrols to ensure the safety of all public housing residents. CKHA also provides safety training and monitors security cameras at each of their developments.

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

No

Plan to remove the 'troubled' designation

Not applicable.

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

Barriers to Affordable Housing

To ensure the health, safety, and quality of life of residents while minimizing barriers that may impede the development of affordable housing, the city uses zoning regulations, subdivision controls, permit systems, and housing codes and standards. These measures are not intended to restrict the affordability of housing, though these regulations may on occasion affect the pricing of housing. No city public policies were identified as barriers to affordable housing.

The most important impediment to affordable housing revolves around the recent increase in housing costs in the city, especially for residents with low or fixed incomes. The cost of maintenance, renovation, or redevelopment is very high in the city. Many structures, as noted earlier, are old and may contain both lead-based paint and asbestos, which must be remediated. These facts make housing redevelopment expensive, and regularly put quality affordable housing out of the reach of low-income households. Other barriers include:

- a limited supply of sites suitable for new housing;
- the expense of available sites;
- high property taxes, making residential homeownership expensive; and
- negative public attitudes toward affordable housing, especially public or multifamily housing.

Issues revolving around personal finances (lack of downpayment, credit history, employment history, etc.) affect the availability of affordable housing for residents. However, the city is committed to removing or reducing barriers to the development of affordable housing whenever possible. A variety of actions to reduce the cost of housing to make it more affordable include providing developers with incentives for construction of affordable housing, assistance in acquiring sites for affordable housing, and promoting Federal and State financial assistance programs for affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The city will continue to work with existing affordable housing providers and seek out additional developers with experience in creating affordable housing. The city will also continue to promote Fair Housing education and awareness through: presentations to community-based organizations, social service agencies, civic/neighborhood organizations, faith-based organizations, and/or academic groups; informational/training sessions for CDBG subrecipients, local government staff, City Council and other interested parties; and, continued collaboration with the West Virginia Human Rights Commission and the HUD Office of Fair Housing and Equal Opportunity.

The city will continue to explore policy and financial incentives to advance attainable housing ranges as well as continue to offer programs for homeowners and landlords to maintain their properties through rehabilitation. These programs will be in conjunction with targeted neighborhood improvements to enhance neighborhood attractiveness and vitality.

SP-60 Homelessness Strategy – 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Charleston employs several outreach coordinators under the CARE (Coordinated Addiction Response Effort) Team who focus on people experiencing homelessness and those dealing with addiction issues. The largest form of outreach comes from the Kanawha Valley Collective's Centralized Assessment Team (CAT). The CAT is a team of case managers who help people suffering from homelessness or at-risk of becoming homeless receive assistance from a centralized location. A case manager identifies potential options for clients and helps them find an open shelter or enter the person or family into another housing program offered. The team also works with the YWCA for people experiencing homelessness resulting from domestic violence. In conjunction with the KVC CoC, the city has established the following priorities and goals:

Homeless Priority (High Priority)

There is a continuing need for housing and supportive services for unsheltered persons, families, those at risk of becoming homeless, and victims of domestic violence.

Goals:

- **HMS-1 Housing.** Support the Continuum of Care's efforts to provide emergency shelter and transitional housing and to develop permanent supportive housing and other permanent housing opportunities for unsheltered individuals and families.
- **HMS-2 Operation/Support.** Assist homeless providers in the operation of housing and support services for those who are unsheltered and persons who are at risk of becoming homeless.
- **HMS-3 Prevention and Re-Housing.** Assist in the prevention of homelessness through anti-eviction and other programs for rapid re-housing.

Addressing the emergency and transitional housing needs of homeless persons

Emergency housing needs are addressed through the Kanawha Valley Collective (KVC) and the shelters they support and operate. There are fourteen (14) shelter programs located in the city, and KVC also operates or coordinates with other shelters outside of the City of Charleston which serve both their respective communities and overflow unhoused persons from the city if needed. The KVC's Roark Sullivan Lifeway Center and Union Mission Crossroads Shelter both serve the male homeless population in the City of Charleston. The YWCA Sojourner's Shelter serves female residents, families and children of the City of Charleston and the Resolve Family Abuse Program's Hope House serves victims of domestic violence and their children.

Transitional housing is available for homeless families. There are various transitional housing opportunities in the City of Charleston. These include the KVC's Twin Cities, a communal support housing facility for those with mental health disorder and substance abuse issues. Covenant House administers a

Rapid Rehousing program for those who are homeless or fleeing domestic violence and administers a Housing First Program where clients pay rent based on their income. The Charleston-Kanawha Housing Authority also operates the Shelter+Care Program which provides vouchers similar to Section 8 to clients and delivers supportive services.

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.

The Kanawha Valley Collective (KVC) continues to use the Housing First Model to rapidly house unsheltered individuals to more effectively help treat the underlying causes of homelessness. As defined by the National Alliance to End Homelessness, Housing First is a homeless assistance approach that prioritizes providing permanent housing to people experiencing homelessness, thus ending their homelessness and serving as a platform from which they can pursue personal goals and improve their quality of life. This approach is guided by the belief that people need basic necessities like food and a place to live before attending to less critical challenges, such as getting a job, budgeting, substance abuse recovery, etc. Additionally, Housing First is based on the understanding that client choice is valuable in housing selection and supportive service participation, and that exercising that choice is likely to make a client more successful in remaining housed and improving their life.

This model brings persons experiencing homelessness into housing without preconditions, as this approach has been shown to make treatment of behavioral or physical health problems more effective. Once successfully housed, KVC connects individuals to supportive services to address problems that cause homelessness such as financial and/or behavioral issues and case managers provide long-term monitoring.

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

West Virginia 211 is the statewide clearinghouse linking people in need with appropriate community resources. Supported by the West Virginia United Way Collaborative, which is a consortium of 14 United Way chapters across the state including the United Way of Central West Virginia, West Virginia 211 provides connections to basic needs intended to prevent individuals and families from becoming homeless. In FY 2024, WV 211 handled 25,569 calls, 3,133 texts, 3,324 chats, and 127,515 website searches for West Virginians seeking assistance. Statewide, the top five needs were Utility Assistance

(41%), Rent/Mortgage Assistance (27%), Food Insecurity (11%), Shelter/Homeless Support (6%), and Volunteer Income Tax Assistance (VITA) Tax Prep (3%).

Agency representation is also part of the KVC Centralized Assessment Team (CAT) meetings, during which agency representatives discuss individuals that have been identified with needs and connect those individuals with services that are available through the various agencies being represented. Members of CAT also assist individuals with applications for various resources to assist them in addressing their particular need. Individuals being discharged from inpatient mental healthcare and substance abuse treatment programs are particularly targeted for these services. However, these services are also available for other homeless, chronic homeless, or those near homelessness. The CoC members noted that consistent discharge housing and service planning remain a challenge.

Once an individual is on the CAT roster or another supportive services team roster, their needs are individually reviewed and assessed through the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) system and the individual is connected with the services that they need to be permanently housed and thrive in their community. This includes access to various resources, employment programs, primary care, mental health, or other specific needs identified by the team.

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

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

According to the 2018-2022 American Community Survey, approximately 69.9% of the City of Charleston's housing stock was built prior to 1980 and is at high risk of Lead-Based Paint (LBP) presence and contamination. There are few reported cases of childhood lead poisoning in the City of Charleston and Kanawha County, but the rate of childhood lead testing is also low.

Lead reduction involves the implementation of a lead-based paint treatment program carried out in conjunction with the City of Charleston's CDBG and HOME funded housing activities. The city receives applications for rehabilitation assistance. The goal of the lead-based paint treatment program is the reduction of lead paint hazards. The lead-based paint treatment program includes 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 include:

- initial lead risk assessments
- testing of all painted surfaces in structures which include testing by approved XRF and Spectrum

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

Lead-based paint in residential housing can cause severe health risks for children. HUD provides a general formula to estimate the potential presence of lead-based paint (LBP) in housing built prior to 1979, before lead-based paint was banned in the United States. It is estimated that 12,190 (57.6%) of the 21,181 occupied housing units built prior to 1979 are at risk to LBP hazards. The following table provides estimates for the City of Charleston based on the 2018-2022 American Community Survey.

Year Unit Built	Number of Units	Est. % of Units with LBP	Est. No. of Units with LBP
Pre-1939	6,151	85.4%	5,253
1940-59	9,064	61.0%	5,529
1960-79	5,966	23.6%	1,408
Total	21,181	57.6%	12,190

Table 54 - Estimate of Units with Lead-Based Paint

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

To meet lead-based paint regulations, the City of Charleston takes the following actions regarding rehabilitation, tenant-based rental assistance, homeownership, and homeless/special needs housing:

Rehabilitation Programs. The City of Charleston will continue to ensure that:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determine 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 monitor owner compliance with ongoing lead-based paint maintenance activities, when applicable.

Homeownership Programs. The City of Charleston will continue to ensure that:

- Applicants for homeownership assistance receive adequate information about lead-based paint requirements.
- Staff determine 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 15% of Charleston residents live in poverty. Of those families living in poverty, 44.8% of female-headed households with children are below the poverty level. The city's goal is to reduce the extent of poverty based on actions the city has authority over, or actions in which the city will cooperate with outside agencies.

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

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, as well as advancing supportive services for target income residents. The following strategies to help reduce the poverty level are:

- Slum and blight removal
- Neighborhood revitalization in concentrated areas of poverty
- Workforce development, including job training services
- Promotion of new businesses and business retention and expansion in the city
- Assistance for food, shelter, and training programs
- Commercial/industrial infrastructure development and redevelopment
- Rehabilitation and adaptive reuse of commercial/industrial properties
- Promoting small business and micro-enterprises

During the Five-Year Consolidated Plan period, the City of Charleston will continue to improve its working relationship with the various social and human service agencies in the area. The city will also continue to support economic development and related programs such as job training, transportation, and childcare. These activities will advance new job opportunities for unemployed and underemployed Charleston residents under the city's following Consolidated Plan goals:

- **EDS-1 Employment.** Support and encourage new and varied job creation, job retention, workforce development, employment, and job training opportunities for unemployed and underemployed persons, including youth training and employment programs.
- **EDS-2 Development.** Support and encourage the planning and promotion of business and commercial enterprise growth, variation, and expansion through new development, revitalization, and redevelopment.

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 Mayor's Office of Economic and Community Development (MOECD) has a "Monitoring Process" that is directed towards Program Performance, Financial Performance, and Regulatory Compliance.

MOECD has developed a "monitoring checklist" that is utilized when programs and activities are reviewed. This checklist was developed in accordance with Sub-Part J of 24 CFR, Part 85 "Uniform Administrative Requirement for Grants and Cooperative Agreements of State and Local Governments" and the HUD Community Planning and Development Monitoring Handbook (HUD 6509.2)

MOECD staff conduct monitoring of CDBG Program and HOME Program funded projects/activities. Staff are assigned various activities and subrecipients to monitor, including nonprofit (social service) agencies.

In the planning stage, subrecipients (non-profit agencies) are required to submit "applications for funding." These applications are reviewed by MOECD staff for eligibility, and recommendations are then forwarded to city administration and City Council for final approval of funds. After a subrecipient is approved for funding, MOECD staff conducts "orientation" meetings (either individually or a group meeting) to provide agencies information on their regulatory, financial, and performance responsibilities. In addition, the monitoring process is outlined for the groups who then enter the "implementation" phase of the project. The scope of services and budget are finalized and the contract with each subrecipient is executed.

While the funded project/activity is underway, MOECD staff may conduct an "on-site" monitoring visit where technical assistance is provided, files are reviewed, and "corrective actions" are taken to resolve any potential deficiencies or problems.

Subrecipients submit letters of transmittal accompanied by a "Requisition for Reimbursement" with supportive expenditure documentation and an activity progress report. MOECD staff perform internal monitoring by reviewing each Requisition for Reimbursement for compliance with 2 CFR Part 200 "Uniform Administrative Requirements, Cost Principles, and Audit Requirements." On-site financial monitoring of subrecipients is conducted as needed. The city requests copies of independent audits, or use of auditing procedures as outlined in 2 CFR Part 200, for all subrecipients with Federal contracts over \$750,000.

In the expenditure of CDBG and HOME funds for housing construction or project improvements, the city's inspectors make periodic on-site inspections to ensure compliance with applicable State Building Code requirements (International Code Council adopted by the State Legislature). The city also requires submittal of architectural drawings, site plans, and work specifications for this work. These are reviewed prior to the issuance of building permits and the distribution of CDBG or HOME funds.

Annual Action Plan

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

Introduction

The City of Charleston is receiving \$1,501,940.00 in CDBG funds and the City of Charleston-Kanawha County HOME Consortium will receive \$706,458.88 in HOME funds for the FY 2025 program year. The program year runs from July 1, 2025 through June 30, 2026. In this plan, the city will work under the assumption that it will receive allocations similar to the FY 2025 CDBG and HOME awards in fiscal years 2026-2029. The city anticipates that it will receive the following funds over the next five-year period:

- **FY 2025** = \$1,501,940.00 CDBG; \$706,458.88 HOME
- **FY 2026** = \$1,500,000.00 CDBG; \$700,000.00 HOME
- **FY 2027** = \$1,500,000.00 CDBG; \$700,000.00 HOME
- **FY 2028** = \$1,500,000.00 CDBG; \$700,000.00 HOME
- **FY 2029** = \$1,500,000.00 CDBG; \$700,000.00 HOME
- **Total** = \$ 7,501,940.00 CDBG; \$3,506,458.88 HOME

The accomplishments of funded projects/activities will be reported in the city's Consolidated Annual Performance and Evaluation Report (CAPER) that is submitted to HUD within 90 days following the end of the program year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	\$1,501,940.00	\$0.00	\$0.00	\$1,501,940.00	\$6,000,000.00	21 projects/ activities were funded based on the FY 2025 CDBG allocations.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$706,458.88	\$0.00	\$0.00	\$706,458.88	\$2,800,000.00	3 projects/activities were funded based on the FY 2025 HOME allocation.

Table 55 - 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

City of Charleston-Kanawha County HOME Consortium: The HOME Consortium, administered by the City of Charleston, is anticipating that it will receive \$706,458.88 in FY 2025 HOME funds. Similar annual HOME Program awards are anticipated over the Five-Year Consolidated Plan period. The HOME Consortium is obligated to seek non-federal contributions for projects it anticipates completing. The Consortium's match obligation is 25% of the HOME funds expended. The Consortium can show matching funds through several sources, both from internal funding and through state, local, and other proceeds. Currently, the primary source of matching funds is based on the donated value of land that is sold to existing clients for less than market value. The city continues to expand and leverage funds with local lenders and non-profit agencies. This allows for ongoing discovery and opportunities for additional match sources.

Public Housing: The Charleston-Kanawha Housing Authority (CKHA) received \$3,235,664 as a HUD Capital Fund Grant in FY 2024. CKHA's FY 2025 allocation and budget is not yet available, but similar annual Capital Fund Grant amounts are anticipated over the remainder of the Five-Year Consolidated Plan period. Activities anticipated to be undertaken using Capital Fund Grant resources include administration and operations, renovations, improvements, and modernization of public housing units and common areas, and public housing development site improvements.

Other Resources: The City of Charleston will leverage public and private financial resources to address the priorities and goals identified in this Five-Year Consolidated Plan and implemented under its Annual Action Plans. In addition to the HUD entitlement funds, the city anticipates the following federal and non-federal resources may be available to local organizations to undertake the strategies identified in this Plan.

- EDI-CPF Congressionally Directed Funding
- Home Equity Conversion Mortgage (HECM) Program
- FHA Title I
- FHA 203(k) Mortgage Insurance Program
- Low-Income Housing Preservation Program
- Supportive Housing Program
- Emergency Solutions Grant Program
- Housing Opportunities for Persons with AIDS Program (HOPWA)
- Low-Income Housing Tax Credit Program (LIHTC)
- Section 8 Rental Assistance Program
- Shelter Plus Care
- Section 202/811 Supportive Housing
- Supplemental Assistance to Facilities to Assist the Homeless (SAFAH)
- EPA Brownfields Assessment and/or cleanup grants
- Land or Property Resources

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

The city will continue to utilize federal, state and private resources currently available to develop and expand affordable rental opportunities, homeownership options for low- and moderate-income households, and to promote other critical community sustainability initiatives. Currently, the city has not acquired or improved any land, property, or buildings with CDBG funds that are available for sale. However, the non-CDBG property acquisition and disposition activities undertaken by the Charleston Urban Renewal Authority (CURA) and the Charleston Land Reuse Agency (CLRA) advance Consolidated Plan housing, community development, and economic development strategies and goals.

Discussion

The city established its Consolidated Plan priorities and goals based on its expected annual allocation of CDBG and HOME entitlement grant funds.

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.	HSS-1 Homeownership	2025	2029	Affordable Housing	Low/mod areas Citywide Charleston-Kanawha County Consortium	Housing Priority	HOME: \$529,844.16	Direct Financial Assistance to Homebuyers: 10 Households Assisted
2.	HSS-2 Owner-Occupied Housing Rehabilitation	2025	2029	Affordable Housing	Low/mod areas Citywide	Housing Priority	CDBG: \$200,000.00	Homeowner Housing Rehabilitated: 10 Household Housing Unit
3.	HSS-3 Housing Construction	2025	2029	Affordable Housing	Low/mod areas Citywide Charleston-Kanawha County Consortium	Housing Priority	HOME: \$105,968.83	Homeowner Housing Added: 1 Household Housing Unit
4.	HSS-4 Rent and Utility Assistance	2025	2029	Affordable Housing	Low/mod areas Citywide	Housing Priority	CDBG: \$30,000.00	Homelessness Prevention: 69 Persons Assisted
5.	HMS-2 Operation / Support	2025	2029	Homeless	Low/mod areas Citywide	Homeless Priority	CDBG: \$15,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 134 Persons Assisted
6.	HMS-3 Prevention and Re-Housing	2025	2029	Homeless	Low/mod areas Citywide	Homeless Priority	CDBG: \$20,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 80 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7.	SNS-2 Services / Facilities	2025	2029	Non-Homeless Special Needs	Low/mod areas Citywide	Other Special Needs Priority	CDBG: \$47,645.00	Public service activities other than Low/Moderate Income Housing Benefit: 431 Persons Assisted
8.	CDS-2 Community Facilities	2025	2029	Non-Housing Community Development	Low/mod areas Citywide	Community Development Priority	CDBG: \$257,500.00	Public facility or infrastructure activities other than low/moderate income housing benefit: 3,900 Persons Assisted
9.	CDS-3 Infrastructure	2025	2029	Non-Housing Community Development	Low/mod areas Citywide	Community Development Priority	CDBG: \$518,761.00	Public facility or infrastructure activities other than low/moderate income housing benefit: 2,912 Persons Assisted
10.	CDS-4 Public Services	2025	2029	Non-Housing Community Development	Low/mod areas Citywide	Community Development Priority	CDBG: \$112,646.00	Public service activities other than Low/Moderate Income Housing Benefit: 14,441 Persons Assisted
11.	AMS-1 Overall Coordination	2025	2029	Administration	Low/mod areas Citywide Charleston-Kanawha County Consortium	Administration, Planning, and Management Priority	CDBG: \$300,388.00 HOME: \$70,645.89	Other: 2 Other
12.	AMS-2 Fair Housing	2025	2029	Administration	Low/mod areas Citywide Charleston-Kanawha County Consortium	Administration, Planning, and Management Priority	CDBG: \$0.00 HOME: \$0.00	Other: 1 Other

Table 56 – Goals Summary

Goal Descriptions

1.	Goal Name	HSS-1 Homeownership
	Goal Description	Increase the supply of affordable owner-occupied housing units through housing counseling and eligible direct assistance to homebuyers including mortgage principal reductions, interest rate reductions, downpayment and closing cost assistance, etc.
2.	Goal Name	HSS-2 Housing Rehabilitation
	Goal Description	Conserve and rehabilitate existing affordable housing units for owners and renters in the City by addressing maintenance issues, code violations, emergency repairs, and the removal of architectural accessibility barriers to persons with disabilities.
3.	Goal Name	HSS-3 Housing Construction
	Goal Description	Increase the supply and range of new affordable and accessible housing units in the city for owners and renters through the new construction and rehabilitation and adaptive reuse of existing buildings.
4.	Goal Name	HSS-4 Rent and Utility Assistance
	Goal Description	Provide rental assistance for low- and moderate-income renters through utility payments, security deposits, and rental payments including Tenant Based Rental Assistance for low-income households who may be faced with the threat of eviction and who are at-risk of becoming homeless.
5.	Goal Name	HMS-2 Operation/Support
	Goal Description	Assist homeless providers in the operation of housing and support services for those who are unsheltered and persons who are at-risk of becoming homeless.
6.	Goal Name	HMS-3 Prevention and Re-Housing
	Goal Description	Assist in the prevention of homelessness through anti-eviction and other programs for rapid re-housing.

7.	Goal Name	SNS-2 Services/Facilities
	Goal Description	Support supportive service programs and facilities for the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.
8.	Goal Name	CDS-2 Community Facilities
	Goal Description	Improve and enhance the quality, location, and accessibility of the City's parks, recreational facilities, public spaces, trails, bikeways, and all public and community facilities.
9.	Goal Name	CDS-3 Infrastructure
	Goal Description	Improve and enhance the City's public infrastructure and spaces through rehabilitation, restoration, reconstruction, and new construction of streets, sidewalks, bridges, curbs, walkways, waterlines, sanitary sewers, stormwater management, hillside stabilization, etc. and the removal of architectural accessibility barriers to persons with disabilities.
10.	Goal Name	CDS-4 Public Services
	Goal Description	Improve and enhance social and human services, programming, food and nutrition assistance, and transportation for low- and moderate-income persons and households, the youth, the elderly, and persons with disabilities within the City of Charleston.
11.	Goal Name	AMS-1 Overall Coordination
	Goal Description	Provide program management and oversight for the successful administration of Federal, State, and local funded programs and compliance with related laws and regulations, including planning services for special studies, the five-year consolidated plan, annual action plans, substantial amendments, consolidated annual performance and evaluation reports, environmental reviews and clearance, etc.
12.	Goal Name	AMS-2 Fair Housing
	Goal Description	Provide funds for training, education, outreach, and monitoring to affirmatively further fair housing in the City of Charleston.

Table 57 – Goal Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Charleston is proposing the following projects for its FY 2025 Annual Action Plan.

#	Project Name
1.	CDBG Administration
2.	CORP Housing Rehab Program
3.	ADA Curb Cuts
4.	Bream Neighborhood Shop - Washer and Dryer Replacements
5.	Sojourner's Shelter Renovations
6.	Bob Burdette Center - Afterschool Program
7.	Bream Neighborhood Shop - Utility Assistance Program
8.	CKHA - Wellness Navigator
9.	Covenant House - Homeless Outreach
10.	Daymark - Patchwork
11.	Kanawha Valley Collective - Identification and Transportation
12.	Kanawha Valley Fellowship Home - Utilities
13.	Legal Aid - Charleston Legal Help for Renters Project
14.	Manna Meal - Food Insecurity Safetynet Program
15.	Midian Community Center - Utilities
16.	Rea of Hope Fellowship Home - Utilities
17.	Religious Coalition for Community Renewal - Utilities
18.	United We House - Security Deposits
19.	WV Health Right - Medical and Dental Supplies
20.	YWCA Resolve - Utilities
21.	YWCA Sojourner's Shelter
22.	HOME Administration
23.	HOME First-Time Homebuyer Program Project
24.	HOME CHDO Set-aside

Table 58 – Project Information

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

CDBG funds are intended to provide low- and moderate-income residents with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. HOME funds are specifically targeted at the production and preservation of housing that is affordable for low- and moderate-income residents.

The city uses the following guides to prioritize and allocate resources, as established through consultations with stakeholders, the resident survey, and public meetings:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of very low-, low-, and moderate-income residents
- Focus on low- and moderate-income areas or neighborhoods
- Coordination and leveraging of resources
- Response to expressed needs
- Long-term impact
- The ability to measure or demonstrate progress and success

A significant obstacle in meeting underserved needs is the lack of local, state, and federal funds to develop additional or enhanced housing and community development activities. The City of Charleston has allocated its CDBG and HOME funds to those geographic areas where the population exceeds 51% low- and moderate-income (LMI) residents or the beneficiaries are LMI. At least 70% of the city's CDBG funds must be budgeted to activities that principally benefit low- and moderate-income residents. The following funding allocation guidelines will be used for the FY 2025 Annual Action Plan:

- Public Services activities are provided to social service organizations principally serving low-income persons or whose clientele qualify under the presumed benefit category of HUD's regulations.
- Housing activities have income eligibility criteria thereby directing CDBG and HOME funds to low- and moderate-income eligible households.
- Homeless projects/activities are for homeless agencies/organization serving a specific type of clientele who qualify under the presumed benefit category of HUD's regulations.
- Community Facilities and Infrastructure activities are either located in a low- and moderate-income census area, have a low- and moderate-income service area benefit, or principally service a low- and moderate-income clientele.

The City of Charleston has an overall low- and moderate-income percentage of 38.4%. The Block Groups fully or partially within city limits that meet the low/mod criteria (51% of residents having a household income at or below 80% of the HUD Area Median Family Income) are as follows [Census Tract (CT) and Block Group (BG)]:

- CT 000100, BG 1: 78.1%
- CT 000200, BG 1: 63.4%
- CT 000300, BG 2: 58.3%
- CT 000500, BG 2: 57.6%
- CT 000600, BG 2: 81.6%
- CT 000600, BG 4: 63.8%
- CT 000700, BG 2: 73.1%
- CT 000700, BG 3: 58.9%
- CT 000800, BG 1: 70.9%
- CT 000900, BG 1: 68.3%
- CT 001100, BG 3: 73.6%
- CT 001100, BG 4: 56.8%
- CT 001200, BG 1: 57.4%
- CT 001300, BG 1: 59.6%
- CT 001300, BG 3: 51.2%
- CT 001300, BG 4: 62.2%
- CT 011000, BG 3: 63.4%

AP-38 Project Summary

Project Summary Information

1.	Project Name	CDBG Administration
	Target Area	Citywide
	Goals Supported	AMS-1 Overall Coordination AMS-2 Fair Housing
	Needs Addressed	Administration, Planning, and Management Priority
	Funding	CDBG: \$300,388.00
	Description	CDBG funds will be used for the administration of the Community Development Block Grant Program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Other: 1 Organization.
	Location Description	105 McFarland St., Charleston, WV 25301
	Planned Activities	The HUD Matrix Code is 21A General Program Administration.
2.	Project Name	CORP Housing Rehab Program
	Target Area	Citywide
	Goals Supported	HSS-2 Housing Rehabilitation
	Needs Addressed	Housing Priority
	Funding	CDBG: \$200,000.00
	Description	CDBG funds will be used for rehabilitation projects for low- to moderate-income families living in the city of Charleston, also includes Emergency Rehabs of up to \$5,000 each and administrative delivery costs for the program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner housing rehabilitated. Household / Housing Units to be Assisted: 10.
	Location Description	Various addresses

	Planned Activities	The National Objective is Low/mod housing benefit (LMH). The HUD Matrix Code is 14A Rehabilitation; Single Unit Residential.
3.	Project Name	ADA Curb Cuts
	Target Area	Citywide
	Goals Supported	CDS-3 Infrastructure
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$518,761.00
	Description	CDBG funds will be used to provide for the replacement or installation of ADA accessible ramps throughout the city.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public facility or infrastructure activities other than low/moderate-income housing benefit. Persons Assisted: 2,912.
	Location Description	Citywide
	Planned Activities	The National Objective is Low/mod income area benefit (LMA). The HUD Matrix Code is 03L Sidewalks.
4.	Project Name	Bream Neighborhood Shop - Washer and Dryer Replacements
	Target Area	Citywide
	Goals Supported	CDS-2 Community Facilities
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$7,500.00
	Description	CDBG funds will be used to install three (3) replacement washer and dryer sets at Bream Neighborhood Shop.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public facility or infrastructure activities other than low/moderate-income housing benefit. Persons Assisted: 3,500.
	Location Description	319 W Washington St, Charleston, WV 25302
	Planned Activities	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 03E Neighborhood Facilities.

5.	Project Name	Sojourner's Shelter Renovations
	Target Area	Citywide
	Goals Supported	CDS-2 Community Facilities
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$250,000.00
	Description	CDBG funds will be used to renovate and modernize the Sojourner's Shelter, which is a city-owned building.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public facility or infrastructure activities other than low/moderate-income housing benefit. Persons Assisted: 400.
	Location Description	1418 Washington Street E, Charleston, WV 25301
	Planned Activities	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 03E Neighborhood Facilities.
6.	Project Name	Bob Burdette Center - Afterschool Program
	Target Area	Citywide
	Goals Supported	CDS-4 Public Services
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$10,000.00
	Description	CDBG funds will be used to provide funding for direct provider salaries, benefits, and payroll tax expenses in supporting after-school programming.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than low/moderate-income housing benefit. Persons Assisted: 100.
	Location Description	1401 West Washington St, Charleston, WV
	Planned Activities	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 05L Child Care Services.

7.	Project Name	Bream Neighborhood Shop - Utility Assistance Program
	Target Area	Citywide
	Goals Supported	HSS-4 Rent and Utility Assistance
	Needs Addressed	Housing Priority
	Funding	CDBG: \$9,000.00
	Description	CDBG funds will be used to provide utility assistance to low- and moderate-income households.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than low/moderate-income housing benefit. Persons Assisted: 50.
	Location Description	319 W Washington St, Charleston, WV 25302
	Planned Activities	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 05Q Subsistence Payments.
8.	Project Name	CKHA - Wellness Navigator
	Target Area	Low/mod areas
	Goals Supported	CDS-4 Public Services
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$15,000.00
	Description	CDBG funds will be used to assist with salaries, benefits, and payroll tax expenses for the Wellness Navigator.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than low/moderate-income housing benefit. Persons Assisted: 186.
	Location Description	1546 Kanawha Blvd, E, Charleston, WV 25311
	Planned Activities	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 05O Mental Health Services.
9.	Project Name	Covenant House - Homeless Outreach
	Target Area	Citywide

	Goals Supported	HMS-2 Operation/Support
	Needs Addressed	Homeless Priority
	Funding	CDBG: \$15,000.00
	Description	CDBG funds will be used to assist with direct provider salaries, benefits, and payroll tax expenses in supporting services for the homeless and people with AIDS.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than low/moderate-income housing benefit. Persons Assisted: 134.
	Location Description	600 Shrewsbury St, Charleston, WV 25301
	Planned Activities	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 03T Homeless/AIDS Patient Programs.
10.	Project Name	Daymark - Patchwork
	Target Area	Citywide
	Goals Supported	CDS-4 Public Services
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$21,000.00
	Description	CDBG funds will be used for the Patchwork Program to assist with direct provider salaries, benefits, and payroll tax expenses in supporting the crisis intervention center and shelter for youth.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than low/moderate-income housing benefit. Persons Assisted: 500.
	Location Description	601 Homewood Dr, Charleston, WV 25313
	Planned Activities	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 05D Youth Services.
11.	Project Name	Kanawha Valley Collective - Identification and Transportation
	Target Area	Citywide
	Goals Supported	CDS-4 Public Services

	Needs Addressed	Community Development Priority
	Funding	CDBG: \$7,000.00
	Description	CDBG funds will be used to assist homeless residents in obtaining birth certificates, identifications, and bus tickets.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than low/moderate-income housing benefit. Persons Assisted: 170.
	Location Description	1015 Smith St, Charleston, WV 25301
	Planned Activities	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 03T Homeless/AIDS Patients Programs.
12.	Project Name	Kanawha Valley Fellowship Home - Utilities
	Target Area	Citywide
	Goals Supported	SNS-2 Services/Facilities
	Needs Addressed	Other Special Needs Priority
	Funding	CDBG: \$20,000.00
	Description	CDBG funds will be used to assist with utilities expenses to support the sober-living facility for men.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than low/moderate-income housing benefit Persons Assisted: 80.
	Location Description	1121 Virginia Street, Charleston, WV
	Planned Activities	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 05F Substance Abuse Services
13.	Project Name	Legal Aid - Charleston Legal Help for Renters Project
	Target Area	Citywide
	Goals Supported	HMS-3 Prevention and Re-Housing
	Needs Addressed	Homeless Priority
	Funding	CDBG: \$20,000.00

	Description	CDBG funds will be used to provide legal assistance and referrals to individuals at risk of homelessness.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than low/moderate-income housing benefit. Persons Assisted: 80.
	Location Description	123 Washington St W, Suite 101, Charleston, WV 25302
	Planned Activities	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 05X Housing Information and Referral Services.
14.	Project Name	Manna Meal - Food Insecurity Safetynet Program
	Target Area	Citywide
	Goals Supported	CDS-4 Public Services
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$10,000.00
	Description	CDBG funds will be used to assist with food expenses to support the soup kitchen serving the homeless and low-income persons.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than low/moderate-income housing benefit. Persons Assisted: 835.
	Location Description	706 Central Avenue, Charleston, WV 25302
	Planned Activities	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 05W Food Banks.
15.	Project Name	Midian Community Center - Utilities
	Target Area	Citywide
	Goals Supported	CDS-4 Public Services
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$15,646.00

	Description	CDBG funds will be used to assist with utilities expenses to support the community center serving low- to moderate-income students and young adults.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than low/moderate-income housing benefit. Persons Assisted: 100.
	Location Description	711 Park Ave, Charleston, WV
	Planned Activities	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 05D Youth Services.
16.	Project Name	Rea of Hope Fellowship Home - Utilities
	Target Area	Citywide
	Goals Supported	SNS-2 Services/Facilities
	Needs Addressed	Other Special Needs Priority
	Funding	CDBG: \$12,645.00
	Description	CDBG funds will be used to assist with halfway house utilities expenses serving women in recovery from alcohol and/or drug addiction.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than low/moderate-income housing benefit. Persons Assisted: 51.
	Location Description	1429 Lee St E, Charleston, WV 25301
	Planned Activities	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 05F Substance Abuse Services.
17.	Project Name	Religious Coalition for Community Renewal - Utilities
	Target Area	Citywide
	Goals Supported	CDS-4 Public Services
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$15,000.00

	Description	CDBG funds will be used to assist with utilities expenses to support this 29-unit low-income apartment building.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities for low/moderate-income housing benefit. Households assisted: 29.
	Location Description	801 Smith St, Charleston, WV 25301
	Planned Activities	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 03T Homeless/AIDS Patient Programs.
18.	Project Name	United We House - Security Deposits
	Target Area	Citywide
	Goals Supported	HSS-4 Rent and Utility Assistance
	Needs Addressed	Housing Priority
	Funding	CDBG: \$15,000.00
	Description	CDBG funds will be used to provide security deposits for low-income households.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities for low/moderate-income housing benefit. Households assisted: 40.
	Location Description	1 United Way Square, Charleston, WV 25301
	Planned Activities	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 05Q Subsistence Payment.
19.	Project Name	WV Health Right - Medical and Dental Supplies
	Target Area	Citywide
	Goals Supported	CDS-4 Public Services
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$25,000.00
	Description	CDBG funds will be used to assist the health clinic with the purchase of medications, medical supplies, dental supplies, and consumables.

	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than low/moderate-income housing benefit. Persons Assisted: 12,500.
	Location Description	1520 Washington St E, Charleston, WV 25311
	Planned Activities	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 05M Health Services.
20.	Project Name	YWCA Resolve - Utilities
	Target Area	Citywide
	Goals Supported	SNS-2 Services/Facilities
	Needs Addressed	Other Special Needs Priority
	Funding	CDBG: \$5,000.00
	Description	CDBG funds will be used to assist with utilities expenses to support the domestic violence shelter.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than low/moderate-income housing benefit. Persons Assisted: 150.
	Location Description	Confidential location
	Planned Activities	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 05G Services for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking.
21.	Project Name	YWCA Sojourner's Shelter
	Target Area	Citywide
	Goals Supported	SNS-2 Services/Facilities
	Needs Addressed	Other Special Needs Priority
	Funding	CDBG: \$10,000.00
	Description	CDBG funds will be used to assist with salary, benefits, payroll tax expenses in supporting the Sojourner's Shelter substance abuse counselor.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than low/moderate-income housing benefit. Persons Assisted: 150.
	Location Description	1418 Washington Street East, Charleston, WV 25301
	Planned Activities	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 05F Substance Abuse Services.
22.	Project Name	HOME Administration
	Target Area	Charleston-Kanawha County Consortium
	Goals Supported	AMS-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Priority
	Funding	HOME: \$70,645.89
	Description	HOME funds will be used for the administration of the HOME Investment Partnership Program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Other: 1 Organization.
	Location Description	105 McFarland St, Charleston, WV 25301
	Planned Activities	The HUD Matrix Code is 21A General Program Administration.
23.	Project Name	HOME Project
	Target Area	Charleston-Kanawha County Consortium
	Goals Supported	HSS-1 Homeownership
	Needs Addressed	Housing Priority
	Funding	HOME: \$529,844.16
	Description	HOME funds will be allocated to qualified persons/families in the City of Charleston and Kanawha County to assist first-time homebuyers with downpayment, closing costs, and mortgage subsidies.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Direct financial assistance to homebuyers. Household / Housing Units to be Assisted: 15.
	Location Description	Various addresses
	Planned Activities	The National Objective is Low/mod housing benefit (LMH). The HUD Matrix Code is 13B Homeownership Assistance.
24.	Project Name	HOME CHDO Set-aside
	Target Area	Charleston-Kanawha County Consortium
	Goals Supported	HSS-3 Housing Construction
	Needs Addressed	Housing Priority
	Funding	HOME: \$105,968.83
	Description	HOME funds will be allocated to qualified Community Housing Development Organizations (CHDOs) in the City of Charleston and Kanawha County.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner housing added. Household / Housing Units to be Assisted: 1.
	Location Description	Various addresses.
	Planned Activities	The National Objective is Low/mod housing benefit (LMH). The HUD Matrix Code is 13B Homeownership Assistance.

Table 59 – Project Summary

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 City of Charleston will distribute CDBG funds on a city-wide basis and HOME funds on a consortium-wide basis to eligible beneficiaries. An eligible beneficiary is either a low- to moderate-income (LMI) individual person or households or an individual who qualifies under the presumed benefit category of HUD's regulations. Eligible activities are either focused on directly assisting eligible beneficiaries (Low/Mod Limited Clientele - LMC) or focused on activities benefitting residents within a designated service area where at least 51% of the residents are LMI (Low/Mod Area - LMA).

Geographic Distribution

Target Area	Percentage of Funds
Low/mod areas	1%
Citywide	67%
Charleston-Kanawha County Consortium	32%

Table 60 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The city uses the following guides to prioritize and allocate resources, as established through consultations with stakeholders, the resident survey, and public meetings:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of very low-, low-, and moderate-income residents
- Focus on low- and moderate-income areas or neighborhoods
- Coordination and leveraging of resources
- Response to expressed needs
- Long-term impact
- The ability to measure or demonstrate progress and success

A significant obstacle in meeting underserved needs is the lack of local, state, and federal funds to develop additional or enhanced housing and community development activities. The City of Charleston has allocated its CDBG and HOME funds to those geographic areas where the population exceeds 51% low- and moderate-income (LMI) residents or the beneficiaries are LMI. At least 70% of the city's CDBG funds must be budgeted to activities that principally benefit low- and moderate-income residents. The following funding allocation guidelines will be used for the FY 2025 Annual Action Plan:

- Public Services activities are provided to social service organizations principally serving low-income persons or whose clientele qualify under the presumed benefit category of HUD's regulations.
- Housing activities have income eligibility criteria thereby directing CDBG and HOME funds to low- and moderate-income eligible households.
- Homeless projects/activities are for homeless agencies/organization serving a specific type of clientele who qualify under the presumed benefit category of HUD's regulations.
- Community Facilities and Infrastructure activities are either located in a low- and moderate-income census area, have a low- and moderate-income service area benefit, or principally service a low- and moderate-income clientele.

The City of Charleston has an overall low- and moderate-income percentage of 38.4%. The Block Groups fully or partially within city limits that meet the low/mod criteria (51% of residents having a household income at or below 80% of the HUD Area Median Family Income) are as follows [Census Tract (CT) and Block Group (BG)]:

- | | | |
|--------------------------|--------------------------|--------------------------|
| • CT 000100, BG 1: 78.1% | • CT 000700, BG 2: 73.1% | • CT 001200, BG 1: 57.4% |
| • CT 000200, BG 1: 63.4% | • CT 000700, BG 3: 58.9% | • CT 001300, BG 1: 59.6% |
| • CT 000300, BG 2: 58.3% | • CT 000800, BG 1: 70.9% | • CT 001300, BG 3: 51.2% |
| • CT 000500, BG 2: 57.6% | • CT 000900, BG 1: 68.3% | • CT 001300, BG 4: 62.2% |
| • CT 000600, BG 2: 81.6% | • CT 001100, BG 3: 73.6% | • CT 011000, BG 3: 63.4% |
| • CT 000600, BG 4: 63.8% | • CT 001100, BG 4: 56.8% | |

Discussion

Not Applicable.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The City of Charleston and the Charleston-Kanawha County HOME Consortium will utilize its FY 2025 CDBG and HOME funds for the preservation and production of affordable housing. The one-year affordable housing goals are:

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	116
Special-Needs	0
Total	116

Table 61 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	90
The Production of New Units	1
Rehab of Existing Units	10
Acquisition of Existing Units	15
Total	116

Table 62 - One Year Goals for Affordable Housing by Support Type

Discussion

The proposed affordable housing projects in the City for FY 2025 CDBG and HOME are:

- **CD-25-02 CORP Housing Rehabilitation Program:** CDBG funds will be used for rehabilitation projects for low- to moderate-income families living in the city of Charleston, also includes Emergency Rehabs of up to \$5,000 each and administrative delivery costs for the program.
- **CD-25-07 Bream Neighborhood Shop - Utility Assistance Program:** CDBG funds will be used to provide utility assistance to low- and moderate-income households.
- **CD-25-18 United We House - Security Deposits:** CDBG funds will be used to provide security deposits for low-income households.
- **HOME-25-23 First-Time Homeownership Program:** HOME funds will be allocated to qualified persons/families in the City of Charleston and Kanawha County to assist first-time homebuyers with downpayment, closing costs, and mortgage subsidies.
- **HOME-25-24 CHDO Set-Aside:** HOME funds will be allocated to qualified Community Housing Development Organizations (CHDOs) in the City of Charleston and Kanawha County.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The Charleston Kanawha Housing Authority is the public housing agency that serves the City of Charleston and Kanawha County. The overall mission of the Housing Authority is to provide decent, safe, and sanitary housing to the for public housing residents and the efficient and effective administration of Section 8 Housing Choice Voucher Programs.

Actions planned during the next year to address the needs to public housing

CKHA is committed to maintaining and modernizing its facilities to provide modern, safe, and enjoyable communities in which families can reside. Improvements identified in CKHA's currently planning documents include installing new elevator systems in high-rise buildings, kitchen and bathroom upgrades at family sites, installing Wi-Fi in community centers for afterschool programs, and developing neighborhood gardens for the social and mental health wellbeing of residents. Through non-HUD grants, CKHA has established pantries at numerous sites to provide for basic needs (food, cleaning supplies, etc.) and has partnered with local providers to provide on-site health services.

In addition, CKHA has utilized Replacement Housing Funds (HUD funds from the prior demolition of public housing) to acquire and rehabilitate existing rental properties with the purpose of providing additional affordable housing in the community. Their goal is to stabilize and enhance existing neighborhoods while deconcentrating assisted housing.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Charleston-Kanawha Housing Authority invites residents and concerned citizens to comment on draft Five-Year and Annual Plans. During their 2025 Annual Plan process, CKHA accepted comments on their draft 2025 Annual Plan from October 9, 2024 through November 22, 2024, and held two public meetings on December 3, 2024 to receive and discuss comments. The Housing Authority also distributed handouts detailing the Annual Plan requirements and process, the CKHA strategic priorities, its 2024 accomplishments and its priorities for 2025.

CKHA offers a Family Self-Sufficiency Program (FSS) for public housing residents. The FSS Coordinator is available to assist residents and connect them to services relating to job training, education, homeownership, personal counseling, credit counseling and more. During 2024, four (4) families graduated from the Family Self-Sufficiency program with an escrow release of \$13,873.85. These funds can be used towards the purchase of for-sale housing.

HUD recently published a Resident Council and Housing Authority Case Study featuring the Charleston-Kanawha Housing Authority and the Orchard Manor Resident Council. This document is intended to model high-quality interactions between PHAs and Resident Advisory Boards (RABs). In the document,

CKHA noted that there are currently six active resident councils including one at each of the senior high-rises. They each have five board members - president, vice president, secretary, treasurer and parliamentarian - and most have annual elections to fill these positions from among residents. Each RAB meets at least monthly to discuss quality of life issues at their developments and to plan fundraisers in friendly competition with other CKHA public housing developments. They also meet with the CKHA Chief Executive quarterly to discuss policy issues, both immediate (such as smoking policies and community gardens) and long-term (such as demolition and redevelopment projects). The Housing Authority also meets with each council yearly when they start working on their upcoming Capital Improvement Application, ensuring that residents are afforded opportunities to shape the upcoming budget.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable. The Charleston-Kanawha Housing Authority is not designated as "troubled" by HUD.

Discussion

Not Applicable.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The City of Charleston will fund homeless priority activities with FY 2025 CDBG funds that will provide case management services for homeless persons and legal assistance for lower-income persons at risk of homelessness through eviction. The city will also fund special needs priority activities with FY 2025 CDBG funds that will support a facility that helps treat substance abuse.

The following goals and objectives for the City of Charleston's Homeless and Special Needs Priorities have been identified for the five-year period of FY 2025 through FY 2029.

Homeless Priority

There is a continuing need for housing and supportive services for unsheltered persons, families, those at risk of becoming homeless, and victims of domestic violence.

Goals:

- **HMS-1 Housing.** Support the Continuum of Care's efforts to provide emergency shelter and transitional housing and to develop permanent supportive housing and other permanent housing opportunities for unsheltered individuals and families.
- **HMS-2 Operation/Support.** Assist homeless providers in the operation of housing and support services for those who are unsheltered and persons who are at-risk of becoming homeless.
- **HMS-3 Prevention and Re-Housing.** Assist in the prevention of homelessness through anti-eviction and other programs for rapid re-housing.

Other Special Needs Priority

There is a continuing need for affordable housing, services, and facilities for the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.

Goals:

- **SNS-1 Housing.** Increase the supply of affordable, accessible, decent, safe, sound, and sanitary housing for the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs through the rehabilitation of existing buildings and new construction.
- **SNS-2 Services/Facilities.** Support supportive service programs and facilities for the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.**

The Kanawha Valley Collective (KVC) is comprised of individuals, government agencies, faith-based organizations, nonprofits, and community-based organizations that share a common concern for the needs of Charleston and Kanawha County's residents who are homeless or at risk of homelessness. The KVC will continue to evaluate the needs of residents who are homeless, continue to advocate for resources, and coordinate services to meet these needs. Members of the KVC use street outreach programs to meet the needs of the most vulnerable homeless individuals and identify and engage individuals residing in places that are considered unfit for habitation. Case workers distribute food, clothing and conduct basic needs assessments, and act as liaisons between homeless individuals, KVC homeless services providers, and other service providers as needed.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency housing needs are addressed through the Kanawha Valley Collective (KVC) and the shelters they support and operate. There are fourteen (14) shelter programs located in the city, and KVC also operates or coordinates with other shelters outside of the City of Charleston which serve both their respective communities and overflow unhoused persons from the city if needed. The KVC's Roark Sullivan Lifeway Center and Union Mission Crossroads Shelter both serve the male homeless population in the City of Charleston. The YWCA Sojourner's Shelter serves the women, family and children of the City of Charleston and the Resolve Family Abuse Program's Hope House serves victims of domestic violence and their children.

Transitional housing is available for homeless families. There are various transitional housing opportunities in the City of Charleston. These include the Kanawha Valley Collective's Twin Cities, a communal support housing facility for those with mental health disorder and substance abuse issues. Covenant House administers a Rapid Rehousing program for those who are homeless or fleeing domestic violence and administers a Housing First Program where clients pay rent based on their income. The Charleston-Kanawha Housing Authority also operates the Shelter+Care program which provides vouchers similar to Section 8 to clients and delivers supportive services.

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

The KVC continues to use the Housing First Model to rapidly provide housing for homeless individuals to more effectively help treat the underlying causes of homelessness. As defined by the National Alliance to End Homelessness, Housing First is a homeless assistance approach that prioritizes providing permanent housing to people experiencing homelessness, thus ending their homelessness and serving as a platform from which they can pursue personal goals and improve their quality of life. This approach is guided by the belief that people need basic necessities like food and a place to live before attending to anything less critical, such as getting a job, budgeting properly, or attending to substance use issues. Additionally, Housing First is based on the understanding that client choice is valuable in housing selection and supportive service participation, and that exercising that choice is likely to make a client more successful in remaining housed and improving their life.

This model brings persons experiencing homelessness into housing without preconditions, as this approach has been shown to make treatment of behavioral or physical health problems more effective. Once they have been successfully housed, KVC connects these individuals to supportive services to address problems that cause homelessness such as financial or behavioral issues. Once they have exited homelessness, KVC case managers provide long-term monitoring of clients to prevent further episodes.

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.

West Virginia 211 is the statewide clearinghouse linking people in need with appropriate community resources. Supported by the West Virginia United Way Collaborative, which is a consortium of 14 United Way chapters across the state including the United Way of Central West Virginia, West Virginia 211 provides connections to basic needs intended to prevent individuals and families from becoming homeless. In FY 2024, WV 211 handled 25,569 calls, 3,133 texts, 3,324 chats, and 127,515 website searches for West Virginians seeking assistance. Statewide, the top five needs were Utility Assistance (41%), Rent/Mortgage Assistance (27%), Food Insecurity (11%), Shelter/Homeless Support (6%), and Volunteer Income Tax Assistance (VITA) Tax Prep (3%).

Agency representation is also part of the KVC Centralized Assessment Team (CAT) meetings, during which agency representatives gather to discuss individuals that have been identified with needs and connect

those individuals with services that are available through the various agencies being represented. Members of CAT also assist individuals with applications for various resources to assist them in addressing their particular need. Individuals being discharged from inpatient mental healthcare and substance abuse treatment programs are particularly targeted for these services. However, these services are also available for other homeless, chronic homeless, or those near homelessness.

Once an individual is on the CAT roster or another supportive services team roster, their needs are individually reviewed and assessed through the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) system and the individual is connected with the services that they need to be permanently housed and thrive in their community. This includes access to various resources, employment programs, primary care, mental health, or other specific needs identified by the team.

Discussion

Not Applicable.

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

Affordable housing in Charleston faces several interconnected challenges that hinder the development and availability of housing options for low- and moderate-income residents. Primary barriers include:

- **Aging Housing Stock and Maintenance Costs.** A significant portion of Charleston's housing is over 50 years old, much of which require extensive repairs or modernization, and requires significant rehabilitation. The cost of maintaining or rehabilitating older homes can make it unfeasible for low-income residents or developers to invest in affordable options. An older housing stock can also pose health risks, such as lead-based paint hazards.
- **Market Dynamics on Affordability.** The Greater Charleston area has a severely limited supply of available housing. As of October 2023, the region had a 0.4% housing availability, which is far below the healthy 2% to 3% availability level. Inflation-driven cost increases are pushing rents up. Downtown and warehouse districts are seeing market interest in adaptive reuse with investors targeting “luxury” rentals, which can escalate costs in adjacent neighborhoods.
- **Stagnant or Declining Population and Limited New Construction.** Charleston has experienced population decline, which discourages large-scale housing production. Developers are less incentivized and are exposed to greater return on investment risk in building new affordable units in areas with low growth.
- **Economic Challenges and Limited Incomes.** A significant portion of the population in Charleston earns below the area median income. Many households are cost-burdened, spending more than 30% of their income on housing, which limits housing and mobility options.
- **Insufficient Public and Private Investment.** Federal and state housing subsidies (e.g., Section 8 Housing Choice Vouchers, Low-Income Housing Tax Credits, etc.) are limited and competitive.
- **Lack of Supportive Services.** Many residents who need affordable housing also require wraparound support services, such as mental health support, addiction recovery, and employment assistance. Without sufficient funding to ensure strong wraparound support system, housing stability is hard to maintain for at-risk populations, increasing the cycle of homelessness.
- **Infrastructure and Community Development Needs.** Charleston faces challenges related to aging infrastructure and limited resources, which affect the maintenance and replacement of essential services. These issues complicate efforts to improve housing conditions and revitalize neighborhoods necessary to attract new residents. Additionally, the city's declining population and economic base strain its capacity to invest in necessary community development initiatives.

Addressing these barriers requires coordinated efforts between local government, developers, and community organizations to create long-term housing solutions.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Charleston has not identified any barriers its public policies present to the preservation and production of affordable housing. The city updated its zoning and land development regulations to be consistent with Fair Housing Act, Section 504, and the Americans with Disabilities Act. Additionally, the city recently completed the update to its Comprehensive Plan – Imagine Charleston.

Charleston has been exploring zoning reforms including infill development, smaller homes, and accessory dwelling units, including the Neighborhood Reinvestment Overlay District in the Far Westside Flats area. Activating more flexible zoning, especially for small-scale multifamily and accessory dwelling units could open opportunities for more affordable housing without changing the character of neighborhoods drastically. Meaningful zoning reforms take time and require public education to overcome political and community resistance.

Discussion

During its FY 2025 Program Year, the City of Charleston and the Charleston-Kanawha County HOME Consortium will fund the following activities intended to address affordable housing barriers:

- Continue to fund the Owner-Occupied Rehabilitation Program (CORP) that provides assistance and incentives to homeowners to keep their homes in good repair and in compliance with the Charleston City Code and HUD's Section 8 Existing House Code.
- Continue to fund the successful downpayment and closing cost assistance program throughout the HOME Consortium area.
- Continue to explore affordable housing production and preservation through collaboration with Community Housing Development Organizations (CHDOs).
- Continue to solicit interest and partnership in private investment to advance new housing production.
- Continue education, outreach, and training through the Human Rights Commission.

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

Introduction

The City of Charleston has developed the following actions addressing obstacles to meeting underserved needs, fostering and maintaining affordable housing, reducing lead-based hazards, reducing the number of poverty-level families, developing institutional structures, and enhancing 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, several significant obstacles to meeting underserved needs remain. Because resources are scarce, funding becomes the greatest obstacle. Insufficient resources 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 Charleston's needs and improving the quality of life of its residents. The following obstacles need to be overcome to meet underserved needs:

- Shortage of jobs that provide a living wage
- Instability in household income
- High cost of housing
- Aging house stock requiring significant rehabilitation
- Lack of decent, sound, and affordable rental housing
- Lack of affordable childcare and limited availability for second and third shifts and weekends
- Increase in the number of persons requiring accessible housing
- Drug and alcohol abuse
- Shortage in mental health services
- Shortage in wraparound services and transitional housing for the unsheltered
- Aging population
- Programs needed for the youth and the elderly
- Modernization and accessibility of community and recreational facilities

The City of Charleston will work to address these obstacles through the agencies and programs to be funded in FY 2025. Activities to address some of these obstacles include:

- CD-25-03 ADA Curb Cuts
- CD-25-04 Bream Neighborhood Shop - Washer and Dryer Replacements
- CD-25-05 Sojourner's Shelter Renovations

- CD-25-06 Bob Burdette Center - Afterschool Program
- CD-25-08 CKHA - Wellness Navigator
- CD-25-09 Covenant House - Homeless Outreach
- CD-25-10 Daymark - Patchwork
- CD-25-11 Kanawha Valley Collective - Identification and Transportation
- CD-25-12 Kanawha Valley Fellowship Home - Utilities
- CD-25-13 Legal Aid - Charleston Legal Help for Renters Project
- CD-25-14 Manna Meal - Food Insecurity Safetynet Program
- CD-25-15 Midian Community Center - Utilities
- CD-25-16 Rea of Hope Fellowship Home - Utilities
- CD-25-19 WV Health Right - Medical and Dental Supplies
- CD-25-20 YWCA Resolve - Utilities
- CD-25-21 YWCA Sojourner's Shelter

Actions planned to foster and maintain affordable housing

The City of Charleston is proposing the following goals and strategies to foster and maintain affordable housing:

- **HSS-1 Homeownership.** Increase the supply of affordable owner-occupied housing units through housing counseling and eligible direct assistance to homebuyers including mortgage principal reductions, interest rate reductions, downpayment and closing cost assistance, etc.
- **HSS-2 Housing Rehabilitation.** Conserve and rehabilitate existing affordable housing units for owners and renters in the City by addressing maintenance issues, code violations, emergency repairs, and the removal of architectural accessibility barriers to persons with disabilities.
- **HSS-3 Housing Construction.** Increase the supply and range of new affordable and accessible housing units in the city for owners and renters through the new construction and rehabilitation and adaptive reuse of existing buildings.
- **HSS-4 Rent and Utility Assistance.** Provide rental assistance for low- and moderate-income renters through utility payments, security deposits, and rental payments including Tenant Based Rental Assistance for low-income households who may be faced with the threat of eviction and who are at-risk of becoming homeless.

The following CDBG and/or HOME-funded projects will address affordable housing needs in the City and Consortium during the FY 2025 Program Year:

- **CD-25-02 CORP Housing Rehabilitation.** CDBG funds will be used for rehabilitation projects for low- to moderate-income families living in the city of Charleston, also includes Emergency Rehabs of up to \$5,000 each and administrative delivery costs for the program.
- **CD-25-07 Bream Neighborhood Shop - Utility Assistance Program.** CDBG funds will be used to provide utility assistance to low- and moderate-income households.
- **CD-25-18 United We House - Security Deposits.** CDBG funds will be used to provide security deposits for low-income households.
- **HOME-25-23 HOME Project.** HOME funds will be allocated to qualified persons/families in the City of Charleston and Kanawha County to assist first-time homebuyers with downpayment, closing costs, and mortgage subsidies.
- **HOME-25-24 HOME CHDO Set-Aside.** HOME funds will be allocated to qualified Community Housing Development Organizations (CHDOs) in the City of Charleston and Kanawha County.

Actions planned to reduce lead-based paint hazards

In order to meet the requirements of the lead-based paint regulations, the City of Charleston will take the following actions regarding rehabilitation, tenant-based rental assistance, homeownership, and homeless/special needs housing:

Rehabilitation Programs. The City of Charleston will continue to ensure that:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determine 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, Subpart R.
- 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 adhere to ongoing lead-based paint maintenance activities, when applicable.
- Program staff monitor owner compliance with ongoing lead-based paint maintenance activities.

Homeownership Programs. The City of Charleston will continue to ensure that:

- Applicants for homeownership assistance receive adequate information about lead-based paint requirements.
- City staff properly determine whether proposed projects are exempt from some or all lead based paint requirements.
- A visual assessment is performed to identify deteriorated paint in the dwelling unit, any common areas servicing the unit, and exterior surfaces of the building.
- 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, Subpart R.
- The home buyer receives the required lead-based paint pamphlet and notices.

Actions planned to reduce the number of poverty-level families

Approximately 15% of Charleston residents live in poverty. Of those families living in poverty, 44.8% of female-headed households with children are below the poverty level. The city's goal is to reduce the extent of poverty based on actions the city has authority over, or actions in which the city will cooperate with outside agencies.

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 and anti-poverty programs include:

- Workforce development, including job training services
- Support services for new employees
- Assist in job creation and retention
- Assistance for food, shelter, and training programs
- Assistance to small businesses to start-up or expand
- Revitalize areas for economic development
- Development of new commercial/industrial facilities
- Slum and blight removal
- Commercial/industrial infrastructure development
- Rehabilitation of commercial/industrial facilities
- Promote small business and micro-enterprises

During the FY 2025 Annual Action Plan, the City of Charleston will fund the following projects that will help reduce the number of poverty level families:

- CD-25-03 ADA Curb Cuts
- CD-25-04 Bream Neighborhood Shop - Washer and Dryer Replacements
- CD-25-05 Sojourner's Shelter Renovations
- CD-25-06 Bob Burdette Center - Afterschool Program
- CD-25-08 CKHA - Wellness Navigator
- CD-25-09 Covenant House - Homeless Outreach
- CD-25-10 Daymark - Patchwork
- CD-25-11 Kanawha Valley Collective - Identification and Transportation
- CD-25-12 Kanawha Valley Fellowship Home - Utilities
- CD-25-13 Legal Aid - Charleston Legal Help for Renters Project
- CD-25-14 Manna Meal - Food Insecurity Safetynet Program
- CD-25-15 Midian Community Center - Utilities
- CD-25-16 Rea of Hope Fellowship Home - Utilities
- CD-25-17 Religious Coalition for Community Renewal - Utilities
- CD-25-19 WV Health Right - Medical and Dental Supplies
- CD-25-21 YWCA Sojourner's Shelter

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 are important to ensure that the needs in the community are addressed. The key agencies involved in the implementation of the Plan as well as additional resources that may be available are described below.

Public Sector:

- **City of Charleston.** The Mayor's Office of Economic and Community Development (MOECD) will be responsible for the administration of the city's community development programs, including some of the local programs that assist target income residents. MOECD's responsibilities will include managing and implementing the city's affordable housing policies, including the Consolidated Plan and related documents. Several other city and local government entities will also be involved, including the City's Departments of Development Services, Public Works, CARE Team, Police Department, Fire Department, and Parks and Recreation.

- **The Charleston-Kanawha Housing Authority (CKHA).** CKHA 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 and opportunities in Charleston.
- **Other Housing and Development Agencies.** The city will continue to partner with other government-related agencies in meeting the Annual Action Plan objectives including but not limited to the Charleston Urban Renewal Authority, Charleston Land Reuse Agency, Charleston Area Alliance, Capital Area Development Corporation of West Virginia, West Side Neighborhood Association of Charleston, etc.

Non-Profit Agencies:

There are several non-profit agencies that serve target income households in the greater Charleston area. The city will continue to collaborate with these essential service providers.

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 healthcare, small business assistance, home loan programs, and assisted housing, among others. The city will work closely with this sector 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 Charleston 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 Program and HOME Program eligible projects and MOECD staff provides technical assistance for organizations seeking funds and for subrecipients allocated funds to undertaking eligible activities.

Discussion

Not Applicable.

Program Specific Requirements

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

Introduction

The City of Charleston 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	\$0.00
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
Total Program Income:	\$0.00

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.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)

- 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

The Charleston-Kanawha County 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 attached Resale/Recapture Policy in the Appendices.

- 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:**

See Recapture Guidelines in Grantee Unique Appendices.

- 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 Charleston-Kanawha County HOME Consortium does not intend to refinance any existing debt for multifamily housing that will be rehabilitated with HOME Funds. Not applicable.

- 5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(I)(2)(vii).**

Not applicable.

- 6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209 (c)(2)(iii) and 91.220(I)(2)(vii)).**

Not applicable.

- 7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253 (d)(3) and CFR 91.220(I)(2)(vii). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

Not applicable.

Appendix

Alternate/Local Data Sources

1.	Data Source Name Composite of 2022 ACS B25130 and 2020 NSP
	List the name of the organization or individual who originated the data set. US Census Bureau
	Provide a brief summary of the data set. Composite data set describing the vacant units in Kanawha County with estimates of abandoned, real estate-owned, and abandoned REO properties,
	What was the purpose for developing this data set? Administrative
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Comprehensive for Kanawha County
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2020-2022
	What is the status of the data set (complete, in progress, or planned)? Complete
2.	Data Source Name 2018-2022 ACS
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. Various socioeconomic estimates conducted by the U.S. Census Bureau.
	What was the purpose for developing this data set? Statutory
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Comprehensive
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2018-2022.
	What is the status of the data set (complete, in progress, or planned)? Complete



SF424s & CERTIFICATIONS

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

08/05/2025

4. Applicant Identifier:

5a. Federal Entity Identifier:

WV540264

5b. Federal Award Identifier:

B-25-MC-54-0001

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

City of Charleston

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

55-6000160

*** c. UEI:**

FN2TCKTCFG37

d. Address:

*** Street1:**

105 McFarland Street

Street2:

*** City:**

Charleston

County/Parish:

Kanawha

*** State:**

WV: West Virginia

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

25301-2820

e. Organizational Unit:

Department Name:

Mayor's Office Econ & Comm Dev

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

*** First Name:**

Andrew

Middle Name:

*** Last Name:**

Backus

Suffix:

Title:

Director

Organizational Affiliation:

Mayor's Office of Economic & Community Development

*** Telephone Number:**

304-348-8035

Fax Number:

304-348-0704

*** Email:**

andrew.backus@cityofcharleston.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Assistance Listing Number:

14-218

Assistance Listing Title:

Community Development Block Grant (CDBG) Program

* 12. Funding Opportunity Number:

B-24-MC-54-0001

* Title:

CDBG Entitlement

13. Competition Identification Number:

Not Applicable

Title:

Not Applicable

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan for the Community Development Block Grant (CDBG) Program.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="1,501,940.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="1,501,940.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:



* Date Signed:

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <div style="border: 1px solid black; height: 15px; width: 100%;"></div> * Other (Specify): <div style="border: 1px solid black; height: 15px; width: 100%;"></div>
* 3. Date Received: <div style="border: 1px solid black; padding: 2px;">08/05/2025</div>		4. Applicant Identifier: <div style="border: 1px solid black; height: 15px; width: 100%;"></div>
5a. Federal Entity Identifier: <div style="border: 1px solid black; padding: 2px;">WV540264</div>		5b. Federal Award Identifier: <div style="border: 1px solid black; padding: 2px;">M-25-DC-54-0205</div>
State Use Only:		
6. Date Received by State: <div style="border: 1px solid black; width: 100px; height: 15px;"></div>		7. State Application Identifier: <div style="border: 1px solid black; width: 200px; height: 15px;"></div>
8. APPLICANT INFORMATION:		
* a. Legal Name: <div style="border: 1px solid black; padding: 2px;">City of Charleston</div>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <div style="border: 1px solid black; padding: 2px;">55-6000160</div>		* c. UEI: <div style="border: 1px solid black; padding: 2px;">FN2TCKTCFG37</div>
d. Address:		
* Street1: <div style="border: 1px solid black; padding: 2px;">105 McFarland Street</div>		
Street2: <div style="border: 1px solid black; height: 15px; width: 100%;"></div>		
* City: <div style="border: 1px solid black; padding: 2px;">Charleston</div>		
County/Parish: <div style="border: 1px solid black; padding: 2px;">Kanawha</div>		
* State: <div style="border: 1px solid black; padding: 2px;">WV: West Virginia</div>		
Province: <div style="border: 1px solid black; height: 15px; width: 100%;"></div>		
* Country: <div style="border: 1px solid black; padding: 2px;">USA: UNITED STATES</div>		
* Zip / Postal Code: <div style="border: 1px solid black; padding: 2px;">25301-2820</div>		
e. Organizational Unit:		
Department Name: <div style="border: 1px solid black; padding: 2px;">Mayor's Office Econ & Comm Dev</div>		Division Name: <div style="border: 1px solid black; height: 15px; width: 100%;"></div>
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <div style="border: 1px solid black; padding: 2px;">Mr.</div>	* First Name: <div style="border: 1px solid black; padding: 2px;">Andrew</div>	
Middle Name: <div style="border: 1px solid black; height: 15px; width: 100%;"></div>		
* Last Name: <div style="border: 1px solid black; padding: 2px;">Backus</div>		
Suffix: <div style="border: 1px solid black; height: 15px; width: 100%;"></div>		
Title: <div style="border: 1px solid black; padding: 2px;">Director</div>		
Organizational Affiliation: <div style="border: 1px solid black; padding: 2px;">Mayor's Office of Economic & Community Development</div>		
* Telephone Number: <div style="border: 1px solid black; padding: 2px;">304-348-8035</div>		Fax Number: <div style="border: 1px solid black; padding: 2px;">304-348-0704</div>
* Email: <div style="border: 1px solid black; padding: 2px;">andrew.backus@cityofcharleston.org</div>		

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Assistance Listing Number:

14-239

Assistance Listing Title:

HOME Program

* 12. Funding Opportunity Number:

M-25-DC-54-0205

* Title:

HOME Entitlement

13. Competition Identification Number:

Not Applicable

Title:

Not Applicable

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan for the HOME Investment Partnership Program.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant WV-002

* b. Program/Project WV-002

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2025

* b. End Date: 06/30/2026

18. Estimated Funding (\$):

* a. Federal	706,458.88
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	706,458.88

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mrs. * First Name: Amy
Middle Name:
* Last Name: Shuler Goodwin
Suffix:

* Title: Mayor

* Telephone Number: 304-348-8174 Fax Number:

* Email: amy.goodwin@cityofcharleston.org

* Signature of Authorized Representative:



* Date Signed: 08/04/2025

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

Amy Shuler Goodwin

*Title: Mayor

*Applicant/Recipient Organization:

City of Charleston, WV

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature:

* Date: (mm/dd/yyyy): 08/04/2025

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

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

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.



Signature of Authorized Official

08/04/2025

Date

Mayor

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2025, 2026, 2027 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.



Signature of Authorized Official

08/04/2025

Date

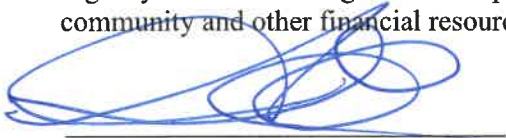
Mayor

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature of Authorized Official

08/04/2025

Date

Mayor

Title

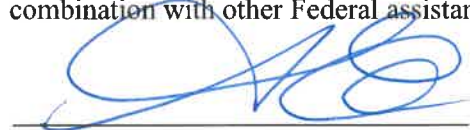
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature of Authorized Official

08/04/2025

Date

Mayor

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.



RESOLUTION

Resolution No. 25-070

Introduced in Council

August 4, 2025

Adopted by Council:

August 4, 2025

Introduced by:

Joseph Jenkins

Referred to:

Finance

Resolution No. 25-070 -

A RESOLUTION OF THE COUNCIL OF THE CITY OF CHARLESTON
APPROVING THE FY 2025-2029 FIVE-YEAR CONSOLIDATED PLAN
AND THE FY 2025 ANNUAL ACTION PLAN

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 (HUD) 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 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, as the Participating Jurisdiction, has formed the Charleston-Kanawha HOME Consortium with Kanawha County, and the incorporated areas therein; and

WHEREAS, HUD has advised the City of Charleston that for Fiscal Year 2025, the City is eligible to apply for an entitlement grant under the Community Development Block Grant (CDBG) Program in the amount of \$1,501,940.00 and the HOME Investment Partnership Program (HOME) in the amount of \$706,458.88; and

WHEREAS, the City of Charleston's Mayor's Office of Economic and Community Development has prepared the FY 2025-2029 Five-Year Consolidated Plan and the FY 2025 Annual Action Plan 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 2025-2029 Five-Year Consolidated Plan and FY 2025 Annual Action Plan were on public display from July 2, 2025 through August 1, 2025 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 plans;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CHARLESTON, KANAWHA COUNTY, WEST VIRGINIA, AS FOLLOWS:

SECTION 1: That the FY 2025-2029 Five-Year Consolidated Plan and FY 2025 Annual Action Plan are hereby in all respects APPROVED and the City Clerk is hereby directed to file a copy of said Five-Year Consolidated Plan and Annual Action Plan with the Official Minutes of this Meeting of City Council.

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 and assurances as set forth under the certifications.

SECTION 3: That the Mayor, on behalf of the City of Charleston, West Virginia, is AUTHORIZED to file an Application for financial assistance with the U.S. Department of Housing and Urban Development (HUD) which has indicated its willingness to make available funds to carry out the CDBG Program in the amount of \$1,501,940.00 and HOME Investment Partnership Program in the amount of \$706,458.88; and is further AUTHORIZED to act as the authorized representative of the City of Charleston to sign any and all documents in regard to these programs.

SECTION 4: That the Mayor, on behalf of the City of Charleston, 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 HUD may request in review of the City's Application.

ADOPTED INTO A RESOLUTION THIS 4th DAY OF AUGUST 2025 BY THE CITY COUNCIL OF THE CITY OF CHARLESTON, WEST VIRGINIA.

IN WITNESS WHEREOF, I, Amy Shuler Goodwin, Mayor of the City of Charleston, West Virginia, have hereunto set my hand and caused the Official Seal of the City of Charleston to be affixed this 4th day of August 2025.

CITY OF CHARLESTON, WV



Amy Shuler Goodwin, Mayor

ATTEST:



Miles Cary, City Clerk



CITIZEN PARTICIPATION



Public Needs Meeting

PUBLIC MEETING NOTICE
CITY OF CHARLESTON, WV FY 2025 – FY 2029
COMMUNITY DEVELOPMENT BLOCK GRANT AND
HOME INVESTMENT PARTNERSHIP PROGRAMS
SECTION 108 LOAN GUARANTEE PROGRAM

Notice is hereby given that the City of Charleston, Kanawha County, WV will hold a Public Meeting at the following time and location:

City Service Center, Parking Building #1
915 Quarrier Street, Charleston, WV 25301
Tuesday, November 19, 2024 at noon, prevailing time

The City Service Center Conference Room is accessible to persons with physical disabilities. If special arrangements need to be made to accommodate residents who wish to participate in the public hearing, such as an interpreter, please call Ms. Paige Hill, Mayor's Office of Economic and Community Development, at (304) 348-8000 ext. 319 to make those arrangements. For the hearing impaired, call the TTY relay system at 7-1-1.

The purpose of this Public Meeting is to gather information for the City's Five-Year Consolidated Plan for FY 2025 – FY 2029, the Annual Action Plan for FY 2025, and 2025 Analysis of Impediments to Fair Housing Choice. The City must prepare and submit to the U.S. Department of Housing and Urban Development (HUD) an application for the Community Development Block Grant (CDBG) and the HOME Investment Partnership Programs. Additionally, the Public Meeting will be used to solicit the views and comments of individuals and organizations concerning the needs for the City over the next five (5) years. Participants may also attend this Public Meeting virtually through Zoom at: <https://us02web.zoom.us/j/88448095119>, passcode 173956.

As part of the planning process, the City is conducting a survey to identify residents' needs 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. The link to the resident survey is: <https://www.surveymonkey.com/r/CharCDBG2025-2029>

The City of Charleston anticipates, based on last fiscal year's allocation, that in FY 2025 it may receive an estimated CDBG entitlement grant of approximately \$1,500,000, and approximately \$660,000 in HOME funds. These funding levels are contingent upon the final allocation of funds by HUD for FY 2025. In order to receive those funds, the City of Charleston must prepare a Five-Year Consolidated Plan and an Annual Action Plan for the use of the CDBG and HOME funds. At least 70% of the CDBG funds must benefit low- and moderate-income persons living in the City of Charleston. In preparing its CDBG and HOME application, the City intends to afford citizens, local agencies, and interested parties the opportunity to become involved in the planning process.

The following types of activities may be eligible for funding under the CDBG program:

Acquisition of property; disposition costs; improvements to public facilities, including the removal of architectural barriers; demolition and environmental clean-up; public services that are new or a quantifiable increase in the level of service; interim assistance; relocation payments for persons displaced as a result of a CDBG activity; rehabilitation of houses; code enforcement; special economic development activities; special activities undertaken by a community based development organization; home

ownership assistance for purchase; planning; environmental reviews; program administration; audit; and other miscellaneous activities.

If the City would undertake an activity that would result in the displacement of families or individuals, then the City would utilize its policy for minimizing such displacement. Furthermore, the City is responsible for replacing all low- and moderate-income housing units that may be demolished or converted as a result of CDBG funds.

HOME funds may be used for any of the following: rehabilitation of owner-occupied housing, assistance to homebuyers, rental housing activities, tenant-based rental assistance, and administrative purposes.

All interested residents are encouraged to attend this Public Meeting, and they will be given the opportunity to present oral or written testimony concerning the needs of the City of Charleston 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. Paige Hill, Mayor's Office of Economic and Community Development, City of Charleston, 105 McFarland Street, Charleston, WV 25301 or submitted via email to paige.hill@cityofcharleston.org.

Amy Shuler Goodwin, Mayor
City of Charleston

North Korea’s missile test signals potential capability to attack US

By **HYUNG-JIN KIM, KIM TONG-HYUNG and MARI YAMAGUCHI**
The Associated Press

SEOUL, South Korea — North Korea test-fired an intercontinental ballistic missile for the first time in almost a year Thursday, demonstrating a potential advancement in its ability to launch long-range nuclear attacks on the mainland U.S.

The launch was likely meant to meant grab American attention days ahead of the U.S. election and respond to condemnation over the North’s reported troop dispatch to Russia to support its war against Ukraine. Some experts speculated Russia might have provided technological assistance to North Korea over the launch.

North Korean leader Kim Jong Un observed the launch, calling it “an appropriate military action” to show North Korea’s resolve to respond to its enemies’ moves that have threatened the North’s safety, according to the North’s state media.

Kim said the enemies’ “various adventurous military maneuvers” highlighted the importance of North Korea’s nuclear capability. He reaffirmed that North Korea will never abandon its policy of bolstering its nuclear forces.

North Korea has steadfastly argued that advancing its nuclear capabilities is its only option to cope with the expansion of U.S.-South Korean military training, though Washington and Seoul have repeatedly said they have no intention of attacking North Korea. Experts say North Korea uses its rivals’ drills as a pretext to enlarge its nuclear arsenal to wrest concessions when diplomacy resumes.

The North Korean statement came hours after its neighbors said they had detected the North’s first ICBM test since December 2023 and condemned it as a provocation that undermines international peace.

South Korea’s Joint Chiefs of Staff said North Korea could have tested a new, solid-fueled long-range ballistic missile on a steep angle, an attempt to avoid neighboring countries. Missiles with built-in solid propellants are easier to move and hide and can be launched more quickly than liquid-propellant weapons.

Japanese Defense Minister Gen Nakatani told reporters the mis-



A TV screen shows a image of North Korean leader Kim Jong Un during a news program at the Seoul Railway Station in South Korea on Thursday, Oct. 31, 2024.

sile’s flight duration of 86 minutes and its maximum altitude of more than 4,350 miles exceeded corresponding data from previous North Korean missile tests.

Having a missile fly higher and for a longer duration than before means its engine thrust has improved. Given that previous ICBM tests by North Korea have already proved they can theoretically reach the U.S. mainland, the latest launch was likely related to an effort to examine whether a missile can carry a bigger warhead, experts say.

Jung Chang Wook, head of the Korea Defense Study Forum think tank in Seoul, said it’s fair to say the missile in Thursday’s launch could carry North Korea’s biggest and most destructive warhead. He said the launch was also likely designed to test other technological aspects that North Korea needs to master to further advance its ICBM program.

North Korea has made strides in its missile technologies in recent years, but many foreign experts believe the country has yet to acquire a functioning nuclear-armed missile that can strike the U.S. mainland. They say North Korea likely possesses short-range missiles that can deliver nuclear

strikes across all of South Korea.

There have been concerns that North Korea might seek Russian help to perfect its nuclear-capable missiles in return for its alleged dispatch of thousands of troops to support Russia’s war against Ukraine. U.S. Defense Secretary Lloyd Austin said Wednesday that North Korean troops wearing Russian uniforms and carrying Russian equipment are moving toward Ukraine, in what he called a dangerous and destabilizing development.

Lee Choon Geun, an honorary research fellow at South Korea’s Science and Technology Policy Institute, said the early results of Thursday’s launch suggested Russia might have given a key propellant component that can boost a missile’s engine thrust. He said that a higher thrust allows a missile to carry a bigger payload, fly with more stability and hit a target more accurately.

Jung said he speculates Russian experts might have given technological advice on missile launches since Russian President Vladimir Putin visited North Korea for a meeting with Kim in June.

Kwon Yong Soo, an honorary professor at South Korea’s Nation-

al Defense University, said that North Korea likely tested a multiple-warhead system for an existing ICBM. “There’s no reason for North Korea to develop another new ICBM when it already has several systems with ranges of up to 6,200 to 9,300 miles that could reach any location on Earth,” Kwon said.

The North Korean confirmation of an ICBM test was unusually quick since North Korea usually describes its weapons tests a day after they occur.

“North Korea could have probably thought that its rivals could look down it after it gave away so much in military resources to Russia,” Yang Uk, an expert at South Korea’s Asan Institute Institute for Policy Studies. “The launch may have been intended as a demonstration to show what it’s capable of, regardless of troop dispatches or other movements.”

The U.S., South Korea and Japan released a joint statement Thursday condemning the missile launch, saying it was in “flagrant violation” of numerous U.N. Security Council resolutions. The foreign ministers of the three countries also condemned the deepening military cooperation between North Korea and Russia, particu-

larly the deployment of North Korean troops to Russia.

“We strongly urge (North Korea) to immediately cease its series of provocative and destabilizing actions that threaten peace and security on the Korean Peninsula and beyond,” they said.

U.N. Secretary-General Antonio Guterres strongly condemned the launch, which clearly violates U.N. Security Council resolutions banning North Korea’s use of ballistic missile technology, the U.N. spokesman said.

The U.N. chief reiterated his call for de-escalation on the Korean peninsula and establishing an environment for dialogue and the resumption of talks, stressing that “Diplomatic engagement remains the only pathway to sustainable peace and the complete and verifiable denuclearization of the Korean Peninsula,” spokesman Stephane Dujarric said.

South Korean military spokesperson Lee Sung Joon said the North Korean missile may have been fired from a 12-axle launch vehicle, the North’s largest mobile launch platform. The disclosure of the new launch vehicle in September had prompted speculation North Korea could be developing an ICBM that is bigger than its existing ones.

South Korea’s military intelligence agency told lawmakers Wednesday that North Korea has likely completed preparations for its seventh nuclear test as well. It said North Korea had been close to testing an ICBM.

In the past two years, Kim has used Russia’s invasion of Ukraine as a window to ramp up weapons tests and threats while also expanding military cooperation with Moscow. South Korea, the U.S. and others say North Korea has already shipped artillery, missiles and other convectional arms to replenish Russia’s dwindling weapons stockpiles.

North Korea’s possible participation in the Ukraine war would mark a serious escalation. Besides Russian nuclear and missile technologies, experts say Kim Jong Un also likely hopes for Russian help to build a reliable space-based surveillance system and modernize his country’s conventional weapons. They say Kim will likely get hundreds of millions of dollars from Russia for his soldiers’ wages if they are stationed in Russia for one year.

Police say man behind ballot box fires has a lot of metalworking experience

By **ALANNA DURKIN RICHER and CLAIRE RUSH**
The Associated Press

PORTLAND, Ore. — The man suspected of setting fires in ballot drop boxes in Oregon and Washington state is an experienced metalworker and may be planning additional attacks, authorities said Wednesday.

Investigators believe the man who set the incendiary devices at ballot boxes in Portland, Oregon, and nearby Vancouver, Washington, had a “wealth of experience” in metal fabrication and welding, said Portland Police Bureau spokesperson Mike Benner.

The way the devices were constructed and the way they were attached to the metal drop boxes showed that expertise, Benner said.

Authorities described the suspect as a white man, age 30 to 40, who is balding or has very short hair.

Police previously said surveillance video showed the man driving a black or dark-colored 2001 to 2004 Volvo S-60. The vehicle did not have a front license plate, but it did have a rear plate with unknown letters or numbers.

The incendiary devices were marked with the message “Free Gaza,” according to a law enforcement official who spoke to The Associated Press on the condition of anonymity because they were not authorized to discuss an ongoing investigation.

A third device placed at a different drop box in Vancouver earlier this month also carried the words “Free Palestine,” the official said.

Investigators are trying to identify the person responsible and the motive for the suspected arson attacks, which destroyed or damaged hundreds of ballots at the drop box in Vancouver on Monday when the



A voter drops off a ballot for the 2024 election in a newly installed drop box on Monday, Oct. 28, 2024, in Portland, Ore., after the previous drop box was damaged.

box’s fire suppression system didn’t work as intended. Authorities are trying to figure out whether the suspect actually had pro-Palestinian views or used the message to try to create confusion, the official said.

Surveillance images captured a Volvo pulling up to a drop box in Portland just before security personnel nearby discovered a fire inside the box on Monday, Benner said. The early-morning fire was extinguished quickly thanks to the box’s suppression system and a nearby security guard, police said. Just three of the ballots inside were damaged.

The ballot box in Vancouver that burned also had a fire suppression system inside, but it failed to prevent

hundreds of ballots from being scorched, said Greg Kimsey, the longtime elected auditor in Clark County, Washington, which includes Vancouver.

Elections staff were able to identify 488 damaged ballots retrieved from the box, and as of Tuesday evening, 345 of those voters had contacted the county auditor’s office to request a replacement ballot, the office said in a statement Wednesday. The office will mail 143 ballots to the rest of the identified voters on Thursday.

Six of the ballots were unidentifiable, and the office said the exact number of destroyed ballots wasn’t known, as some may have completely burned to ash.

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PUBLIC MEETING NOTICE
CITY OF CHARLESTON, WV FY 2025 – FY 2029
COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME INVESTMENT PARTNERSHIP PROGRAMS
SECTION 108 LOAN GUARANTEE PROGRAM

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City Service Center, Parking Building #1
915 Quarrier Street, Charleston, WV 25301
Tuesday, November 19, 2024 at noon, prevailing time

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As part of the planning process, the City is conducting a survey to identify residents’ needs 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. The link to the resident survey is: <https://www.surveymonkey.com/r/CharCDBG2025-2029>

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HOME funds may be used for any of the following: rehabilitation of owner-occupied housing, assistance to homebuyers, rental housing activities, tenant-based rental assistance, and administrative purposes.

All interested residents are encouraged to attend this Public Meeting, and they will be given the opportunity to present oral or written testimony concerning the needs of the City of Charleston 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. Paige Hill, Mayor’s Office of Economic and Community Development, City of Charleston, 105 McFarland Street, Charleston, WV 25301 or submitted via email to Paige.Hill@CityofCharleston.org.

Amy Shuler Goodwin, Mayor
City of Charleston

% & *

City of Charleston/Mayor's Office of Economic and Community Development

Public Meeting Sign-In Sheet

November 19, 2024 – 12:00pm - 1:00pm – City Service Center Conference Room

Name (Please print all information)	Organization	Mailing Address (P.O. Box or Street, City, ZIP)	Phone	Email Address
Andy Backus	MOECD	105 McFarland St, Charleston, 25301	304-348-8035	andrew.backus@cityofcharleston.org
Paige Hill	MOECD	105 McFarland St, Charleston, 25301	304-348-8035	Paige.hill@cityofcharleston.org
Tiffany Hicks	MOECD	105 McFarland St, Charleston, 25301	304-348-8035	Tiffany.hicks@cityofcharleston.org
Zora Rogers	MOECD	105 McFarland St, Charleston, 25301	304-348-8035	Zora.rogers@cityofcharleston.org
Laura Garner	Girl Scouts of Black A	321 Virginia St. Charleston, WV	931-266-9199	laura.garner@Bdgs.org
Autumn McCraw	WVARR	1114 Smith St Charleston WV	304-999-0388	autumn@wvarr.org
Josh Sopp	WVARR	1116 Smith St Charleston WV	304-639-5514	Josh@wvarr.org
Sarah Lett	Lett Property Investments	PO Box 646, Poca WV 25159	304-389-7409	sarahlett2@yahoo.com
Kelli Lewis	Girl Scout			
Stacie Boggess	WV women work			
Dave Parks	MOECD	105 McFarland St, Charleston, 25301	304-348-8035	dave.parks@cityofcharleston.org
Samantha Nygaard	West Side Neighborhood Association			
Jeff Bridelle	Midian Leadership Project	711 Park Ave Chas 25302	304-382-8288	midianleadership@gmail.com
Chris Fletcher	Urban Design			





FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan

Public Needs Meeting

November 19, 2024, 12:00-1:00 pm
Charleston City Service Center Conference Room

Attendance:

- Andy Backus, Director, MOECD
- Paige Hill, MOECD
- Tiffany Hicks, MOECD
- Zora Rogers, MOECD
- Dave Parks, MOECD
- Chris Fletcher, Urban Design Ventures, LLC
- Laura Garner, Girl Scouts of Black Diamond
- Kelli Lewis, Girl Scouts
- Autumn McCraw, West Virginia Association of Recovery Residences (WVARR)
- Josh Sapp, WVARR
- Sarah Lett, Lett Property Investments
- Stacie Boggess, WV Women Work
- Samantha Nygaard, West Side Neighborhood Association
- Jeff Bidelle, Midian Leadership Project

Minutes:

Chris Fletcher from Urban Design Ventures began the meeting at 12:00 PM. He explained that the City of Charleston, West Virginia is preparing two planning documents required by the U.S. Department of Housing and Urban Development (HUD): the FY 2025-2029 Five-Year Consolidated Plan & FY 2025 Annual Action Plan, and the 2025 Analysis of Impediments to Fair Housing Choice. These are required by HUD because the City receives funding from two Federal programs: the first is the Community Development Block Grant Program (CDBG) from which the City receives about \$1.5 million annually, and the second is the HOME Investment Partnership Program which gives the City about \$850,000 annually. The funding is entitlement-based, meaning that HUD does not require a competitive grant application but allocates money to compliant grantees each year based on a formula.

He proceeded to give a presentation about the programs and process. This presentation is attached.



After the presentation, Chris opened the floor to questions and comments for each subtopic at a time, beginning with Housing needs in the City of Charleston and the Charleston/Kanawha HOME Consortium:

- Autumn McCraw from the West Virginia Association of Recovery Residences advocated for substance abuse recovery housing to be a priority for the City. It would be a fair housing initiative as well as strengthening the human services and economy of Charleston.
- Josh Sapp from WVARR additionally brought up transitional housing aimed at youth aging out of foster care, for whom there are no statewide programs. These youth need to be taught independent living skills such as rent & mortgage payment and higher education registration to redirect them from the addiction pipeline.
- The group discussed the need for a safety net for youth generally, and how youth often don't have the skills to manage a household regardless of whether they were in foster care.

Chris then asked the group about Community Development needs, which he described as everything that makes a community vibrant and attractive such as clean and accessible parks, streets, sidewalks, transit, youth programs, and other public spaces & facilities. Comments included:

- The need for a library on the West Side was shared. The group then expanded to comment that isn't really a lot on the West Side at all, including a community center and other community facilities. The area around the West Side and Elk City has a lot of dead space, but some of the reasons include their being in a floodplain with frequent flooding events. The lower life expectancy in these neighborhoods was also brought up.
- Kelli Lewis from the Girl Scouts of Black Diamond agreed, as their office is on the West Side and it has few or no attractions.
- Samantha Nygaard of the West Side Neighborhood Association also agreed. She noted that the Magic Island green space was being developed and that there are pockets of community, but the robust infrastructure isn't yet there.
- Stacie Boggess from West Virginia Women Work shared her perspective on the West Side from her involvement with Zion Child Development Center and Shining Light Celebration Church, which are located in that neighborhood. She agreed that there is a need for more services, noting that Shining Light plans to build a community center in the area.
- Autumn mentioned that the City at large should have a recovery community organization, which is a non-clinical group that helps provide support services and hosts 12-step programs. Such a program existed or exists in Beckley, WV, and seems to be very helpful in promoting recovery.

Next, Chris solicited comments about Economic Development needs in the City, including job retention, job creation, and workforce development and training as well as business attraction, growth and retention:

- Autumn again brought up the economic potential of the recovery community. Persons who successfully go through recovery programs are able to hold permanent jobs and develop the economy of Charleston, and the most important parts of maintaining a job while in recovery are to have support services, be housed, and actively take part. She mentioned that Café Appalachia



is an employer of persons in recovery and that Coalfield Development is putting a workforce training center in the East End, and hopes that a similar workforce training center can be opened on the West Side. Another participant pointed out that WorkForce West Virginia does have a job training center on the West Side, and Autum expressed the desire that there be an easier way for persons to access all the workforce programs.

- Sarah Lett has employed persons in recovery as well as those with prior convictions. She has found that instead of slotting them into jobs without potential for advancement, they do much better when given training and a career path that engages them. This sometimes poses problems with not being able to mix youth and persons with past felonies, but the end result is a reduced rate of recidivism and relapse.
- Another participant also brought up that housing prices have increased faster than income, so even persons who hold what were solidly middle-class jobs (such as schoolteachers) can't afford housing except in the far ends of Kanawha County.
- Kelli agreed regarding employment training, whether that includes apprenticeships or college.
- Samatha asked the City to continue focusing on sustainable economic development. She planned to elaborate in writing on the City's survey, but thinks that the region needs to attract and retain employees in order to have a strong business community.
- Stacie Boggess from West Virginia Women Work shared that she felt this is a complicated issue. She apologized that information about workforce training is not centralized, and that many organizations have very specific focuses. For instance, WV Women Work has been successfully bringing women into blue-collar trade, construction and manufacturing jobs for over 25 years, but they don't have a high profile in the community. She also tied this back to housing issues, and brought up the "benefits cliff" where persons could get a job with decent pay but can't afford to lose government benefits like childcare. Stacie would like to see the government fill that gap in benefits for the short term at least, allowing people to take jobs and still keep healthcare and so forth.

Chris opened the floor to the following subject of Social and Human Services needs, including food deliveries & soup kitchens, childcare and youth programs, programs for seniors and disabled persons, and services for the unsheltered:

- Paige Hill from the City brought up the concept of a loneliness hotline for elderly persons, essentially a person who would listen and talk with someone who isn't able to easily leave the house. She feels this would reduce their problems later and save money in senior services.
- Autumn and Jeff reiterated the need for recovery housing and for youth transitional housing.
- Kelli wants to see funds go toward meeting people where they're at. In her case, this means bringing Girl Scout programming to children at their homes or providing transportation so they can get to group events.
- When asked what priority needs existed, Stacie replied "Childcare with about 500 exclamation points." She worried that many childcare businesses have closed and that only a few will accept children younger than age 2. There is a vacuum in childcare that she has found is especially



prevalent in low-income areas such as the West Side. She also hopes to see childcare during non-traditional work shifts rather than just 8am – 5pm.

Chris' last discussion point was Fair Housing, meaning whether persons experience non-income-based barriers to acquiring housing. These can include the practices of not approving rental applications for persons with children, not approving mortgages for a person whose first language isn't English, or refusing to make reasonable accommodations for the elderly or disabled.

- Sarah began, stating that this was why she attended the hearing. She brought up the issue of widowed seniors who no longer could take care of the houses they'd occupied for years, and were forced to move and in some cases essentially abandon the property. This goes back to the issue of community, and she wants to see the West Side community be able to support these seniors and allow them to gracefully age in place.
- One of the participants personally had trouble with obtaining housing after recovering from substance abuse and having a conviction on her record. Some of her clients have also experienced trouble obtaining housing because of gaps in employment histories or rental histories. She wants to see more housing available for these persons.
- Stacie asked about how to address housing timeliness, such as for persons impacted by domestic violence or persons who need immediate help with rent or utilities in order to stay in their homes. It is often difficult to rapidly rehouse these persons or quickly ensure they can keep their housing. This is exacerbated by lack of staffing at social service agencies and problems with filling out housing applications.

After going through all of the prompts, both Chris Fletcher and Andy Backus thanked the participants for their time. Andy mentioned that the MOECD office would be taking comments and suggestions, and Chris shared a QR code link to the resident survey (which was not functioning at the moment – participants were sent the correct link). Finally, Andy told the participants that if they represented an organization that was interested in applying for CDBG funding, there would be an upcoming meeting to describe the application process.

City of Charleston, WV

FY 2025-2029 Five-Year
Consolidated Plan

2025 Analysis of Impediments to
Fair Housing Choice

PUBLIC NEEDS MEETING

Tuesday, November 19, 2024

Noon

City Service Center
Conference Room
915 Quarrier Street



WHAT IS THE CONSOLIDATED PLAN?



The **Consolidated Plan** is designed to help grantees:

- Assess affordable housing and community and economic development needs and market conditions.
- Make data-driven, place-based investment decisions.

The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus CDBG and HOME funding.

WHAT IS THE CONSOLIDATED PLANNING PROCESS?

- **Consultation and Citizen Engagement.** Grantee jurisdictions engage the community, both in the process of developing and reviewing the proposed plan, and as partners and stakeholders in the implementation of HUD funding. By consulting and collaborating with other public and private entities and residents, grantees can align and coordinate community development programs with a range of other plans, programs, and resources to achieve greater impact.
- **The Consolidated Plan.** The “Con Plan,” which has a duration of five years, describes the jurisdiction’s community development priorities and multi-year goals based on an assessment of housing and community development needs, an analysis of housing and economic market conditions and available resources.

WHAT IS THE CONSOLIDATED PLANNING PROCESS?

- **The Annual Action Plan.** The Con Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified in the Con Plan.
- **Consolidated Annual Performance and Evaluation Report (CAPER).** In the CAPER, grantees report on accomplishments and progress toward Con Plan goals in the prior year.

FY 2025-2029 CONSOLIDATED PLAN SCHEDULE

EVENT	DATE
Send First Public Hearing Notice to the Newspaper	Tuesday, October 29, 2024
Public Needs Meeting Notice Published	Friday, November 1, 2024
Stakeholder Interviews	November 11 – 22, 2024
Resident Survey Opens	Tuesday, November 19, 2024
Public Needs Meeting	Tuesday, November 19, 2024, at 12 PM
CDBG and HOME Applications for Project Funding available	Monday, December 2, 2024
Resident Survey Closes	Friday, December 20, 2024
CDBG and HOME Project Funding Applications due to the City	Friday, January 31, 2024

FY 2025 CDBG AND HOME GRANT AWARD ESTIMATES

NOTE: Based on HUD's
FY 2024 approximate
grant award amounts

FY 2025 CDBG
\$1,500,000

FY 2025 HOME
\$650,000

CDBG NATIONAL OBJECTIVES

NATIONAL OBJECTIVE SUBCATEGORY	CONDITIONS FOR ELIGIBILITY	EXAMPLES
Low-Moderate Income Area Benefit (LMA)	<p>A facility or improvement will be used for a purpose that benefits all residents in a defined area primarily residential in which at least 51% are LMI households.</p> <p>Paying all or part of a special assessment on behalf of LMI Households qualifies under this objective.</p>	<p>The Installation of paved streets, sidewalks, curbs and gutters in a predominantly LMI household neighborhood.</p> <p>CDBG funds pay the assessment made to Low-Mod Income household homeowners when a new water/sewer system is installed in their neighborhood</p>
Low-Moderate Income Limited Clientele (LMC)	<p>The majority of public service activities qualify under this national objective.</p> <p>Services provided to a specific group of people who are comprised of at least 51% LMI households.</p>	<p>Homeownership counseling provided to a group of LMI individuals.</p> <p>Renovation or expansion of a food pantry.</p>

CDBG NATIONAL OBJECTIVES

NATIONAL OBJECTIVE SUBCATEGORY	CONDITIONS FOR ELIGIBILITY	EXAMPLES
Low-Moderate Income Housing	The facility or improvement exclusively benefits housing to be occupied by LMI households.	A parking lot and landscaping are improved on the site of a rental property with 51% LMI households paying affordable rents.
Low-Moderate Income Jobs	<p>Public improvement is for an economic development project that creates or retains permanent jobs.</p> <p>In order for a CDBG funded economic development activity to qualify as an activity that benefits low- and moderate-income persons, at least 51% of the jobs created or retained (full time equivalent basis) will be held by or made available to low- and moderate-income persons.</p>	A new water tower will enable factory expansion and owners to commit to hiring at least 51% of new permanent jobs to LMI persons.

CDBG NATIONAL OBJECTIVES

NATIONAL OBJECTIVE SUBCATEGORY	CONDITIONS FOR ELIGIBILITY	EXAMPLES
Blight – Area	Public improvements and facilities are in a designated blighted area and activity addresses conditions that contributed to blight.	An outdated fire hall is rehabilitated, and equipment is updated to prevent further loss of life and property due to fires.
Blight – Spot	Public improvements or facility is outside designated blighted area, and activity is limited to eliminate specific conditions of blight or decay.	Historic library building located outside a designated area is rehabilitated.
Urgent Need	Acquisition, construction, or reconstruction of a public facility or improvement that is designated to alleviate recent serious and imminent threat to public health and safety and no other funds are available.	A storm sewer system is reconstructed after a severe flood damaged it. All other funding sources are unavailable or exhausted.

ELIGIBLE CDBG ACTIVITIES

§570.201 Basic Eligible Activities:

- (a) **Acquisition** – By purchase, long-term lease, and donation of real estate.
- (b) **Disposition** – Through sale, lease and donation of real property acquired with CDBG funds, including reasonable costs for temporary management.
- (c) **Public Facilities and Improvements** – Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements, including removal of architectural barriers. This includes streets, curbs, walks, parks, recreational facilities, etc.
- (d) **Clearance** – Demolition and removal of buildings and improvements.
- (e) **Public Services** – Labor, supplies and materials for public services concerned with employment, crime prevention, childcare, health, drug abuse, education, fair housing counseling, energy conservation, welfare, etc.
- (f) **Interim Assistance** – Activities that require immediate action to arrest deterioration and that permanent improvements will be carried out as soon as practicable; including clean-up, clearance, etc.
- (g) **Payment of Non-Federal Share** – Funds for the local share of eligible type activities and projects from other Federal or State Programs.

ELIGIBLE CDBG ACTIVITIES

- (h) **Urban Renewal Completion** – Payment of the cost of completing an urban renewal project.
- (i) **Relocation** – Payments and other assistance for permanently and temporarily relocating individuals, families, businesses, non-profit organizations, and farm operations as a result of a CDBG funded activity or project.
- (j) **Loss of Rental Income** – Payments to housing owners for loss of rental income incurred in holding, for temporary periods, housing units to be used for the relocation of individuals and families displaced by program activities.
- (k) **Housing Services** – Housing counseling in connection with tenant – based rental assistance and affordable housing projects.
- (l) **Privately Owned Utilities** – Funds for acquisition, construction, reconstruction, rehabilitation, or installation of distribution lines and facilities of privately owned utilities.
- (m) **Construction of Housing** – Funds for the rehabilitation of housing under Section 17 of the Housing Act of 1937, as amended.
- (n) **Homeownership Assistance** – Funds may be used to provide direct homeownership assistance to low- and moderate-income households to subsidize payments for homeowners, finance acquisition, mortgage guarantees, down payment assistance, and closing costs.

ELIGIBLE CDBG ACTIVITIES

- (o) **Microenterprise Assistance** – Provide financial assistance for small enterprises including credit, grants, loans, guarantees, technical assistance, etc.
- (p) **Rehabilitation and Preservation** – Funds to finance the rehabilitation of privately owned buildings and improvements for single family residential properties, low-income public housing, public or privately owned commercial or industrial buildings, manufactured housing, etc.
- (q) **Code Enforcement** – Cost incurred for inspection for code violations and enforcement of codes, limited to salaries and related expenses of code enforcement and legal proceedings.
- (r) **Historic Preservation** – Funding for the rehabilitation, preservation, or restoration of historic properties.
- (s) **Special Economic Development Activities** – Funds may be used for an economic development activity, including loans and grants to a for-profit business.
- (t) **Special CBDO Activities** – Funds may be used as grants or loans to a Community Based Development Organization (CBDO) to carryout neighborhood revitalization, community or economic development, or an energy conservation project.
- (u) **Planning and Management** – Funds may be used for planning activities which consist of all costs of data gathering, studies, analysis, preparation of plans and applications, environmental review records, mapping, etc.
- (v) **Administration** – Funds may be used for the reasonable administrative costs for general management, oversight, and coordination of the CDBG Program.

REVIEW OF PAST PERFORMANCE

CAPER

- City of Charleston has a good performance record with HUD and regularly meets its established performance standards.
- Each year the City prepares and submits to HUD a Consolidated Annual Performance and Evaluation Report (CAPER).
- FY 2023 CAPER is available for review at the Mayor's Office of Economic and Community Development (MOECD).
- FY 2023 CAPER was submitted to HUD for review on November 12, 2024.
- The City of Charleston expended 100% of its CDBG and HOME funds during the FY 2023 CAPER period to benefit low- and moderate-income persons.

OBSERVATIONS

RESIDENT SURVEY:
<https://www.surveymonkey.com/r/CharCDBG2025-2029>



UNMET NEEDS AND AREAS OF OPPORTUNITY TO EXPLORE

- **HOUSING**
- **COMMUNITY DEVELOPMENT**
- **ECONOMIC DEVELOPMENT**
- **SOCIAL AND HUMAN SERVICES**
- **FAIR HOUSING**



THANK YOU!



Public Hearing

**NOTICE OF DISPLAY OF PLANS AND PUBLIC HEARING
FOR THE FY 2020-2024 FIVE YEAR CONSOLIDATED PLAN AND THE
FY 2020 ANNUAL ACTION PLAN FOR THE CITY OF CHARLESTON, WV**

Notice is hereby given by the City of Charleston, Kanawha County, WV, that it has prepared a Five-Year Consolidated Plan for FY 2025-2029 and an Annual Action Plan for FY 2025. The City intends to submit its FY 2025 Annual Action Plan in the amount of \$1,501,940.00 for Community Development Block Grant (CDBG) funds and \$706,458.88 in HOME Investment Partnerships (HOME) funds (on behalf of the Charleston/Kanawha Housing Consortium). The plans will be submitted to the U.S Department of Housing and Urban Development (HUD) on or before August 16, 2025.

These plans will be available for review for a period of 30 days beginning on Wednesday, July 2, 2025 at <https://www.charlestonwv.gov/government/city-departments/moecd> and at the following locations:

Mayor's Office of Economic and Community Development (MOECD)

105 McFarland Street
Charleston, WV 25301

Kanawha County Public Library (Main Branch)

123 Capitol Street
Charleston, WV 25301

Written or verbal public comments on these plans will be received until 4 p.m. on Friday, August 1, 2025 and must be directed to the City of Charleston's Mayor's Office of Economic and Community Development, attention Ms. Paige Hill, CDBG Program Manager, 105 McFarland Street, Charleston, WV 25301, or via phone at (304) 348-8000 ext. 319; or TTD 711; or via email: Paige.Hill@CityofCharleston.org.

Notice is also hereby given that the City of Charleston will hold a virtual public hearing at 5:30 p.m. Tuesday, July 22, 2025 to provide an opportunity for comment on the draft FY 2025-2029 Five-Year Consolidated Plan and FY 2025 Annual Action Plan. To access and participate in the Virtual Public Hearing, please call use the following **QR code or URL**.

PAIGE TO INSERT QR CODE OR URL

The City of Charleston is proposing to fund the following activities with its FY 2025 CDBG and HOME funds:

- CDBG Administration \$300,388
- CORP Housing Rehab Program \$200,000
- ADA Curb Cuts \$518,761
- Bream Neighborhood Shop - Washer and Dryer Replacements \$7,500
- Sojourner's Shelter Renovations \$250,000
- Bob Burdette Center - Afterschool Program \$10,000
- Bream Neighborhood Shop - Utility Assistance Program..... \$9,000
- CKHA - Wellness Navigator \$15,000
- Covenant House - Homeless Outreach..... \$15,000
- Daymark – Patchwork..... \$21,000
- Kanawha Valley Collective - Identification and Transportation \$7,000

- Kanawha Valley Fellowship Home – Utilities..... \$20,000
- Charleston Legal Help for Renters Project..... \$20,000
- Manna Meal, Inc. Food Insecurity Safetynet Program \$10,000
- Midian Community Center – Utilities \$15,646
- Rea of Hope Fellowship Home – Utilities \$12,645
- Religious Coalition for Community Renewal – Utilities \$15,000
- United We House - Security Deposits..... \$15,000
- WV Health Right - Medical and Dental Supplies \$25,000
- YWCA Resolve – Utilities..... \$5,000
- YWCA Sojourner’s Shelter \$10,000
- HOME Administration..... \$70,645.89
- HOME First-Time Homebuyer Program Project \$529,844.16
- HOME CHDO Set-Aside \$105,968.83

These documents will be available for public comment until 4 p.m. on Friday, August 1, 2025, after which time the plans will be presented to the Charleston City Council for approval at the 7 p.m. on Monday August 4, 2025 City Council Meeting.

The plans were developed after conducting an initial community needs meeting; round table meetings and interview with housing, social services, and community and economic development agencies/organizations; meeting with City staff; a community-wide resident questionnaire, and receiving both written and verbal comments, and requests, which identified needs for the city.

If the City were to undertake any 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 funding.

All interested persons, groups, and organizations are encouraged to participate in this virtual public hearing and will be given the opportunity to present oral testimony concerning the proposed plans and use of Federal funds under the FY 2025-2029 Five-Year Consolidated Plan and FY 2025 Annual Action Plan. All comments or questions must be addressed to Ms. Paige Hill, CDBG Program Manager, Mayor’s Office of Economic and Community Development for the City of Charleston, WV until 4 p.m. on Friday, August 1, 2025, at 105 McFarland Street, Charleston, WV 25301, or via phone at (304) 348-8000 ext. 319; TTD 711; or via email at Paige.Hill@CityofCharleston.org.

Amy Shuler Goodwin, Mayor
City of Charleston

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W.V.A. LOTTERIES

Tuesday, July 1, 2025

Daily 3 — 210
Daily 4 — 6307
Cash 25 — 3-13-19-20-24

FOR THE BLIND

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Vol. 10 No. 248

Village Caregiving opens headquarters in Barboursville

By MAGGIE SUSA

msusa@hdmddial.com

BARBOURSVILLE—Village Caregiving hosted the grand opening of its new, expanded corporate headquarters in Barboursville on Monday.

The three-story building at 575 Central Ave. has more than 6,000 square feet of dedicated office space that can accommodate up to 40 employees. It boasts a large auditorium, two conference rooms, 16 private offices and 16 desks.

Village Caregiving was founded in 2013 by three friends — Andrew Maass, Jeff Stevens and Matt Walker — who each had a family member who needed home care services. They opened up the original headquarters in Barboursville, at 650 Main St. Ben Keenan, COO of Village Caregiving, said the organization will keep the Main Street building to use for overflow.

Today, the company has grown to more than 60 locations — including in Charleston — across 22 states with more than 3,300 caregivers serving more than 5,300 clients.

Village Caregiving offers non-medical care and assistance with daily needs, such as help with personal hygiene, light housework, meal preparation and companionship.

Jeff Stevens, co-founder and CEO, grew up in Barboursville. The



Village Caregiving's new Barboursville headquarters is seen on Monday, June 30, 2025.

idea of moving the company's headquarters to another city was not the table.

"When we take the values, Appalachian values, treating people the right way, do the right thing just because it's the right thing to do. We take those values and they spread across the country. Everyone relates to that. It's been a huge key component of our success and had we not grown up both personally and this company, right in this little pocket, I think there would have been a huge something lost. Especially given the fact that we're in the home care industry," Stevens said.

ple without health insurance, the Kaiser Family Foundation, a nonpartisan health policy research group, projected Tuesday.

"If all of this comes to pass, it would represent the biggest roll back of health insurance coverage ever due to federal policy changes," the Kaiser Family Foundation said Tuesday, citing the bill as well as the looming expiration of enhanced premium tax credits and the Trump administration recently finalizing a rule that would result in more people becoming uninsured.

Either the budget bill under Senate consideration or as passed last month by the House would cut off coverage for at least 60,000 West Virginians and increase the state's uninsured rate by 70%, according to an analysis released last week by Families USA, a nonpartisan health care consumer advocacy group.

But Capito has rejected West Virginia health advocates' warnings the bill would lead to devastating health outcomes in the state.

"[The only people [who] are going to lose a benefit are the people that don't deserve a benefit to begin with," Capito said in a call with reporters Thursday. Rep. Riley Moore, R-W.Va., echoed that prediction from Capito, his aunt, in a roundtable discussion on CNN Sunday.

"No one's going to lose Medicaid who currently needs Medicaid," Moore said.

Deep SNAP cuts expected

The bill would impose a new cost-sharing formula tied to payment error rates that would shift many SNAP costs to states while narrowing exceptions for work requirements for able-bodied adults.

There were more than 273,000 recipients of SNAP benefits in West Virginia in February — more than 15% of the state's population.

Under a portion of bill text released last month, West Virginia could face a cost shift of up to \$84 million in fiscal year 2026 if it has a SNAP payment error rate of 10% or higher — as it did in fiscal year 2023 — according to an analysis by the Center on Budget and Policy Priorities, a progressive think tank.

"The unfairness of this legislation is almost palpable," just Harvett, a Pittsburgh-based antihunger advocacy group, said in a statement Tuesday.

Fewer jobs, higher bills expected from energy cuts

A tax on solar and wind energy projects inserted into the bill during its Senate advancement was removed.

The bill would preserve tax credits for solar and wind projects via the Inflation Reduction Act, which was enacted with no Republican support in 2022, for projects that begin construction up to one year after the bill's enactment. But

Affected by Medicaid cuts?

Proposed cuts to Medicaid — a joint federal and state program that helps cover medical costs for qualifying individuals — could hurt health care companies like Village Caregiving, but the impact remains unknown.

"I haven't seen anything specifically yet that would affect home care," Stevens said. "Probably depends on which version of the bill passes, how it plays out. It will obviously affect Medicaid in some substantial way, but I haven't seen anything specific to home care yet."

He estimates Village Caregiving currently has about 1,000 clients who

projects that start construction after that would need to be placed into service before 2028 to qualify for the credit.

The bill would fast-track the phaseout of a wide array of tax credits for wind, solar and other renewable energy while creating a new advanced manufacturing tax credit for metallurgical coal.

The bill would cut off a hydrogen production tax credit at the end of 2027, moving forward its phaseout from the end of 2032. The tax credit is viewed as key for the Appalachian Regional Clean Hydrogen Hub, or ARCH2, and other regional hydrogen hubs selected to receive billions of dollars of investment through the bipartisan Infrastructure Investment and Jobs Act

passed in 2022.

"The phase out of clean energy tax credits and vital federal programs will have immediate and long-lasting negative impacts on our communities," Stephen Herzenberg, co-director of Reimagine Appalachia, a coalition of economic and environmental leaders, said in a statement Tuesday.

Herzenberg called the investments "instrumental" in creating union jobs, attracting private investment and setting up Appalachia as a hub for what he called "clean and efficient" manufacturing.

San Francisco-based climate policy firm Energy Innovation LLC has projected that changes in the similar House-passed budget reconciliation bill would result in:

NOTICE OF DISPLAY OF PLANS AND PUBLIC HEARING FOR THE FY 2025-2029 FIVE YEAR CONSOLIDATED PLAN AND THE FY 2025 ANNUAL ACTION PLAN FOR THE CITY OF CHARLESTON, WV

Notice is hereby given by the City of Charleston, Kanawha County, WV, that it has prepared a Five-Year Consolidated Plan for FY 2025-2029 and an Annual Action Plan for FY 2025. The City intends to submit its FY 2025 Annual Action Plan in the amount of \$1,501,940.00 for Community Development Block Grant (CDBG) funds and \$706,458.88 in HOME Investment Partnerships (HOME) funds (on behalf of the Charleston/Kanawha Housing Consortium). The plans will be submitted to the U.S. Department of Housing and Urban Development (HUD) on or before August 16, 2025.

These plans will be available for review for a period of 30 days beginning on Wednesday, July 2, 2025 at <https://www.charlestonwv.gov/government/city-departments/moced> and at the following locations:

Mayor's Office of Economic and Community Development (MOECD)

105 McFarland Street
Charleston, WV 25301

Kanawha County Public Library (Main Branch)

123 Capitol Street
Charleston, WV 25301

Written or verbal public comments on these plans will be received until 4 p.m. on Friday, August 1, 2025 and must be directed to the City of Charleston's Mayor's Office of Economic and Community Development, Ms. Paige Hill, CDBG Program Manager, 105 McFarland Street, Charleston, WV 25301, or via phone at (304) 348-8000 ext. 319; or TDD 711; or via email: Paige.Hill@CityofCharleston.org.

Notice is also hereby given that the City of Charleston will hold a virtual public hearing at 5:30 p.m. Tuesday, July 22, 2025 to provide an opportunity for comment on the draft FY 2025-2029 Five-Year Consolidated Plan and FY 2025 Annual Action Plan. To access and participate in the Virtual Public Hearing, please use the following:



SCAN ME

The City of Charleston is proposing to fund the following activities with its FY 2025 CDBG and HOME funds:

• CDBG Administration	\$300,398
• CDBG Housing Rehab Program	\$200,000
• ADA Curb Cuts	\$518,761
• Breann Neighborhood Shop - Washer and Dryer Replacements	\$7,500
• Sojourner's Shelter Renovations	\$250,000
• Bob Burdette Center	\$10,000
• Breann Neighborhood Shop - Utility Assistance Program	\$9,000
• CCHA - Wellness Navigator	\$15,000
• Covenant House	\$15,000
• Daymark - Patchwork	\$21,000
• Kanawha Valley Fellowship	\$7,000
• Kanawha Valley Fellowship Home	\$20,000
• Legal Aid	\$20,000
• Manna Meal	\$10,000
• Midian Community Center	\$15,646
• Real of Hope Fellowship Home	\$12,645
• Religious Coalition for Community Renewal	\$15,000
• United Way	\$15,000
• WV Health Right	\$25,000
• YWCA Resolve Family Abuse Program	\$5,000
• YWCA Sojourner's Shelter	\$10,000
• HOME Administration	\$706,458.88
• HOME First-Time Homebuyer Program	\$529,844.16
• HOME CHDO Set-Aside	\$105,968.83

These documents will be available for public comment until 4 p.m. on Friday, August 1, 2025, after which time the plans will be presented to the Charleston City Council for approval at the 7 p.m. on Monday, August 4, 2025 City Council Meeting.

The plans were developed after conducting an initial community needs meeting, round table meetings and interview with housing, social services, and community and economic development agencies/organizations; meeting with City staff; a community-wide resident questionnaire; and receiving both written and verbal comments, and requests, which identified needs for the city.

If the City were to undertake any 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 funding.

All interested persons, groups, and organizations are encouraged to participate in this virtual public hearing and will be given the opportunity to present oral testimony concerning the proposed plans and use of Federal funds under the FY 2025-2029 Five-Year Consolidated Plan and FY 2025 Annual Action Plan. All comments or questions must be addressed to Ms. Paige Hill, CDBG Program Manager, Mayor's Office of Economic and Community Development for the City of Charleston, WV until 4 p.m. on Friday, August 1, 2025, at 105 McFarland Street, Charleston, WV 25301, or via phone at (304) 348-8000 ext. 319; TDD 711; or via email at Paige.Hill@CityofCharleston.org.

Amy Shuler Goodwin, Mayor
City of Charleston

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City of Charleston, West Virginia FY 2025-2029 Consolidated Plan and FY 2025 Annual Action Plan

Virtual Public Hearing via Microsoft Teams
Tuesday, July 22, 2025 at 5:30 p.m.



SCAN ME

OPENING REMARKS

Ms. Paige Hill, CDBG Program Manager, City of Charleston

FY 2025-2029 CONSOLIDATED PLAN SCHEDULE

- ☒ Public Needs Meeting Notice Published..... FRI, 01 NOV 2024
- ☒ Stakeholder Interviews/Questionnaires 11 NOV 2024 – 13 DEC 2024
- ☒ Public Needs Meeting (in-person & virtual).....noon, TUE, 19 NOV 2024
City Services Center Con. Rm.
- ☒ Resident Surveys..... 19 NOV 2024 – 20 DEC 2024
- ☒ CDBG Applications for Funding 02 DEC 2024 - 31 JAN 2025
- ☒ Public Hearing and Display Notice Published TUE, 01 JUL 2025
- ☒ Con Plan and FY 2025 AAP go on Display WED, 02 JUL 2025
(on display for 30 days)
- ☒ Public Hearing5:30 p.m., TUE, 22 JUL 2025
- ☐ End of Display/Comment Period FRI, 01 AUG 2025
- ☐ City Council Adoption Resolution.....MON, 04 AUG 2025
- ☐ Plans submitted to HUD Pittsburgh Office on or before 16 AUG 2025

FY 2025 CDBG Projects

PROGRAM ADMINISTRATION

General Administration \$ 300,388.00

PUBLIC SERVICES

Bob Burdette Center - Afterschool Program \$ 10,000.00
Bream Neighborhood Shop - Utility Assistance \$ 9,000.00
CKHA - Wellness Navigator..... \$ 15,000.00
Covenant House - Homeless Outreach \$ 15,000.00
Daymark - Patchwork..... \$ 21,000.00
Kanawha Valley Collective - IDs & Transportation \$ 7,000.00
Kanawha Valley Fellowship Home - Utilities..... \$ 20,000.00
Charleston Legal Help for Renters Project \$ 20,000.00

Manna Meal Food Insecurity Program.....	\$ 10,000.00
Midian Community Center - Utilities	\$ 15,646.00
Rea of Hope Fellowship Home - Utilities	\$ 12,645.00
Religious Coal. for Comm. Ren. - Utilities.....	\$ 15,000.00
United We House - Security Deposits	\$ 15,000.00
WV Health Right – Medical/Dental Supplies.....	\$ 25,000.00
YWCA Resolve - Utilities	\$ 5,000.00
YWCA Sojourner's Shelter.....	\$ 10,000.00

PUBLIC FACILITIES & IMPROVEMENTS

CORP Housing Rehab Program.....	\$ 200,000.00
ADA Curb Cuts.....	\$ 518,761.00
Bream Neighborhood Shop - Washers/Dryers.....	\$ 7,500.00
Sojourner's Shelter Renovations	\$ 250,000.00

TOTAL FY 2025 CDBG FUNDS FOR PROJECTS/ACTIVITIES = \$1,501,940.00

FY 2025 HOME Projects

PROGRAM ADMINISTRATION

HOME Administration.....	\$ 70,645.89
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HOUSING

HOME First-Time Homebuyer Program.....	\$ 529,844.16
HOME CHDO Set-Aside	\$ 105,968.83

TOTAL FY 2025 HOME FUNDS FOR PROJECTS/ACTIVITIES = \$ 706,458.88

PUBLIC COMMENTS

There were no members of the public in attendance at the virtual public hearing and no public comments were received prior to opening the public hearing.

Virtual meeting attendees included Andy Backus, Paige Hill, Mindy Young, and Tracy Chapman of the Mayor's Office of Economic & Community Development (MOECD) and Christopher Fletcher, Urban Design Ventures, LLC (consultant).

ADJOURNMENT

Paige Hill declared the public hearing closed at approximately 5:55 p.m.


 Ms. Paige Hill, CDBG Program Manager

City of Charleston, WV

FY 2025-2029 Five-Year
Consolidated Plan

FY 2025 Annual Action Plan

VIRTUAL PUBLIC HEARING

Tuesday, July 22, 2025

5:30 p.m.

Via Microsoft Teams



SCAN ME



WHAT IS THE CONSOLIDATED PLAN?



The **Consolidated Plan** is designed to help grantees:

- Assess affordable housing and community and economic development needs and market conditions.
- Make data-driven, place-based investment decisions.

The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus CDBG and HOME funding.

WHAT IS THE CONSOLIDATED PLANNING PROCESS?

- **Consultation and Citizen Engagement.** Grantee jurisdictions engage the community, both in the process of developing and reviewing the proposed plan, and as partners and stakeholders in the implementation of HUD funding. By consulting and collaborating with other public and private entities and residents, grantees can align and coordinate community development programs with a range of other plans, programs, and resources to achieve greater impact.
- **The Consolidated Plan.** The “Con Plan,” which has a duration of five years, describes the jurisdiction’s community development priorities and multi-year goals based on an assessment of housing and community development needs, an analysis of housing and economic market conditions and available resources.

WHAT IS THE CONSOLIDATED PLANNING PROCESS?

- **The Annual Action Plan.** The Con Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified in the Con Plan.
- **Consolidated Annual Performance and Evaluation Report (CAPER).** In the CAPER, grantees report on accomplishments and progress toward Con Plan goals in the prior year. CAPERs are submitted to HUD within 90 days after the end of the City’s program year (September 28th).

CITY OF CHARLESTON'S FY 2025-2029 CONSOLIDATED PLAN SCHEDULE

EVENT	DATE
Public Needs Meeting (in-person)	noon, TUE, 19 NOV 2024
Resident Surveys	19 NOV 2024 – 20 DEC 2024
Stakeholder Interviews / Questionnaires	11 NOV 2024 – 13 DEC 2024
CDBG Applications	02 DEC 2024 - 31 JAN 2025
30-day Public Display/Review/Comment Period Started	WED, 02 JUL 2025
Public Hearing (virtual)	5:30 p.m., TUE, 22 JUL 2025
30-day Public Display/Review/Comment Period Ends	FRI, 01 AUG 2025
City Council Resolution	MON, 04 AUG 2025
Submit Plans to HUD	on or before 16 AUG 2025

PLAN DISPLAY LOCATIONS

City of Charleston Website at:

<https://www.charlestonwv.gov/government/city-departments/moecd>

**Mayor's Office of Economic and Community Development
(MOECD)**

105 McFarland Street
Charleston, WV 25301

Kanawha County Public Library (Main Branch)

123 Capitol Street
Charleston, WV 25301

**FY 2025
CDBG AND HOME
GRANT AWARD
AMOUNTS**

**FY 2025 CDBG
\$1,501,940.00**

**FY 2025 HOME
\$706,458.88**

PROPOSED FY 2025 ANNUAL ACTION PLAN BUDGET

<u>CDBG Administration</u>	<u>\$300,388</u>	<u>Charleston Legal Help for Renters Project</u>	<u>\$20,000</u>
<u>CORP Housing Rehab Program</u>	<u>\$200,000</u>	<u>Manna Meal Food Insecurity Program</u>	<u>\$10,000</u>
<u>ADA Curb Cuts</u>	<u>\$518,761</u>	<u>Midian Community Center - Utilities</u>	<u>\$15,646</u>
<u>Bream Neighborhood Shop - Washers/Dryers</u>	<u>\$7,500</u>	<u>Rea of Hope Fellowship Home - Utilities</u>	<u>\$12,645</u>
<u>Sojourner's Shelter Renovations</u>	<u>\$250,000</u>	<u>Religious Coal. for Comm. Ren. - Utilities</u>	<u>\$15,000</u>
<u>Bob Burdette Center - Afterschool Program</u>	<u>\$10,000</u>	<u>United We House - Security Deposits</u>	<u>\$15,000</u>
<u>Bream Neighborhood Shop - Utility Assistance</u>	<u>\$9,000</u>	<u>WV Health Right – Medical/Dental Supplies</u>	<u>\$25,000</u>
<u>CKHA - Wellness Navigator</u>	<u>\$15,000</u>	<u>YWCA Resolve - Utilities</u>	<u>\$5,000</u>
<u>Covenant House - Homeless Outreach</u>	<u>\$15,000</u>	<u>YWCA Sojourner's Shelter</u>	<u>\$10,000</u>
<u>Daymark - Patchwork</u>	<u>\$21,000</u>	<u>HOME Administration</u>	<u>\$70,645.89</u>
<u>Kanawha Valley Collective - IDs & Transportation</u>	<u>\$7,000</u>	<u>HOME First-Time Homebuyer Program</u>	<u>\$529,844.16</u>
<u>Kanawha Valley Fellowship Home - Utilities</u>	<u>\$20,000</u>	<u>HOME CHDO Set-Aside</u>	<u>\$105,968.83</u>

PUBLIC COMMENTS

All comments or questions must be addressed to:

Ms. Paige Hill, CDBG Program Manager
Mayor's Office of Economic & Community Development

and received by 4 p.m. on Friday, August 1, 2025

BY MAIL:

105 McFarland Street
Charleston, WV 25301

BY PHONE:

(304) 348-8000 ext. 319
TTD 711

BY EMAIL:

Paige.Hill@CityofCharleston.org



THANK YOU!



Agency/Organization Meetings

Meeting summary for Charleston Consolidated Plan Stakeholder Meeting - Mayor's Office of Economic and Community Development (10/28/2024, 2:00-3:30pm)

Attendees:

- Chris Fletcher, Urban Design Ventures
- Andrew Stephens, Urban Design Ventures
- Andy Backus, MOECD
- Jane Dodd, MOECD
- Carmeletta Kinder, MOECD
- Paige Hill, MOECD
- Zora Rogers, MOECD
- Mindy Young, MOECD

Meeting Agenda

Discussion of Client and Consultant Needs

- MOECD to send UDV information about dates and times for the public hearing.
- UDV to add Religious Coalition for Community Renewal to stakeholder meetings.
- MOECD to contact Mayor regarding department head meetings.
- UDV to combine Housing and Lenders groups.

Chris explained how UDV plans to split meeting groups so everyone has a chance to attend. Zora and Andy agreed to add Old Colony Realty to the stakeholder list. UDV will “lock” the stakeholder list and start scheduling stakeholder meetings for the week of November 11. Andy will be inviting various other staff members to the stakeholder meetings. Chris notified the group about the stakeholder survey, which opens on November 11 and closes on November 30.

Housing Needs

After reviewing methods and needs for preparing the Consolidated Plan, Chris asked the group about what the number one housing issue in Charleston is right now. Zora said that it's difficult to say which is most important: homeownership assistance is her priority, homeowner rehab is big, and also there needs to be a way to acquire, rehab/rebuild, and market housing. There is a need for rental rehab, but she believes that the majority of funding should go directly to the individual who needs it rather than to a landlord. Mindy agreed, but feels Zora knows it far better. Andy brought up that the City is getting ready to tackle the difficult issue of finding rental or transitional housing for a large family. The City is preparing to provide seven to eight units for families at risk of homelessness and make sure they won't



need to immediately leave when their income rises. This is aimed at families that are stuck in the Sojourners shelter because they can't find somewhere suitable. If the pilot program is successful, Andy will work with the City to expand it.

Chris then asked about the City's focus regarding affordable & attainable housing in terms of new construction, owner-occupied rehab, or acquisition/rehab/resale. Zora stated their priority is owner-occupied rehab, and Andy agreed since buildable land is at a premium. The City has applied for Federal Home Loan Bank funding to crank up the rehab program, but structures are falling into disrepair faster than the City can repair them. Homeowners need the education to fix houses too, but West Virginians may be suspicious of government help.

Andy told the group that the City needs enough staffing and funding to keep up with the demand; when the City advertises 20-25 rehab opportunities, they get overwhelmed with applications. Chris asked the MOECD staff about how much rehab money is requested versus provided. Andy told him that some participating jurisdictions have a waiting list, but Charleston tries not to maintain one. When Zora started, she remembered that the City had a waiting list approximately two years long because they kept running out of funds. That led to problems with houses no longer being repairable and applicants having moved prior to being assisted. The City doesn't receive enough funding to fix the big picture problems. Also, she mentioned that utility costs and homeowner insurance are challenging; some residents don't have the money to keep all their utilities.

To Andy's point, Chris wondered whether there is an education and counseling portion of the homebuyer assistance program, and Zora replied that the program talks about the buying process, but neither the homebuyer or the rehab program include education about maintenance. According to Andy MOECD does have conversations with homeowners during the rehab processes, via Dave Parks, but people need better understanding that a rehab program isn't punitive (nobody will come to placard the door, etc.) Up to two years ago, this was a repayable loan which would still have a \$20,000 lien on the property, and that scared off potential rehab clients, but even after it switched to a fully forgivable loan there are some who are leery. It isn't a bad debt but folks still fear it.

Community Development Needs

Taking out social services, Chris asked the group about community development needs dealing with public realm improvements to infrastructure and open space. What are some unmet needs and opportunities? Andy told them that community development activities are tough to do much with the amount of funding received. Once the City has exhausted its 15% Public Services and neighborhood facilities, it looks at infrastructure. For a long time the ADA curb cuts weren't keeping up with paving. The City has been focusing on paving recently, and MOECD is stepping in to fund curb cuts with about \$500,000 yearly. MOECD also works on a lot of ADA accessibility, and is working to add cooling to facilities that have never had air conditioning.

Besides the ADA curb cuts, Chris wondered if the City is also reconstructing sidewalks? Andy told him yes, to some extent they've been able to connect sidewalks between curb cuts for mobility. HUD was concerned about how much sidewalk they could fund. The City has done some sidewalks but there isn't



funding. Mindy asked if sidewalks have to be limited to low-income areas, and Chris confirmed yes. Zora received a complaint this last year about sidewalks – only the CDBG-eligible area had new sidewalks and paving, and the new sidewalk stopped halfway down the block. She would think there would be funding to continue the sidewalk to the next curb cut outside of the LMA. Mindy observed that worse, when the City did sidewalks there were times when one side of the street got reconstructed and the other didn't. That's one reason MOECD mostly funds ADA curb cuts now, they're not limited to a low-mod area due to presumed benefit (seniors and persons with disabilities having fixed income due to not working full-time).

Zora noted that the amount and quality of green space in the City has made strides, but it has been a hot topic especially as regards its use by children and pets.

Chris asked whether MOECD intends to keep ADA curb cuts as their priority, but Andy said he would have to run that past the Mayor. One thing they've learned is that MOECD can either do seven projects at once, or they can do one major infrastructure project that frees up other departments and funds. He thinks their time and funding can often be better spent by focusing on one big project, and they've learned their lesson by trying to do six or seven projects at the same time.

Chris wondered how long the Mayor has left in her term, and Andy responded that she has two years remaining. Chris then asked, beyond CDBG what is the City leaning into for the next two to five years? According to Andy the Mayor has asked MOECD to lean into affordable housing, which is why they've put \$400-500,000 of CDBG into rehab programs. They've had some of their biggest years for their HOME Blend program in recent years; 17 houses last year alone, despite having the worst market for affordable housing in years. In addition, the City has Congressionally-Directed Spending/Community Project Funding (earmarks) such as \$1 million going into an immediate needs shelter and \$25 million to the Capitol City Connector for the riverfront. There are several big projects coming in as Senator Manchin's priorities before he retires, including the sports complex downtown.

Economic Development Needs

Moving on, Chris asked the group about the economic development needs in Charleston, including job creation and retention and everything in-between. What are the needs and opportunities and community conversations?

Andy started by bringing up the major issue of childcare – that's a major malfunction statewide and a lack of childcare suppresses economic development. The City has been working with a major childcare center over the last two CDBG cycles to improve safety and security. This year, there's \$26-27,000 going to the Girl Scouts for their center, and some money going to the Salvation Army's center for facility improvements. Moving on to healthcare, a lot of money (appx \$40-50,000) goes toward HealthRight, and Manna Meal is getting funding to be able to feed people at their brick and mortar location. Paige noted that they intend to fund shelving and maybe a second washer for Bream. Andy said that being able to provide basics of healthcare and childcare will build foundation for economic growth. There are some companies relocating to Charleston, which are being addressed by the City Manager's office. Chris was glad to see someone refer to childcare and healthcare as foundational to economic development.



Andy explained that a lot of people are confused by the name on the MOECD door, asking about mall redevelopment or transit bus construction. He has to explain why “economic” is on the door, which helps the community understand who to call.

Chris asked Mindy and Zora about the last time they used a Section 108 loan, if ever? Mindy didn’t remember any. In the early 2000s they were exploring it for the old Kanawha Hotel, but that never came to fruition. Zora thought that was probably shortly after she started, before she had enough experience to understand why they didn’t use the program. Chris wondered if anyone from the Mayor’s office has ever asked, which they haven’t, and he brought it up because at the public needs hearing, he plans to mention Section 108 so the City won’t have to conduct future public outreach. Andy has thought about utilizing it for community development, and wants it as an available option just in case. Chris did note the major drawback that the City would get a huge chunk of money at once and then no/minimal money in subsequent years. Paige was hesitant about doing something new when MOECD isn’t sure if they can do it. Chris agreed that it sounds great, but Section 108 is laborious, dedicated to economic development, and aimed at creating low-income jobs. He just wants to make sure that the City can move forward with Section 108 without needing another needs hearing specifically for the program.

Social and Human Services Needs

Chris then brought up the social and human service needs category, which is directly related to the 15% public service cap. Andy mentioned that Paige has been on the nonprofit side and is keyed into the community and Continuum of Care. The City has been doing a better job getting new applicants and new organizations, but part of the frustration is that they could be making more of an impact. Paige thought the City needs more of everything, and that won’t happen based on CDBG funds. She jokes with nonprofits that the City gives them pocket change. She would like to use the program to work with young agencies to prep them for Federal funding – that doesn’t usually happen, but she does like to make sure there are a few young agencies considered each year.

Chris asked whether the City plans to support capacity-building, and Paige said yes. The City does a lot of utility funding, assisting with direct service staff. MOECD funds a lot of direct service. Mindy shared that the problem with public services is that it would be nice to fund three or four agencies, as opposed to a dozen. However, there are a lot of agencies that would have problems if they don’t receive a yearly disbursement. The City doesn’t want to pay nonprofit salaries according to Andy, because they don’t want an organization to make its employees contingent on CDBG funding through the City – he feels it’s nonprofit complacency. He agrees with Paige and wants to set up organizations to help them apply for their own non-CDBG funding. Chris has often seen that dynamic. It’s easy for cities to fall into funding the same groups over and over with the Public Service 15% – most grant opportunities are hard to get and there’s not a good way to lobby for them, but organizational leadership can come directly to the City to make their case for CDBG funding. HUD’s rule is that an agency can’t be funded for the same thing for more than 3 years without a change in program or scope; they’re supposed to be for growth, but this doesn’t go over well with groups that depend on the yearly funding.



Paige shared that the City primarily funds the same groups year over year, and if not the same groups, then groups within the same category. For one of their recipients, Andy told the group that the City has funded various priorities over the years such as partial salary, bus passes, and facility improvements. It's usually not the same allocation every year. Mindy's opinion is that if an organization comes in year after year for the same thing (like funding for direct service personnel salaries) and their sustainability plan says, "if you don't fund us, we need to eliminate the position", the City is in an impossible position. HUD doesn't want to fund the same thing over and over, but they've indicated that the CDBG grantee has flexibility to keep funding a program that would otherwise close its doors. It seems like a way to get around the rule. Chris agreed, but HUD has a "but for" clause which means that "an organization can't receive repeat funding for the same activity but for the possibility of this activity being discontinued". He also thinks it's something of a shell game.

Chris asked, from a social and human service perspective, where is the City focusing in terms of unmet needs? What is the funding structure and services funded? Paige said she was looking for matrix codes and will email them to Andrew.

Fair Housing Concerns

Chris asked Zora what she sees from housing operators and clients in terms of challenges, issues or barriers. She said that the majority of issues come up with rentals, but she doesn't deal as much with rentals personally. She does know that the general public feels they struggle to communicate and understand what they need in order to purchase or lease. Credit turns out to be more of an issue than discrimination; people are better able to understand the issue due to credit apps, but are hesitant to ask the questions. Zora and Jane have to bridge the gap between clients and providers such as the housing authority. As far as direct impediments, credit, job security, verifiable employment are all difficult for clients to understand. She often hears clients upset that they pay \$800/month rent but can't qualify for a \$500/month mortgage, and she also thinks there's a problem with providers not understanding that difficulty. The City doesn't have a Fair Housing office anymore so they don't see the complaints that go to the state level. Chris asked if the City's CDBG grant fund anything associated with their Human Rights Commission, but Zora isn't aware of that. Before the local housing office was disbanded, part of it was funded through CDBG but now the state handles it directly. The City doesn't have direct access. Used to be, the City was involved and could help with the solutions directly, but they don't get those calls anymore. The City no longer has an active human rights commission.

Chris asked what MOECD does for Fair Housing Month. Zora told him that MOECD participates in state activities. She has presented at the state Fair Housing conference. MOECD also participates in any type of housing event, including an upcoming one on Saturday, November 2 with RCCR and CKHA, to try to help Section 8 voucher holders purchase housing. She also sees that credit is still a mystery to many people, especially when a lot of older people didn't have credit cards and women weren't allowed to get independent lines of credit until the 1970s. She's seen a lot of issues with people treating home loans in the same way as payday lenders and "Chime"-style bank accounts, taking credit hits when they don't repay those loans immediately as opposed to having a small line of credit for flexibility. There's a generational gap, as well as a gap between reality and HUD's underwriting guidelines.



**Meeting summary for Charleston Consolidated Plan Stakeholder Meeting - Social Services 1
(11/13/2024, 10:00-11:30am)**

Quick recap:

The group discussed the preparation of planning documents required by HUD for the city of Charleston, focusing on unmet needs and areas of opportunity over the next five years. They explored various aspects of economic and community development, including job opportunities and challenges faced by organizations' clients. Lastly, they discussed the challenges of affordable housing, the current state of the Mall, and potential changes to revitalize the area.

Attendance:

- Chris Fletcher, Urban Design Ventures (UDV)
- Andrew Stephens, UDV
- Andy Backus, Charleston Mayor's Office of Economic and Community Development (MOECD)
- Paige Hill, MOECD
- Mindy Young, MOECD
- Beth Scohy, Daymark
- Angie Settle, WV Health Right

Next steps:

- City of Charleston to explore expanding driver's education opportunities for youth and young adults who are not in high school.
- City of Charleston to consider ways to improve public awareness and education about available social services and resources.
- City Planning Department to review and potentially strengthen regulations on rental housing quality and landlord responsibilities.
- City of Charleston to continue efforts to develop safe, affordable housing options.
- City of Charleston to support and explore funding opportunities for comprehensive health and wellness programs that address social determinants of health.
- City Planning Department to provide an update on the rental registration and inspection program.



Summary:

Planning Documents and Homeless Services

Chris discussed the preparation of two planning documents required by HUD for the city of Charleston to access about \$1.5 million annually in CDBG funds and \$850,000 annually in HOME funds. The planning documents, a Five Year Consolidated Plan and an Analysis of Impediments to Fair Housing Choice, aim to identify unmet needs and areas of opportunity over the next five years.

Housing and Community Development Discussion

Beth and Chris discussed various aspects of housing and community development. Beth, the executive director of Daymark, shared about her organization's programs providing homeless services for youth and foster care youth. She highlighted the success of their independent living program, where youth learn to pay rent and eventually get their rent back if they complete the program successfully.

Beth expressed a need for more HUD housing, specifically section 8 vouchers, that are not located in minority or impoverished areas. She also highlighted the need for housing close to populated areas with easy access to public transportation. Chris agreed and expanded on the topic, mentioning the importance of quality housing stock, accessibility for the elderly, and the need for vibrant public spaces. Beth also pointed out the lack of shopping and entertainment options in their area, suggesting the need for more community centers and organized hangout spots for kids. Lastly, they touched on economic development, focusing on job creation, retention, and redevelopment of underperforming areas.

Addressing Food Industry Job Challenges

The discussion revolved around job opportunities and challenges faced by the clients Beth serves, particularly those in the food industry. Beth noted that most of her clients work in food-related jobs, and there was a lack of educational opportunities or trade schools in the area. A significant issue raised was the lack of driver's education programs, a crucial life skill lacking for many of her clients. Andy suggested exploring the possibility of expanding driving courses into tech schools like Ben Franklin or Carver, but acknowledged the potential financial constraints. The group agreed that this issue needs further exploration and potential solutions.

Charleston's Development and Social Services

Chris and Beth discussed various aspects of Charleston's development, including job creation, social and human services, and fair housing. Beth highlighted the lack of shopping opportunities and the need for more stores, as well as the challenges faced by young people in finding housing due to age-related discrimination. She also mentioned her organization's successful collaboration with the housing authority and the United Way. Chris noted the absence of a one-stop shop for accessing social and human services and the need for more awareness about available resources. Beth expressed her disappointment with the plans for the local mall and her appreciation for the city's recent developments, such as the bike race and the Christmas lights at the ballpark.



Addressing Charleston's Unmet Needs

Angie and Chris discussed the unmet needs and areas of opportunity in Charleston, West Virginia. Angie, the CEO of the free and charitable clinic West Virginia Health Right, shared her insights on housing, community development, and economic development. She highlighted the ongoing issue of affordable and safe housing, the need for innovative programs to support people in recovery, and the potential for reimagining the downtown area. As with Beth, Angie also expressed her appreciation for the mayor's efforts including improving the city's walkable spaces and her excitement about the new sports complex.

Addressing Healthcare and Social Services

Angie and Chris discussed the challenges and opportunities in healthcare and social services. Angie highlighted the importance of addressing social determinants of health, such as housing, food insecurity, and employment, in addition to medical care. She emphasized the need for a holistic approach to healthcare, including behavioral health care and recovery services. Angie also mentioned the importance of community engagement and the need for more resources and staffing to improve services. Chris asked about the ease of navigating these services and the role of case management, to which Angie responded that while there is always room for improvement, the current model is effective in putting patients at the center of their care.

Affordable Housing Challenges in Charleston

Chris and Andy discussed the challenges of maintaining affordable housing in Charleston. Angie shared her experiences with clients facing housing issues, including lack of decent affordable housing and landlords not fixing issues promptly. She also mentioned the need for revitalization in the area. Andy confirmed that Charleston has a rental registration program, but noted the difficulty of maintaining an inspection schedule due to limited staff. Chris planned to delve deeper into the rental registration program when speaking with Dan, the new department head.

Mall Revitalization and New Developments

Chris and Andy discussed the current state of the Mall. Andy explained that the Mall is privately owned and has been experiencing a decline in tenants, with many stores leaving and being walled off. However, he noted that the property itself is clean and not unsafe. Andy also mentioned that the Mall is undergoing significant changes, with the Sears building being purchased by the Patel group to be converted into a Hilton-branded hotel, and the Macy's building being torn down to make way for a new sports complex. Andy expressed optimism about the potential for these changes to revitalize the area and bring in new businesses and jobs.



**Meeting summary for Charleston Consolidated Plan Stakeholder Meeting - Economic Development
(11/13/2024, 1:30-3:00pm)**

Attendance

- Chris Fletcher, UDV
- Andrew Stephens, UDV
- Andy Backus, MOECD
- Paige Hill, MOECD
- Mindy Young, MOECD
- Tiffany Hicks, MOECD
- Susie Salisbury, Charleston Area Alliance
- Ronald Butlin, Charleston Urban Renewal Authority
- Patrick Leahy, Charleston Coliseum and Convention Center
- Tim Brady, Charleston Visitors and Convention Bureau
- Rosemary Barbee, Charleston Job Corps Center

Quick recap

The group discussed the allocation of Community Development Block Grant (CDBG) funds to address the needs of low- to moderate-income residents in Charleston, focusing on the need for a variety of housing types and community development. They also explored the importance of a strong bus transportation system, childcare services, and workforce development in the hospitality and tourism industry. Lastly, they emphasized the need for social services to support individuals dealing with addiction or homelessness, and the importance of investing in these services for community stability and economic development.

Next steps

- City of Charleston to explore development of new apartment complexes for young professionals within 1.5 miles of city center.
- Charleston Area Alliance to share relevant portions of their strategic plan with the city in December to inform the Five Year Consolidated Plan.
- Transit Authority to conduct demand analysis for extended bus service hours, particularly for late night workers.
- City of Charleston to investigate opportunities for developing more hiking and mountain biking trails within city limits.
- Job Corps to explore possibility of adding hospitality/culinary trades to their program offerings in the future.



Summary:

CDBG Funds Allocation and Housing Needs

Chris led a discussion on the allocation of Community Development Block Grant (CDBG) funds, emphasizing the need to address low to moderate income residents' needs. Susie, Tim, Ronald, Patrick, and Rosemary shared their perspectives on the housing situation in Charleston. Susie and Ronald highlighted the need for a variety of housing types, including affordable and mid-market options, to accommodate the influx of new workers from rural areas. Patrick stressed the importance of new apartment complexes for young professionals, while Rosemary emphasized the need for affordable housing for job corps students. The group agreed that the existing housing stock is in poor condition and lacks diversity, with a particular need for multifamily and flex housing options.

Community Development and Housing Needs

In the meeting, Rosemary expressed her preference for living further out from Charleston, but still within commuting distance. She noted that there seemed to be a lack of housing options in the middle price range, with many older homes needing significant work. Chris then shifted the discussion to community development, asking for suggestions on what would make communities attractive and vibrant. Tim suggested more trail development within the city limits for both community development and tourism, while Ronald expressed concerns about the Town Center Mall. Susie emphasized the need for vibrancy, safety, and accessibility in community development, including proper fall surfaces in playgrounds, safe community centers, and addressing multimodal transportation options.

Improving Bus Services for Community

Susie emphasized the importance of a strong and active bus transportation system for community development, particularly in Charleston. Patrick highlighted the challenge of bus service ending too early for many of his staff, which hampers business development and new office space. He suggested the need for bus services till midnight, especially for large concerts and convention events. Patrick also mentioned the issue of labor force loss due to early bus service. Rosemary agreed on the importance of the bus system, noting its use by students and the need for it due to car issues. Chris agreed to bring up the issue of demand analysis for non-peak hours.

Addressing Childcare Needs and Challenges

Chris initiated a discussion about the need for childcare services to support the workforce. Rosemary and Susie agreed that there is a significant need for childcare, particularly for young parents who lack parenting skills. Susie highlighted the issue of childcare centers closing, which is a widespread problem in West Virginia and possibly across the country. She also mentioned the escalating costs of childcare and the potential impact on working parents' ability to afford childcare. Susie suggested that the shift from attendance-based to enrollment-based reimbursements has helped childcare businesses budget better, but the possibility of reverting to attendance-based reimbursements could cause further challenges.



Economic Development and Job Creation

Chris initiated a discussion on economic development, job creation, and job retention, specifically focusing on potential sites for new energy and development. Tim and Patrick were asked to contribute to the discussion. Patrick suggested that a boutique hotel in the area could be beneficial for conventions and branding. He also stated that the state of the mall should not be inhibiting business at the convention center or the Coliseum. Tim then highlighted the need for hospitality and culinary arts training to sustain the growth of tourism in the city. Susie discussed the challenges of finding suitable land for development and the importance of business retention and expansion. She also mentioned the need to find people with entrepreneurial spirit and drive to take over existing businesses. The conversation ended with a discussion on the ongoing strategic planning process for the whole county, which includes the technology sector, energy, and green energy.

Addressing Manufacturing Site Issues

Susie discussed the ongoing issues with employees failing drug tests and not showing up to work at a manufacturing site. She mentioned that the site had been cleaned up before they acquired it and that they were in the process of rebuilding. Susie also revealed that their strategic plan was 75% complete but couldn't be shared yet due to the board's unavailability. Chris suggested a follow-up meeting in December to discuss the plan further. Ronald, on the other hand, expressed his focus on eliminating blight and the need for replacement with something new.

Hospitality and Tourism Workforce Development

Ronald discussed the development of low-level jobs on the west side, while Chris and Patrick discussed the need for a workforce in hospitality and tourism sectors. Rosemary from the Economic Development department mentioned her organization's focus on training individuals for employability, particularly in building trades. Patrick emphasized the constant need for skilled workers in the culinary and bartending sectors, and the organization's efforts to raise funds for tuition costs. Rosemary suggested the possibility of providing housing for culinary arts students, and Patrick confirmed their involvement in supporting the culinary arts program at Carver. The discussion concluded with the mention of social and human services, particularly those serving youth, seniors, and food programs.

Addressing Social Services and Poverty

The discussion revolved around the importance of social services and their impact on economic development. Susie and Ronald emphasized the need to support individuals dealing with addiction or homelessness, as it contributes to community stability. Tim shared the perspective of visitors to the city, noting that while locals may perceive a homelessness problem, outsiders often view Charleston as a clean city. Rosemary suggested addressing the issue of neglected homes and potential condemnation to improve the city's image for tourism. The group agreed on the necessity of investing in social services and addressing the visible signs of poverty in the city.



Meeting summary for Charleston Consolidated Plan Stakeholder Meeting - Housing Organizations and Lenders 1 (11/13/2024, 3:30-5:00pm)

Attendance:

- Chris Fletcher, UDV
- Zachary Laros, UDV
- Andy Backus, MOECD
- Mindy Young, MOECD
- Shamika Robinson, Community Works West Virginia
- Molly Savilla, Wesbanco
- Allison Brill, Rebuilding Together Charleston
- Mark Taylor, Charleston-Kanawha Housing Authority
- Jeff Knight, Charleston-Kanawha Housing Authority
- Andy Blackwood, Habitat for Humanity, Kanawha and Putnam Counties
- Kevin Jones, Religious Coalition for Community Renewal
- Melody Jordan, Berkshire Hathaway Home Services

Quick recap

The meeting focused on discussing unmet needs and opportunities in the housing sector, covering topics such as affordability, repairs, homelessness, and mental health support. Participants explored community development issues, workforce strengthening strategies, and economic development opportunities to promote growth and job creation in the region. The discussion concluded with an examination of barriers to fair housing, highlighting challenges faced by low-income families and voucher holders.

Next steps

- City of Charleston to explore opportunities for creating affordable housing for those in the 80-120% AMI range.
- Charleston-Kanawha Housing Authority to educate landlords about the voucher program process to increase participation.
- City of Charleston to investigate ways to subsidize repairs for lower-income landlords to improve housing quality and safety.
- City of Charleston to consider investing in community spaces, both indoor and outdoor, to foster a sense of community.
- City of Charleston to explore opportunities for summer internships or training programs for high school and college students in skilled trades.



Summary:

Addressing Housing Sector Unmet Needs

The meeting involved a group of housing professionals discussing unmet needs and areas of opportunity in the housing sector. Mark highlighted the large waiting list for one-bedroom units and the need to address homelessness and mental health issues. Allison highlighted the need for basic repairs and addressing abandoned housing to make neighborhoods safer. Kevin emphasized the importance of affordable housing for individuals, especially those with mental health challenges, and the need for supportive services. Jeff pointed out the increasing utility costs as a significant issue affecting affordability. Shamika suggested subsidizing lower-income landlords for repairs to make units safer and more eligible for housing choice vouchers. The group also discussed the lack of programs for those who fall between low-income and higher-income brackets.

Community Development and Economic Needs

Chris led a discussion on community development and economic development, seeking input from the group on unmet needs and areas of opportunity. Andy Blackwood highlighted the need for cleanup in certain neighborhoods, while Shamika emphasized the importance of getting children back to reading and investing in community spaces. Molly and Allison expressed uncertainty about specific areas of need, while Mark suggested addressing blight and infrastructure issues. Jeff noted the impact of school consolidation and lack of community identity on neighborhoods. The group agreed to revisit these topics for further discussion.

Strengthening Workforce and Economic Growth

The group discussed strategies to strengthen the workforce and promote economic development in the region. They identified the need to attract employers and build a stronger workforce, with a focus on small-scale manufacturing and additional education opportunities in healthcare. The group also discussed the importance of retaining younger talent through summer internships and training programs, and the need to increase pay for employees to achieve a more livable wage. They acknowledged the challenges of attracting businesses due to limited access to funds and the need for more effective lending practices. The group agreed to explore these opportunities further to promote economic growth and job creation.

Barriers to Fair Housing and Choice

Chris led a discussion on barriers to fair housing and choice, with participants sharing their experiences and observations. Kevin highlighted source of income as a significant barrier, while Allison and Jeff discussed the lack of accessible units and income barriers. Mark noted that voucher holders sometimes face difficulties finding landlords willing to accept their vouchers. Shamika and Molly discussed the challenges faced by low-income families, including concentration in certain areas, lack of safety, and difficulty in qualifying for home loans. The conversation ended with Chris expressing gratitude for the insights shared and the commitment of the participants to their work.



**Meeting summary for Charleston Consolidated Plan Stakeholder Meeting – Homeless Organizations
(11/15/2024, 10:00-11:30am)**

Attendance:

- Chris Fletcher, UDV
- Andrew Stephens, UDV
- Paige Hill, MOECD
- Tiffany Hicks, MOECD
- Mindy Young, MOECD
- Traci Strickland, Kanawha Valley Collective (CoC)
- Julie Britton, YWCA Charleston

Quick recap:

The meeting focused on the city's process for developing a Five Year Consolidated Plan and Analysis of Impediments to Fair Housing Choice, with discussions on unmet housing needs, community development opportunities, and the challenges faced by the community. The participants also discussed the need for a low barrier shelter for individuals experiencing homelessness, the challenges faced by older individuals and families in maintaining their homes, and the issue of fair housing. The conversation ended with a discussion on the challenges faced by the community, including the loss of a soup kitchen's home and the potential for foster care children to end up in shelters or the prison system.

Next steps:

- City to explore options for developing low-barrier shelters for individuals experiencing homelessness.
- City to investigate opportunities for infill housing and new construction on vacant lots, particularly in downtown and West Side areas.
- City to consider strategies for improving housing rehabilitation efforts to address substandard housing conditions.
- City to examine ways to support and expand services for aging residents to help them remain in their homes safely.



Summary:

City's Five Year Housing Plan and Engagement

The meeting discussed the city's process for developing a Five Year Consolidated Plan and Analysis of Impediments to Fair Housing Choice, which are required planning documents for receiving federal housing funds from HUD. The city is conducting a community engagement process, including surveys and meetings with various stakeholders, to identify housing and community development needs and priorities for the next 5 years.

Addressing Housing Needs and Development

The discussion focused on unmet housing needs and community development opportunities in the city. Traci brought up the need for more affordable and subsidized housing units that accept housing vouchers, as many landlords are resistant to vouchers and their properties fail inspections. Julie highlighted the poor condition of many available rental units, with issues like holes in floors, lack of running water, and no heat. She suggested opportunities for housing rehabilitation, infill construction on vacant lots, and replacing dilapidated buildings, especially downtown and on the West Side. Traci mentioned the lack of accessible housing units and opposition from some residents to new apartment buildings, preferring single-family homes instead. For community development, Traci praised the city's efforts on sidewalks and curb cuts but notes the West Side lacks a central community hub, and some areas of the city lack grocery stores within reasonable distance for those without transportation.

Addressing Homelessness and Low Barrier Shelters

Chris and Traci discussed the need for a low barrier shelter for individuals experiencing homelessness. Traci highlighted the increase in homelessness in the area, attributing it to the end of Covid-related financial support. She emphasized the effectiveness of low barrier shelters in helping individuals find housing, but also noted the community resistance to such shelters. Traci suggested the need to rebrand low barrier shelters to highlight their potential benefits to funders and community stakeholders. She also mentioned the city's response to the need for supportive services, including an independent program to help people maintain their housing.

Soup Kitchen Relocation and Challenges

Traci discussed the challenges faced by her community, particularly the loss of the soup kitchen's home. The kitchen, which had been in operation for 45 years, was forced to relocate due to community pushback and the church's decision to no longer house it. The pushback was attributed to the soup kitchen's proximity to a school and the church's perception of the kitchen as a source of community issues. Traci also mentioned the soup kitchen's transition to a mobile model, which would likely change the way services are provided in the city.

Addressing Housing and Fair Housing Issues

In the meeting, Julie and Traci discussed the challenges faced by older individuals and families in maintaining their homes due to lack of affordable housing and maintenance costs. They also expressed



concern about the aging out of foster care children and the potential for them to end up in shelters or the prison system. The conversation then shifted to fair housing, with Julie and Traci sharing their experiences of subtle discrimination and landlords' audacity in setting high rent and utility costs. They also highlighted the issue of landlords asking intrusive questions about tenants' personal lives. Traci added that the number of units being sold to new landlords is a significant issue, leading to displacement and rent increases for tenants. Chris thanked the participants for their valuable insights and contributions to the community.



**Meeting summary for Charleston Consolidated Plan Stakeholder Meeting – Advocacy Organizations
(11/15/2024, 1:30pm)**

Attendance:

- Chris Fletcher, UDV
- Andrew Stephens, UDV
- Andy Backus, MOECD
- Tiffany Hicks, MOECD
- Paige Hill, MOECD
- Mindy Young, MOECD
- Sarah K. Brown, Mountain State Justice
- Carissa Davis, WV State Olmstead Commission
- Taniua Hardy, Disability Rights West Virginia
- Meredith Pride, Appalachian Center for Independent Living
- Tia Welch, West Virginia Human Rights Commission

Quick recap:

The participants discussed the unmet needs and areas of opportunity in housing and community development in Charleston, focusing on affordable and accessible housing, transitional shelter housing, and community development. They also highlighted the importance of accessible transportation, public spaces, job creation, and retention, and the need for a one-stop hub for various services. The group also discussed various barriers to fair housing, including a lack of affordable and decent housing, poor quality housing, and discrimination based on protected classes.

Next steps:

- City of Charleston to explore creating a one-stop resource hub for social services, housing assistance, and other community resources in multiple accessible locations across the city.
- City of Charleston to investigate opportunities for increasing affordable and accessible housing options, including incentives for landlords to accept housing vouchers and make accessibility modifications.
- West Virginia Human Rights Commission to conduct education and outreach to landlords and tenants about fair housing laws, focusing on issues like emotional support animals, accessibility requirements, and discrimination.



Summary:

Addressing Housing Needs

In the meeting, the participants discussed the unmet needs and areas of opportunity in housing and community development in Charleston. They identified a lack of affordable and accessible housing, particularly for single individuals and families with children. They also noted the need for transitional shelter housing for the unhoused and the importance of maintaining homeownership for low-income individuals. The participants agreed on the need for programs that provide low-interest, forgivable loans for home maintenance and repairs. They also highlighted the need for shelters with low barriers to entry and affordable pathways to homeownership.

Community Needs in Charleston

The discussion revolved around community development in Charleston, with a focus on unmet needs and areas of opportunity. Tia emphasized the need for more opportunities for young people and seniors, including accessible public spaces and facilities. Sarah highlighted the importance of maintaining a vibrant and attractive community, particularly in the East End, and suggested incentives for business development. Taniua pointed out the need for cleaner and more accessible parks, while Carissa agreed with Taniua's observations and expressed a sense of missing community in Charleston.

Participants discussed the need for accessible transportation, particularly for seniors, individuals with disabilities, and youth. They also highlighted the importance of public spaces, such as playgrounds and restrooms, and the need for community engagement when blocking off sidewalks for outdoor dining. The issue of accessible sidewalks was raised, particularly in relation to bus stops and connections.

Charleston's Economic Development and Revitalization

The meeting focused on the economic development of Charleston, with participants discussing the need for more storefronts and local businesses to revitalize the city. They also highlighted the importance of good public schools, paid leave for parents, and competitive wages and benefits to attract and retain employers. The need for more accessible transportation and food service delivery was also emphasized. The group also discussed the need for job creation and retention, particularly in areas of town that are beyond their useful life. They suggested incentives for businesses to open in vacant storefronts and the need for manufacturing jobs within the city.

Centralized Hub for Unhoused Services

The group discussed the need for a one-stop hub for various services, particularly for the unhoused population. They agreed that such a hub would provide a centralized location for resources like housing, jobs, and other necessities. The group also acknowledged the challenges faced by childcare centers, particularly those that operate outside traditional hours, and the need for accessible transportation. Additionally, they discussed the importance of safe zones for youth and the need for more programs like day habilitation and elderly daycare. The group agreed that these issues are not unique to their city and could benefit other communities as well.



Addressing Fair Housing Barriers

The group discussed various barriers to fair housing, including a lack of affordable and decent housing, poor quality housing, and discrimination based on protected classes. They also highlighted issues with accessibility for individuals with disabilities and the challenges faced by those with housing vouchers. The conversation touched on the need for education and outreach to landlords and tenants, particularly in areas with a high concentration of recovery homes. The group also noted the unique challenges posed by the prevalence of individual landlords in Charleston, which can make education and enforcement more difficult. The discussion concluded with a call for further investigation and analysis of these issues.



**Meeting summary for Charleston Consolidated Plan Stakeholder Meeting – Faith-Based Organizations
1 (11/15/2024, 3:30pm)**

Attendance:

- Chris Fletcher, UDV
- Andrew Stephens, UDV
- Andy Backus, MOECD
- Tiffany Hicks, MOECD
- Paige Hill, MOECD
- Mindy Young, MOECD

No stakeholders attended this meeting.



**Meeting summary for Charleston Consolidated Plan Stakeholder Meeting – Faith-Based Organizations
2 (11/19/2024, 10:00am)**

Attendance:

- Chris Fletcher, UDV
- Andrew Stephens, UDV
- Andy Backus, MOECD
- Tiffany Hicks, MOECD
- Paige Hill, MOECD
- Mindy Young, MOECD
- Pastor Jim Hewitt, Charleston Baptist Temple
- Pastor William (Bill) Myers, First Presbyterian Church
- Pastor Randolph Richardson, Trinity Lutheran Church
- Michelle Thompson, Bible Center Church

Quick recap:

The community discussed various issues such as mental health services, homelessness, housing conditions, transportation, and the need for more community events. The importance of job creation, particularly in trade jobs, was emphasized, along with the need for partnerships between the private sector, nonprofits, NGOs, and government to provide infrastructure for resettling people and revitalize the Charleston area. The challenges faced by young people in finding childcare and balancing work, as well as the issue of fair housing and barriers to affordable housing, were also discussed.

Next steps:

- City of Charleston to explore partnerships between private sector, nonprofits, and government to provide infrastructure, job training, and services for resettling new residents.
- City of Charleston to investigate ways to improve access to affordable, quality childcare, potentially through partnerships with businesses or organizations.
- City of Charleston to examine options for increasing availability of trade worker training programs and apprenticeships.
- City of Charleston to look into creating a centralized clearinghouse of information on available social services and resources.
- City of Charleston to explore solutions for temporary pet housing to assist individuals transitioning off the streets or entering recovery programs.



Summary:

Addressing Community Issues and Solutions

The discussion revolved around various issues and potential solutions for the community. The speakers highlighted the need for better mental health services and a clearer system for accessing these services. They also discussed the issue of homelessness and the challenges faced by those who cannot take their prescribed medications. The importance of community development was emphasized, with a focus on improving housing conditions, beautifying public spaces, and addressing transportation issues. The speakers also suggested the need for more community events and better publicizing of existing ones. Lastly, the need for more laundromats and accountability from landlords was brought up.

Economic Development and Job Creation

Chris initiated a discussion on economic development, job creation, and job retention. Randolph emphasized the need for more trade workers and the importance of training programs like Job Corps. He suggested that training individuals for jobs like cashiers at dollar stores might not be the most effective way to support families. Instead, he advocated for a focus on trade jobs. Michelle agreed, highlighting the need for mental health services and support for the elderly. She also mentioned the importance of job readiness and the need for businesses to be drawn to the area. Both Michelle and Randolph stressed the importance of trade jobs and the need for creative solutions to address the challenges faced by the community.

Partnerships for Charleston Revitalization

The discussion revolved around the potential for partnerships between the private sector, nonprofits, NGOs, and government to provide infrastructure for resettling people and revitalize the Charleston area. The importance of job training, education, and housing was emphasized. The need for partnerships with state government was also highlighted, particularly in relation to the foster care and mental health systems. The topic of social and human services was discussed, with a focus on the need for accessible grocery stores, mental health care, and job opportunities. The idea of eliminating the need for food pantries and other support services was suggested as a long-term goal.

Addressing Childcare Challenges in Charleston

Chris led a discussion involving Jim Hewitt, Michelle, Randy, Bill, and others. The group shared their experiences and concerns about the challenges faced by young people, particularly single mothers, in finding childcare and balancing work. Michelle highlighted the issue of unreliable childcare services and the difficulty of finding affordable childcare. Randy suggested offering childcare education in high schools to help address the problem. Chris noted that the issue of childcare had not been previously discussed in Charleston and expressed concern about the potential shift from enrollment-based to attendance-based childcare reimbursements. The group agreed that the issue of childcare was a significant problem that needed to be addressed.



Fair Housing and Accessibility Challenges

Chris led a discussion on fair housing and barriers to affordable housing. Michelle shared her personal experience of struggling to find accessible housing for her father, who had a stroke and required a wheelchair. Jim mentioned his efforts to help a young man with mental issues find housing, but the individual ended up back on the streets. Bill agreed with Michelle's points and added the issue of pet care during housing transitions. The group also discussed the need for temporary housing for pets. Chris acknowledged that the issue of pet housing was not on his radar before the discussion.

Challenges in Charleston Housing Services

The meeting involved a discussion about the challenges faced in providing housing and shelter services in Charleston. The speakers highlighted the issue of limited shelter beds and the difficulty in finding temporary housing for families, particularly those with children. They also mentioned the problem of slumlords and the need for better mental health services. The speakers agreed that the quality of available housing is a significant issue, with many people wanting clean and safe places to live. They also noted the lack of affordable and accessible housing, as well as the need for more transitional housing for the unsheltered and elderly. The speakers appreciated the opportunity to share their experiences and insights, and expressed their commitment to serving the community.



**Meeting summary for Charleston Consolidated Plan Stakeholder Meeting – Social Services 2
(11/19/2024, 3:30pm)**

Attendance:

- Chris Fletcher, UDV
- Andrew Stephens, UDV
- Andy Backus, MOECD
- Paige Hill, MOECD
- Mindy Young, MOECD
- Capt. Dick Daugherty, Kanawha Valley Fellowship Home
- Amy Wolfe, Manna Meal
- Kyla Nichols, YWCA Charleston
- Todd Dorcas, The Greater Kanawha Valley Foundation
- Leah Cook, Recovery Point WV
- Vandalyn Justice, Salvation Army
- Naomi Bays, West Side Neighborhood Association

Quick recap:

The meeting involved a discussion with various community leaders on unmet needs and areas of opportunity in housing and community development, with a focus on affordable housing, transitional housing, and supportive housing for seniors. The participants also discussed community development, improvement in Charleston, unmet economic development needs, challenges for Charleston's development, social and human services, and fair housing and barriers to housing choice. The conversation ended with a discussion on the importance of affordable housing in attracting and retaining residents and the need for better education and enforcement of housing standards.

Next steps:

- City of Charleston to explore creating more transitional and low/no barrier shelter facilities.
- City of Charleston to investigate improving sidewalk accessibility and maintenance throughout the city.
- Economic Development group to develop programs/incentives to attract businesses and create jobs in Charleston.
- City of Charleston to explore expanding mental health services and support, especially for youth and those with severe needs.
- Department of Health and Human Resources to review and potentially revise income guidelines for benefits eligibility.



- City of Charleston to consider developing more affordable housing options for seniors and those with disabilities.
- City of Charleston to explore ways to hold landlords accountable for maintaining safe, quality rental properties.

Summary:

Addressing Housing and Community Needs

Each participant introduced themselves and their respective organizations, highlighting their work in serving the community. Chris then led a discussion on unmet needs and areas of opportunity in housing and community development. The participants agreed that there is a need for more affordable housing, transitional housing for recovery, and supportive housing for seniors. They also highlighted the importance of addressing utility costs, repairing older homes, and holding landlords accountable. In community development, they discussed the need for accessible, attractive, and safe public spaces, such as parks, recreation areas, libraries, and sidewalks. The group also emphasized the importance of meeting the needs of neighborhoods and providing a mix of housing types to promote community development.

Community Development and Infrastructure Improvements

The meeting focused on community development and improvement in Charleston. Key discussion points included the need for accessible sidewalks, particularly for individuals with disabilities or seniors, and the importance of green spaces for teens. The issue of gentrification was also addressed, with a focus on affordable housing and the need to prevent displacement of long-term residents. The need for more community gardens and creative spaces was emphasized, as well as the importance of supporting small businesses. The meeting also touched on the need for reliable public transportation and the need for more events in the town. A report from 2018, the "Bad Buildings Report," was mentioned as a resource for understanding the state of the city's infrastructure.

Addressing Economic Development Needs

In the meeting, the participants discussed unmet economic development needs and areas of opportunity for the next five years. Naomi highlighted the lack of knowledge among small business owners about hiring practices and the need for better education and support. She also suggested a city-wide campaign to drive shopping and support local businesses. Leah emphasized the need for more recovery-friendly employers and suggested a campaign to promote businesses that support recovery. Kyla proposed better partnerships with schools and training centers to align programs with market needs. Amy suggested addressing the issue of affordable childcare and its impact on workforce development. Leah raised the issue of stigma associated with persons recovering from addiction, which could affect their job prospects. Dick shared his experience in the automobile business and suggested attracting more retail businesses to downtown Charleston. He also emphasized the importance of preparing a motivated workforce for employment.



Charleston's Development Challenges and Solutions

The meeting focused on discussing the challenges and potential solutions for Charleston's development. The speakers highlighted the issue of parking, with Vandalyn expressing concern about the high cost of parking in the city and the lack of affordable housing options. Todd, a city planner by training, emphasized the importance of housing in attracting businesses and people, and suggested that master plans could help address these issues. The need for multimodal transportation options, such as trails and bike paths, was also discussed, with a focus on improving health and accessibility. The speakers agreed that promoting neighborhoods and providing affordable housing options were key to the city's development.

Addressing Unmet Social Service Needs

In the meeting, Chris led a discussion on social and human services, focusing on unmet needs and areas of opportunity over the next five years. Kyla highlighted the severe mental health needs of the community, particularly the challenge of providing inpatient care and long-term support for those with mental health issues. Amy emphasized the issue of food insecurity and the need for supportive services for those experiencing homelessness. Dick discussed the importance of elder care and childcare services, noting the need for affordable options to enable people to work and improve their socio-economic status. Naomi stressed the need for investment in mental health services for children, while Todd suggested a focus on housing as a way to encourage participation in social services. Vandalyn criticized the Department of Health and Human Resources for making it difficult for people to access and maintain benefits, suggesting a need for training and improved community outreach.

Fair Housing Barriers and Solutions

In the meeting, Chris led a discussion on fair housing and barriers to housing choice. Participants shared their observations and concerns, including income, gender, and racial discrimination, as well as accessibility issues for people with disabilities. The high cost of housing and the difficulty of finding affordable housing were also highlighted as significant barriers. The group also discussed the need for landlords to be held accountable and for better education and enforcement of housing standards. The importance of affordable housing in attracting and retaining residents was emphasized, with a focus on building a diverse and inclusive community. The conversation ended with Chris expressing gratitude for the participants' work and service.



Charleston Consolidated Plan Stakeholder Meeting - Education Organizations - Nov 22, 2024, 1:30pm

Attendance:

- Chris Fletcher, UDV
- Andrew Stephens, UDV
- Mindy Young, MOECD
- Tiffany Hicks, MOECD
- Beth Wolf, University of Charleston
- Paula Potter, Kanawha County Schools

Quick recap

Beth Wolf and Paula Potter discussed the challenges of housing and attracting talent in their respective areas, with a focus on affordable and decent housing for various demographics. They also addressed the issues faced by students in unstable housing situations and the need for community development, including support for small businesses and workforce development programs. Lastly, they highlighted the challenges faced by students transitioning from technical schools to the workforce and the need for more services, particularly for grandparents raising their grandchildren and affordable childcare.

Next steps

- City officials to explore options for developing affordable housing for young professionals, graduate students, and entry-level employees in Charleston.
- Parks and Recreation department to improve communication and coordination with schools to promote existing activities and programs for youth.
- Workforce Development group to create outreach programs for recent high school graduates who are undecided about their career paths, providing guidance on trade jobs and available opportunities.

Summary:

Addressing Housing and Talent Challenges

Beth Wolf, the Executive Vice President of Enrollment Management at the University of Charleston, and Paula Potter, the Deputy Superintendent for Kanawha County Schools, discussed the challenges of housing and attracting talent in their respective areas. Beth highlighted the need for more housing for the elderly and affordable housing, as well as transitional housing for the unsheltered. Paula, on the



other hand, noted the challenges faced by their school system in attracting and retaining staff due to housing issues. Both agreed on the need for more affordable and decent housing to address these challenges.

Housing Challenges for Graduate Students

Beth and Paula discussed the challenges of housing for graduate students and younger professionals in their area. They noted that while some students are willing to accept lower salaries for more affordable housing, others struggle to find suitable, well-maintained properties within their budget. For support staff, the situation is more challenging, with some needing to commute longer distances or settle for less desirable housing. Both agreed that there is a need for more modern, updated housing options and rehabilitation of existing homes. They also highlighted the need for new construction to meet the demand for housing.

Addressing Homelessness and Housing Challenges

The discussion revolved around the challenges faced by students in unstable housing situations. It was noted that some students were transient and moved from area to area, while others were homeless. The university's homeless liaison and community and schools group were mentioned as working to provide housing solutions for these students. A new program at UC was introduced, aimed at helping Pell-eligible students attend without having to pay tuition or fees. The Mountaineer Challenge Academy was also mentioned, with concerns raised about students returning to bad home situations after completing their program. The discussion concluded with a mention of UC's requirement for freshmen and sophomores to live on campus, and the requirement for student athletes receiving athletic aid to do the same.

Community Development and Event Opportunities

Chris initiated a discussion on community development, focusing on amenities and qualities that give a community a sense of vibrancy and place. Paula identified a lack of opportunities for school-age children and young adults, suggesting the need for better coordination and communication of activities and programs. Beth agreed, highlighting the success of outdoor events like Live on the Levee and Regatta, but noted the absence of similar events during winter months. She proposed a winter series of indoor performances and better awareness campaigns to inform people about available events.

Supporting Small Businesses and Workforce

Beth and Paula discussed the growth of small businesses in their area, particularly on the West Side and in the Elk City area. They highlighted the need to support existing businesses and encourage new ones, with a focus on maintaining clean and safe environments around businesses. They also noted the lack of high-income job opportunities and the need for workforce development programs, particularly in the trades. Paula mentioned her experience as a principal at a career and technical center and suggested further development in connecting recent graduates with trade jobs.

Addressing Workforce Transition and Childcare



Chris and Beth discussed the challenges faced by students transitioning from technical schools to the workforce. Beth highlighted the lack of connection among struggling individuals, which often leads to depression and hopelessness. She suggested that more services could be provided to engage more people in these populations. Paula agreed, emphasizing the need for more services, particularly for grandparents raising their grandchildren. She noted the challenges of adapting to new learning environments and the need for counseling services. Chris then shifted the discussion to the issue of affordable childcare, highlighting the lack of availability for second and third shifts. Paula confirmed that they offer after-school hours but do not have services for third and fourth shifts.



**Meeting summary for Charleston Consolidated Plan Stakeholder Meeting - City Departments 1
(12/05/2024, 1:30 pm)**

Attendance:

- Walt Haglund, UDV
- Andrew Stephens, UDV
- Kevin Baker, Charleston City Attorney
- Dan Vriendt, Director of Development Services
- Andy Backus, MOECD Director
- Tiffany Hicks, MOECD
- Mindy Young, MOECD

Quick recap

The group discussed the city of Charleston's Consolidated Plan and Analysis of Impediments to Fair Housing, focusing on the city's housing needs and plans for the next five years. They also reviewed recent tax credit projects, the lack of affordable starter homes, and the issue of aging housing stock and population loss. Lastly, they discussed the city's community development needs, challenges in rebuilding in areas with poor housing stock, and the importance of workforce availability and training for economic development.

Next steps

- Andy Backus to send information on the number of demolished houses in the last 5 years to Urban Design Ventures.
- Dan to provide Urban Design Ventures with a copy of the recent housing market analysis report for Charleston.
- Dan to send information on affordable housing units built in the last couple of years to Urban Design Ventures.
- Billy Smith (Building Commissioner) to be contacted regarding any fair housing complaints or issues with reasonable accommodations.

Summary

Charleston's Housing Needs and Plans

Walt, the president of Urban Design Ventures, led a discussion on the city of Charleston's needs and plans for the next five years. The focus was on the city's Consolidated Plan, which outlines its needs in



housing, community development, economic development, and other areas. The discussion also touched on the city's Analysis of Impediments to Fair Housing, which examines potential barriers to providing housing for protected classes and lower-income individuals. Andrew, filling in for Chris Fletcher, highlighted the city's lack of affordable housing and the need for more larger rental units. Dan suggested that the city's housing market analysis from Bowen National Research could provide valuable insights. The group agreed to review the housing market analysis and continue the discussion on the city's housing needs.

Tax Credit Projects and Challenges

Walt, Dan, Kevin, and Andy discussed recent tax credit projects in the city. Dan mentioned that several private developers, including Woda Cooper, Python Development, and the Sadd Brothers, have undertaken projects in the last two years. These projects include new constructions and adaptive reuse, with some combining housing tax credits and historic tax credits. The market for market-rate housing was identified as weak due to a lack of available land. The group also discussed the Land Reuse Agency's efforts to acquire tax-delinquent properties and turn them over to developers, despite the financial loss to the city. The challenge of finding contractors for lower-end construction projects was also highlighted, as these do not .

Affordable Housing and Homelessness in Charleston

Kevin discussed the lack of affordable starter homes for young families in Charleston, with houses in the \$200,000+ range. He noted a low housing stock across all price ranges, with homes selling quickly. Kevin also mentioned his concerns about homelessness, with more people sleeping on benches and streets than in shelters, and suggested lower-barrier shelters. The city disperses homeless encampments on public property after 48 hours and boards up vacant buildings to prevent fires from people trying to stay warm inside.

Kevin expressed frustration with out-of-state and corporate owners not maintaining vacant properties when there is a housing need. Kevin and Dan discussed the demolition of over 300 houses in the last five years, with Dan estimating the number to be around 300. Andy agreed to find the exact numbers and send them to Walt and Andrew. The discussion also touched on the issue of aging housing stock and population loss, with Dan mentioning the problem of abandoned and vacant properties.

Rebuilding Challenges and Neighborhood Reinvestment

Dan discussed the challenges faced in rebuilding in areas with poor housing stock, flood zones, and small lots. He mentioned that many property owners are left upside down after demolishing their houses, with the city taxpayers footing the bill. Andy shared an example of a house that was vandalized and damaged within a month of being put on the market. Dan also talked about the Neighborhood Reinvestment Overlay district, which was developed to allow for higher density and relaxed zoning restrictions. However, he noted that private sector development has been slow. Kevin mentioned a new rehabilitation program funded by the CLRA and the American Rescue Plan Act, which is currently only



available to nonprofit organizations. Walt asked about the possibility of bundling individual properties for a single developer to tackle. Dan expressed interest in discussing this proposal further.

They also discussed the zoning ordinance and land development regulations, noting that unrelated individuals can live in a home and that there are specific allowances for behavioral and developmentally disabled individuals. The conversation also touched on fair housing and reasonable accommodations for physically disabled individuals, with Walt asking if there had been any complaints about these issues.

City's Community Development Needs and Challenges

The meeting discussed the city's community development needs and challenges. Dan stated that the city has made great strides in parks and recreation, with increased park spaces, community centers, and trails placed equitably across the city. However, he noted that sidewalk infrastructure is aging and there is no dedicated funding stream for repairs. The city code requires homeowners to repair sidewalks at their own expense, which is not practical. The city does sidewalk replacements as the budget allows. Kevin mentioned that discrimination complaints are typically handled by the State Human Rights Commission or legal aid, not the city. Andrew asked about the city's former Human Rights Commission, to which Andy said it has been defunct for years but the State Commission is still active.

Infrastructure Funding and Challenges Discussed

Andy and Walt discussed the allocation of funds for infrastructure projects, particularly for curb cuts and demolitions. Andy explained that they had allocated a significant amount of funds for infrastructure projects in the past, with a focus on low to moderate income areas. However, they found it more practical to fund one large city project instead of multiple smaller ones. Andy also expressed frustration about the challenges of helping owner-occupied, historic homes in low to moderate income areas, as they cannot easily replace roofs and windows due to the historic nature of the homes and the cost of lead abatement.

Economic Development and Workforce Needs

Walt led a discussion about the economic development needs of the city, focusing on workforce availability and training. Andy emphasized the importance of childcare and healthcare access for economic development, citing the challenges faced by businesses due to lack of affordable childcare. The group agreed to gather and share information on housing resources, affordable units built in the last couple of years, and contacts for further discussion.



Meeting summary for Charleston Consolidated Plan Stakeholder Meeting - City Departments 2 (12/11/2024)

Attendance:

- Michael Long, UDV
- Andrew Stephens, UDV
- Andy Backus, MOECD
- Mindy Young, MOECD
- Paige Hill, MOECD
- Tiffany Hicks, MOECD
- Adam Cottrell, Information Services Director
- Ben Mishoe, City Manager
- Gail Fisher, Assistant City Treasurer
- Matthew Sutton, Chief of Staff to the Mayor
- Terri Allen, Director of Parking

Quick recap

The group discussed the city's entitlement funds, focusing on the Community Development Block Grant (CDBG) and the HOME Investment Partnership Program, and the challenges faced by the community in terms of housing and infrastructure. They also discussed the city's development and improvements, economic development needs, and the allocation of funds to various needs within their jurisdiction. Lastly, they highlighted the social and human services needs in their community, including transportation, senior-focused activities, and fair housing issues.

Next steps

- City of Charleston to explore Section 108 Loan Guarantee Program for large projects addressing housing, food security, and other community needs.
- City of Charleston to assess and potentially expand senior-focused activities and meal programs across more community centers.
- City of Charleston to address potential changes to the food pantry model in the next 6-8 months.
- City of Charleston to focus on improving transportation services for low-income residents, particularly for job access and medical appointments.
- City of Charleston to continue collaboration with neighboring cities and counties for regional economic development opportunities.



Summary

Five Year Consolidated Plan Discussion

In the meeting, Andy expressed gratitude for the group's participation in the Five Year Consolidated Plan, emphasizing the importance of this plan for the city's entitlement funds. Michael then introduced himself and Andrew, and explained the two types of funding the city receives: the Community Development Block Grant (CDBG) and the HOME Investment Partnership Program (HOME). He clarified that CDBG funds can be used for various community development projects, while HIP funds are specifically for housing. The remainder of the group also introduced themselves, with Adam Cottrell identified as the city's director, Ben Michaud as the city manager, Gail from the Treasury Department, Matthew Sutton as the Chief of Staff to Mayor Goodwin, and Mindy, Paige, Tiffany, and Andy from the Mayor's office of Economic and Community Development.

Addressing Housing and Infrastructure Challenges

The meeting focused on the challenges faced by the community in terms of housing and infrastructure. The participants discussed the difficulty in obtaining and maintaining affordable housing, particularly for low and moderate-income individuals. They also highlighted the issue of old housing stock and the challenges faced by first-time homebuyers. The participants agreed that the limit for home loans should be raised to accommodate these challenges. The discussion also touched on the need for infrastructure improvements, such as storm sewers and road reconstruction, and the challenges posed by utilities in these areas. The conversation ended with the understanding that these issues are community-wide and not limited to housing.

City Development and Quality of Life

The discussion revolved around the city's development and improvements. Matthew highlighted the city's focus on high-quality of life, with beautification and quality of life amenities being a priority. He mentioned the \$25 million dollar grant for Kanawha Boulevard, which will include a walking and biking trail. Andy emphasized the importance of curb cuts and the significant investment in them over the past two years in order to improve accessibility. Ben discussed the creation of the Business Improvement District, aimed at improving infrastructure and aesthetics in the central downtown business district. The conversation also touched on public transportation, with concerns raised about planned reductions in routes and schedules. Ben also mentioned the city's emphasis on improving parks and community centers, with examples such as the city center at Slack Plaza and the Jones Woodlands trail system. Andy shared the city's use of CDBG funds for community center improvements and ADA bathroom projects. The need for better lighting at North Charleston Community Center ball fields was also mentioned.

Economic Development and City Needs

The discussion revolved around the economic development needs of the city, with a focus on job creation, workforce development, and ancillary services like childcare and reintegration into the workforce. Matthew highlighted the growth in the entertainment and tourism sectors, but noted the need for more focused training in emerging industries like technology. He also emphasized the



importance of collaboration with neighboring cities and counties for economic development. Ben mentioned a potential development project in Boone County, which could impact the city. Matthew and Ben also discussed the challenges of transportation and housing, with Matthew noting that while housing placements are generally successful, maintaining housing is more difficult.

Funding Allocation for Community Needs

Andy discussed the challenges of allocating funds to various needs, such as healthcare, childcare, and food security, within their jurisdiction. He emphasized the importance of supporting these needs to foster economic growth. Michael then explained the allocation of CDBG funding, which can be divided into three categories: administrative costs, public services, and community facilities. The allocation of funds within these categories is up to the jurisdiction's discretion.

Addressing Community Needs and Challenges

In the meeting, Matthew, Andy, Michael and Andrew discussed the social and human services needs in their community. Matthew highlighted transportation as a significant challenge, with a lot of money spent on Uber and Lyft to get people to appointments and jobs. He also mentioned the need for more senior-focused activities and meal-based activities in all areas of the community. Matthew suggested that the community might need to consider the Section 108 Loan Guarantee Program to address these needs. Michael asked about the needs of the aging population and those with disabilities, and Matthew mentioned the successful senior group at the East End Center. The group also discussed the fair housing issue, with Gail Fisher sharing her experiences. The conversation ended with Michael and Andrew thanking everyone for their time and encouraging them to reach out with any further questions.



Stakeholder Questionnaires

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, November 18, 2024 2:14:18 PM
Last Modified: Monday, November 18, 2024 2:19:10 PM
Time Spent: 00:04:51
IP Address: 75.136.0.250

Page 1

Q1

What is the name of your organization?

Appalachia Service Project

Q2

What is your name and job title?

Annalee Posey- Assistant Director of Home Repair

Q3

Please provide a brief description of programs your organization provides:

Home Repair and Replacement; Disaster Recovery

Q4

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

Housing,
Housing Rehabilitation

Q5

What clientele does your program(s) serve?

Low-Income,
Neighborhood/Target Areas,
LGBTQIA,
Disabled,
Children/Youth,
Families,
Elderly

Q6

Respondent skipped this question

What are the unmet social service and human service needs in the City of Charleston?

Q7

What are the unmet housing needs in the City of Charleston?

Many applicants are in need of home repairs to their existing properties.

There are many abandoned structures that take up space, are dangerous, and attract undesired behavior

Q8

What are the unmet community development needs in the City of Charleston? (i.e. public facility improvements, infrastructure improvements, public safety, etc.)

infrastructure improvements; public safety

Q9

Respondent skipped this question

What Fair Housing Issues do you observe in the City of Charleston?

Q10

Does your organization have plans to add any new programs or to expand existing programs? Please describe.

We plan to continue expanding our existing programs with tackling home repairs and remodels

Q11

Does your organization have plans to add new facilities or perform renovations on existing facilities? Please describe.

No- ASP typically rents spaces from local partners for our program

Q12

Respondent skipped this question

Do you have any other comments or suggestions for the Five Year Consolidated Plan and/or the Analysis of Impediments to Fair Housing Choice?

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 22, 2024 12:49:17 PM
Last Modified: Friday, November 22, 2024 1:04:32 PM
Time Spent: 00:15:14
IP Address: 74.195.5.75

Page 1

Q1

What is the name of your organization?

Charleston Catholic High School

Q2

What is your name and job title?

Colleen Hoyer, Principal

Q3

Please provide a brief description of programs your organization provides:

We are a Catholic school serving grades 6-12 in downtown Charleston.

Q4

Respondent skipped this question

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

Q5

Children/Youth,
Families

What clientele does your program(s) serve?

Q6

What are the unmet social service and human service needs in the City of Charleston?

There do not seem to be mental health services and addiction services to meet the existing demand for those services. Once those needs are met, job training and housing become more attainable.

Q7

What are the unmet housing needs in the City of Charleston?

I do not know.

Q8

What are the unmet community development needs in the City of Charleston? (i.e. public facility improvements, infrastructure improvements, public safety, etc.)

Positive police presence around downtown creates the feeling of safety. The relationships that the police build with community members and their accessibility contributes to public safety.

Q9

What Fair Housing Issues do you observe in the City of Charleston?

None that I am aware of.

Q10

Does your organization have plans to add any new programs or to expand existing programs? Please describe.

Not at this time

Q11

Does your organization have plans to add new facilities or perform renovations on existing facilities? Please describe.

Not at this time

Q12

Do you have any other comments or suggestions for the Five Year Consolidated Plan and/or the Analysis of Impediments to Fair Housing Choice?

I appreciate being invited to participate.

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, December 05, 2024 11:36:51 AM
Last Modified: Thursday, December 05, 2024 11:40:49 AM
Time Spent: 00:03:58
IP Address: 69.43.11.143

Page 1

Q1

What is the name of your organization?

WesBanco

Q2

What is your name and job title?

Molly Savilla / Mortgage loan officer

Q3

Please provide a brief description of programs your organization provides:

finance

Q4

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

Community Development,
Housing,
Business Loans

Q5

What clientele does your program(s) serve?

Low-Income,
Neighborhood/Target Areas,
LGBTQIA,
Families,
Other (please specify):
truly anyone that qualifies for a mortgage

Q6

What are the unmet social service and human service needs in the City of Charleston?

safety/affordable housing

Q7

What are the unmet housing needs in the City of Charleston?

possibly increase closing costs paid for a mortgage

Q8

What are the unmet community development needs in the City of Charleston? (i.e. public facility improvements, infrastructure improvements, public safety, etc.)

public safety

Q9

Respondent skipped this question

What Fair Housing Issues do you observe in the City of Charleston?

Q10

Does your organization have plans to add any new programs or to expand existing programs? Please describe.

no

Q11

Does your organization have plans to add new facilities or perform renovations on existing facilities? Please describe.

no

Q12

Do you have any other comments or suggestions for the Five Year Consolidated Plan and/or the Analysis of Impediments to Fair Housing Choice?

possibly a heads up on questions you are going to ask so we have more time to think about them

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, December 05, 2024 12:44:09 PM
Last Modified: Thursday, December 05, 2024 12:50:45 PM
Time Spent: 00:06:36
IP Address: 98.97.4.131

Page 1

Q1

What is the name of your organization?

WV Women Work

Q2

What is your name and job title?

Carol Phillips, Executive Director

Q3

Please provide a brief description of programs your organization provides:

Workforce Development & Mentorship

Q4

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

Social/Human Services,
Community Development,
Job Training,
Job Training,
Advocacy

Q5

What clientele does your program(s) serve?

Low-Income,
LGBTQIA,
Disabled,
Domestic Violence Victims

Q6

What are the unmet social service and human service needs in the City of Charleston?

Mental & Behavioral health services outside of recovery are much needed.

Q7

What are the unmet housing needs in the City of Charleston?

Single women without children are significantly underserved.

Q8

What are the unmet community development needs in the City of Charleston? (i.e. public facility improvements, infrastructure improvements, public safety, etc.)

Community resource officers within the police force would be beneficial.

Q9

Respondent skipped this question

What Fair Housing Issues do you observe in the City of Charleston?

Q10

Does your organization have plans to add any new programs or to expand existing programs? Please describe.

While outside of Charleston city limits, our new Step Up Hub in Dunbar will provide services to all of Kanawha County residents. We hope to offer low cost space for social service agencies serving the same populations WVWW serves. This could include space for food/clothing pantries, job training, counseling, and more. While these programs will be run by the agencies that are experts in their field, we hope to support them by providing space and working together.

Q11

Does your organization have plans to add new facilities or perform renovations on existing facilities? Please describe.

While outside of Charleston city limits, our new Step Up Hub in Dunbar (501 19th Street, the old Mound/5th Ward School) will provide services to all of Kanawha County residents. We anticipate over \$200k in renovations through 2025.

Q12

Respondent skipped this question

Do you have any other comments or suggestions for the Five Year Consolidated Plan and/or the Analysis of Impediments to Fair Housing Choice?

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, December 05, 2024 3:38:33 PM
Last Modified: Thursday, December 05, 2024 3:42:26 PM
Time Spent: 00:03:53
IP Address: 170.55.0.254

Page 1

Q1

What is the name of your organization?

Charleston Job Corps Center

Q2

What is your name and job title?

Roger Sockman, BCL

Q3

Please provide a brief description of programs your organization provides:

training for students from 16 to 24 years old in seven trades and skills at Charleston Job Corps campus.

Q4

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

Job Training,

Housing,

Job Training,

Other (please specify):

Training in seven skills and trades

Q5

What clientele does your program(s) serve?

Low-Income,
Neighborhood/Target Areas,
LGBTQIA,
Immigrants/Refugees,
Disabled,
Children/Youth,
Domestic Violence Victims,
Families,
Homeless,
Other (please specify):
Students 16 to 24 years old

Q6

What are the unmet social service and human service needs in the City of Charleston?

Homeless programs

Q7

What are the unmet housing needs in the City of Charleston?

low income housing units

Q8

What are the unmet community development needs in the City of Charleston? (i.e. public facility improvements, infrastructure improvements, public safety, etc.)

more parks and recreation areas

Q9

What Fair Housing Issues do you observe in the City of Charleston?

NA

Q10

Does your organization have plans to add any new programs or to expand existing programs?Please describe.

NO

Q11

Does your organization have plans to add new facilities or perform renovations on existing facilities? Please describe.

NO

Q12

Do you have any other comments or suggestions for the Five Year Consolidated Plan and/or the Analysis of Impediments to Fair Housing Choice?

NA



Resident Surveys



**What is Charleston missing?
What do we need to fix?**

**Have a
minute?**

The City of Charleston is preparing its Consolidated Plan to seek HUD CDBG and HOME funding. Please share your thoughts and help us set our five-year goals!



<https://www.surveymonkey.com/r/CharCDBG2025-2029>

Q1 What street do you live on in Charleston?

Answered: 17 Skipped: 1

#	RESPONSES	DATE
1	515 41st St SE	12/13/2024 7:00 PM
2	Dixie	12/13/2024 6:17 PM
3	507 Leon Sullivan Way	12/9/2024 8:21 AM
4	South Fort Drive	12/6/2024 8:44 PM
5	Jacob Street	12/6/2024 1:21 PM
6	43rd Street	12/5/2024 3:45 PM
7	Hall Street	12/5/2024 2:30 PM
8	Anaconda Avenue	11/21/2024 2:57 AM
9	Garden	11/15/2024 10:03 AM
10	Bigley	11/13/2024 11:43 PM
11	Venable Ave	11/13/2024 6:20 PM
12	Sugar creek Drive	11/13/2024 3:28 PM
13	1701 5th Ave	11/13/2024 3:15 PM
14	Woodward Ct	11/13/2024 11:47 AM
15	Garvin Ave.	11/13/2024 10:46 AM
16	Quarrier	11/13/2024 8:54 AM
17	Stanton Ave SE	11/1/2024 1:21 PM

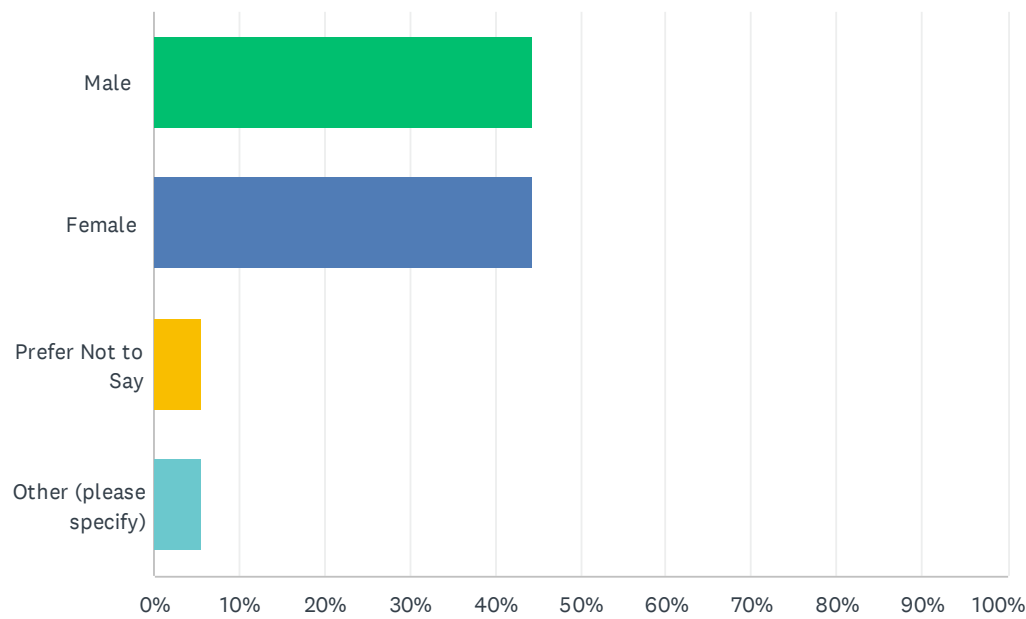
Q2 What is the name of the neighborhood you live in?

Answered: 16 Skipped: 2

#	RESPONSES	DATE
1	Kanawha City	12/13/2024 7:00 PM
2	East End	12/13/2024 6:17 PM
3	Forest Hills	12/6/2024 8:44 PM
4	East End	12/6/2024 1:21 PM
5	Kanawha City	12/5/2024 3:45 PM
6	Luna Park	12/5/2024 2:30 PM
7	West Side	11/21/2024 2:57 AM
8	Woodward Court	11/15/2024 10:03 AM
9	Glen Elk	11/13/2024 11:43 PM
10	Kanawha City	11/13/2024 6:20 PM
11	West Side	11/13/2024 3:28 PM
12	North Charleston	11/13/2024 3:15 PM
13	There's no name	11/13/2024 11:47 AM
14	West Side	11/13/2024 10:46 AM
15	East End	11/13/2024 8:54 AM
16	Kanawha City	11/1/2024 1:21 PM

Q3 What is your gender?

Answered: 18 Skipped: 0

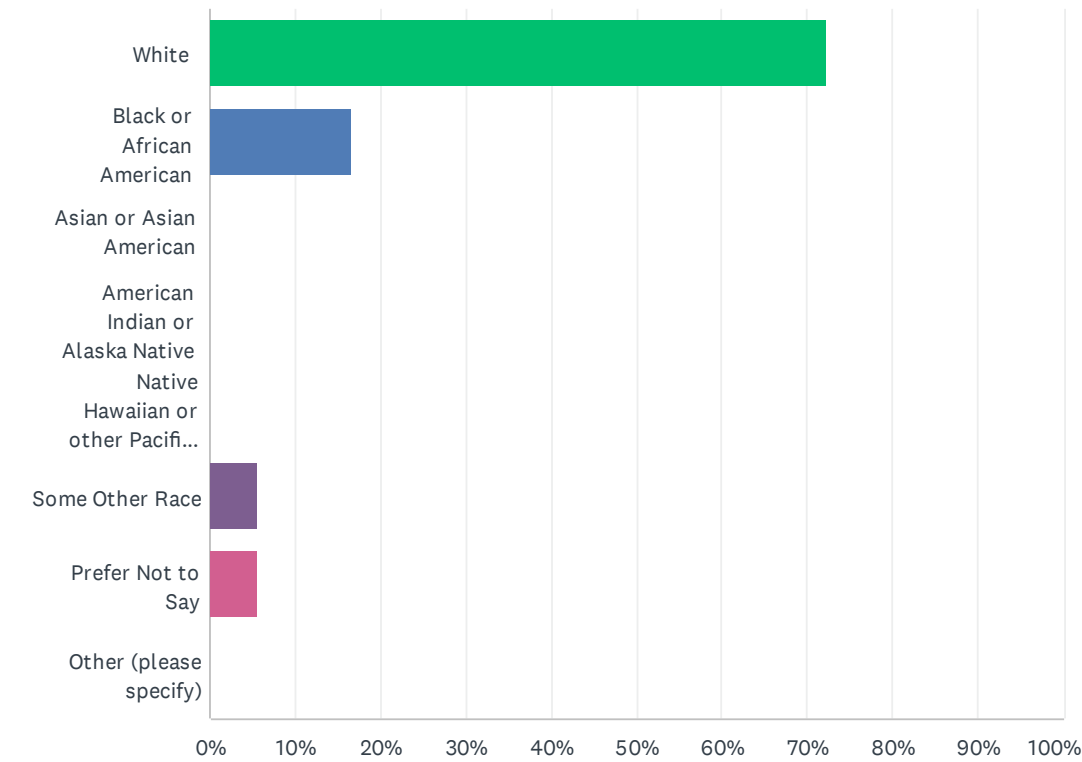


ANSWER CHOICES		RESPONSES	
Male		44.44%	8
Female		44.44%	8
Prefer Not to Say		5.56%	1
Other (please specify)		5.56%	1
TOTAL			18

#	OTHER (PLEASE SPECIFY)	DATE
1	Nonbinary	12/13/2024 7:00 PM

Q4 What is your race? Please choose all that apply.

Answered: 18 Skipped: 0

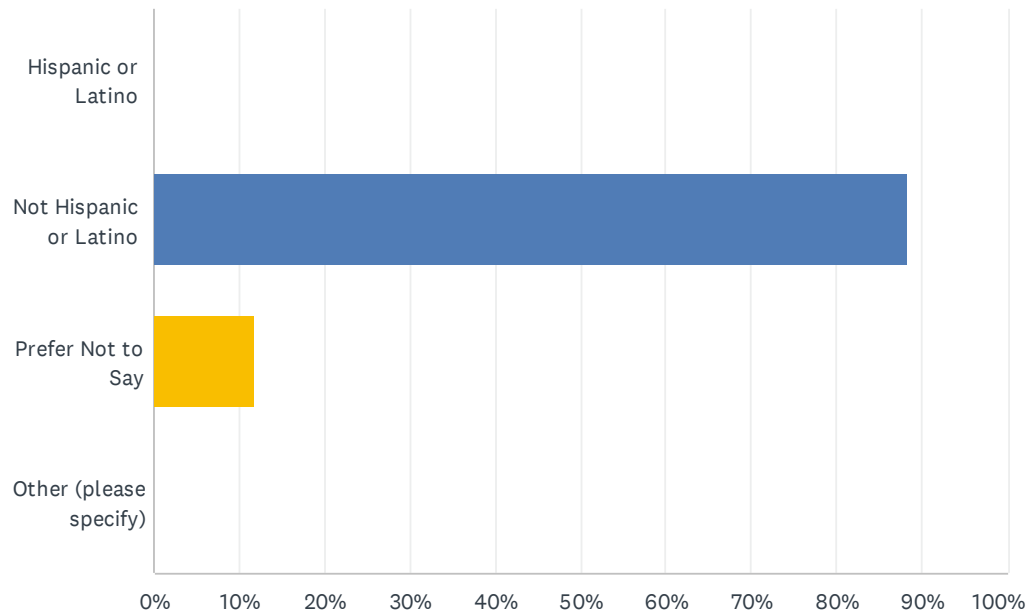


ANSWER CHOICES		RESPONSES	
White		72.22%	13
Black or African American		16.67%	3
Asian or Asian American		0.00%	0
American Indian or Alaska Native		0.00%	0
Native Hawaiian or other Pacific Islander		0.00%	0
Some Other Race		5.56%	1
Prefer Not to Say		5.56%	1
Other (please specify)		0.00%	0
Total Respondents: 18			

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q5 What is your Ethnicity?

Answered: 17 Skipped: 1

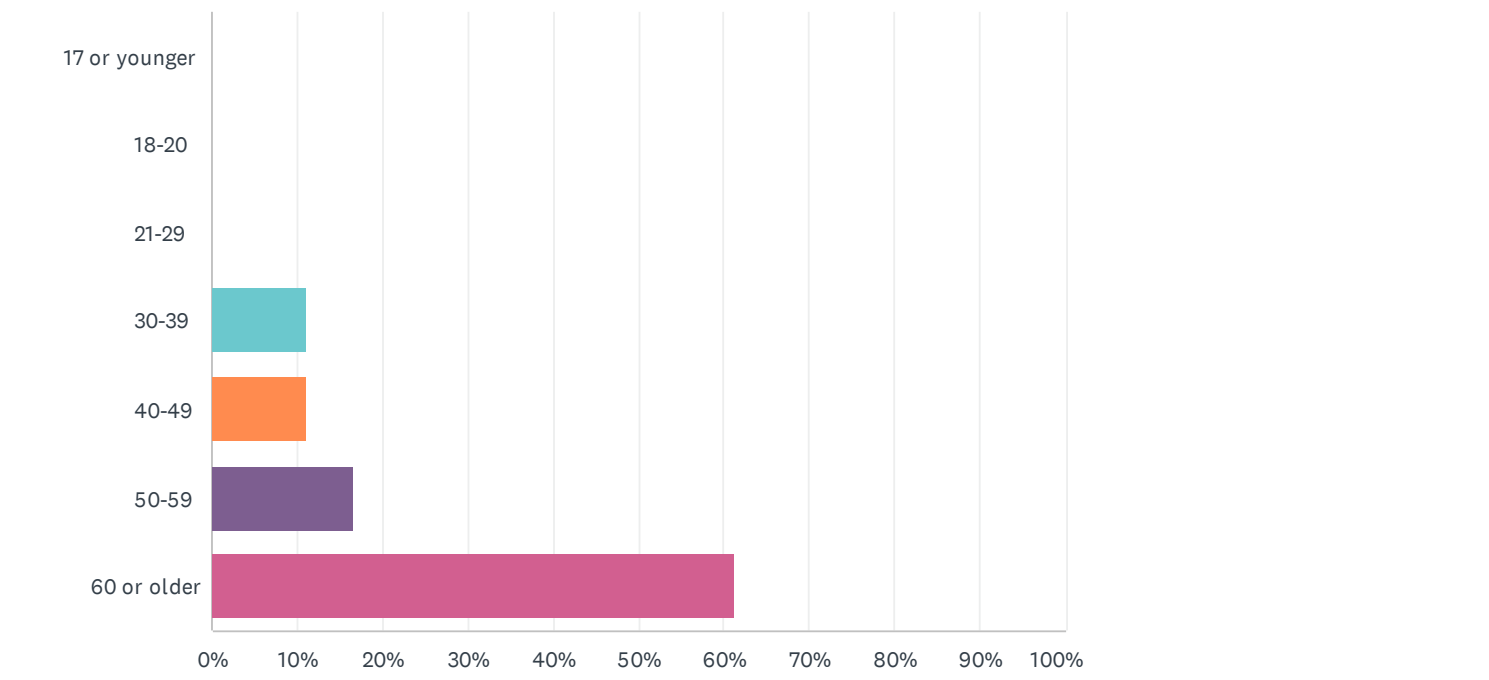


ANSWER CHOICES	RESPONSES	
Hispanic or Latino	0.00%	0
Not Hispanic or Latino	88.24%	15
Prefer Not to Say	11.76%	2
Other (please specify)	0.00%	0
TOTAL		17

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q6 What is your age group?

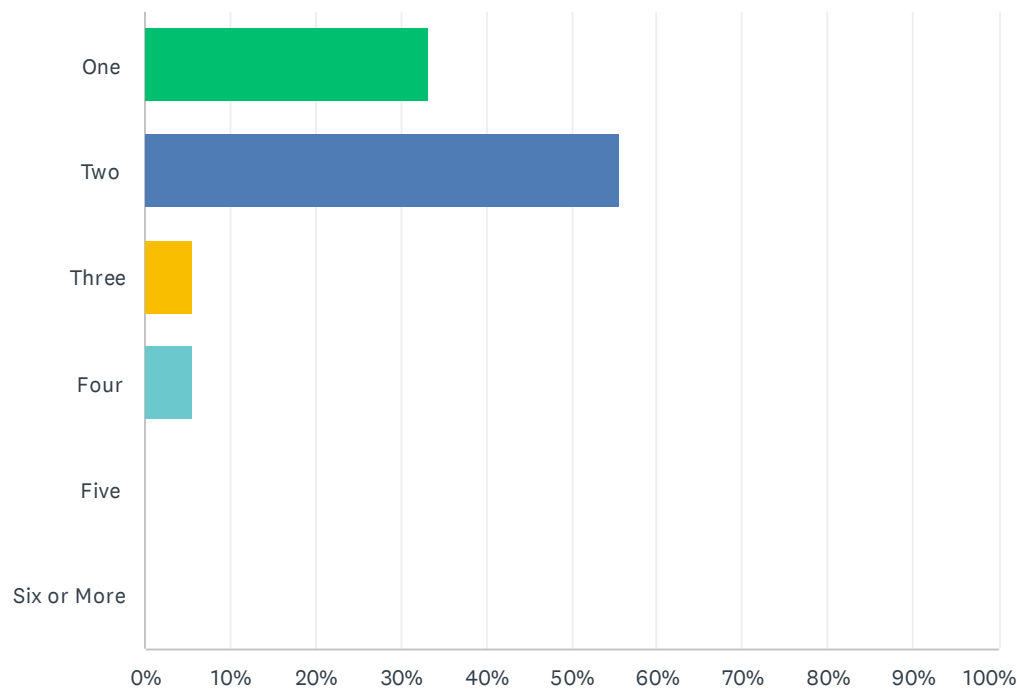
Answered: 18 Skipped: 0



ANSWER CHOICES	RESPONSES	
17 or younger	0.00%	0
18-20	0.00%	0
21-29	0.00%	0
30-39	11.11%	2
40-49	11.11%	2
50-59	16.67%	3
60 or older	61.11%	11
TOTAL		18

Q7 How many people are living in your household?

Answered: 18 Skipped: 0

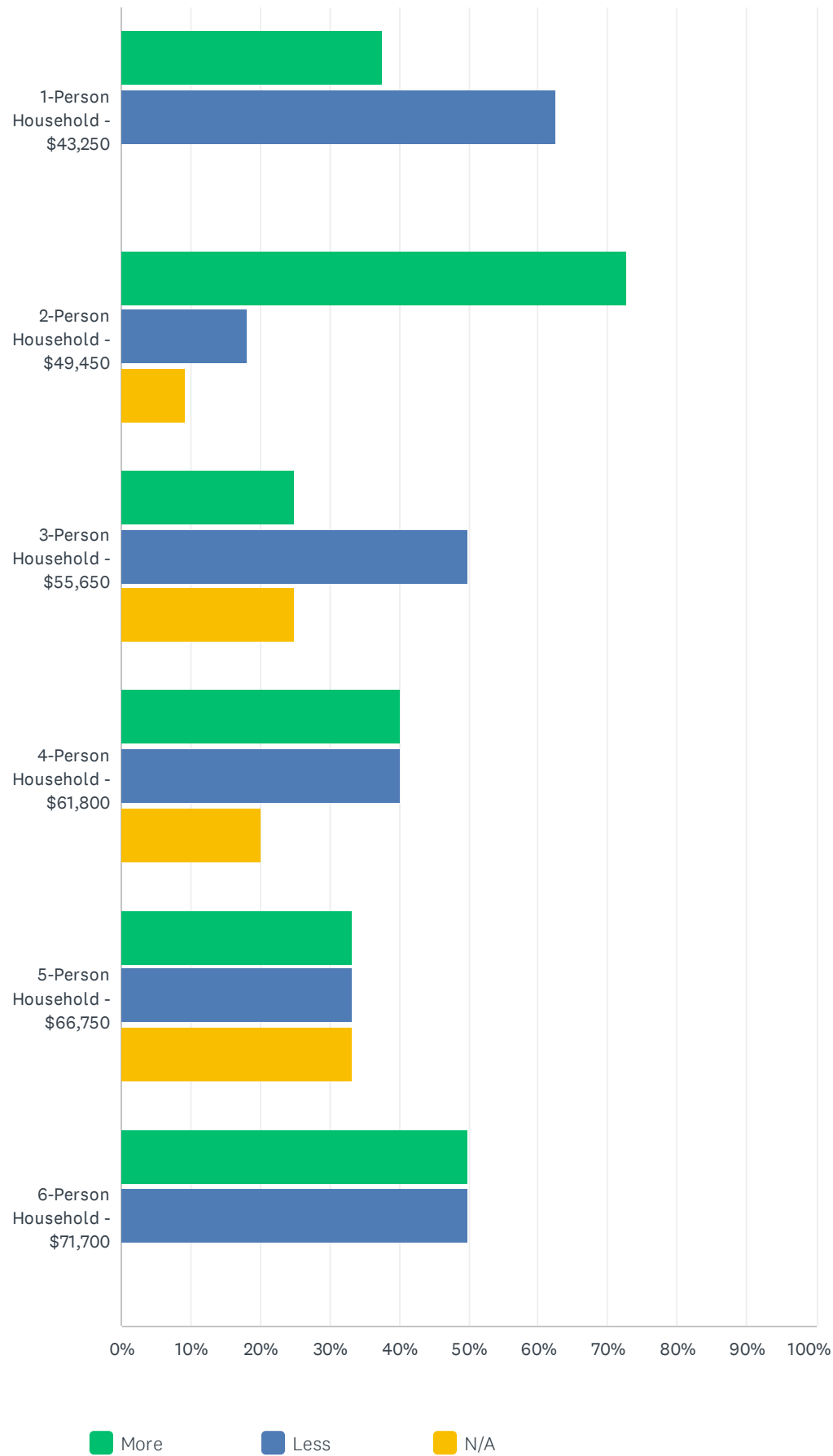


ANSWER CHOICES	RESPONSES	
One	33.33%	6
Two	55.56%	10
Three	5.56%	1
Four	5.56%	1
Five	0.00%	0
Six or More	0.00%	0
TOTAL		18

Q8 Based on the number of persons living in your household, mark whether your household income is more or less than the listed income:

Answered: 17 Skipped: 1

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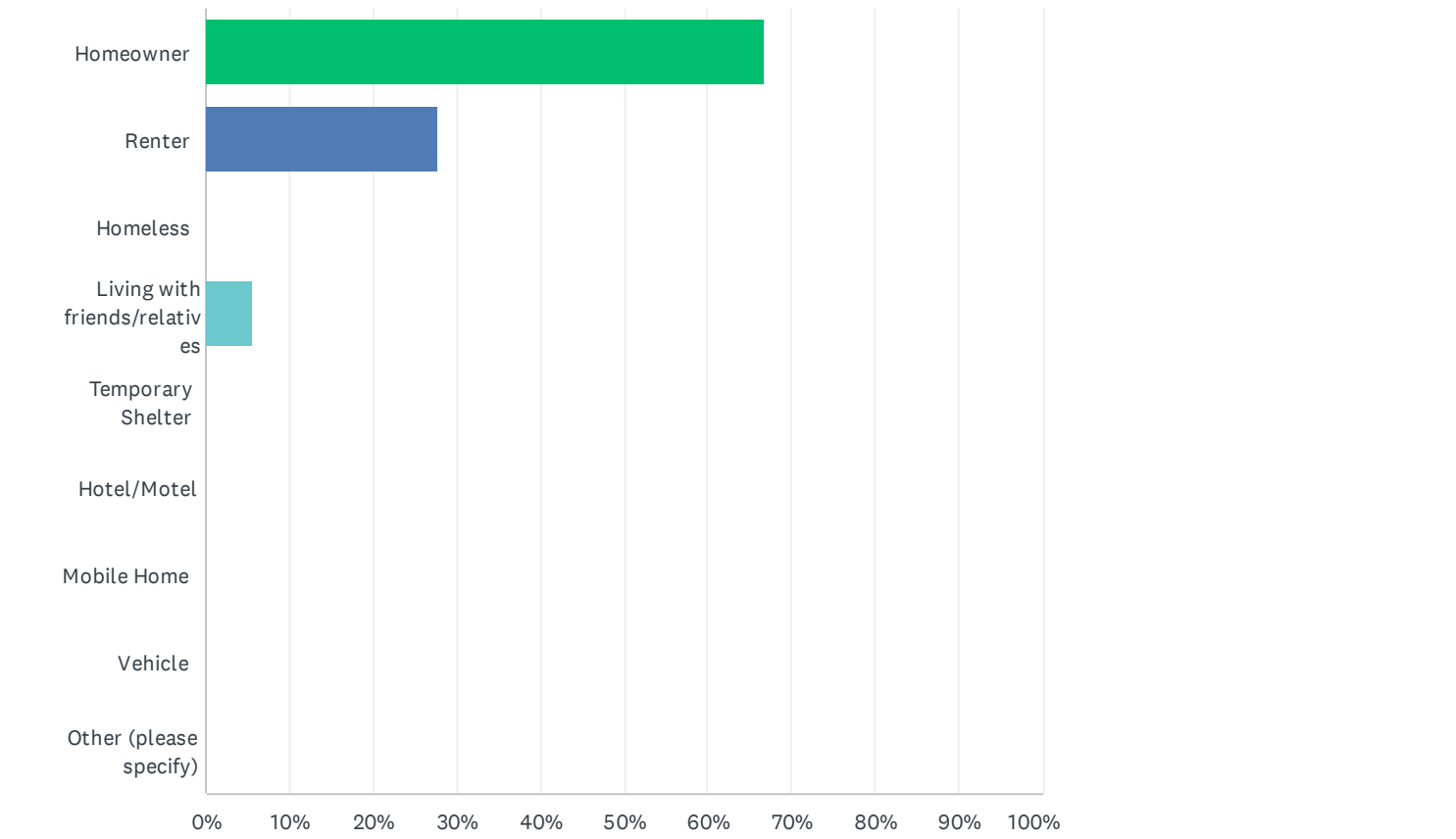


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	MORE	LESS	N/A	TOTAL
1-Person Household - \$43,250	37.50% 3	62.50% 5	0.00% 0	8
2-Person Household - \$49,450	72.73% 8	18.18% 2	9.09% 1	11
3-Person Household - \$55,650	25.00% 1	50.00% 2	25.00% 1	4
4-Person Household - \$61,800	40.00% 2	40.00% 2	20.00% 1	5
5-Person Household - \$66,750	33.33% 1	33.33% 1	33.33% 1	3
6-Person Household - \$71,700	50.00% 2	50.00% 2	0.00% 0	4

Q9 What is your current housing status?

Answered: 18 Skipped: 0

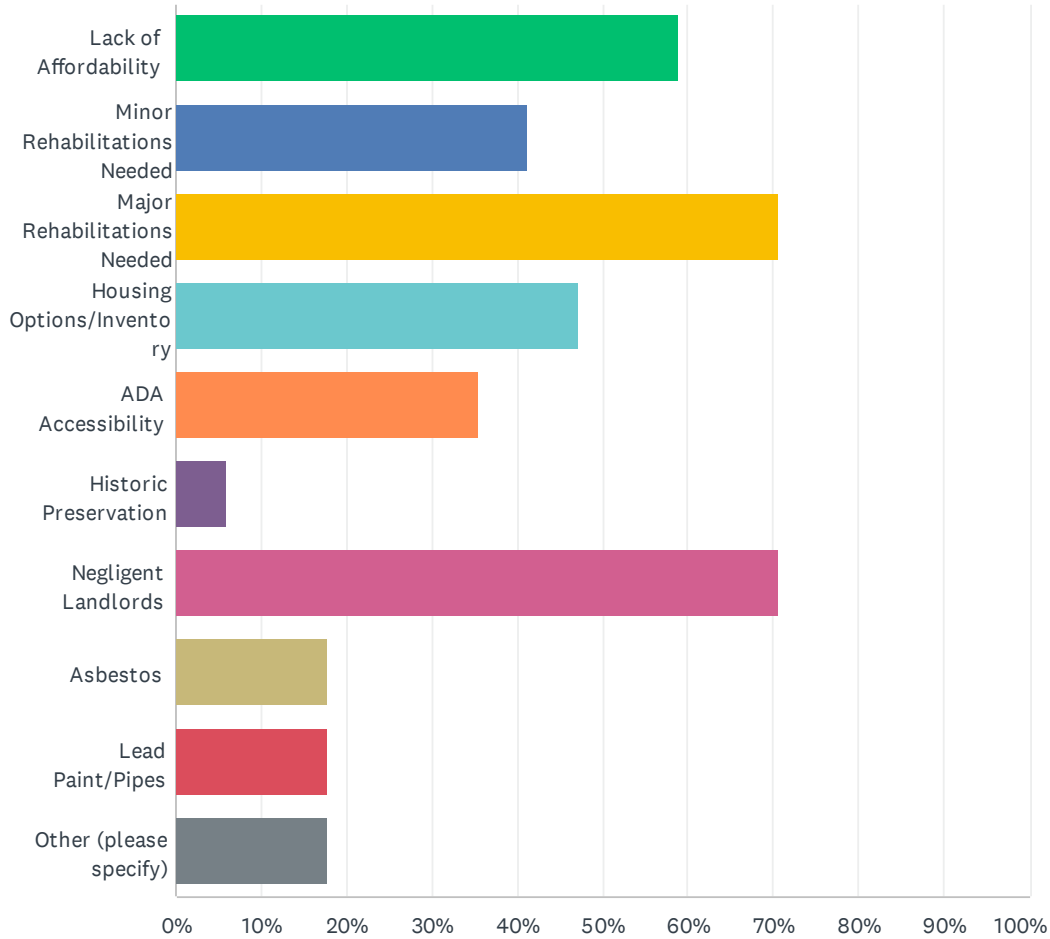


ANSWER CHOICES		RESPONSES	
Homeowner		66.67%	12
Renter		27.78%	5
Homeless		0.00%	0
Living with friends/relatives		5.56%	1
Temporary Shelter		0.00%	0
Hotel/Motel		0.00%	0
Mobile Home		0.00%	0
Vehicle		0.00%	0
Other (please specify)		0.00%	0
Total Respondents: 18			

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q10 Identify housing/rental issues you have observed in the City of Charleston (Check all that apply):

Answered: 17 Skipped: 1



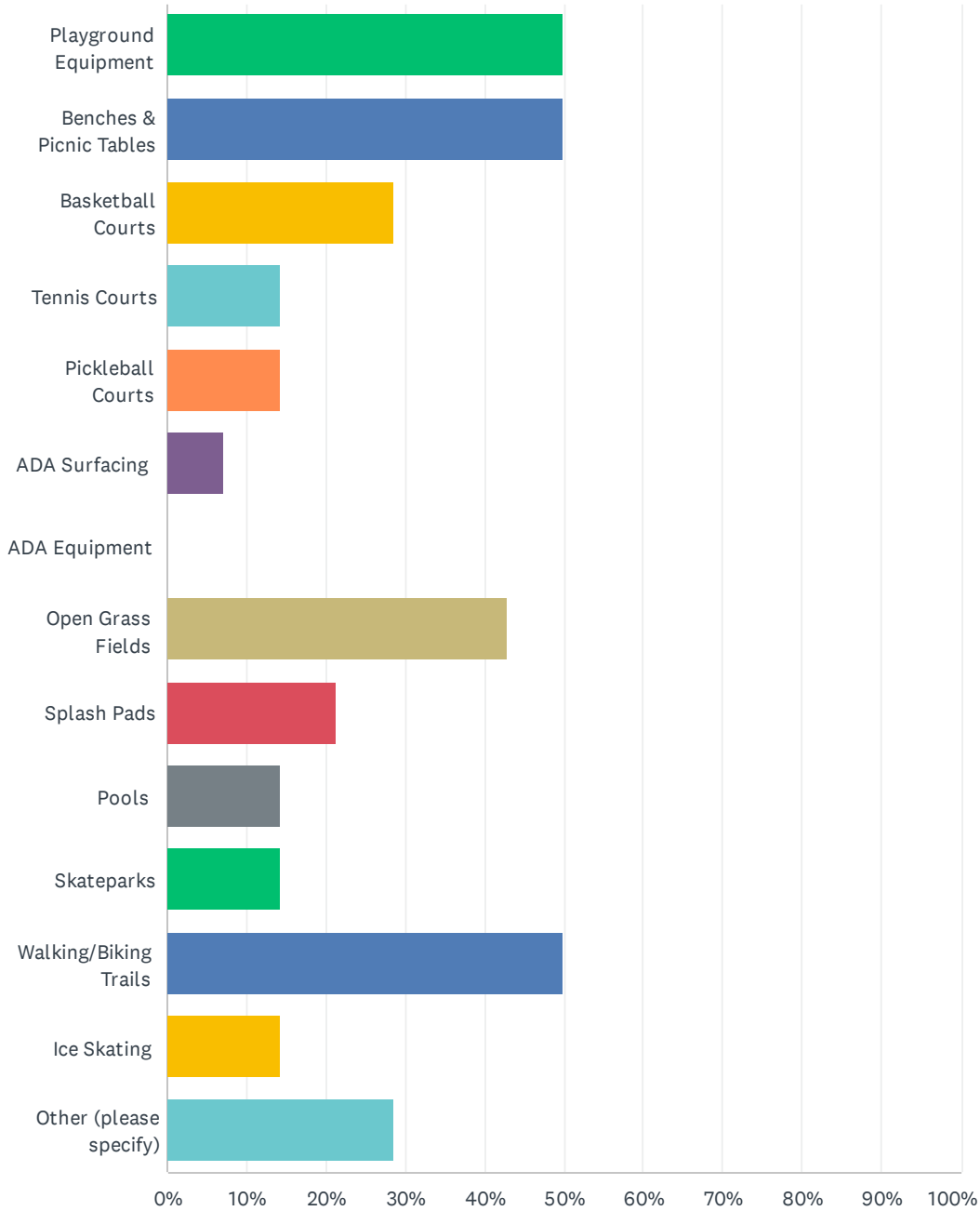
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ANSWER CHOICES	RESPONSES	
Lack of Affordability	58.82%	10
Minor Rehabilitations Needed	41.18%	7
Major Rehabilitations Needed	70.59%	12
Housing Options/Inventory	47.06%	8
ADA Accessibility	35.29%	6
Historic Preservation	5.88%	1
Negligent Landlords	70.59%	12
Asbestos	17.65%	3
Lead Paint/Pipes	17.65%	3
Other (please specify)	17.65%	3
Total Respondents: 17		

#	OTHER (PLEASE SPECIFY)	DATE
1	Lack of low barrier syringe service programs	12/13/2024 7:00 PM
2	slumlords galore!	11/21/2024 2:57 AM
3	Lack of options for low-income registered sex offenders.	11/13/2024 11:43 PM

Q11 Identify any needs or improvements to parks/recreational facilities (Check all that apply):

Answered: 14 Skipped: 4



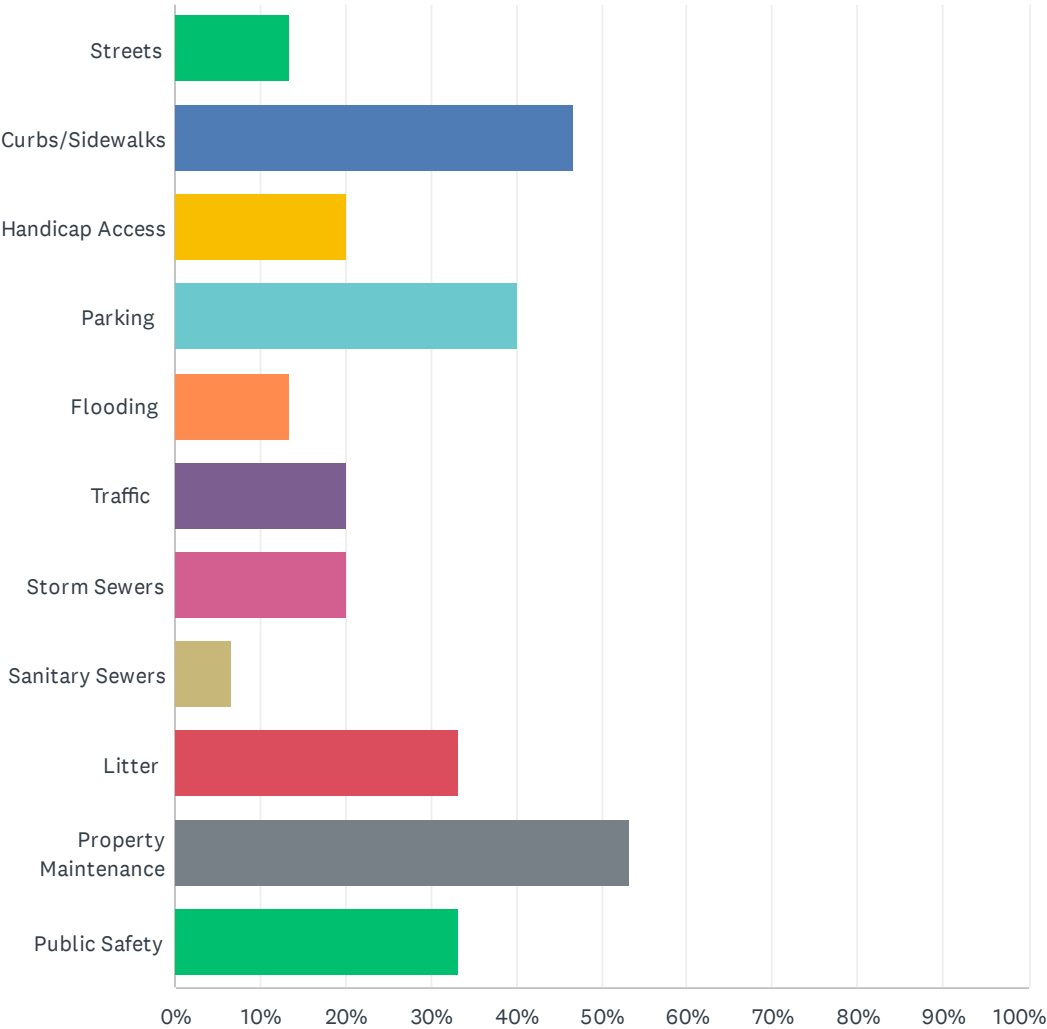
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ANSWER CHOICES	RESPONSES	
Playground Equipment	50.00%	7
Benches & Picnic Tables	50.00%	7
Basketball Courts	28.57%	4
Tennis Courts	14.29%	2
Pickleball Courts	14.29%	2
ADA Surfacing	7.14%	1
ADA Equipment	0.00%	0
Open Grass Fields	42.86%	6
Splash Pads	21.43%	3
Pools	14.29%	2
Skateparks	14.29%	2
Walking/Biking Trails	50.00%	7
Ice Skating	14.29%	2
Other (please specify)	28.57%	4
Total Respondents: 14		

#	OTHER (PLEASE SPECIFY)	DATE
1	Doesn't have to be a basketball court, just a hoop would be great in some places	12/13/2024 6:22 PM
2	Softball Fields	12/5/2024 3:48 PM
3	57th street playground needs upgrade	11/21/2024 3:03 AM
4	Homeless people need more help they are everywhere when driving through west side	11/13/2024 3:39 PM

Q12 Are there any problems in your neighborhood with the following?
(Check all that apply):

Answered: 15 Skipped: 3



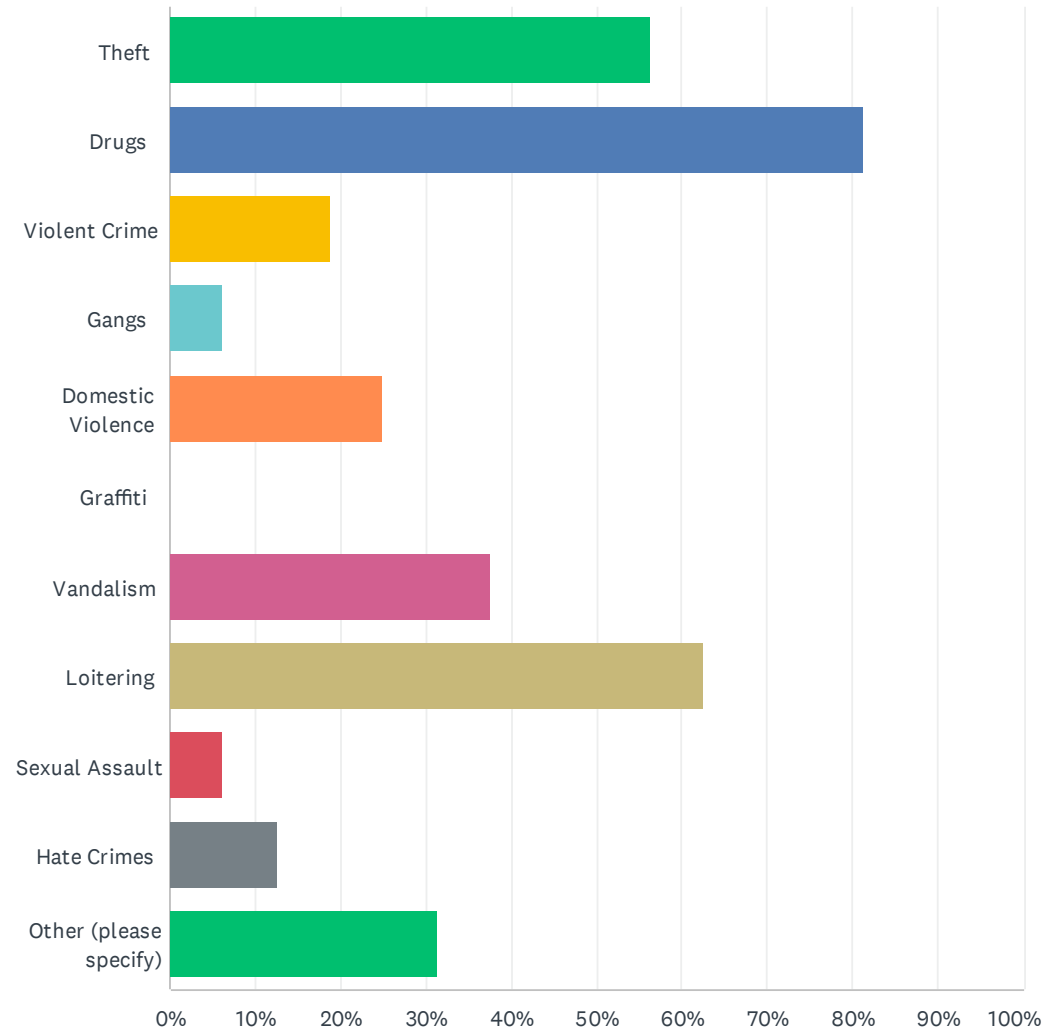
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ANSWER CHOICES	RESPONSES	
Streets	13.33%	2
Curbs/Sidewalks	46.67%	7
Handicap Access	20.00%	3
Parking	40.00%	6
Flooding	13.33%	2
Traffic	20.00%	3
Storm Sewers	20.00%	3
Sanitary Sewers	6.67%	1
Litter	33.33%	5
Property Maintenance	53.33%	8
Public Safety	33.33%	5
Total Respondents: 15		

#	OTHER (PLEASE SPECIFY)	DATE
1	Danner Park traffic	12/6/2024 8:50 PM
2	feral cats	11/21/2024 3:03 AM
3	Drug activity	11/15/2024 10:10 AM
4	Homeless	11/13/2024 6:24 PM
5	It is terribly dark in our Ct. We need lighting	11/13/2024 11:53 AM

Q13 Identify any crime issues within the City of Charleston (Check all that apply):

Answered: 16 Skipped: 2



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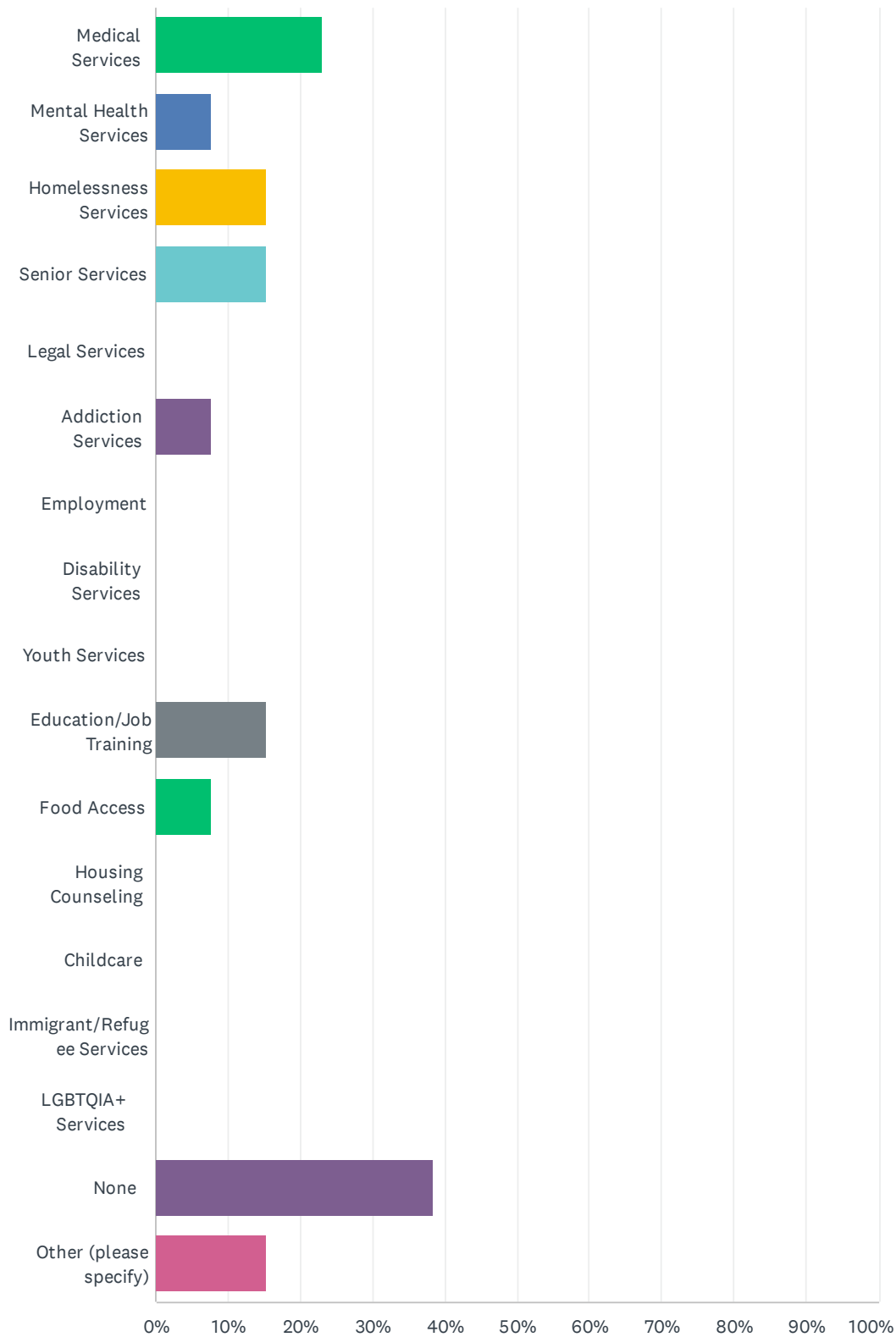
ANSWER CHOICES	RESPONSES	
Theft	56.25%	9
Drugs	81.25%	13
Violent Crime	18.75%	3
Gangs	6.25%	1
Domestic Violence	25.00%	4
Graffiti	0.00%	0
Vandalism	37.50%	6
Loitering	62.50%	10
Sexual Assault	6.25%	1
Hate Crimes	12.50%	2
Other (please specify)	31.25%	5
Total Respondents: 16		

#	OTHER (PLEASE SPECIFY)	DATE
1	People trying to limit where unhoused folks can be	12/13/2024 6:22 PM
2	Homeless going through trash and spreading it everywhere, defecating and urinating in public areas.	12/5/2024 2:33 PM
3	Hoemless people needs more support	11/13/2024 3:39 PM
4	SQUATTERS!!	11/13/2024 11:53 AM
5	Trespassing, Squatting, Burning homes down, Destruction of property	11/13/2024 10:52 AM

Q14 Do you use any of the social service programs available in the City?
(Check all that apply)

Answered: 13 Skipped: 5

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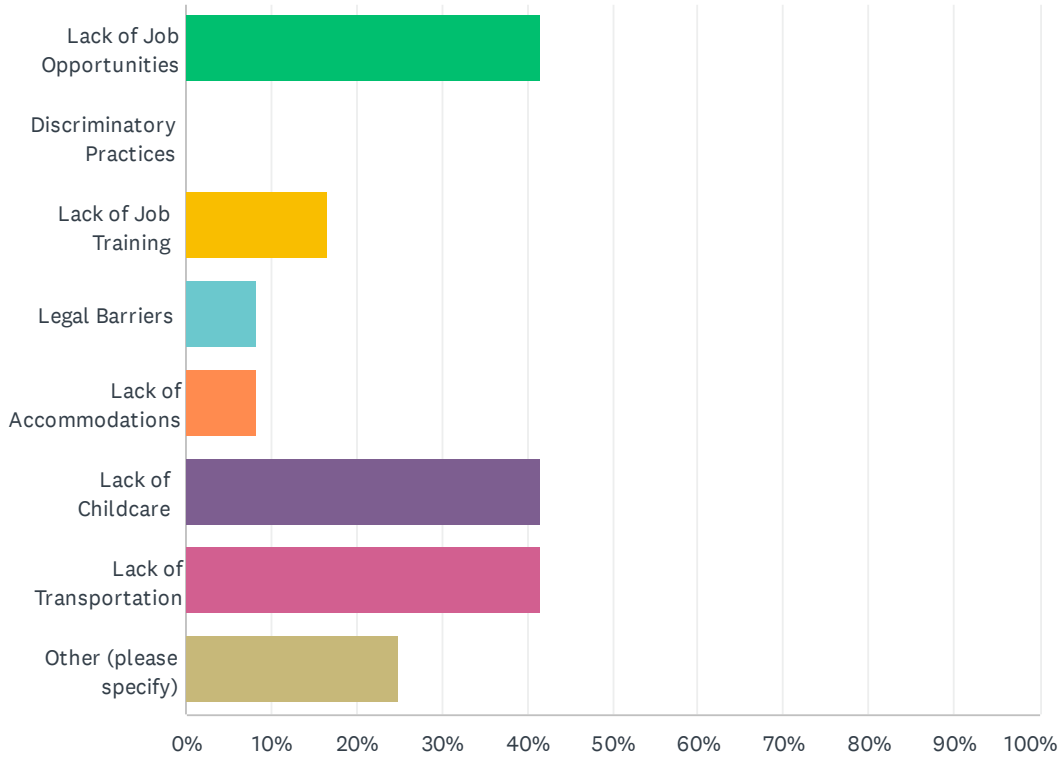
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ANSWER CHOICES	RESPONSES	
Medical Services	23.08%	3
Mental Health Services	7.69%	1
Homelessness Services	15.38%	2
Senior Services	15.38%	2
Legal Services	0.00%	0
Addiction Services	7.69%	1
Employment	0.00%	0
Disability Services	0.00%	0
Youth Services	0.00%	0
Education/Job Training	15.38%	2
Food Access	7.69%	1
Housing Counseling	0.00%	0
Childcare	0.00%	0
Immigrant/Refugee Services	0.00%	0
LGBTQIA+ Services	0.00%	0
None	38.46%	5
Other (please specify)	15.38%	2
Total Respondents: 13		

#	OTHER (PLEASE SPECIFY)	DATE
1	Needs more help with the homeless people to get them homes, standing everywhere they need support to	11/13/2024 3:39 PM
2	What disability services are there?	11/13/2024 11:53 AM

Q15 Identify any employment issues in the City of Charleston (Check all that apply):

Answered: 12 Skipped: 6

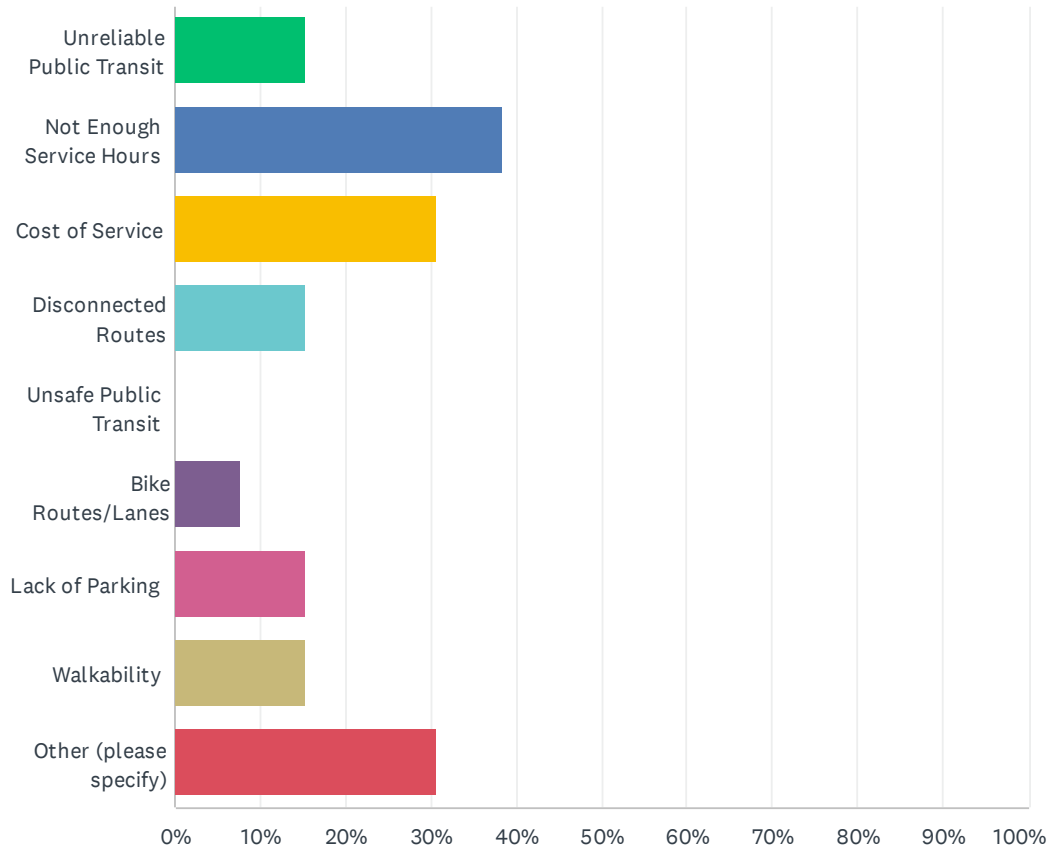


ANSWER CHOICES	RESPONSES	
Lack of Job Opportunities	41.67%	5
Discriminatory Practices	0.00%	0
Lack of Job Training	16.67%	2
Legal Barriers	8.33%	1
Lack of Accommodations	8.33%	1
Lack of Childcare	41.67%	5
Lack of Transportation	41.67%	5
Other (please specify)	25.00%	3
Total Respondents: 12		

#	OTHER (PLEASE SPECIFY)	DATE
1	Lack of Professional Job Openings	12/5/2024 3:48 PM
2	too many low wage paying jobs.	11/21/2024 3:03 AM
3	Why work when you can get Welfare ??	11/13/2024 11:53 AM

Q16 Identify transportation issues in the City of Charleston (Check all that apply):

Answered: 13 Skipped: 5



ANSWER CHOICES	RESPONSES	
Unreliable Public Transit	15.38%	2
Not Enough Service Hours	38.46%	5
Cost of Service	30.77%	4
Disconnected Routes	15.38%	2
Unsafe Public Transit	0.00%	0
Bike Routes/Lanes	7.69%	1
Lack of Parking	15.38%	2
Walkability	15.38%	2
Other (please specify)	30.77%	4
Total Respondents: 13		

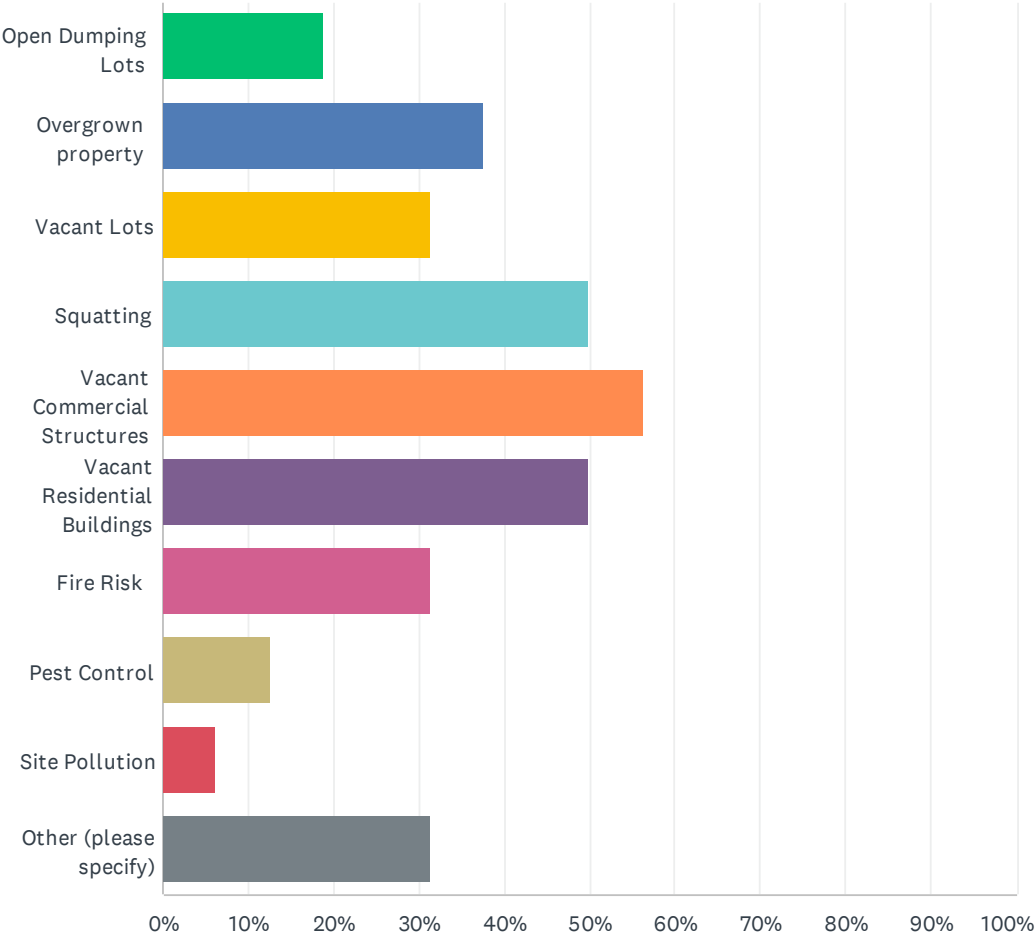
#	OTHER (PLEASE SPECIFY)	DATE
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1	NA	12/5/2024 3:48 PM
2	Cleanliness of public transportation	12/5/2024 11:41 AM
3	we need another bus going to Huntington and one going to Beckley and Morgantown at least twice a day.	11/21/2024 3:03 AM
4	I'm not able to use public transportation	11/13/2024 11:53 AM

Q17 Identify any blight (clearance/demolitions) issues in the City of Charleston? (Check all that apply):

Answered: 16 Skipped: 2



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ANSWER CHOICES	RESPONSES	
Open Dumping Lots	18.75%	3
Overgrown property	37.50%	6
Vacant Lots	31.25%	5
Squatting	50.00%	8
Vacant Commercial Structures	56.25%	9
Vacant Residential Buildings	50.00%	8
Fire Risk	31.25%	5
Pest Control	12.50%	2
Site Pollution	6.25%	1
Other (please specify)	31.25%	5
Total Respondents: 16		

#	OTHER (PLEASE SPECIFY)	DATE
1	Fire hydrants have been removed and not replaced and I don't know if the ones near me have enough water pressure if the fire department needs to use them	12/13/2024 6:22 PM
2	Illegal vehicles, trailers in yards	12/6/2024 8:50 PM
3	NA	12/5/2024 3:48 PM
4	all abandoned properties need boarded up.	11/21/2024 3:03 AM
5	Street sleepers, trash dumped at drug sites near schools and housing	11/13/2024 11:50 PM

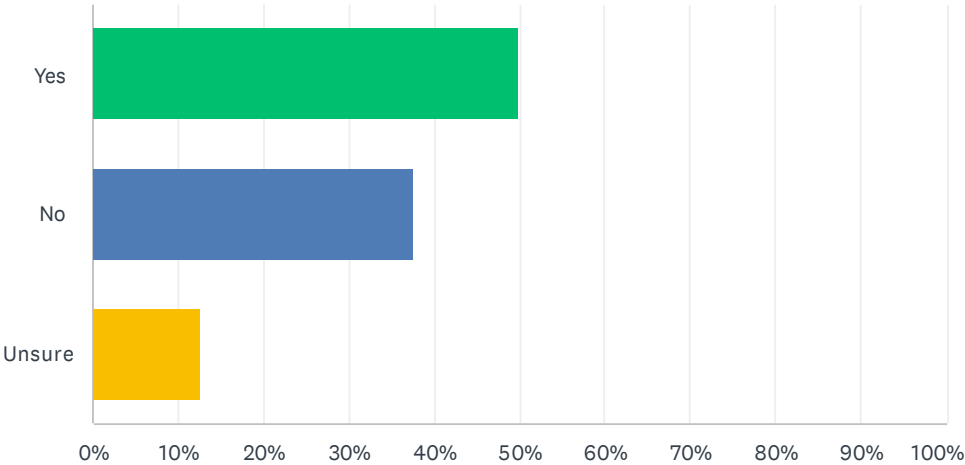
Q18 Are there any programs or services that are missing or under-funded in the City? Please list:

Answered: 10 Skipped: 8

#	RESPONSES	DATE
1	A day center funded by the city to help people when the weather is bad would be great. The Point in Time Count shows that we don't have enough beds for our unhoused population so I think an additional shelter that is open to all genders would be a great investment for the city.	12/13/2024 6:22 PM
2	I have noticed that when loiterers and squatters are arrested there are little to no consequences when they don't show for court. Why don't we have a program that sentences the arrested to supervised clean-up of our communities.	12/9/2024 8:35 AM
3	NA	12/5/2024 3:48 PM
4	Veteran housing for women, control of panhandling,	12/5/2024 11:41 AM
5	We need inclusionary housing/zoning to give people more housing opportunities and more affordable home ownership options. Not everyone wants to live by the chemical plant or the sewage treatment plant. The City of Charleston should be fighting HUD to cover trailers with the Home Blend program.	11/21/2024 3:03 AM
6	More funding for homeowners who are struggling. My neighbors house number eight burnt down due to unreliable neighbors	11/15/2024 10:10 AM
7	Manna Meal, Bream Shop, RCCR transitional storage should be funded. Services for housing marginal groups like (non-repeat) felons and registered sex offenders that are denied most program housing.	11/13/2024 11:50 PM
8	Enact Community Action needs more funding for their utility and rental Assistancess program.	11/13/2024 3:39 PM
9	Keep the squatters from destroying our homes and neighborhoods. Code enforcement to force property owners to maintain their properties in sufficiently good condition that it does not reduce neighborhood property values. Keep negligent property owners from buying more property.	11/13/2024 10:52 AM
10	Under Funded - Garbage/recycling	11/1/2024 1:25 PM

Q19 Are you aware of how to report fair housing violations in the City of Charleston?

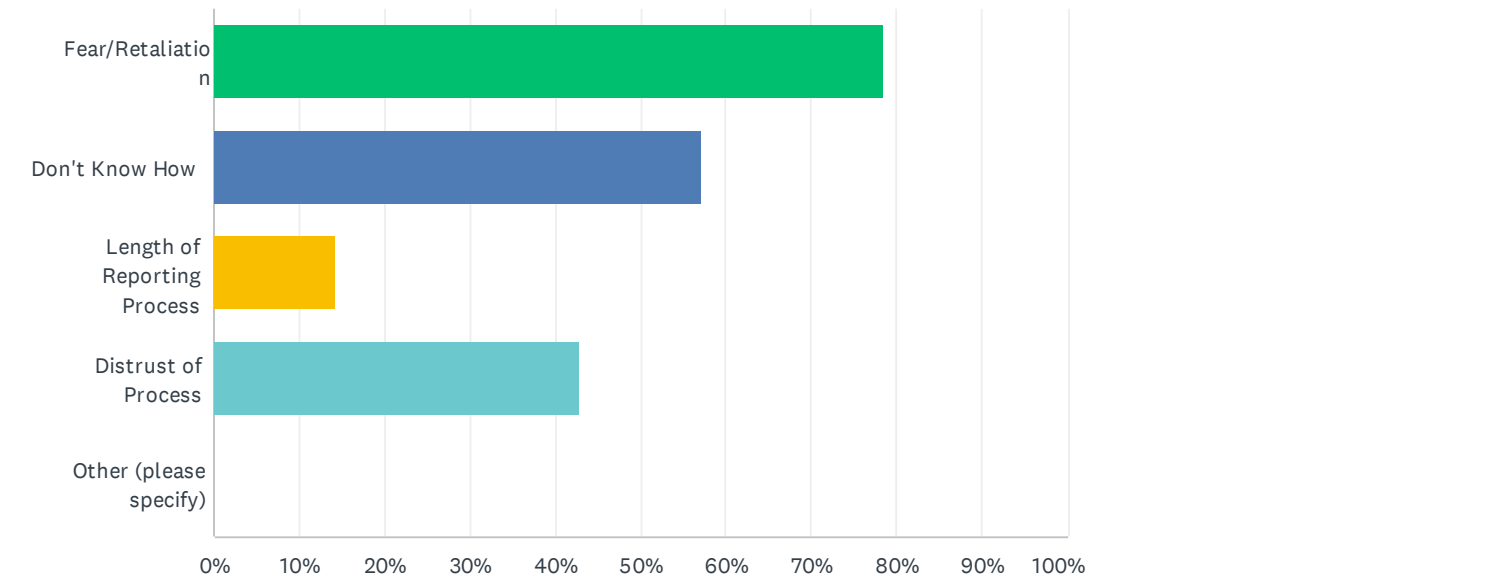
Answered: 16 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	50.00%	8
No	37.50%	6
Unsure	12.50%	2
TOTAL		16

Q20 Identify the reasons why fair housing complaints in the area may not be reported? (Check all that apply):

Answered: 14 Skipped: 4

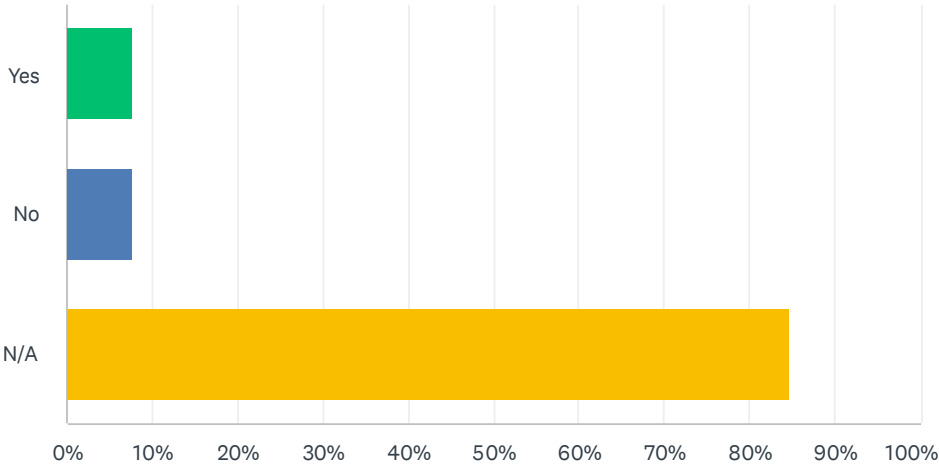


ANSWER CHOICES		RESPONSES	
Fear/Retaliation		78.57%	11
Don't Know How		57.14%	8
Length of Reporting Process		14.29%	2
Distrust of Process		42.86%	6
Other (please specify)		0.00%	0
Total Respondents: 14			

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q21 If you are a renter, has your landlord refused to make a reasonable accommodation?

Answered: 13 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	7.69%	1
No	7.69%	1
N/A	84.62%	11
TOTAL		13

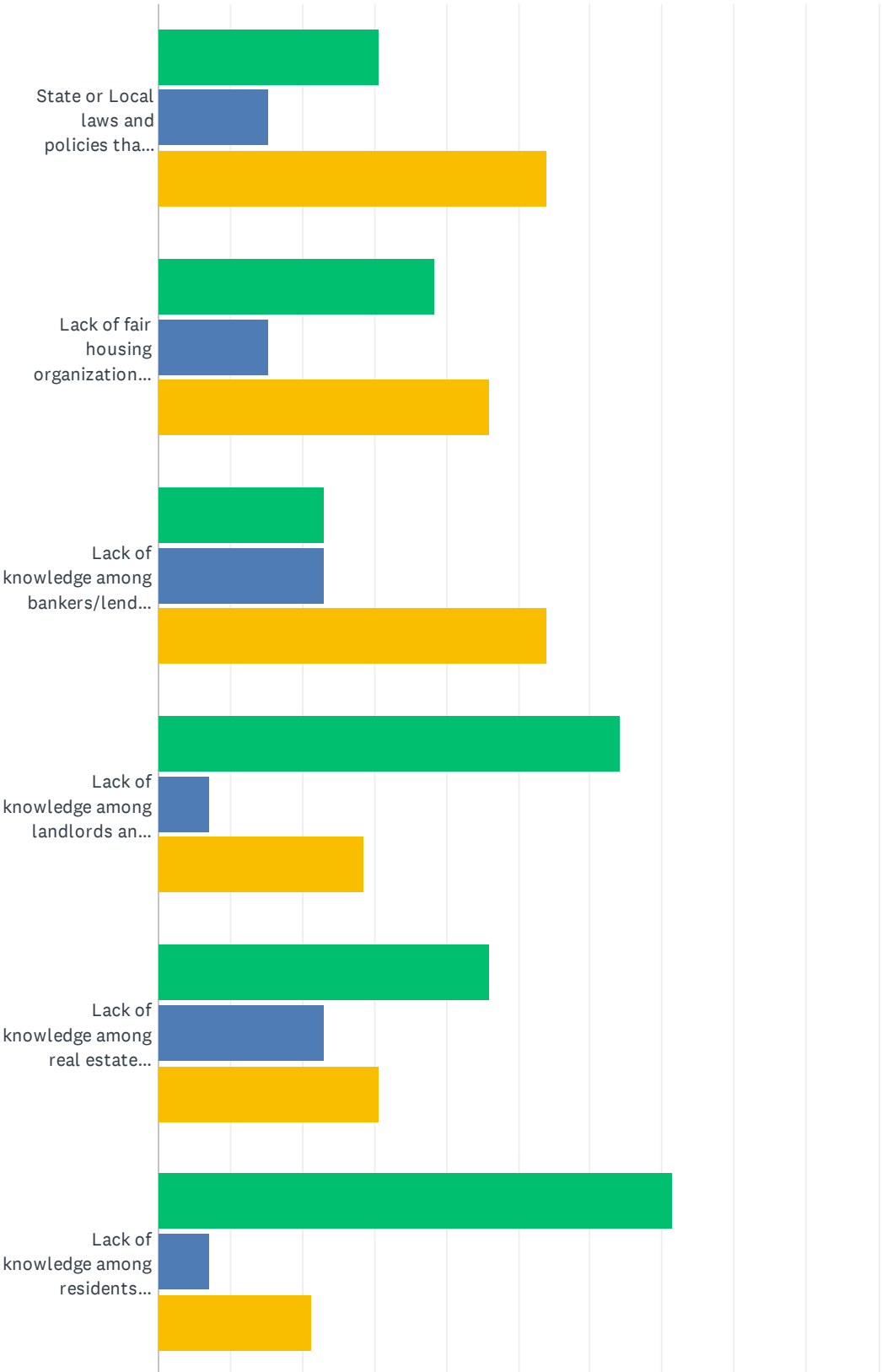
Q22 If 'Yes,' what was the request?

Answered: 1 Skipped: 17

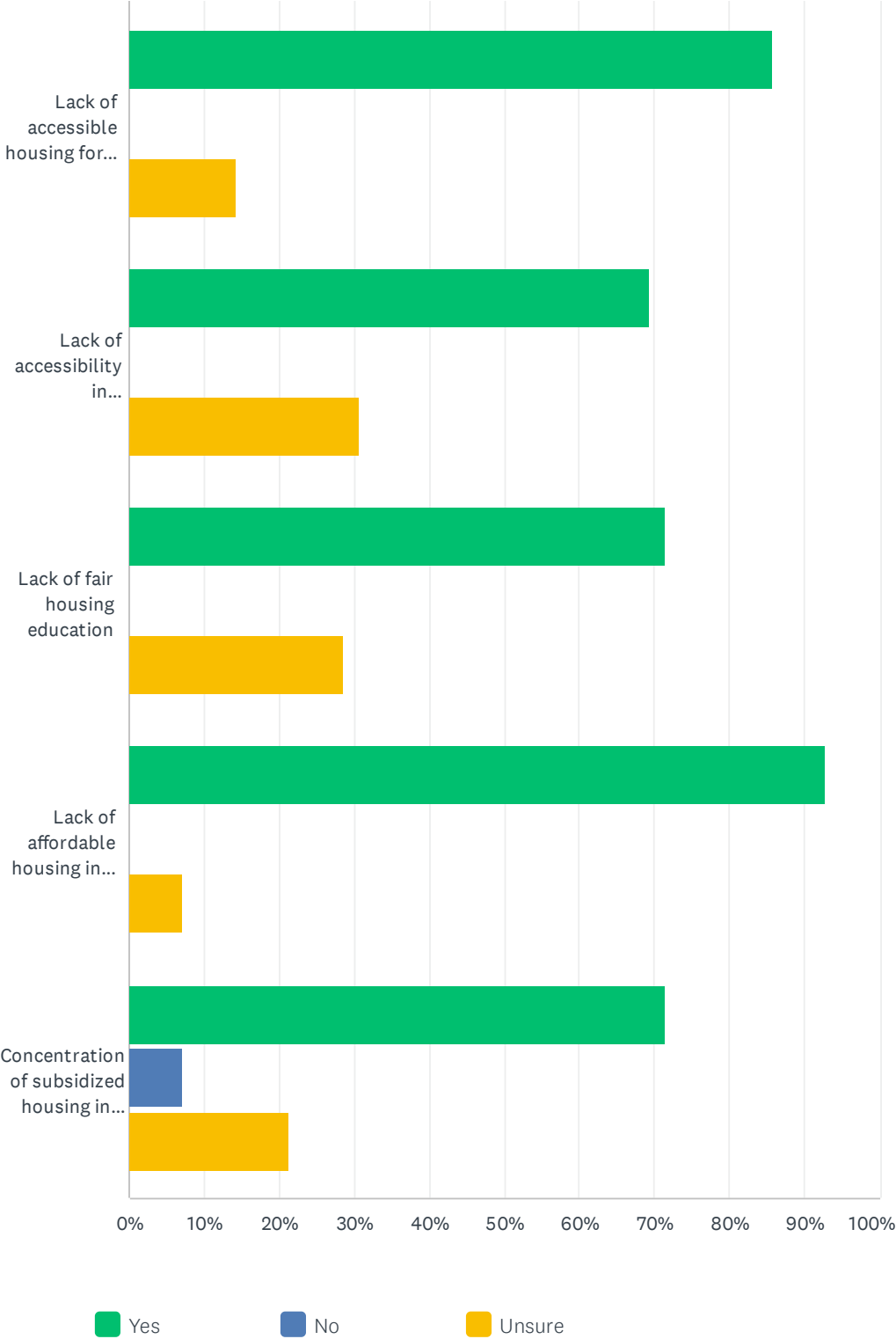
#	RESPONSES	DATE
1	hole in side of the house. Cats were getting up under house and having babies.	11/21/2024 3:06 AM

Q23 Do you believe that the following situations result in further discriminations and/or barriers to fair housing in the City of Charleston?

Answered: 15 Skipped: 3



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	YES	NO	UNSURE	TOTAL
State or Local laws and policies that limit housing choice	30.77% 4	15.38% 2	53.85% 7	13
Lack of fair housing organizations in the City	38.46% 5	15.38% 2	46.15% 6	13
Lack of knowledge among bankers/lenders regarding fair housing	23.08% 3	23.08% 3	53.85% 7	13
Lack of knowledge among landlords and property managers regarding fair housing	64.29% 9	7.14% 1	28.57% 4	14
Lack of knowledge among real estate agents regarding fair housing	46.15% 6	23.08% 3	30.77% 4	13
Lack of knowledge among residents regarding fair housing	71.43% 10	7.14% 1	21.43% 3	14
Lack of accessible housing for persons with disabilities	85.71% 12	0.00% 0	14.29% 2	14
Lack of accessibility in neighborhoods (i.e. curb cuts)	69.23% 9	0.00% 0	30.77% 4	13
Lack of fair housing education	71.43% 10	0.00% 0	28.57% 4	14
Lack of affordable housing in certain areas	92.86% 13	0.00% 0	7.14% 1	14
Concentration of subsidized housing in certain neighborhoods	71.43% 10	7.14% 1	21.43% 3	14

#	OTHER BARRIERS (PLEASE SPECIFY)	DATE
1	Being a HUD partnered lessor, there is great hesitation among landlords to rent to HUD renters because we no longer receive reparations for damages done by the majority of HUD renters. We were always told it was "the cost of doing business." I'm sorry, but that is the weasel way of answering. I know it's a federal agency and the city has no control, but if you want better housing from landlords who ARE NOT slumlords, the cost of continual repairs needs looked at. We have greatly reduced our HUD participation. HUD is really only good for landlords because they know they are going to get the majority of the rent every month.	12/5/2024 11:51 AM
2	affordable housing is concentrated too heavily in high crime areas and close to the chemical plant and sewage treatment plant. This is very classist.	11/21/2024 3:06 AM
3	Unhoused citizens are treated like dirt most places they try to ask for help.	11/13/2024 11:52 PM

Q24 Are there any additional comments or concerns that you wish to share?

Answered: 7 Skipped: 11

#	RESPONSES	DATE
1	If the city can't help pay for more shelter beds (either in the form of expanding exiting shelters or in the creation of an additional one/ones) it should spend more money on a day center and expand warming center hours by adding more staff.	12/13/2024 6:25 PM
2	NA	12/5/2024 3:49 PM
3	Please see to it that a new owner is found for the downtown movie house.	11/21/2024 3:07 AM
4	Homeowner need more affordable help	11/15/2024 10:13 AM
5	Alternative and unconventional tonal housing options could reduce the folks living on out streets.	11/13/2024 11:53 PM
6	There should be an expectation that all residents conduct themselves in a manner that does not bring harm to their neighbors or neighborhood. Those that are unwilling or unable to live by this standard should be made unwelcome in our city. Violators need to experience negative consequences, including fines. Consistent standards for conduct and property maintenance need to be upheld.	11/13/2024 11:26 AM
7	Landlords from outside the area and landlords that do not do anything to their properties are becoming a larger problem in our city. I believe landlords should be held accountable for the actions of their tenants, especially in cases whether they know or should know what is happening in and around their properties. I believe there needs to be a mix of positive encouragement and rewards for those who improve properties and fines or worse for those who do nothing or cause issues in their residential or commercial area.	11/13/2024 9:05 AM