STATE OF WEST VIRGINIA
CONSOLIDATED ANNUAL ACTION PLAN
FISCAL YEAR 2026

WEST VIRGINIA DIVISION OF ECONOMIC DEVELOPMENT (WVDED)
WEST VIRGINIA HOUSING DEVELOPMENT FUND (WVHDF)

OMB Control No: 2506-0117 (exp. 09/30/2021)

Executive Summary

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

1. Introduction

The State of West Virginia's 2026 Action Plan is part of the Five-Year Consolidated Plan covering 2025-2029. The Consolidated Plan and Annual Action Plan are required by the U.S. Department of Housing and Urban Development (HUD) as a prerequisite to receive funding through the following programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Housing Trust Fund (HTF), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). Pursuant to the authority by the State of West Virginia's Governor, Jim Justice, the West Virginia Division of Economic Development (WVDED) and West Virginia Housing Development Fund (WVHDF) will administer the above referenced federal funds on behalf of the State. The CDBG, ESG and HOPWA programs are administered by West Virginia Community Advancement and Development (WVCAD), a unit of the WVDED. WVHDF administers the HOME and HTF funded programs. WVDED serves as the lead agency for the State's Consolidated and Annual Action Plan. These State agencies have collaborated in the preparation of the annual Action Plan for program year 2026, beginning July 1, 2026, through June 30, 2027. As guided by 24 CFR Part 91, the Annual Action Plan contains all required sections, priorities, and general strategies to allow for the implementation of the programs contained in this plan. It establishes goals for meeting priority needs over the next program year and reflects past performance. Additional documents related to the Annual Action Plan are submitted under the Grantee's Unique Appendices as required. These documents include all supporting material, as well as documents related to public input derived through the Citizen Participation Plan (CPP).

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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The federal statutes governing the programs identified above identify three basic goals by which HUD evaluates performance under the plan:
• Provide decent affordable housing.
• Create suitable living environments.

• Create economic opportunities.
Following these three basic goals, activities and projects funded by the programs included in this plan focus on the following objectives:
• Increase multifamily rental housing for extremely low to moderate income persons.
• Support housing stability efforts by providers in the Continuum of Cares to assure special needs persons can access services and housing.
• Support the development of viable infrastructure systems (such as water, sewer, and storm water) to enhance living conditions and bolster economic development.
• Improve quality of life by enhancing public facilities and eliminating barriers that impede accessibility.
• Improve quality of life by enhancing public facilities and eliminating factors that affect environmental quality or public health through activities such as mitigating blighted and abandoned properties.
• Develop local strategies through community planning to support improved living environments and strengthen economic and community development
Outcomes include increasing the affordability, accessibility, and availability of the services and activities listed above to low- and moderate-income residents of the state, as well as improving the ability of communities to sustain necessary functions and become more resilient in the face of natural and economic disturbances and shocks.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

CDBG/CDBG-CV
Fiscal Year 2025 presented continued challenges related to supply chain issues, inflated material costs, and labor shortages. Nevertheless, the West Virginia CDBG Program continued to successfully advanced several projects across the state. At the time of writing this Annual Action Plan, the State of West Virginia utilized a total of $8,561,783.28 in CDBG funds and $4,207,682.24 in CDBG-CV funds during the 2025 program year with multiple projects on track to be closed during the first quarter of Fiscal Year 2026.
In terms of accomplishments, the State of West Virginia CDBG Program completed a total of 6 Infrastructure Project (water, sewer, stormwater), 3 Demolition Projects, 4 Community Planning Projects, 2 Broadband Development Projects, and 7 Broadband Development Projects. Additionally, 4 CDBG-CV funded actives reached completion during the program year. Of the projects completed, 4,811 West Virginians now have access to potable drinking water or improved waste management, 10 vacant and dilapidated structures were demolished, 1,000 West Virginians stabilized housing, 150 West Virginians obtained access to healthy foods, and 300 households in West Virginia have dependable broadband internet services.
In FY2025, the State also awarded approximately $13,818,080 in CDBG funds to 7 new CDBG Projects. Of those projects, 4 are water and sewer infrastructure development projects (totaling $10,318,080), 1 is for stormwater infrastructure development (totaling $3,000,000), and 2 are for sewer and water

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infrastructure planning projects (totaling $500,000).
Currently, West Virginia Community Advancement and Development (WVCAD) staff are in the process of providing technical assistance for the FY2025 CDBG Project Application submissions that are due March 31st, 2026. WVCAD expects award announcements to be made by the end of the 1st quarter of the 2026 fiscal year.
ESG
The Emergency Solutions Grant (ESG) program faced significant demand, with the need for funding and services vastly exceeding annual allocations. This was especially challenging given the preliminary total award funding cap, which was set to ensure stronger funding equity across the board.
Despite these resource constraints, the program proved its vital importance to both agency missions and the well-being of our unhoused neighbors. The program's essential nature and impact were substantial, recently resulting in the following accomplishments for West Virginians experiencing or at-risk of homelessness:
• 4,441 individuals served overall.
• 3,072 individuals supported in emergency shelter.
• 2,604 households assisted overall.
• 855 people served through Street Outreach efforts.
• 200 individuals who received homeless prevention assistance.
• 314 people who achieved permanent housing through the ESG Rapid Rehousing program.
The selection of current goals and priorities continues to be driven by the clear, persistent, and overwhelming demand demonstrated by these statistics, emphasizing the critical need to address homelessness and housing insecurity across the state.
HOPWA
This is an evaluation of past performance that helped lead the grantee to choose its goals or projects. The West Virginia Department of Economic Development (WVDED) and the U.S. Department of Housing and Urban Development (HUD), including HOPWA, have achieved advancements in addressing the housing, community development, and homelessness challenges in West Virginia over the past three years. These organizations are committed to continuing their efforts in the coming year by pursuing the goals outlined previously in the 2025-2029 Consolidated Plan, as well as creating new goals when the needs arise.

During the last few years with the HOPWA Program, the demand for funding has surpassed the available resources, leading to a limited selection process for each applicant. Project sponsors have been meticulously chosen and implemented to foster the development of sustainable communities in low- to moderate-income areas across the state. As a result, each project sponsor has enhanced the availability of affordable housing, created suitable living environments, and promoted increased economic opportunities for people living with HIV. During the 2025 program year in West Virginia, HOPWA

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assisted 61 households with TBRA, 58 households with STRMU, and 195 households with Supportive Services.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In developing the FY2026 Annual Action Plan, the WVDED and WVHDF followed the State's Citizen Participation Plan and conducted 3 public hearings. To promote productive public hearings, the WVDED and WVHDF targeted and encouraged participation from a broad range of state and federal agencies, local governments, regional councils of government, Continuum(s)of Care, businesses, community and faith-based groups, regional planning, and development councils (RPDCs). The draft Annual Action Plan was published on the WVCAD and WVHDF websites and was widely distributed via email and in hard copies as outlined in the plan upon request. The State encouraged all citizens to participate in the planning process. Accommodations were made for non-English speaking persons and persons with mobility, visual, or hearing impairments as needed.
As required by the State of West Virginia Citizen Participation Plan (CPP), 3 public hearings were publicized at least 14 days in advance in multiple major newspapers across the State, website postings, and distribution through email. A copy of the draft plan was emailed to each of the State's Regional Planning and Development Councils. The three public hearings were conducted prior to the submission of the Annual Action Plan on ___(Date)___. Each hearing provided an opportunity to obtain citizens' views about housing, homelessness, public facilities and services and non-housing community development needs in the State as directed by the citizen participation plan. The public was also invited to participate and to submit written comments to the plan within a comment period which began on April 1st and concluded on May 1st, 2026.

As required by the State of West Virginia Citizen Participation Plan (CPP), 3 public hearings were publicized at least 14 days in advance in multiple major newspapers across the State, website postings, and distribution through email. A copy of the draft plan was emailed to each of the State's Regional Planning and Development Councils. The three public hearings were conducted prior to the submission of the Annual Action Plan on ___(Date)___. Each hearing provided an opportunity to obtain citizens' views about housing, homelessness, public facilities and services and non-housing community development needs in the State as directed by the citizen participation plan. The public was also invited to participate and to submit written comments to the plan within a comment period which began on April 1st and concluded on May 1st, 2026.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

*Reference to all comments and responses included in the CPP attachment to the plan.

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

Not applicable. All comments recieved during the comment period were considered during the development of the FY2026 Annual Action Plan.

7. Summary

WVDED and WVHDF will administer the previously referenced federal programs on behalf of the State of West Virginia, with WVDED acting as the lead agency for the State's Consolidated and Annual Action Plan. All activities funded will address one of the three primary objectives of providing decent affordable housing, creating economic opportunities, and/or creating suitable living environments, which will provide an outcome of availability, accessibility, affordability, and/or sustainability.
In developing the Action Plan, the WVDED and WVHDF followed the State's Citizen Participation Plan and consulted with a broad range of state and federal agencies, local governments, regional councils of government, Continuum(s)of Care, businesses, community and faith based groups, agencies whose primary responsibilities include the management of flood prone areas, public land or water resources, regional planning and development councils (RPDCs) and emergency management agencies. The draft plan was available on West Virginia Community Advancement and Development (WVCAD) website, circulated via email, and public hearings were held to foster public participation. Written comments received during this process and all comments were considered during the development of the FY2026 Annual Action Plan.

PR-05 Lead & Responsible Agencies - 91.300(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	WEST VIRGINIA	West Virginia Division of Economic Development
HOPWA Administrator	WEST VIRGINIA	West Virginia Division of Economic Development
HOME Administrator	WEST VIRGINIA	West Virginia Housing Development Fund
ESG Administrator	WEST VIRGINIA	West Virginia Division of Economic Development
	WEST VIRGINIA	West Virginia Housing Development Fund

Table 1 – Responsible Agencies

Narrative

The CDBG, ESG, and HOPWA programs will be administered by the West Virginia Community Advancement and Development Office (WVCAD) a unit of the West Virginia Division of Economic Development (WVDED). The HOME Investment Partnerships and Housing Trust Fund will be administered by the West Virginia Housing Development Fund (WVHDF).

Consolidated Plan Public Contact Information

Two separate agencies -- the West Virginia Division of Economic Development and the West Virginia Housing Development Fund -- administer the five key programs included in the HUD Consolidated and Annual Action Plan. Each agency organized and implemented planning activities to include key contacts in the development of the plan. The West Virginia Department of Community Advancement and Development (WVCAD), a unit of the West Virginia Division of Economic Development (WVDED), is the lead agency and administers the CDBG, ESG and HOPWA programs as detailed in the Consolidated Plan. The HOME Investment Partnerships and Housing Trust Fund will be administered by the West Virginia Housing Development Fund.

AP-10 Consultation - 91.110, 91.300(b); 91.315(l)

1. Introduction

The State of West Virginia works annually with a variety of individuals and organizations to identify gaps in services and identify solutions to such gaps. To supplement this ongoing stakeholder engagement, the State conducted 3 public hearings and made the draft 2026 Annual Action Plan available for comment as guided by the Citizen Participation Plan. The draft plan was also posted to the West Virginia Community Advancement and Development (WVCAD) webpage at the following address: https://www.wvcad.org/resources.

As required by the Citizen Participation Plan, the partner agencies (WVDED and WVHDF) distributed information about the planning process and sought to engage involvement from a wide constituency, including participation from low- and moderate-income persons, organizations that serve vulnerable segments of the population, related constituent groups individuals living in slum and blighted areas, and in areas where CDBG, HOME, HTF, ESG and HOPWA funds are used. In addition, the State provided a copy of the draft plan to the 11 Regional Planning and Development Councils. The Regional Councils represent the cities and counties within a specific geographic area and encourage a regional approach to community and economic development initiatives. Realizing that many issues transcend city and county boundaries, the Regional Councils are comprised of representatives from each unit of local government.

A variety of focus groups, including public housing focus group sessions, were held in the development of the State of West Virginia 5-year Consolidated Plan as required by the State Citizen Participation Plan. At that time, all PHAs were invited to participate and discuss the on-going needs of Public Housing Agencies administering public housing and the Section 8 Program. During the development of the PY2026 Action Plan, the draft plan was shared with PHAs throughout the State via various listservs for comments, information, and feedback.

Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

The Emergency Solutions Grants (ESG) program maintains a focus on broad coordination and strategic resource use. The West Virginia Community Advancement and Development (WVCAD) is actively involved with the state's four Continuum of Cares (CoCs) to assess services for the homeless, and concerted efforts are underway to improve both the Homeless Management Information System (HMIS) and the Coordinated Entry System. Furthermore, the ESG program is designed to strategically align with other formula and rental assistance programs to maximize community-wide planning and standardize eligibility. This ensures that ESG assistance connects participants to permanent housing, medical and mental health treatment, counseling, and other public and private assistance programs for long-term housing stability.

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

Continuum of Cares (CoC) strategic plans to end homelessness are reviewed annually by WVDED. Staff working directly with ESG review the plans to address the needs of those experiencing homelessness, including the chronically homeless, families with children, veterans, unaccompanied youth, and additional special populations to better improve their own coordination with not only each CoC but also those organizations participating in the CoC's efforts to support their strategic plans. This in turn results in WVDED producing an ESG-funded State network of agencies dedicating efforts to servicing these eligible individuals and families more closely aligned to that of their respective CoC. West Virginia CoCs operate coordinated intake and assessment response systems within their coverage areas, allowing for ease-of-access for individuals experiencing homelessness to access services. This is done through multi-point entry and assessment conducted (a) via hotline (b) through street outreach efforts (c) at point-of-service providers, such as shelters. Information gathered by coordinated entry efforts are stored within the Homeless Management Information System (HMIS), allowing providers to avoid duplication of services, record ongoing client services, and make referrals between providers. This also allows clients to qualify for assistance in a more efficient and timely manner, provides accountability between agencies and CoCs, and allows the State to verify annual data reporting.

Describe consultation with the Continuum(s) of Care that serves the State in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The State works in collaboration with each Continuum of Care and actively participates in their efforts regarding service provisions to the homeless population. Through regular collaboration and meetings, information is obtained regarding the needs of each CoC and the counties they serve, existing challenges, and more. This all aids WVDED in the allocation of ESG funds paired with the review and recommendation piece produced by all CoC's for each organization within their continuum applying for ESG funding. The strategic plans of each CoC are not only considered when developing performance standards and assessing adequate outcomes of projects and activities funded by the grant program but are also integrated into the process of assessing and selecting those organizations to be funded within each Continuum.

As the geographic, demographic, and socioeconomic makeup varies greatly from county to county and CoC to CoC, this calls for an approach that is localized and based on funding allocations, proposed activities, and organizational efforts not only supporting the CoCs' strategic plans but also has the capacity to work very closely to address homelessness in a fashion based upon such localized

considerations. Additionally, outputs and outcomes are assessed through the review of each organization's annual CAPER report submission.

WVDED actively serves on the statewide HMIS steering committee. The steering committee develops policies and procedures for the operation and administration of HMIS activities through collaboration with the goal of streamlined coordination efforts at entry and intake throughout the State among all CoCs. In addition, the Balance of State and the Program Manager for ESG meet quarterly to exchange information relevant to strategic resource allocation.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Region I Planning and Development Council
	Agency/Group/Organization Type	Other government - County Other government - Local Regional organization Planning organization Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Lead-based Paint Strategy Non-Housing Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The WVDED works closely with the State's 11 Regional Planning Development Councils in the administration of the CDBG program. Consultations throughout the year included training events, administrative meetings, phone conferences, and frequent communication with project teams, which include units of local government. This cooperative relationship is ongoing and collaborative, resulting in constant feedback for effective program design and administration.
2	**Agency/Group/Organization**	Region II Planning Development Council
	Agency/Group/Organization Type	Services - Narrowing the Digital Divide Other government - County Other government - Local Regional organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Lead-based Paint Strategy Non-Housing Community Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The WVDED works closely with the State's 11 Regional Planning Development Councils in the administration of the CDBG program. Consultations throughout the year included training events, administrative meetings, phone conferences, and frequent communication with project teams, which include units of local government. This cooperative relationship is ongoing and collaborative, resulting in constant feedback for effective program design and administration.
3	**Agency/Group/Organization**	Region III Planning and Development Council
	Agency/Group/Organization Type	Services - Narrowing the Digital Divide Other government - County Other government - Local Regional organization Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Lead-based Paint Strategy Non-Housing Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The WVDED works closely with the State's 11 Regional Planning Development Councils in the administration of the CDBG program. Consultations throughout the year included training events, administrative meetings, phone conferences, and frequent communication with project teams, which include units of local government. This cooperative relationship is ongoing and collaborative, resulting in constant feedback for effective program design and administration.

4	**Agency/Group/Organization**	Region IV Planning and Development Council
	Agency/Group/Organization Type	Services - Narrowing the Digital Divide Other government - County Other government - Local Regional organization Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Lead-based Paint Strategy Non-Housing Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The WVDED works closely with the State's 11 Regional Planning Development Councils in the administration of the CDBG program. Consultations throughout the year included training events, administrative meetings, phone conferences, and frequent communication with project teams, which include units of local government. This cooperative relationship is ongoing and collaborative, resulting in constant feedback for effective program design and administration.
5	**Agency/Group/Organization**	Mid-Ohio Valley Regional Council
	Agency/Group/Organization Type	Services - Narrowing the Digital Divide Other government - County Other government - Local Regional organization Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Lead-based Paint Strategy Non-Housing Community Development

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The WVDED works closely with the State's 11 Regional Planning Development Councils in the administration of the CDBG program. Consultations throughout the year included training events, administrative meetings, phone conferences, and frequent communication with project teams, which include units of local government. This cooperative relationship is ongoing and collaborative, resulting in constant feedback for effective program design and administration.
6	**Agency/Group/Organization**	Region VI Planning and Development Council
	Agency/Group/Organization Type	Services - Narrowing the Digital Divide Other government - County Other government - Local Regional organization Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Lead-based Paint Strategy Non-Housing Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The WVDED works closely with the State's 11 Regional Planning Development Councils in the administration of the CDBG program. Consultations throughout the year included training events, administrative meetings, phone conferences, and frequent communication with project teams, which include units of local government. This cooperative relationship is ongoing and collaborative, resulting in constant feedback for effective program design and administration.

7	**Agency/Group/Organization**	Region VII Planning and Development Council
	Agency/Group/Organization Type	Services - Narrowing the Digital Divide Other government - County Other government - Local Regional organization Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Lead-based Paint Strategy Non-Housing Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The WVDED works closely with the State's 11 Regional Planning Development Councils in the administration of the CDBG program. Consultations throughout the year included training events, administrative meetings, phone conferences, and frequent communication with project teams, which include units of local government. This cooperative relationship is ongoing and collaborative, resulting in constant feedback for effective program design and administration.
8	**Agency/Group/Organization**	Region VIII Planning and Development Council
	Agency/Group/Organization Type	Services - Narrowing the Digital Divide Other government - County Other government - Local Regional organization Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Lead-based Paint Strategy Non-Housing Community Development

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The WVDED works closely with the State's 11 Regional Planning Development Councils in the administration of the CDBG program. Consultations throughout the year included training events, administrative meetings, phone conferences, and frequent communication with project teams, which include units of local government. This cooperative relationship is ongoing and collaborative, resulting in constant feedback for effective program design and administration.
9	**Agency/Group/Organization**	Region 9 Planning & Development Council
	Agency/Group/Organization Type	Services - Narrowing the Digital Divide Other government - County Other government - Local Regional organization Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Lead-based Paint Strategy Non-Housing Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The WVDED works closely with the State's 11 Regional Planning Development Councils in the administration of the CDBG program. Consultations throughout the year included training events, administrative meetings, phone conferences, and frequent communication with project teams, which include units of local government. This cooperative relationship is ongoing and collaborative, resulting in constant feedback for effective program design and administration.

10	**Agency/Group/Organization**	Belomar Regional Counci
	Agency/Group/Organization Type	Services - Narrowing the Digital Divide Other government - County Other government - Local Regional organization Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Lead-based Paint Strategy Non-Housing Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The WVDED works closely with the State's 11 Regional Planning Development Councils in the administration of the CDBG program. Consultations throughout the year included training events, administrative meetings, phone conferences, and frequent communication with project teams, which include units of local government. This cooperative relationship is ongoing and collaborative, resulting in constant feedback for effective program design and administration.
11	**Agency/Group/Organization**	Region XI Planning and Development Council
	Agency/Group/Organization Type	Services - Narrowing the Digital Divide Other government - County Other government - Local Regional organization Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Lead-based Paint Strategy Non-Housing Community Development

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The WVDED works closely with the State's 11 Regional Planning Development Councils in the administration of the CDBG program. Consultations throughout the year included training events, administrative meetings, phone conferences, and frequent communication with project teams, which include units of local government. This cooperative relationship is ongoing and collaborative, resulting in constant feedback for effective program design and administration.
12	**Agency/Group/Organization**	The West Virginia Housing Development Fund
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Housing Finance Agency
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Coordination of the State Analysis of Impediments to Fair Housing and the Assessment of Fair Housing. Promotion of events related to Fair Housing.
13	**Agency/Group/Organization**	Cabell Huntington Wayne Continuum of Care
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Regional organization

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	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation takes place every two months via Google Meet, discussing the ongoing efforts to improve the identification of persons experiencing homelessness. Specific conversations surrounded the implementation of coordinated entry systems in Huntington-Cabell and how it will impact homeless services and individuals by streamlining and targeting high acuity individuals for housing efforts.
14	**Agency/Group/Organization**	Kanawha Valley Collective, Inc. - 2
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Regional organization

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	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation takes place every two months via Google Meet, discussing the ongoing efforts to improve the identification of persons experiencing homelessness. Specific conversations surrounded the implementation of coordinated entry systems in the Kanawha Valley and surrounding counties, including how it will impact homeless services by streamlining and targeting high acuity individuals for housing efforts.
15	**Agency/Group/Organization**	Northern Panhandle Continuum of Care
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Regional organization

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	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation takes place every two months via Google Meet, discussing the ongoing efforts to improve the identification of persons experiencing homelessness. Specific conversations surrounded the implementation of coordinated entry systems in the Northern Panhandle and how it will impact homeless services by streamlining and targeting high acuity individuals for housing efforts.
16	**Agency/Group/Organization**	WV Balance of State Continuum of Care
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Regional organization

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	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation took place in early fall, discussing the ongoing efforts to improve the identification of persons experiencing homelessness. Specific conversations surrounded the implementation of coordinated entry systems in the Balance of State and greater West Virginia, including how it will impact homeless services by streamlining and targeting high acuity individuals for housing efforts.
18	**Agency/Group/Organization**	CHANGE, INC
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Education Health Agency Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Service- Gaps Challenges or Barriers

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The initial consultation was via email in which the current challenges, needs, strategies, and resources are available in serving the HIV/AIDS population. The consultation resulted in an in-depth, in the community look at this population and the challenges in connecting them to available resources and programs. The Agency claimed to not have any service gaps or barriers for service. Did not express any concerns regarding productivity.

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

There were no agencies not consulted.

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	WV Balance of State CoC	The Strategic Plan and the CoC both strive to reduce an individual's time homeless, reduce recidivism, expedite housing placement via Coordinated Entry, and spearhead the Housing First approach through the State's shelter system.
Continuum of Care Strategic Plans	Kanawha Valley Collective CoC/Northern Panhandle CoC/Cabell-Huntington-Wayne CoC	The Strategic Plan and the CoC both strive to reduce an individual's time homeless, reduce recidivism, expedite housing placement via Coordinated Entry, and spearhead the Housing First approach through the State's shelter system.

Table 3 - Other local / regional / federal planning efforts

Narrative

The Cabell-Huntington-Wayne Continuum of Care has a partnership with the local health department that informs them of complaints against any unit regarding lead. This is the only active partnership with state or local health or child welfare agencies that monitor a master list of housing units containing lead. However, subrecipients complete the required lead inspection to assure that families are not being placed in

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buildings/units with lead. Subrecipients, should they encounter a unit with lead, records such and removes said units from availability within their agency. The State will work with each CoC to coordinate a partnership moving forward that monitors such information. Each of the other CoCs work in varying degrees with the local health departments and the WV Department of Health and Human Resources to ensure participants are connected to housing and at the same time directed to those supportive service programs necessary to maintain self-sufficiency and stability.

In addition to the required assessment, record keeping and education, some subrecipients have additional procedures in place regarding lead identification and associated actions. Some subrecipients test students for EBLL when entering the Head Start Program and track within that program. Others work with clients who have reported lead poisoning and their healthcare providers and report incidents of lead poisoning to the WV Bureau of Public Health for tracking.

Please note, the State of West Virginia does not allow for revitalization of areas. This being the case, the State did not consult with low-income people living in revitalization areas. Additionally, the State is unaware of local designations of slum and blighted areas until an application is submitted for CDBG funds.

In addition to the required assessment, record keeping and education, some subrecipients have additional procedures in place regarding lead identification and associated actions. Some subrecipients test students for EBLL when entering the Head Start Program and track within that program. Others work with clients who have reported lead poisoning and their healthcare providers and report incidents of lead poisoning to the WV Bureau of Public Health for tracking.

Please note, the State of West Virginia does not allow for revitalization of areas. This being the case, the State did not consult with low-income people living in revitalization areas. Additionally, the State is unaware of local designations of slum and blighted areas until an application is submitted for CDBG funds.

AP-12 Participation - 91.115, 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

The State of West Virginia 2026 Annual Action Plan (AAP) was developed with public input as per the State of West Virginia Citizen Participation Plan. The 2026 draft AAP was published on the WVCAD website on March 27th, 2026 and was distributed via email and provided via paper copy as requested. An executive summary of the draft plan was sent to the State's 11 RPDCs to circulate to the mayors and county commissions in each region. Additionally, a complete copy of the draft APP was available at each of the RPDC offices, and a public notice of its availability for review and comment was published in 5 newspapers of general local circulations.

WVDED and WVHDF hosted 3 public hearings to ain in the development of the 2026 AAP and to review the draft 2026 AAP. These hearings also provided an opportunity for in-depth discussion on specific local needs as they relate to each program. The following public hearings were scheduled to review the PY2026 AAP:

Public Hearing #1:

Tuesday, April 14, 2026
11:00AM-12:30PM
Marion County Library
321 Monroe Street
Fairmont, WV 26554

Public Hearing #2

Wednesday April 15, 2026
3:00PM-4:30PM
West Virginia Housing Development Fund
5710 MacCorkle Ave SE
Charleston, WV 25304

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Public Hearing #3

Thursday April 16, 2026
5:00PM-6:30PM
Southern West Virginia Housing
2955 Robert C Byrd Drive
Beckley, WV 25801

A 30-day public comment period was provided for review and consultation following the availability of the plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community Residents of Public and Assisted Housing	Public Hearing #1 was held on Tuesday, April 14th, 2026.		N/A.	

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)
2	Public Meeting	Non-targeted/broad community Residents of Public and Assisted Housing	Public Hearing #2 was held on Wednesday, April 15th, 2026.		N/A.	
3	Public Meeting	Non-targeted/broad community Residents of Public and Assisted Housing	Public Hearing #3 was held on Thursday, April 16th, 2026.		N/A.	
4	Newspaper Ad	Non-targeted/broad community	An ad concerning the FY 2026 draft annual action plan and public hearings was placed in the Charleston Gazette on 3/28/2026.		N/A.	

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)
5	Newspaper Ad	Non-targeted/broad community	An ad concerning the FY 2026 draft annual action plan and public hearings was placed in the Register Herald on 3/28/2026.		N/A.	
6	Newspaper Ad	Non-targeted/broad community	An ad concerning the FY 2026 draft annual action plan and public hearings was placed in the Herald Dispatch on 3/28/2026.		N/A.	
7	Newspaper Ad	Non-targeted/broad community	An ad concerning the FY 2026 draft annual action plan and public hearings was placed in the Wheeling News Register on 3/29/2026.		N/A.	

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	Newspaper Ad	Non-targeted/broad community	An ad concerning the FY 2026 draft annual action plan and public hearings was placed in the Dominion Post on 3/29/2026.		N/A.	
9	Public Meeting	Consultation with Regional Planning and Development Councils (RPDCs)	The draft plan was provided to each of the State's Regional Planning and Development Council on 3/30/2026 The State requests that a copy is available in each office for public review as requested. Agency personnel are also asked to review the plan and provide comments and suggestions regarding local needs.	No comments were received.	N/A	

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)
10	Internet Outreach	Non-targeted/broad community	The 2026 Annual Action Plan draft was available on the WVDED website for public review and comment. Additionally, notice of all public hearings was on the WVDED website.	No comments were received.	n/a	

Table 4 – Citizen Participation Outreach

Expected Resources

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AP-15 Expected Resources – 91.320(c)(1,2)

Introduction

This plan is prepared as a collaborative effort of two agencies: The West Virginia Department of Economic Development (WVDED) is responsible for the Community Development Block Grant (CDBG), the Emergency Solutions Grant (ESG), and the Housing Opportunities for Persons with AIDS (HOPWA) programs. The West Virginia Housing Development Fund (WVHDF) is responsible for the Home Investment Partnerships (HOME) and the Housing Trust Fund (HTF) programs.

The following table displays the anticipated resources to be allocated to the State of West Virginia broken down by program type. Projections are made for FY 2025 and the remaining four years of the Consolidated Plan.

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	13,783,001.00	0.00	0.00	13,783,001.00	41,349,003.00	All CDBG funds will be available for Basic Infrastructure, Public Facilities Access, Mitigated Blighted Property, Community Planning, Technical Assistance, and Administration.

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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: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	4,832,979.21	1,700,000.00	0.00	6,532,979.21	21,298,937.63	HOME funds will be used for Acquisition, Multifamily rental new construction, Multifamily rental rehab, and Administration.

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: $		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	849,715.00	0.00	0.00	849,715.00	3,398,860.00	HTF funds will be used for Acquisition, Multifamily rental new construction, and Multifamily rental rehab.

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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: $		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,805,460.00	0.00	0.00	1,805,460.00	7,221,840.00	All ESG funds will be available for uses listed in this chart. Funding will also be used for the administration of the ESG program.

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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: $		
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	3,134,373.20	10.00	0.00	3,134,383.20	9,403,119.60	HTF funds will be used for Acquisition, Multifamily rental new construction, and Multifamily rental rehab.
Other	public - federal	Multifamily rental new construction	13,247,062.00	0.00	0.00	13,247,062.00	0.00	The remaining portion of CDBG-DR funds allocated for June 2016 flooding will be used for New Multifamily Housing.

Table 5 - Expected Resources – Priority Table

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

The State of West Virginia will utilize multiple sources of state, federal, local, and private funds to address the needs identified in this action plan.

Emergency Solutions Grant (ESG)

Requires 100% matching after the first $100,000 which is passed on to those sub-recipients who cannot meet the 100% match requirement. Any leveraged and match funds provided by the subrecipients is in turn used on the eligible program components within ESG. Since WV is such a geographically and economically diverse state, the WV Development Office does not designate specific program components to be funded but instead allows each subrecipient to choose those activities that are best suited for the homeless population they serve within their coverage areas.

Housing Opportunity for Persons with AIDS (HOPWA)

The HOPWA Program does not require the State of West Virginia to match any HOPWA funding. As this is not a requirement, the State of West Virginia does not require HOPWA applicants to provide a dollar-for-dollar match for program costs.

Community Development Block Grant (CDBG)

As outlined in the CDBG program, Admin Expenses must be matched dollar for dollar after the first $100,000. To ensure this match requirement is met, the State of West Virginia matches all expensed CDBG admin dollars with general funds – including the first $100,000.

The CDBG Program does not require applicants to provide match; however, credit is given for leveraged funds during the application review process. Sources of leveraged funding frequently include:

Infrastructure and Jobs Development Council (IJDC) Grants and Loans
Abandoned Mine Land (AML) Grants
Bureau for Public Health (BPSH) Loans
Drinking Water Revolving Loan Funds (DWTRF)
Clean Water Revolving Loan Funds (CWSRF)
Water Development Authority
Local Lending Institutions
Private Resources
U.S. Department of Agriculture - Rural Utilities Service, Rural Development Grants and Loans
Appalachian Regional Commission (ARC)
Environmental Protection Agency (EPA) Grants
West Virginia American Water Grants

HOME Investment Partnerships Program (HOME) and Housing Trust Fund Program (HTF)

Commitments of HOME and HTF to projects are anticipated leveraged Low-Income Housing Tax Credits, Federal and State Historic Tax Credits Federal Home Loan Bank grants, Community Works, WVHDF Affordable Housing Fund Program funds, and other local funds. HOME Match requirements will be satisfied with Mortgage Revenue Bond Blend financing and Closing Costs for HOME loans paid by WVHDF general funds.

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

To facilitate the development of adequate infrastructure systems, identified as a priority of the CDBG program, local governments may utilize publicly owned land for planned infrastructure improvements which benefit the community. Examples may include existing or acquired property that will serve as the location of a water treatment facility or wastewater treatment facility. In certain circumstances, new utility lines may be constructed in existing rights of way or through an existing easement. Local governments may also acquire property as needed for the provision of adequate water and wastewater facilities and distribution systems.

Additionally, CDBG funds may be used to pay the cost of identifying the property to be acquired, appraisals, the preparation of legal documents, and other costs associated with acquisition required to complete a CDBG project. Such expenses qualify under the area benefit category for infrastructure projects that serve a primarily residential area consisting of residents who are at least 51% low- and moderate-income persons.

Discussion

The WVHDF HOME Program anticipates the use of the HUD HOME award, estimated Program Income, and leveraged funds to successfully implement all aspects of the HOME Program.

The WVHDF HTF Program anticipated the use of the HUD HTF award and leveraged funds to successfully implement all aspects of the HTF Program.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HOME- Expand Affordable Housing Opportunities	2025	2029	Affordable Housing	Statewide	Affordable Housing Opportunities (HOME)	HOME: $5,639,681.00	Rental units constructed: 13 Household Housing Unit Rental units rehabilitated: 13 Household Housing Unit
2	HTF-Expand Affordable Housing Opportunities	2025	2029	Affordable Housing	Statewide	Affordable Housing Opportunities (HOME)	HOME: $2,820,944.88	Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 24 Household Housing Unit
3	HOME-Increase the capacity of CHDOs	2025	2029	CHDOs	Statewide	CHDO Operating Expense Grant Program	HOME: $240,000.00	Other: 5 Other
4	Rental Assistance and Services for the Homeless	2025	2029	Homeless	Statewide	Homeless Assistance	ESG: $1,805,460.00	Tenant-based rental assistance / Rapid Rehousing: 95 Households Assisted HIV/AIDS Housing Operations: 411 Household Housing Unit
5	Housing and Services for Persons with HIV/AIDS	2025	2029	Non-Homeless Special Needs	Statewide	Non-Homeless Special Needs	HOPWA: $849,715.00	Tenant-based rental assistance / Rapid Rehousing: 95 Households Assisted HIV/AIDS Housing Operations: 299 Household Housing Unit

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Develop Basic Infrastructure	2025	2029	Non-Housing Community Development	CDBG non-Entitlement Areas	Basic Infrastructure	CDBG: $10,769,511.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1500 Households Assisted
7	Improved Access to Public Facilities	2025	2029	Non-Housing Community Development	CDBG non-Entitlement Areas	Basic Infrastructure	CDBG: $500,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
8	Mitigate Blighted and Abandoned Properties	2025	2029	Non-Housing Community Development	CDBG non-Entitlement Areas	Blighted and abandoned properties	CDBG: $1,500,000.00	Buildings Demolished: 60 Buildings
9	Support Community Planning	2025	2029	Non-Housing Community Development	CDBG non-Entitlement Areas	Community Planning	CDBG: $500,000.00	Other: 2 Other
10	CDBG-DR	2025	2029	CDBG-DR	Statewide CDBG non-Entitlement Areas	Affordable Housing Opportunities (HOME)	CDBG-DR: $13,247,062.00	Rental units constructed: 72 Household Housing Unit
11	Technical Assistance	2025	2029	Non-Housing Community Development	CDBG non-Entitlement Areas	Basic Infrastructure Blighted and abandoned properties Community Planning	CDBG: $137,830.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Administration	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG non-Entitlement Areas	Affordable Housing Opportunities (HOME) CHDO Operating Expense Grant Program Affordable Housing Opportunities (HTF) Homeless Assistance Non-Homeless Special Needs Basic Infrastructure Blighted and abandoned properties Community Planning	CDBG: $375,660.00 HOPWA: $84,971.00 HOME: $653,298.21 ESG: $126,382.20 HTF: $313,438.32	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	HOME- Expand Affordable Housing Opportunities
	Goal Description	HOME: It is estimated that $3,384,681 of the 2026 HOME award allocated to the State of West Virginia and the estimated $1,700,000 Program Income will be allocated to Expand Affordable Housing Opportunities in order to increase the supply of affordable housing through acquisition, new construction and/or rehabilitation.
2	**Goal Name**	HTF-Expand Affordable Housing Opportunities
	Goal Description	HTF: It is estimated that $2,820,945 of the HTF award allocated to the State of West Virginia and the estimated $10 Program Income will be allocated to Expand Affordable Housing Opportunities in order to increase the supply of affordable housing through acquisition, new construction, and/or rehabilitation.
3	**Goal Name**	HOME-Increase the capacity of CHDOs
	Goal Description	It is estimated that $240,000 of the HOME award allocated to the State of West Virginia will be allocated to CHDO Operating Expense Grant Program in order to provide funds for operating expenses for certified 5 CHDOs to maintain or build capacity to implement current or anticipated CHDO eligible activities.
4	**Goal Name**	Rental Assistance and Services for the Homeless
	Goal Description	Through coordination with the Continuums of Care, West Virginia will address the housing needs of the homeless and provide necessary supportive services to help them attain stability. The driving force behind homelessness is often economic and/or social problems. Subsidies and assistance for housing development programs can help many very low- and low-income households overcome their housing problems. However, for the homeless population with little to no income, physical or mental health problems, and/or a variety of addiction problems, housing may often be a secondary issue. While continuing to provide shelter and housing programs for the homeless, WV's goal will be to address the economic and social problems as the primary causes and aid the households in their quest for stability. The best way to accomplish this is to coordinate with the Continuums of Care to best identify the needs of the homeless in their regions.

5	**Goal Name**	Housing and Services for Persons with HIV/AIDS
	Goal Description	The primary goal of the Housing Opportunities for Persons With AIDS (HOPWA) program is to provide stable, affordable housing and supportive services to low-income individuals living with HIV/AIDS and their families. It aims to prevent homelessness, reduce HIV/AIDS-related housing instability, and improve health outcomes by enabling access to comprehensive medical care. With most subrecipients/project sponsors choosing to allocate majority of their funding to STRMU, TBRA, and Supportive Services, this will primarily assist households with rental and utility assistance, stable housing, and access to case management, health services, transportation, nutritional support, etc.
6	**Goal Name**	Develop Basic Infrastructure
	Goal Description	To provide reliable and clean water, wastewater, and stormwater systems to local communities. These investments will improve the quality of life for low- and moderate-income residents and promote better public health through the provision of clean water and the efficient collection of wastewater. Basic water and sewer infrastructure provide a necessary foundation for economic development since all industrial and manufacturing processes rely upon an adequate and reliable supply of water. Similarly, the development and upkeep of efficient wastewater systems mitigate pollution in streams which in turn spurs the development of businesses based on outdoor recreation and tourism.
7	**Goal Name**	Improved Access to Public Facilities
	Goal Description	To eliminate architectural barriers of public facilities for persons with limited mobility. Removal of such obstacles will foster greater inclusion of activities taking place at public facilities.
8	**Goal Name**	Mitigate Blighted and Abandoned Properties
	Goal Description	To address and mitigate blighted and abandoned properties in their communities. Blighted and abandoned properties can include vacant residential and non-residential buildings as well as unused lots that attract trash and debris. Mitigating blighted and abandoned buildings increases public safety, improves the attractiveness of communities, strengthens the likelihood of attracting businesses to a community, and promotes the reuse of vacant properties for redevelopment. Requests to demolish school buildings or facilities for the purpose of constructing a new school building or facility will not be accepted.

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9	**Goal Name**	Support Community Planning
	Goal Description	Support for planning activities focusing on basic infrastructure, blighted and abandoned properties.
10	**Goal Name**	CDBG-DR
	Goal Description	The State of West Virginia was awarded $149,875,000 in CDBG-DR funds due to the flooding in June 2016. The CDBG-DR budget is still available from previous years: • Bridge HOME Program - Housing Restoration Program - $13,247,062.89 Please note, this allocation of CDBG-DR funding will only be used in counties impacted by the flooding in June 2016. The CDBG-DR Plan may be viewed at https://wvfloodrecovery.com/
11	**Goal Name**	Technical Assistance
	Goal Description	Technical Assistance
12	**Goal Name**	Administration
	Goal Description	Administration of CDBG, HOME, HTF, ESG, HOPWA Programs

AP-25 Allocation Priorities – 91.320(d)

Introduction:

The Annual Action Plan executive summary located at ES-05 is prepared in compliance with 24 CFR 570.91.320(b). The AP-25 is to outline the State's method of distributing funds to local governments and organizations to carry out activities (or activities to be undertaken by the State) using funds that are expected to be received under formula allocations and other HUD assistance received during the program year, including program income.

These funds are expected to be made available to address the housing-related needs and non-housing community development needs described in the strategies, priority needs, and objectives section of the five-year consolidated plan. As required by 91.320, the State of West Virginia will submit this FY2025 Consolidated Action Plan on or before August 14, 2025.

Funding Allocation Priorities

	HOME-Expand Affordable Housing Opportunities (%)	HTF-Expand Affordable Housing Opportunities (%)	HOME-Increase the capacity of CHDOs (%)	Rental Assistance and Services for the Homeless (%)	Housing and Services for Persons with HIV/AIDS (%)	Develop Basic Infrastructure (%)	Improved Access to Public Facilities (%)	Mitigate Blighted and Abandoned Properties (%)	Support Community Planning (%)	CDBG-DR (%)	Technical Assistance (%)	Administratio (%)
CDBG	0	0	0	0	0	78	4	11	4	0	1	
HOME	85	0	5	0	0	0	0	0	0	0	0	1
HOPWA	0	0	0	0	90	0	0	0	0	0	0	1
ESG	0	0	0	93	0	0	0	0	0	0	0	
HTF	0	90	0	0	0	0	0	0	0	0	0	1
Other CDBG-DR	0	0	0	0	0	0	0	0	0	100	0	

Table 7 – Funding Allocation Priorities

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Reason for Allocation Priorities

HOME:

It is estimated that $3,384,681 of the 2026 HOME award allocated to the State of West Virginia and the estimated $1,700,000 of 2026 HOME Program Income will be allocated to Expand Affordable Housing Opportunities in order to increase the supply of affordable housing through acquisition, new construction, and/or rehabilitation. It is estimated that $240,000 of the HOME award allocated to the State of West Virginia will be allocated to CHDO Operating Expense Grant Program in order to provide funds for operating expenses for certified CHDOs to maintain or build capacity to implement current or anticipated CHDO eligible activities.

HTF:

It is estimated that $2,820,945 of the HTF award allocated to the State of West Virginia and the estimated $10 of the 2026 HTF Program Income will be allocated to Expand Affordable Housing Opportunities in order to increase the supply of affordable housing through acquisition, new construction and/or rehabilitation.

ESG:

Under ESG, no more than 60% of all funding be used for the Street Outreach and Emergency Shelter activities. Through direct consultations with each of the Continuums of Care and the currently funded organizations through ESG within the state, it has been established that a priority of no less than 50% of the remaining funding be used for Rapid Re-housing and Homeless Prevention.

HOPWA:

Distribution of the estimated HOPWA award in West Virginia for fiscal year 2025 will use the fiscal year 2024 funding allocation (a combination of the number of living HIV/AIDS cases, service utilization data, and demonstrated need) as a baseline.

CDBG:

The West Virginia 5-Year Consolidated Plan 2025-2029 Community Assessment, showed the development of Public Infrastructure (water, sewer, stormwater) continues to be the greatest priority need for the CDBG funding for the State of West Virginia. Realizing that reliable infrastructure forms the foundation for other opportunities, the State will continue to invest CDBG funds to develop suitable living conditions and create an environment conducive to future community and economic development.

During several consultations and focus groups, the State was informed of the growing concern regarding abandoned and dilapidated structures. In response to this, the State of West Virginia will also prioritize CDBG funds to address this need. Blighted and abandoned properties can include vacant residential and non-residential buildings, unused lots that attract trash and debris. Also noted during several consultations was the need for improved access to public facilities for those with limited mobility. Due to the aging population of the State, the State of West Virginia will also allocate CDBG funds to address this need. Lastly, the State will prioritize CDBG funds to support community planning. As noted in the community assessment, adequate planning continues to be a struggle for smaller communities in West Virginia. Local units of government interested in applying for planning funds should focus their proposals on the goals and priorities outlined in this action plan and in the 2025-2029 West Virginia CDBG Consolidated Plan. These goals and priorities are centered around basic infrastructure (water, sewer, and stormwater) and mitigating abandoned and blighted properties.

How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?

HOME Rental Program: Will receive approximately 70% of the HOME award ($3,384,681) and HOME Program Income (estimated $1,700,000) to provide funds for nonprofit and for-profit developers to increase the supply of affordable rental units through acquisition, new construction and/or rehabilitation. It is estimated that 22 families will be served from the HOME Rental Program.

CHDO Rental Program: Will receive no less than 15% of the HOME award (estimated $725,000) to provide CHDOs funds to increase the supply of affordable rental units through acquisition, new construction and/or rehabilitation. It is estimated that four qualified families in the state will be served from the CHDO Program.

CHDO Operating Expense Grant Program: Will receive no more than 5% of the HOME award (estimated $240,000) and will provide grant funds for certified CHDOs to maintain or build capacity to implement current or anticipated CHDO eligible projects. It is estimated that five certified CHDOs will benefit from this program.

HOME Administration: Will receive 10% of the HOME award (estimated $483,297) and 10% of HOME Program Income, which will be used by the WVHDF to administer HOME.

HTF Rental: Will receive 90% of the HTF award (estimated $2,820,945) and will provide funds for nonprofit and for-profit developers to increase the supply of affordable rental units through acquisition, new construction and/or rehabilitation. It is estimated that 24 families will be served from the HTF Rental Program.

HTF Administration: Will receive 10% of the HTF award (estimated $313,437.32) and 10% of HTF Program Income, which will be used by the WVHDF to administer HTF.

ESG: It is the goal of the WVDED to disperse funds throughout the entirety of the state ensuring that all funding components of ESG are available throughout.

HOPWA: In prior years, distribution of the HOPWA funds and coverage areas by each organization has been erratic; however, it is the goal of the WVDED to keep these consistent to prevent any confusion or service gaps for individuals currently receiving HOPWA funds, and to assist

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organizations in the ability to plan adequately and serve their HIV/AIDS population continuously without interruption. The estimated HOPWA award of $849,715 for the upcoming year was applied across all the entire state using the funding distribution noted above.

CDBG: The bulk of the CDBG funds will be devoted to basic infrastructure (water, sewer, stormwater), a priority need that was identified in public hearings, consultations, and the community assessment. Mitigating blighted buildings, improving the accessibility of Public Facilities, and planning were also identified in the consolidated plan as priority needs and objectives and will receive priority in CDBG project selection after basic infrastructure.

AP-30 Methods of Distribution – 91.320(d)&(k)

Introduction:

The methods of distribution for CDBG, CDBG-DR, HOME, HTF, ESG, and HOPWA are described below. Each program has its own unique timeline and method for distributing funds, and eligible entities will be able to apply for funding subject to the parameters outlined for each program. The State will adjust allocation amounts as necessary within each category to align with demonstrated needs and to ensure that all CDBG funding is distributed in an efficient and timely manner. Funds not obligated at the end of each CDBG funding cycle, and/or recaptured funds, will be returned to an available status and may be used to fund applications in other eligible categories.

Distribution Methods

Table 8 - Distribution Methods by State Program

1	**State Program Name:**	CDBG-DR
	Funding Sources:	CDBG-DR
	Describe the state program addressed by the Method of Distribution.	The CDBG-DR Action Plan outlines the Method of Distribution and may be viewed at https://wvfloodrecovery.com/.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	See above.

	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	See above.
	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	See above.
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	See above.

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	Describe how resources will be allocated among funding categories.	See above.
	Describe threshold factors and grant size limits.	See above.
	What are the outcome measures expected as a result of the method of distribution?	See above.

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2	**State Program Name:**	Community Development Block Grant (CDBG)
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	CDBG funds will be awarded on a competitive basis through an annual open application process. The WVDED will notify all 11 of the state's Regional Planning and Development Councils (RPDCs) when the grant application period is open. The RPDCs will forward the notice to their regional member governments (municipalities and counties). WVDED will also make all application guidelines and materials available on its website at www.wvcad.org/resources and will make the application available upon request. Applications are reviewed by WVDED staff and recommendations are made to the governor, who approves the recommendations and announces awards. WVDED reserves the right to conduct a supplemental open competition for applications in a program year if it determines that the first open competition did not result in an adequate pool of projects that are ready-to-proceed. WVDED will use the same public notification process for the supplemental open competition that was used for the initial open competition. Applications for community/project planning will be accepted year-round. All other project applications will only be accepted during the announced open grant application period or the supplemental open grant application period (if necessary).

	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	All Application Review: All applications determined to be eligible and meet a national objective will be reviewed for funding. To the extent applicable, criteria to be considered during the review will include: • National objective and percentage of low- and moderate-income persons served. • The relationship to CDBG program design objectives. • The public health, environmental, and economic development benefits of the project. • The degree to which the project will correct identified deficiencies or achieve compliance with required standards. • The cost effectiveness of the project. • The availability of secured matching funds for the project. • A match (not required) but scored with additional points. • Projects located in ARC-designated distressed and at-risk counties will be scored with additional points. • The readiness of the project to proceed. • Resiliency measures incorporated in the project In quantitative terms, the proposed outcomes and accomplishments the project is to achieve open grants, other requests from the same area, and the applicant's capacity to administer and implement the project.
	If only summary criteria were described, how can potential applicants access application manuals or other **state publications describing the application criteria? (CDBG only)**	CDBG application, instruction forms and the CDBG Implementation Manual are available on WVDED's website at http://wvcad.org/resources. The application and instruction forms provide a comprehensive review of application procedures, criteria for eligibility, applicable federal and State regulations, and details regarding the CDBG program design. Recipients may also contact the office for a paper or electronic copy. Revisions and/or additions to this manual will be updated and made available on the WVDED website at www. WVDED.org/resources.

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	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	Not applicable.
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Not applicable.
	Describe how resources will be allocated among funding categories.	Priority will be placed on project applications that focus on the following categories: water, sewer, stormwater, blighted and abandoned properties, and planning. Resources will be allocated as follows: Basic Infrastructure (water, sewer, stormwater,): $10,796,511 Blighted and Abandoned Properties: $1,500,000 Community Planning: $500,000 Inaccessible Public Facilities: $500,000. The allocations specified above are estimates. WVDED reserves the right to adjust the allocations between the categories above based upon the actual number of applications received, amounts requested by applicants, and project readiness to proceed.

	Describe threshold factors and grant size limits.	
	What are the outcome measures expected as a result of the method of distribution?	The following outcome measures are expected to be achieved during the 2025 Program Year: • LMI Households Benefit from Basic Infrastructure: 1500 Households • Buildings Demolished: 60 Buildings • Improved Public Facility Accessibility: 200 LMI-C Individuals • Community Planning: 2 Other (plans)
3	**State Program Name:**	Emergency Solutions Grant (ESG)
	Funding Sources:	ESG
	Describe the state program addressed by the Method of Distribution.	

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	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	
	If only summary criteria were described, how can potential applicants access application manuals or other **state publications describing the application criteria? (CDBG only)**	Not applicable to the Emergency Solutions Grant program.
	Describe the process for awarding funds to state recipients and how the state will make its allocation available **to units of general local government, and non-profit organizations, including community and faith-based** **organizations. (ESG only)**	

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	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Not applicable to the Emergency Solutions Grant program.
	Describe how resources will be allocated among funding categories.	
	Describe threshold factors and grant size limits.	WV intends to make grant awards of no less than $10,000 and no more than $175,000 per applicant for the provision of the following ESG components: 1. Street Outreach 2. Emergency Shelter 3. Homelessness Prevention 4. Rapid Re-housing 5. Homeless Management Information System (HMIS) 6. Administration or any combination of components. Applicants must demonstrate that the proposed activities will meet all program requirements and be undertaken in a timely fashion.

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	What are the outcome measures expected as a result of the method of distribution?	The expected outcomes for the 2025 ESG program are: • Shelter beds provided – 1,500 persons • Rapid rehousing - 250 persons • Homelessness Prevention - 150 persons
4	**State Program Name:**	HOME
	Funding Sources:	HOME
	Describe the state program addressed by the Method of Distribution.	The projected use of funds reflects the strategy of the State's HOME funds to increase the supply of decent, safe, sanitary, and affordable housing. This strategy is based upon the consolidated plan, the identification of local priorities, and making commitments that are consistent with the objectives of the HOME Program. The method of distribution is designed so that the supply of decent, safe, sanitary, and affordable housing is increased providing funds that will allow for the acquisition, new construction, and/or rehabilitation of rental units; provide operating expense grants to CHDOs; and allow the State to administer the HOME Program in the entire State. Prospective applicants can find detailed information about the application process via the HOME page of the WVHDF website (https://www.wvhdf.com/programs/the-home-investment-partnerships-program).

	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	HOME Rental Program: The criteria to be considered during the review will include: Developer capacity, Fiscal soundness of developer(s), Continuous site control in the name of the ownership entity, Identification and commitment of other funding sources, Project feasibility, Examination of market conditions to ensure an adequate need, Number of assisted units, and Subsidy layering of federal funds. CHDO Rental Program: The criteria to be considered during the review will include: Developer capacity, Fiscal soundness of developer(s), Continuous site control in the name of the ownership entity, Identification and commitment of other funding sources, Project feasibility, Examination of market conditions to ensure an adequate need, Number of assisted units, and Subsidy layering of federal funds. CHDO Operating Expense Grant Program: As a result of HUD's approval, the criteria to be considered during the review will include: Need for Grant Program funds; Experience and qualifications of paid employees; and Timeliness and accuracy of past draw submissions.
	If only summary criteria were described, how can potential applicants access application manuals or other **state publications describing the application criteria? (CDBG only)**	Not applicable.

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	Describe the process for awarding funds to state recipients and how the state will make its allocation available **to units of general local government, and non-profit organizations, including community and faith-based** **organizations. (ESG only)**	Not applicable.
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other **community-based organizations). (HOPWA only)**	Not applicable.
	Describe how resources will be allocated among funding categories.	1. HOME Rental Program: will provide funds for nonprofit and for-profit developers to increase the supply of affordable rental units through acquisition, new construction and/or rehabilitation. 2. CHDO Rental Program: will provide funds for nonprofits who are certified CHDOs to increase the supply of affordable rental units through acquisition, new construction and/or rehabilitation. 3. CHDO Operating Expense Grant Program: will provide grant funds for certified CHDOs to maintain or build capacity. 4. Administration: will be used by the West Virginia Housing Development Fund in the administration of the HOME Program in the State.

	Describe threshold factors and grant size limits.	HOME Rental Program: funding is limited to the availability of funds as described in the annual RFP and must comply with the maximum per unit subsidy limit. Approximately 70% of the annual HOME award (estimated to be $3,384,681) will be available for the HOME Rental Program. Funding is limited to $800,000 per project unless WVHDF underwriting determines otherwise, and it must not exceed the HOME maximum per unit subsidy limits. CHDO Rental Program: funding is limited to the availability of funds as described in the annual RFP and must comply with the maximum per unit subsidy limit. No less than 15% of the annual HOME award (estimated to be $725,000) will be available for the CHDO Rental Program. Funding must not exceed the HOME maximum per unit subsidy limits. CHDO Operating Expense Grant Program: funding is limited to no greater than 5% of the FY2020 HOME allocation (estimated to be $240,000); the CHDO must currently be receiving CHDO Set-Aside funding for a specific project or must expect to receive such funding with 24 months; and the amount may exceed the higher of $50,000 or 50% of the CHDO's annual operating budget. Administration: funding is limited to 10% of the FY 2026 allocation (estimated to be $483,297.92) and 10% of HOME program income.
	What are the outcome measures expected as a result of the method of distribution?	HOME Rental Program: as a result of the method of distribution, the outcome measure is 22 rental units. CHDO Rental Program: as a result of HUD's approval, the outcome measure is 4 rental units. CHDO Operating Expense Grant Program: as a result of the HUD's approval, the outcome measure is anticipated to provide operating expense grants to 5 CHDOs. Administration: as a result of HUD's approval, the outcome measure is to provide the WVHDF with the funds necessary to operate the HOME Program for the entire State.
5	**State Program Name:**	Housing Opportunity for Persons with AIDS

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	Funding Sources:	HOPWA
	Describe the state program addressed by the Method of Distribution.	Housing Opportunities for Persons with AIDS (HOPWA) is federal grant funding dedicated to the housing needs of people living with HIV/AIDS for projects that benefit low-income persons living with HIV/AIDS and their families. Eligible activities include tenant-based rental assistance, short-term mortgage, rent, and utility payments, supportive services, housing information, relocation and stabilization, permanent housing placement, facilities operations and administration. The WVDED HOPWA program allocates funds on a formula basis to regional grantees. The formula for allocating these funds is primarily based on the number of persons living with HIV/AIDS in each region and the grantees expressed funding needs. Grantees will establish grant agreements or directly disperse funds based on the need for a full range of eligible housing activities. Each grantee has prioritized needs for its respective region through a formal process reflective of demographic and epidemiological differences that exist within the regions. The formula for allocating these funds is primarily based on the number of persons living with HIV/AIDS in each region. In order to maintain adequate flexibility in responding to local needs which may vary across the state, WVDED will not establish priorities by activity types. The grantee must demonstrate the intent and capacity to fulfill all program requirements.

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	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	All Application Review: All applications determined to be eligible will be reviewed for funding. To the extent applicable, criteria to be considered during the review will include: • HOPWA program proposal and estimation of HIV/AIDS individuals and households served. • The relationship to HOPWA program design objectives. • The degree to which the project sponsor will assist HIV/AIDS individuals and households in the service area and how the applicant will use referrals and M.O.U.'s with partner organizations to assist in the accomplishment of applicant program goals. • The cost effectiveness of each proposed program activity in comparison to the estimated numbers served. • The proposed plan of the organization includes their ability to subset funds by connecting them to additional supportive service and housing resources, whereas HOPWA is a last resort funding use. demonstrating they can function as the "payer of last resort," ensuring HOPWA funds are not replacing other available funding sources. • The degree to which the project sponsor achieves State, regional, and local goals in providing stable and affordable housing and supportive services to HIV/AIDS individuals and their families. • The readiness of the program to begin with awarded funds and the organizational and programmatic capacity to administer activities. • The proposed outcomes and accomplishments the project is to achieve. • Any open HOPWA awards, any past grant awards, in regard to monitoring findings, both programmatic and fiscal. Any past instances in which past awarded funding has been revoked or recaptured for reallocation.

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	If only summary criteria were described, how can potential applicants access application manuals or other **state publications describing the application criteria? (CDBG only)**	Not applicable to the Housing Opportunities for Persons with AIDS program.
	Describe the process for awarding funds to state recipients and how the state will make its allocation available **to units of general local government, and non-profit organizations, including community and faith-based** **organizations. (ESG only)**	Not applicable to the Housing Opportunities for Persons with AIDS program.

	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	The WV Department of Economic Development will accept applications from any nonprofit 501(c)(3). Applicants should complete the HOPWA request for proposal and associated forms and attachments by submission to the WV Department of Economic Development by mail, or electronically to the current program manager in accordance with instructions outlined in the guidelines as posted at http://www.wvcad.org/housing-opportunities-for-persons-with-aids. All applications will be reviewed for completeness and eligible activities. Then the applications will be evaluated based on: **Experience:** Prior success in providing housing services to the target population. **Financial Management:** Proven ability to manage federal grants and maintain internal controls. **Program Design:** Meeting the goals of the project as described in the RFP. **Performance History:** Past performance, including previous monitoring findings, timely submission of reports/invoices, and past expenditure rates. **Service Area Determination: Sponsors are often chosen based on their ability to fill service gaps within a specific locality.** Part of the evaluation is based on the participants' involvement in the CoC and knowledge of the programs or activities of the applicant and/or its vendors. Grantees will disperse the funds based on the need for the full range of eligible activities: short term rent, mortgage, and utility payments; tenant based rental assistance; resource identification; and permanent housing placement, supportive services, and Housing Information.

	Describe how resources will be allocated among funding categories.	
	Describe threshold factors and grant size limits.	Usage of HOPWA funding for grantees will be in proportion to the number of live HIV/AIDS cases in each respective region. Additionally, service utilization patterns have been factored into this distribution.
	What are the outcome measures expected as a result of the method of distribution?	Outcome measures are the number of persons/households that will receive housing assistance based on established goals and objectives. The HOPWA program will provide decent affordable housing to benefit low-income persons living with HIV/AIDS by providing services to 473 households through tenant based rental assistance, short term rent, mortgage and utility assistance and supportive services. This will enable clients to establish and/or maintain a stable living environment in housing that is decent, affordable, and safe.. Thus, through better access to care and support, there is an improved quality of life and increased housing stability for HIV/AIDS clients and their families.

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6	**State Program Name:**	Housing Trust Fund (HTF)
	Funding Sources:	HTF
	Describe the state program addressed by the Method of Distribution.	The projected use of funds reflects the strategy of the State's HTF funds to increase the supply of decent, safe, sanitary, and affordable housing for extremely low income and very low income populations. This strategy is based upon the consolidated plan, the identification of local priorities, and making commitments that are consistent with the objectives of the HTF Program. The method of distribution is designed so that (a) the supply of decent, safe, sanitary, and affordable housing is increased by providing funds that will allow for the acquisition, new construction, and/or rehabilitation of rental units for extremely low income and very low income populations in the State.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	The criteria to be considered during the review will include: Developer capacity, Fiscal soundness of developer(s), Continuous site control in the name of the ownership entity, Identification and commitment of other funding sources, Project feasibility, Examination of market conditions to ensure an adequate need, Number of assisted units, Subsidy layering of federal funds, and The extent to which to project has Federal, State or local project-based rental assistance so rents are affordable to extremely low income and very low income populations in the State.
	If only summary criteria were described, how can potential applicants access application manuals or other **state publications describing the application criteria? (CDBG only)**	Not applicable.

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	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	Not applicable.
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Not applicable.
	Describe how resources will be allocated among funding categories.	HTF Rental Program: will provide funds for nonprofit and for-profit developers for the development (acquisition, new construction, and/or rehabilitation) of rental housing for extremely low-income and very low-income populations in the State. 90% of the grant award (estimated $2,820,944.88) will be allocated to this funding category. Administration: will be used by the WVDHF in the administration of the HTF Program for the State. 10% of the grant award (estimated $313,437.30) will be allocated to this funding category.

	Describe threshold factors and grant size limits.	HTF Program: funding per award is limited to the availability of funds as described in the annual RFP and must comply with the maximum per unit subsidy limit. 90% of the annual HTF award (estimated to be $2,820,944.88) will be available for the HTF Rental Program. Funding is limited to $1,300,000 per project unless WVHDF underwriting determines otherwise, and it must not exceed the HTF maximum per unit subsidy limits. Administration: funding is limited to 10% (estimated to be $313,437.30) of the annual HTF allocation that the State receives.
	What are the outcome measures expected as a result of the method of distribution?	HTF Program: as a result of the method of distribution, the outcome measure is 24 rental units. Administration: as a result of the method of distribution, the outcome measure is to provide the state with the funds necessary to operating the HTF Program.

Discussion:

Cost Overruns:

Cost or bid overruns will be considered for basic infrastructure projects. Requests can be submitted at any time of the year; any requests for cost or bid overruns are dependent upon the availability of funds.

Cost Underruns:

WVDED reserves the right to recapture all unexpended funds remaining upon project completion. If the total amount of the awarded project contract (or contracts) is less than the approved budget cost for construction, excess CDBG funds cannot be used to add items or activities or change the scope of the project unless additives are used in the bid document. All requests must have prior approval from WVDED. Grant funds that remain available following a cost underrun or bid underrun are subject to recapture and may be prorated with other funding agencies.

Grant Anticipation Notes (GANS):

Due to WVDED's efforts to improve its expenditure rate, a new program is being initiated to allow grantees that have a full split year commitment to borrow funds in anticipation of a future CDBG allocation. This will allow projects to move forward in a timely manner and not wait for the formal commitment of CDBG funds. The application forms have been altered to include a line item for all costs associated with the GANS. If project has potential to be considered for a GANS, a $50,000-line item is recommended to ensure that all soft costs associated with this interim financing program are covered.

Minimize Displacement:

Section 104(d) of Title I of the Housing and Community Development Act of 1974 contains requirements for a residential anti-displacement and relocation assistance plan. Each State recipient must adopt, make public, and certify to the State that it is following a "residential anti-displacement and relocation assistance plan." The Federal Register at 24 CFR, Part 570.488, sets forth relocation, displacement, replacement housing, and real property acquisition policies and requirements applicable to the State CDBG program.

Land Acquisition Requirements Prior to Bidding:

Grantee must obtain all land/rights-of-ways/easements prior to bidding the project and shall comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), 42 USC 4601 – 4655, 49 CFR Part 24, 24 CFR Part 42, and 24 CFR 570.606.

AP-35 Projects – (Optional)

Introduction:

HOME

The HOME Program does not identify specific projects requiring HOME funds. However, the WVHDF HOME Department issues RFPs for nonprofit and for-profit developers to request HOME funds in order to develop a project. The WVHDF adheres to the Method of Distribution for the HOME program as mentioned in AP-30.

HTF

The HTF Program does not identify specific projects requiring HTF funds. The WVDHF HTF Program issues RPFs for nonprofit and for-profit developers to request HTF funds in order to develop a project. Please note, the WVHDF adheres to the Method of Distribution for the HTF program as noted in AP-30.

ESG

The WVDED uses the Method of Distribution mentioned above for the ESG Program and funds those projects that best meet the needs of their CoC and communities. Allocation priorities were decided through direct consultations with Continuums of Care and homeless service providers, annual PIT Count and HMIS data. The greatest need for funding allocation is Rapid Re-housing and Homelessness Prevention as expressed through the consultations conducted. Please note, the ESG administration limit is 7.5% of the annual allocation. The state will use approximately 5% of the allocation for state administration, and the remaining 2.5% will be passed through to the subrecipients.

HOPWA

The WVDED uses the Method of Distribution mentioned above for the HOPWA Program and funds those projects that best meet the needs of their communities.

CDBG

The CDBG program does not identify specific projects to be funded in the action plan. WVDED will use the method of distribution outlined above to identify projects and will award funds based upon the priorities and parameters for the CDBG program outlined in this document and the Consolidated Plan.

#	Project Name

Table 9 – Project Information

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

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needs

CDBG: Basic infrastructure is needed to ensure quality of life for residents through the provision of clean and reliable water. It also promotes economic development by preventing the pollution of streams, which in turn strengthens efforts to develop and expand outdoor recreation tourism in the state. In addition, a reliable capacity of water is needed for almost all manufacturing and commercial enterprises. The need for infrastructure is very critical in underserved areas of the state which normally lack the local resources and capacity necessary to fund and implement large capital improvement projects. WVDED is committed to working with State partners such as the Regional Planning and Development Councils to assist low-income and underserved areas in identifying and accessing federal and State sources of funding to implement needed infrastructure projects.

Mitigating blighted and abandoned properties increases public safety and health. By addressing such properties and structures, local communities can create momentum for further improvements and improve the attractiveness of their communities for quality of life and investment. For underserved areas that are frequently experiencing population loss, cleaning up blighted properties shows that such communities can reverse negative community trends and provides a foundation to begin mobilizing and planning for improvements.

Planning will facilitate the ability of communities to identify and prioritize capital improvements in their communities and improve their ability to access funding. For underserved areas in particular, planning can give them a “leg-up” in applying for and accessing funding sources by addressing funder’s concerns about the feasibility and need for proposed improvements. Planning will also allow low-income communities to prioritize needs when available funding is limited.

HOME/HTF:

In addition to the challenges associated with infrastructure development, specific obstacles to meeting underserved housing needs include:

- West Virginia housing costs exceed household income.
- Significant quantity of substandard housing.
- Absence of state resources for affordable housing.

Increased federal priority on community integration for disabled persons has highlighted a severe shortage in subsidized, affordable, and accessible housing.

- Serious market decrease in the demand for tax exempt bonds has limited leveraging opportunities
- Rural challenges to providing homeless services

ESG:

In order to provide the most coverage per funding component and availability to the homeless

population throughout the state, it is the goal of the WVDED to disperse ESG funds to organizations covering all geographical areas of the state. Obstacles identified in addressing underserved needs. Allocation priorities were decided through direct and continued consultations with the State's Continuums of Care, current ESG project sponsors, and availability of other existing grant programs serving the homeless/at-risk of homeless such as DHHR shelter grant funds, CoC Rapid Re-housing grant funds, DV shelter funds.

HOPWA:

It is the goal of the WVDED that HOPWA funding is to be allocated to the same regional organizations each year moving forward as they are trained to administer the program properly and have experience in working with the HIV/AIDS population within their respective region.

CDBG-DR:

The State of West Virginia was awarded $149,875,000 in CDBG-DR funds due to the flooding in June 2016. However, the State has invested the 88% of these funds in previous years and is expected to intend to allocate the remaining $13,247,062.89 for new Multi-family Housing units.

The CDBG-DR Plan may be viewed at http://wvfloodrecovery.com/useful-resources/

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estim and t that from activ
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AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?

No

Available Grant Amounts

The State of West Virginia will not help non-Entitlement units of general local government apply for Section 108 Loans. Available grant amounts for Section 108 Loan Guarantee is $0.00.

Acceptance process of applications

Not applicable.

AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)

Will the state allow units of general local government to carry out community revitalization strategies?

No

State's Process and Criteria for approving local government revitalization strategies

Not applicable. The State will not allow units of general local government to carry out community revitalization strategies.

AP-50 Geographic Distribution – 91.320(f)

Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed

Investing across a large and diverse area is challenging; however, WVDED and WVHDF continue to evaluate its methods of distribution to assure that funds for these critical programs (CDBG, ESG, HOPWA, HOME, HTF) meet the priority needs within West Virginia. Each program varies in its methods for fund distribution, but generally WVDED gives priority to non-Entitlement communities throughout the state that are in "Distressed" or "At-Risk" counties as assigned by the Appalachian Regional Commissions (ARC). Each specific program is tailored to meet federal and program specific regulations and to best meet the needs specific to each target population.

Geographic Distribution

Target Area	Percentage of Funds
Statewide	28
CDBG non-Entitlement Areas	72

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

HOME and HTF:

Areas in which an affordable housing project may receive direct HOME and/or HTF assistance includes all 55 counties in the state. The WVHDF conducts a Site Inspection for each proposed HOME or HTF project to confirm compliance with 24 CFR 92.202 and 24 CFR 93.150, respectively, in order to provide housing that is suitable from the standpoint of facilitating and furthering full compliance with the applicable provision of title VI of the Civil Rights Act of 1964, the Fair Housing Act, and promotes greater choice of housing opportunities. This review ensures compliance with 24 CFR 983.57(e) and notates the (i) adequacy of site; (ii) site conditions; and (iii) site standards.

The rationale for the geographic priority area results from: The need for affordable housing, whether new construction or rehabilitation, exists for the State's 55 counties. Consequently, there are no Target Areas within the state receiving a percentage of HOME and/or HTF funds.

Because the State's significant affordable housing needs exceed the limited amount of HOME and HTF funding, the WVHDF fairly ranks proposed projects so that HOME and HTF funds are judiciously awarded. Moreover, the WVHDF provides technical assistance and offers a reasonable, competitive developer fee to encourage developers to submit proposals that respond to the affordable housing needs throughout the state. All these features are used to encourage the submission of project applications so that HOME and HTF funds may be used to address communities needing affordable

rental housing.

ESG:

Funds are distributed with the goal to cover every county in West Virginia while providing the full range of allowable activities available within the ESG grant program, leaving the grantees with the responsibility of addressing the needs of the underserved in their communities. Additional allocation priority information is part of the method of distribution which can be found in AP-30.

HOPWA:

Funds are distributed accordingly statewide based on living HIV/AIDS cases within each agency catchment area. HOPWA funding is typically allocated to the same regional grantees each year as they are trained to administer the program properly. Additional allocation priority information is part of the method of distribution which can be found in AP-30.

Statewide activities will have a total allocation of $10,622,527.00, representing 28% of the total budget for AP 2025.

CDBG / CDBG-DR:

CDBG funding supports projects and activities in non-CDBG entitlement areas. The priority is given to project applications that are in “Distressed” or “At-Risk” counties as identified by the Appalachian Regional Commission (ARC). Priority is given based on most economically depressed counties with the greatest needs in West Virginia. ARC uses three economic indicators to measure economic distress: three-year average unemployment rates, per capita market income, and poverty rates.

ARC-Designated Distressed Counties in West Virginia for Fiscal Year 2025:

(water, sewer, stormwater),

Braxton

Calhoun

Clay

Lincoln

Logan

McDowell

Mingo

Roane

Webster

Wirt

Wyoming

ARC-Designated At-Risk Counties in West Virginia for Fiscal Year 2026:

Barbour

Boone

Fayette

Greenbrier

Hardy

Jackson

Lewis

Mason

Mercer

Nicholas

Pocahontas

Raleigh

Ritchie

Summers

Upshur

Wayne

Wetzel

For CDBG-DR funds eligible locations are Clay, Kanawha, Lincoln, Jackson, Summers, Greenbrier, Pocahontas, Monroe, Fayette, Roane, Nicholas, Webster Counties. CDBG and CDBG-DR activities will have a total allocation of $37,652,590.89, representing 72% of the total budget for AP 2025.

Discussion

Obstacles to meeting underserved needs include:

- West Virginia housing costs exceed household income.
- Significant quantity of substandard housing.
- Absence of State resources for affordable housing.
- Increased federal priority on community integration for disabled persons has highlighted a severe shortage in subsidized, affordable, and accessible housing.
- Serious market decrease in the demand for tax exempt bonds has limited leveraging opportunities.
- Rural challenges to providing homeless services.
- Lack of or limited local, State, and federal resources for the development of necessary infrastructure.
- Community development needs are greater than available funding.
- Significantly greater costs for infrastructure projects.
- Insufficient local capacity to access funding and implement projects.
- Most communities statewide are utilizing infrastructure that is past its lifecycle.

Affordable Housing

AP-55 Affordable Housing – 24 CFR 91.320(g)

Introduction:

The State will focus its HOME Program resources on the following:

(1) HOME Rental Program (estimated $3,384,681 HOME award and $1,700,000 Program Income) with loans to developers to increase the supply of affordable rental housing through acquisition, new construction and/or rehabilitation.

(2) Community Housing Development Organizations (CHDOs):

(a) CHDO Rental Program: No less than 15% of the State's annual HOME award (estimated $725,000) will be set-aside for CHDO developers to increase the supply of affordable rental housing through acquisition, new construction and/or rehabilitation.

(b) CHDO Operating Expense Grant Program: An estimated $240,000 (but no more than 5% of the State's annual HOME award) will be provided for operating expenses of certified CHDOs to maintain or build capacity to implement current or anticipated CHDO eligible activities.

The State's HOME Program is operated as a direct program. The WVHDF, the State-designated HOME participating jurisdiction, issues a permanent financing commitment for a project when all HOME conditions are met, and the State retains full control of the quality of the loans.

The State will focus its HTF Program resources on the following:

(1) HTF Rental Program (estimated $2,820,945 HTF award and $10 Program Income with loans to developers to increase the supply of affordable rental housing through new construction, acquisition, and/or rehabilitation of rental housing units for extremely low- and very low-income populations.

The State's HTF Program (Program) is operated as a direct program. The WVHDF, the State-designated HTF Program administrator, issues a permanent financing commitment for a project when all Program conditions are met, and the State retains full control of the quality of the loans.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	50
Special-Needs	0
Total	50

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	13
Rehab of Existing Units	37
Acquisition of Existing Units	0
Total	50

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion:

The goals listed are in relation to HOME and HTF funding only. The limited HOME and HTF resources awarded by HUD to the State of West Virginia are insufficient to satisfactorily address all housing needs of the state. Therefore, the WVHDF will actively work with other groups, including nonprofit agencies, housing authorities, community development agencies, community action programs, other organizations, and for-profit developers to expand the supply of affordable housing in the state. Each of these agencies has the potential to provide the technical expertise to address the housing problems in their respective geographic areas. Moreover, the WVHDF seeks to leverage HOME and HTF with other investments in order to increase the supply of affordable housing in the state.

AP-60 Public Housing - 24 CFR 91.320(j)

Introduction:

Public housing authorities are an important component of the State affordable rental housing delivery system. The public housing authorities provide subsidized rental housing units and tenant based rental assistance (certificates/vouchers) for low and moderate income households throughout the state. However, since local housing authorities are established by units of local government subject to State enabling legislation, neither the State nor the WVHDF have direct oversight of the operations of local public housing authorities.

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

While the WVHDF does not have jurisdiction over public housing agencies, several public housing authorities and other housing and community development agencies that use federal funds are required to obtain a certification that their program plans are consistent with the Consolidated Plan for their jurisdiction. The State Consolidated Plan serves the majority of the state since only a few local jurisdictions develop Consolidated Plan documents. The WVDED serves as the lead agency for reviewing housing plan for consistency with the housing component of the State Consolidated Plan. Applicants for federal funds submit their requests for a Certification of Consistency with the Consolidated Plan to the WVDED prior to submitting their applications to the appropriate federal agency.

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

There are no current programs to become more involved in management and participation in homeownership.

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

Public housing authorities are an important component of the State affordable rental housing delivery system. The public housing authorities provide subsidized rental housing units and tenant based rental assistance (certificates/vouchers) for low- and moderate-income households throughout the state. However, since local housing authorities are established by units of local government subject to State enabling legislation, neither the State nor the WVHDF have direct oversight of the operations of local public housing authorities. As necessary, the State and WVHDF will provide technical assistance if appropriate.

Discussion:

Public housing authorities are an important component of the State affordable rental housing delivery

system. The public housing authorities provide subsidized rental housing units and tenant based rental assistance (certificates/vouchers) for low- and moderate-income households throughout the state. However, since local housing authorities are established by units of local government subject to State enabling legislation, neither the State nor the WVHDF have direct oversight of the operations of local public housing authorities. Currently, no Public Housing Authorities have submitted an application for the Rental Assistance Demonstration (RAD) program.

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

Introduction

The WV Department of Economic Development is engaged in interagency planning to expand community-based housing opportunities for people with disabilities who are at risk of, or who are currently living in places such as nursing homes, mental health institutions, personal care homes, facilities for people with developmental disabilities, and other forms of congregate residential settings. This planning activity is also directed toward the needs of the homeless or at risk of homelessness, as they face similar issues when finding affordable housing. These individuals face significant barriers to accessing standard housing in the community, such as a lack of affordable accessible housing; difficulties coordinating community-based supportive services; discrimination by public and private landlords due to disabling conditions; and obstacles resulting from criminal histories and insufficient rental histories, often connected to periods of institutionalization and disability. WV has a number of organizations within its governmental limitations that deal with the State's issues on homelessness and special needs.

In order to maintain adequate flexibility in responding to local needs which may vary across the state, the WV Department of Economic Development will not establish sub-priorities by activity types.

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 WV Department of Economic Development through coordination with the four Continuums of Care within the state, have worked in collaboration to provide the most efficient delegation of Emergency Solutions Grant funding resources and not duplicate any other available funding sources while also providing the best allocation of resources where limited or no resources exist within a specific area.

It is hoped through this interaction with the Continuums will better assess the needs of the homeless in their regions and incorporate these needs into their own strategic plans, goals and objectives of the CoC and ESG programs. This connection should also be carried to the WV Interagency Council on Homelessness which will consider these needs when making policy that affects all of the State's homelessness programs.

Data gathered through annual Point in Time count expressed the need to connect unsheltered individuals throughout the state with housing and supportive services. The WV Department of Economic Development will encourage the use of ESG funds, more specifically the partnering of funding within the Emergency Shelter and Street Outreach components, to target the unsheltered homeless population throughout the state in getting them connected to these vital services. Through coordinated pairing of these two vital components, agencies can best use available resources to target this vulnerable

population and have greater success in getting individuals off the streets and into shelters, leading them to permanent housing and stability, and resulting in a reduction of the unsheltered population.

Addressing the emergency shelter and transitional housing needs of homeless persons

All activities allowed under the HEARTH Act for emergency shelters are eligible under WV's ESG program. These include rehabilitation/renovation, operational costs, and essential services. Applicants for the funding must provide the need for the required program as part of the application. This may be in the form of information from the annual Point in Time count, average bed night, referrals to other available service, or the HMIS information from the previous year. In any given year not more than 60% of the ESG allocation will be given out in grants to these types of shelter and/or street outreach. It is the goal of the ESG program within WV to serve 1,500 individuals with emergency shelter and street outreach 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 State of West Virginia supports the following five federal goals to end homelessness from the United States Interagency Council on Homelessness' plan, "Home, Together: The Federal Strategic Plan to Prevent and End Homelessness," with the caveats that the goals must be appropriate and achievable for WV and that increased need and limited resources may inhibit the State's ability to meet the federal targeted timelines. Attaining these goals requires the cooperation and full commitment of federal, State, local, and private sector organizations:

- To end homelessness among veterans.
- To end chronic homelessness among people with disabilities.
- To end homelessness among families with children.
- To end homelessness among unaccompanied youth.
- To end homelessness among all other individuals.

These goals have been accepted by the WV Interagency Council on Homelessness and will provide the footprint for policy when dealing with homelessness within the state.

The WV Department of Economic Development works closely with each of the four Continuums of Care, ESG and HOPWA funded agencies, and additional State agencies, to define and address those barriers that could ultimately result in homelessness for individuals and their families. By definition, these are individuals and families who:

- Face imminent eviction without a secured location where they might transition their families.
- Have difficulty locating available, affordable housing options.
- Are close to being discharged from a medical facility or the criminal justice system without a confirmed residence wherein they might transition.
- Do not have access to reliable transportation or reside in areas without adequate public transportation resulting in reduced access to available jobs with livable wages.
- Reside in substandard housing conditions (e.g., without sufficient heat, running water or protection from natural elements).

It is agreed that individuals and families living under these circumstances, will experience homelessness without appropriate interventions and supportive services. Case Management plans for these individuals and families to help them overcome barriers to retaining permanent housing included job readiness/self-sufficiency training, job placement and coaching, childcare, transportation subsidy, parenting training and in many cases, counseling and/or treatment for alcohol or substance abuse. In cases where mental or physical disabilities were evident, appropriate connections with mental health services were also included.

Serving as the working body to support the efforts of the Interagency Council on Homelessness, the four Continuums of Care will serve as the Homeless Steering Committee, which addresses programs and policies to assist the homeless in the state.

As the administrator of the Emergency Solutions Grant Program, the WV Department of Economic Development has identified and prioritized rapid rehousing as its primary tool for reducing homelessness with a goal of connecting individuals to housing in 30 days or less and use rapid rehousing activities to connect 250 individuals to housing. WVDED will continue this priority until such a time that there are no families needing assistance in finding permanent housing. Under ESG, the chronically homeless, veterans, and families with children are also prioritized so as to direct as many resources necessary to these special targeted populations.

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

In addition to the rapid rehousing topic described above, WV's ESG program also allows applicants to request funding for homeless prevention. With the increase in availability of rapid rehousing funding within CoC funding competitions, this leaves the State with the ability to focus more toward homeless prevention and street outreach. It is encouraged that funding applicants pair homeless prevention with street outreach dollars to assist in targeting those unsheltered individuals within the state to connect

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them to the vital supportive and housing services with a yearly goal to use homeless prevention funds to assist 150 households in remaining in housing.

The WVDED plans to work with the Department of Health and Human Resources, Bureau for Children and Families, and the Department of Corrections through the WV Interagency Council on Homelessness in forming discharge policies from funded institutions or systems of care so as to provide a seamless transition from the institution to housing, thus keeping the patient, prisoner, or child exiting foster care from ever experiencing homelessness.

Discussion

There are many challenges that exist for the homeless and other special needs populations in West Virginia. In working closely with the four Continuums of Care, current recipients of ESG and HOPWA funding, and other agencies and State organizations, the WV Department of Economic Development has identified a number of challenges that either prevent an individual from accessing services or make it extremely difficult to do so including such as lack of adequate public transportation, lack of affordable childcare, sparse available funding opportunities and the geographic makeup of the state. The WV Department of Economic Development plans to continue engagement with each of these homeless and special needs stakeholders to come up with viable solutions to these challenges in the hopes that individuals attempting to access services or those existing publicly funded institutions will be connected to housing and other supportive services.

AP-70 HOPWA Goals – 91.320(k)(4)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	95
Tenant-based rental assistance	62
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	28
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	185

AP-75 Barriers to affordable housing – 91.320(i)

Introduction:

The partner agencies (WVDED and WVHDF) have identified several barriers and potential barriers to the creation and availability of affordable housing. We have outlined these barriers in the Market Analysis section of this consolidated plan at MA-40. The State has also developed a long-term strategy for alleviating or eliminating these identified barriers and the State has outlined that in the Strategic Plan section of this plan at SP-55.

Due to continued diminishing funding and limited staff resources, states are restricted as to the options available to deal with these types of issues. Therefore, states must leverage resources and create an annual plan of action addressing certain issues that when added together can culminate in achieving the strategic vision for the elimination of the identified barriers. Below we discuss the actions expected to be taken in this coming year that will move us toward achieving that goal.

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

Community Opposition

The partner agencies will continue to review policies and procedures to identify any issues that have the potential to create an obstacle to the creation or location of affordable housing. The partner entities will seek out opportunities to provide training to raise awareness on the facts of affordable housing and to alleviate the primarily unfounded fears many have about affordable housing and the benefits it can offer their community and their friends and neighbors.

Cost of Affordable Housing

WVHDF performs a construction cost analysis for all projects requesting HOME and HTF funds. The analysis confirms that costs are reasonable and necessary. In addition, the partner agencies will continue to consult with the homebuilding industry, local governments, and affordable housing advocates in considering the potential impact of state statutes and State and local regulations on the affordability of housing.

Housing Quality

WVHDF will continue to require that all HOME- and HTF-assisted construction projects meet the provisions of the International Building Code, monitor the attainment of public health and safety goals,

and confirm the current HUD inspectable standard are met.

Discussion:

The WVDED will continue to work with each of the four Continuums of Care, as well as the Interagency Council on Homelessness, which is a council of government agencies with the responsibility of coordination more effective interagency response to end chronic homelessness, as well as public and private housing providers to continue to improve and expand services to those areas of need.

- The WVDED coordinated all ESG funding decisions with the four CoCs in the state.
- All four CoCs utilize one statewide Homelessness Management Information System.
- All CoCs utilize a coordinated assessment system. The coordinated assessment assures all homeless persons are assessed by a common tool and receive appropriate services based on standards of care.
- West Virginia utilizes a SSI/SSDI Outreach, Access, and Recovery (SOAR) to train frontline workers to improve success rates for initial determinations for the Social Security Income (SSI) applications.

Discussion:

No further comments.

AP-85 Other Actions – 91.320(j)

Introduction:

The WVDED and WVHDF currently provide a variety of services to the citizens of the State of West Virginia, some funded by CDBG, HOME, HTF, ESG, and HOPWA with private, State, and other federal funding. In doing so, additional assets are leveraged and used to meet a variety of needs. Below are some of the actions currently performed by the State to meet these needs.

Please note, the State of West Virginia agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code. Furthermore, the State of West Virginia will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

Actions planned to address obstacles to meeting underserved needs

Through ESG and HOPWA funded project sponsors work to identify unmet needs of those they serve and those homeless households as having underserved needs. This includes individuals and families who cannot secure or maintain affordable and safe housing and lack a fixed residence or reside at night in an emergency shelter or other place not meant for human habitation. Numerous homeless sub-populations exist throughout the state and have specific needs that require more intense specialized attention to resolve their homelessness such has mental illness and substance use disorder. These sub-populations include veterans, youth, senior, and disabled individuals.

In addition:

- The WVHDF's website offers a link to the Statewide Housing Needs Study, which offers a comprehensive overview of housing in West Virginia. This provides a venue in which developers can assess and recognize underserved housing areas in the state.
- The WVHDF's website has multiple locations in which a user can click to request more information about the HOME and HTF programs. Frequently, underserved West Virginians communicate in this manner to inquire about programs to meet their housing needs.
- Developers submitting a HOME or HTF application must submit a market analysis that thoroughly examines neighborhood market conditions and realistically demonstrates the need for the project for which HOME/HTF funds are being requested.

Actions planned to foster and maintain affordable housing

The State of West Virginia will remove barriers to affordable housing by continuing its program for affordable housing through the HOME and HTF programs.

The WVDED will continue to work with the four Continuums of Care to coordinate statewide community efforts to broaden partnerships in support of affordable housing; continue participation in the West Virginia Interagency Council on Homelessness; continue to fund emergency shelters, domestic violence shelters, rapid rehousing and targeted homelessness prevention programs; and continue to research a variety of risk factors affecting the ability to provide low to moderate income housing, including housing burden, employment trends, and population.

In addition:

- The WVHDF sponsors a HOME & HTF Rental Training (conducted annually) to provide instruction regarding HOME & HTF compliance requirements. This allows employees of owners/developers of HOME/HTF projects to learn and/or be reminded of HUD regulations for the project's affordability period, which aids in fostering and maintaining affordable housing.
- The WVHDF maintains a list serve in order to communicate information related to the HOME and HTF programs and regulations, which aids in fostering and maintaining affordable housing.
- The WVHDF is a co-sponsor of the WV Housing Conference, which occurs annually each September. This conference (approximately 16 hours) allows housing agencies and stakeholders throughout the state to learn about a variety of housing topics, which positively impacts the fostering and maintaining of affordable housing.
- The WVHDF sponsors CHDO and nonprofit agency Advisory Group meetings. These meetings provide forums for attendees to interact with WVHDF HOME/HTF staff and network to learn of best practices, which aids in fostering and maintaining affordable housing.

Actions planned to reduce lead-based paint hazards

All WVDED and WVHDF administered HUD programs must conform to federal and State lead regulations. This means that all grantees, subrecipients, project sponsors, developers, or other partners are required to conduct visual lead inspections of any structure where appropriate per program guidelines. Appropriate measures to remove the hazard and reinspection are required where peeling or chipping paint is observed. More extensive measures are required in the case of a child 72 months or younger testing positive in a specific housing unit. Enacted in 1999, the West Virginia Lead Abatement Law and Rule enables the State to:

- Require certification and license of all lead abatement professionals and contractors.
- Establish certification requirements for lead training providers.
- Require refresher courses for all disciplines.
- Require education/experience pre-requisites for certification examinations.
- Provide enforcement to certify or revoke state licenses.
- Develop protocols for reporting, data collection and processing of certified professionals and lead abatement projects.
- Provide public outreach/education.

- Require notification of lead abatement projects.
- Provide penalties for violating State law.

Since implementation of the WV Lead Abatement Law, Chapter 16-35 and the enactment of the Lead Abatement Rule, CSR 64-45, the State's HOME and HTF programs have followed and will continue to follow the policy of abating lead-based paint during rehabilitation or reconstruction of projects identified as having a lead-based paint hazard as efficiently as possible under the regulations. The legal requirements relating to lead-based paint from OSHA, EPA and HUD apply to all buildings, whether the building or transaction is assisted by the West Virginia Housing Development Fund or not.

Actions planned to reduce the number of poverty-level families

The State of West Virginia seeks to help families move out of poverty in ways that promote family self-sufficiency to the highest extent possible. To this end, all ESG and HOPWA program participants are encouraged to engage in case management activities used to specialize their individual housing plans and skill development. It is a priority to assist program participants with finding housing and other services necessary to make progress toward long-term housing sustainability and financial self-sufficiency.

In addition, the WVHDF HOME and HTF programs offer the following programs, which allow qualified families to escape from cost-burdened housing to affordable housing. As a result, there is a reduction of the number of poverty level families.

- CHDO Rental Program: CHDOs are awarded HOME funds to develop affordable rental units that will be rent restricted in accordance to the Low HOME and High HOME limits.
- HOME Rental Program: Developers are awarded HOME funds to develop affordable rental units that will be rent restricted in accordance with the Low HOME and High HOME limits.
- HTF Rental: Developers are awarded HTF funds to develop affordable rental units that will be rent restricted in accordance to the HTF limits.

Actions planned to develop institutional structure

The State has established an institutional structure to address the needs of poverty-level families and homeless persons. The WV Department of Health and Human Resources (WV DHHR) is the primary agency responsible for the delivery of financial services and other services to poverty-level families. WV DHHR operates offices in almost every county of the state and representatives process applications for financial assistance.

The WVDED provides services to homeless persons through an established network of service providers. These service providers include public agencies, quasi-public agencies, nonprofit organizations, and private contractors. THE WVDED agents and contractors deliver financial assistance and other services

to homeless persons through an established network of service providers. It should be noted that both the WV DHHR service providers and the WVDED service providers often collaborate with nonprofit organizations such as Community Action Agencies and Public Housing Authorities to address the needs of poverty-level families and the homeless. The WVDED will continue to work with the CoCs of the State to encourage shelters and organizations receiving ESG funding to be active participants in the administering and governing process.

Additionally, the WVDED collaboratively works with 11 Regional Planning and Development Councils throughout the State of West Virginia to implement the CDBG Program. WVDED staff work closely with the RPDCs to provide guidance, technical assistance and training to promote on-going learning and understanding of the CDBG program. In turn, the RPDCs work closely with the CDBG Grantees (Non-entitlement Communities) to ensure all activities and projects are wholly compliant with all HUD requirements.

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

Unlike the coordination among homeless service providers, there is less coordination among affordable housing providers to coordinate service delivery. The housing providers primarily work separately with social service agencies, and the service providers know the programs and housing offered by each housing agency. One goal is to foster coordination among all affordable housing providers. This coordination would help ensure that the resources of agencies serving low-income community members are used efficiently.

Discussion:

The WVDED and WVHDF currently provide a variety of services to the citizens of the State of West Virginia, and both agencies strive to use CDBG, HOME, HTF, ESG, and HOPWA to leverage other funds to meet the needs of West Virginians. HOME and HTF program funds are used to increase and preserve multifamily residential rental affordable housing in the state. ESG and HOPWA funded project sponsors work to identify unmet needs of those they serve and those homeless households as having underserved needs. All WVDED and WVHDF administered HUD programs comply with regulatory requirements.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

OMB Control No: 2506-0117 (exp. 09/30/2021)

Introduction:

The CDBG program anticipates receiving no program income. The State CDBG Program has not undertaken a project under the Urgent Need category. This category could be utilized in circumstances which meet stringent regulations. Additionally, the State CDBG program has not undertaken a Section 108 program and, therefore, reports no proceeds.

WVHDF HOME and HTF Programs anticipate the use of the HUD HOME and HTF awards, estimated Program Incomes, and leveraged funds to successfully implement all aspects of the HOME and HTF Programs. HOME and HTF Program Income is generated by each program. Other descriptions include:

Eligible applicants:

Eligible HOME applicants earn up to and including 60% AMI; eligible HTF applicants earn up to and including 30% AMI. Eligible HOME and HTF developers include for profit and nonprofit entities.

Process for soliciting applications:

WVHDF will use the Request for Proposals (RFP) process to solicit applications to receive requests for HOME and HTF funds. Developers of affordable multifamily residential rental housing must submit a completed RFP on or prior to the date noted on the website and RFP documents. WVHDF will not limit the beneficiaries or give preferences to any particular segment of the extremely low-, very low-or low-income population.

Process for funding applications:

WVHDF will thoroughly process each RFP. Resulting from limited HOME and HTF funds, RFP processing is competitive, and RFPs will be ranked according to the scoring criteria to determine the projects to be funded with the available HOME and HTF funds.

Where detailed information may be obtained:

Developers and applicants receive HOME/HTF information through: (a) network of nonprofits throughout the state; (b) WVHDF website; and (c) public hearings. Developers receive HOME and HTF information through: (a) WVHDF website; (b) information received through the WVHDF HOME/HTF emails; and (c) a variety of meetings that a WVHDF HOME/HTF representative attends (e.g., public hearings, FAHE meetings, and the annual WV Housing Conference).

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.320(k)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.320(k)(2)

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

   Not applicable: no other forms of investment are being used beyond those identified in Section 92.205.

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:

   WVHDF does not intend to use HOME funds for homebuyer activities.

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:

   WVHDF does not intend to use HOME funds for homebuyer activities.

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:

   There are no plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

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(l)(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)(ii) and 91.220(l)(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(l)(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.

Emergency Solutions Grant (ESG)
Reference 91.320(k)(3)

1. Include written standards for providing ESG assistance (may include as attachment)

   Subrecipients of ESG must develop and implement standard policies and procedures for the determination and verification of an applicant/family's eligibility for assistance under the Emergency Solutions Grant program. These standards must evidence how subrecipients will prioritize which eligible families and individuals will receive ESG assistance.

   Minimum Standards:
   a. Consistency with the definition of homeless and at-risk homeless as stated in 24 CFR § 576.2

   b. The record keeping requirements as stated in 24 CFR § 576.500 (b – e) (HUD regulations)

   c. Subrecipients are encouraged to give preference to families with children for both Homelessness Prevention and Rapid Re-housing assistance, to the maximum extent feasible, keeping the family units intact.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

   Each CoC within the state has a centralized coordinated assessment system that meets HUD requirements and prioritizes individuals based on the VI-SPDAT which assesses and scores individuals in regard to their greatest needs. Each CoC provides a coordinated entry phone line and process which serves as an entry point for the emergency shelter system within the state; though diversion is practiced first to divert those individuals who may find other sources of housing with family or friends, giving those individuals at the greatest risk priority in being connected to available services.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

   The WVDED provides a NOFA to all Continuums of Care and homeless service agencies throughout the state when the application round is open and organizations are able to begin applying for funds. The WVDED accepts applications from any State-recognized registered nonprofit within the state that serves the homeless population allowing each to decide what their needs are with the ESG program and the amount of funding in which they apply for under the eligible activities they feel are needed within their individual coverage areas. The WVDED then reviews the requests for eligibility and fundability under the ESG program.

   The WVDED has an evaluation and scoring process that also takes into consideration information

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provided by each respective Continuum of Care on the applicant's active participation within the CoC and their ability to administer a grant funded program.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

   The WVDED relies on the inclusion of homeless participation within each Continuum of Care and project sponsor governing board to develop policies and funding decisions that are the most needed by the homeless population.

5. Describe performance standards for evaluating ESG.

   The WVDED, like HUD, recognizes that performance standards are key to successful implementation of the Emergency Solutions Grant program. As subrecipients improve their program outcomes through the evaluation of HMIS data and through integration of ESG-funded services into their local Continuum of Care systems, scoring of returning applicants will take into consideration their past performance utilizing the ESG program.

   To assist in the evaluation of the 2025 ESG applications, the WVDED is building into the application process HMIS related CoC verified data scoring within each eligible funding activity. These measurements will be a portion of the evaluation used to determine the capacity of the subrecipient in conducting an effective program under the 2025 ESG program. Similar measurements will be used in future funding proposals for the ESG Program. Using these goals as a framework, performance standards for ESG will be measured by the following:

- Number of households served
- Street Outreach - number of households reaching shelter or permanent housing
- Emergency Shelter - number of households entering Rapid Re-housing program
- Emergency Shelter - number of households attaining permanent housing and remaining in unit for more than 3 months
- Rapid Re-housing - number of households attaining permanent housing and remaining in unit for more than 3 months
- Homelessness Prevention - Number of households retaining permanent housing and remaining in unit for more than 3 months
- Mainstream Resources - Number of households utilizing additional resources to assist needs

*Performance will also be measured by evidence that the subrecipient has coordinated with the local Continuum of Care (CoC) to ensure that ESG activities are consistent with CoC's strategies and objectives for preventing and ending homelessness. The impact of ESG funds will ultimately be

reported by CoCs through Point-in-Time counts and through other data collected by HUD. In addition, subrecipients are to ensure coordination with other local organizations that are planning and carrying out activities related to prevention, rapid rehousing and to link participants to other mainstream resources.

Housing Trust Fund (HTF)
Reference 24 CFR 91.320(k)(5)

1. How will the grantee distribute its HTF funds? Select all that apply:

☑ Applications submitted by eligible recipients

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter "N/A".

Not applicable.

3. If distributing HTF funds by selecting applications submitted by eligible recipients,

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Eligible applicants for HTF funding include nonprofit and for-profit entities and must meet minimum qualifications and demonstrate proficiency as developers and asset managers.

b. Describe the grantee's application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

- Will comply with the requirements of the HTF program and that rental units assisted with HTF will comply with HTF requirements.
- Demonstrate financial capacity to undertake, comply with, and manage the HTF eligible activity.
- Have experience and capacity to conduct eligible HTF activities by demonstrating ability to own, construct, manage and operate an affordable multifamily residential rental project that includes HTF units.
- Show familiarity with the requirements of other federal, state, or local housing programs that will be used in conjunction with HTF funds to ensure compliance with all applicable requirements and regulations of such program through demonstrated experience with developing, owning, and managing affordable multifamily residential rental projects.
- Demonstrate the ability to understand and manage practices related to leasing to tenant populations at or below 30% AMI, including homeless households or persons with special needs.

c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

In addition to regulations (24 CFR 93) and State application criteria, eligible applicants submitting an application for HTF funding will be reviewed according to the following:
• The extent to which a proposed project has federal, state, or local project-based rental assistance (up to 25 points available)
• Demonstrate that the project is financially feasible for the 30-year affordability period (minimum requirement, no points awarded).
• Gross tenant paid rent (tenant paid rent plus utility allowance) must not exceed HTF Rent Limitations pursuant to 24 CFR 93.302(b) (minimum requirement, no points awarded)
• Sources and uses of funds are clearly defined (minimum requirement, no points awarded).
• Financial commitments (for HTF applications also requesting LIHTC, up to 25 points will be awarded for financial commitments)
• Current market demand in the neighborhood in which the project will be located (minimum requirement, no points awarded)
• Experience and capacity of applicant as evidenced by previous projects developed in the State (minimum requirement, no points awarded)
• Developer (development team) has no outstanding and/or unresolved issues of noncompliance after the end of the correction period as regulated by the State's Asset Management Department (minimum requirement, no points awarded).
When an application is received, it will be reviewed for eligibility, scored, and ranked.

Applications that comply with both the HTF regulations and application requirements will be issued a letter (letter of intent, waiting list letter, or denial letter). Applicants receiving a denial letter will not be further considered but should reevaluate the application and apply in response to a future HTF funding round. Applications that are not fully completed and/or received after the submission date will be returned and not further considered.
All projects receiving a letter of intent will be subject to credit underwriting and undergo a subsidy layering review to ensure that the financing awarded is no greater than what is needed for financial feasibility. The affordability period for HTF projects will not exceed 30 years, since the WVHDF anticipates projects will require re-capitalization at approximately 30 years.
The State will be responsible for executing contracts.

d. Describe the grantee's required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Resulting from the relatively small amount of HTF funds available, the State will limit one HTF award per census tract in the 2026 funding cycle, unless no feasible alternative exists.

e. Describe the grantee's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

While no application points are awarded for this category, since it's a minimum requirement, a review of the developer's capacity, from prior performance records, will include an assessment of the developer's ability to own, construct, manage, and operate an affordable multifamily residential rental project that includes HTF units. Developers who do not have a history of or have demonstrated an inability to own, construct, manage, and operate an affordable multifamily residential rental project that received federal funds will not receive a letter of intent for HTF funds.

f. Describe the grantee's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

For rental housing, the extent to which the project has federal, State or local project-based rental assistance so rents are affordable to extremely low-income families: For projects receiving HTF:

- 15 points will be awarded to a property which has property-based rental assistance (e.g. Rural Development, HUD, or applicable public housing authority) for at least 25% but less than 50% of the residential rental units in the property; OR
- 20 points will be awarded to a property which has property-based rental assistance (e.g. Rural Development, HUD, or applicable public housing authority) for at least 50% but less than 75% of the residential rental units in the property; OR
- 25 points will be awarded to a property which has property-based rental assistance (e.g. Rural Development, HUD, or applicable public housing authority) for at least 75% of the residential rental units in the property.

g. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Developers whose projects receive HTF funding will execute and record a Declaration of Restrictive Covenants document for a 30-year affordability period. Complying with the 30-year affordability period is a minimum requirement, and no points are awarded for this category.

h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Funding includes the project's quality of housing characteristics, including:
• Energy Star Certified Whole-Unit HVAC, up to 15 points awarded.
• Energy Star Certified Appliances and Kitchen Range Hoods, up to 15 points awarded.
• Energy Star Certified Exterior Doors and Windows, up to 15 points awarded.
• Stove Top Fire Suppression or Prevention, up to 15 points awarded.
• Energy Star Certified Light Fixtures, Ceiling Fans, and Bath Exhaust Fans, up to 10 points awarded.
• Energy Star Certified Washer and Dryer, up to 20 points awarded.
• High Speed Internet Access, up to 15 points awarded.

i. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

For projects requesting HTF, with or without HOME, application points will be awarded for the federal funds requested in relation to the total project costs.
LEVERAGE–PROPOSED HOME AND/OR HTF FUNDS REQUEST RELATIVE
TO TOTAL HOME and/or HTF PROJECT COSTS EQUALS: (maximum 30 points)
Less than or equal to 20% …….. 30
Greater than 20% to less than or equal to 40%. 20
Greater than 40% to less than or equal to 60%. 10
Greater than 60% to less than or equal to 100% …….…… 100

4. Does the grantee's application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

5. Does the grantee's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

6. **Performance Goals and Benchmarks.** The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee's goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

Yes

7. **Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds.** Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area. If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.
The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area. If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.
Please see the attached 2024 Maximum Per Unit Subsidy Limits for the HTF Program, which are identical to the HOME Program as a result of consistent construction costs throughout the state.

8. **Rehabilitation Standards.** The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and

local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); State and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); State and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

Please see the attached Rehabilitation Standards.

9. **Resale or Recapture Guidelines.** Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

N/A

10. **HTF Affordable Homeownership Limits.** If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

N/A

11. **Grantee Limited Beneficiaries or Preferences.** Describe how the grantee will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the grantee will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

N/A

12. **Refinancing of Existing Debt.** Enter or attach the grantee's refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter "N/A."

N/A

Discussion:

WVHDF commits HTF funds to eligible project owners for the acquisition, new construction, and/or rehabilitation of multifamily residential rental projects that will serve tenants at or below 30% AMI. To date, all HTF-funded projects have project-based subsidies/vouchers. All HTF-project owners will execute and record a Declaration of Restrictive Covenants document for the HTF 30-year affordability period, which ensures compliance with HTF regulations.

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