



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

COMMUNITY DEVELOPMENT BLOCK GRANT  
(CDBG) PROGRAM

HOME INVESTMENT PARTNERSHIPS PROGRAM



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(MOECD)

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## **Executive Summary**

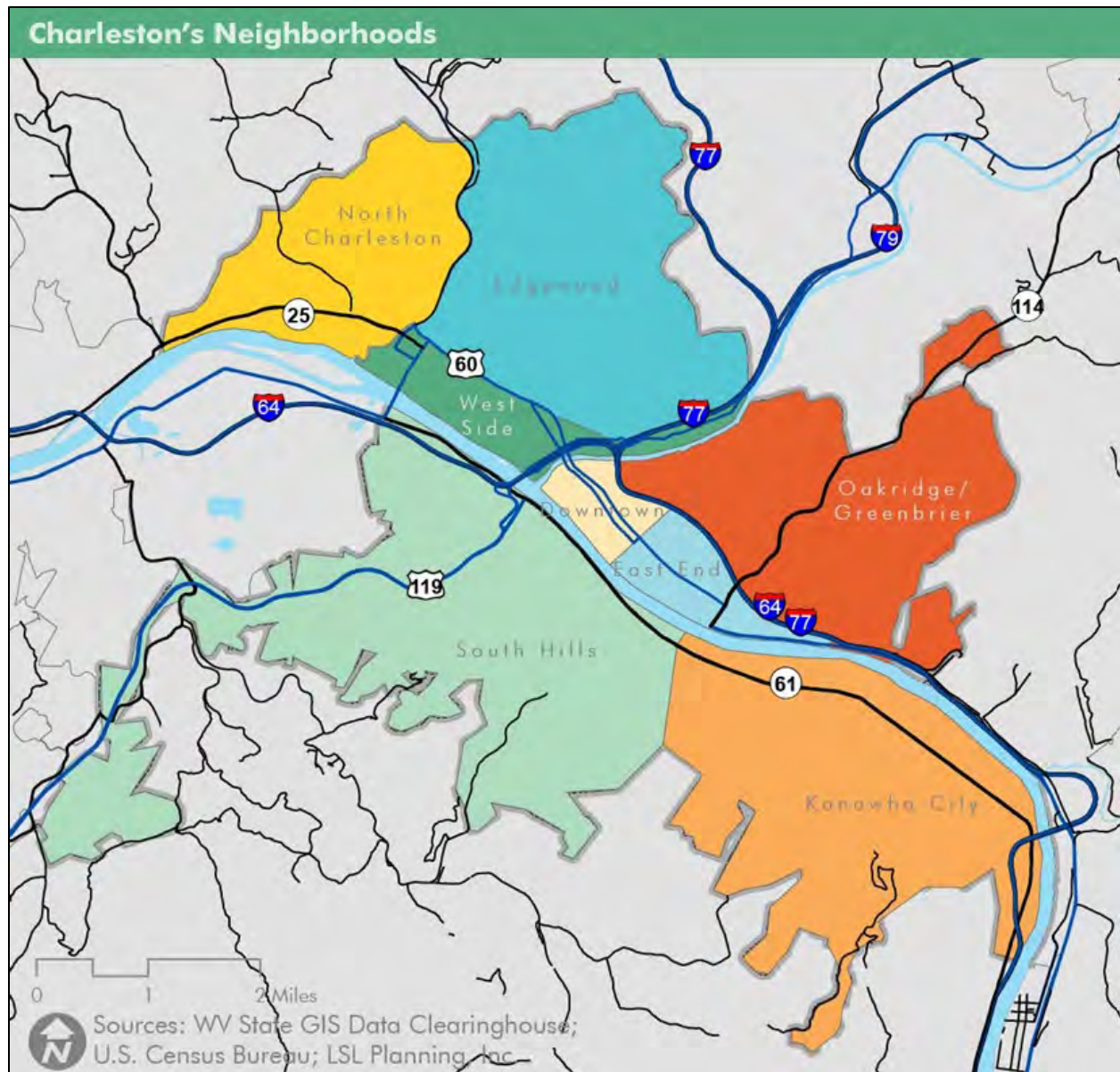
### **ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

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

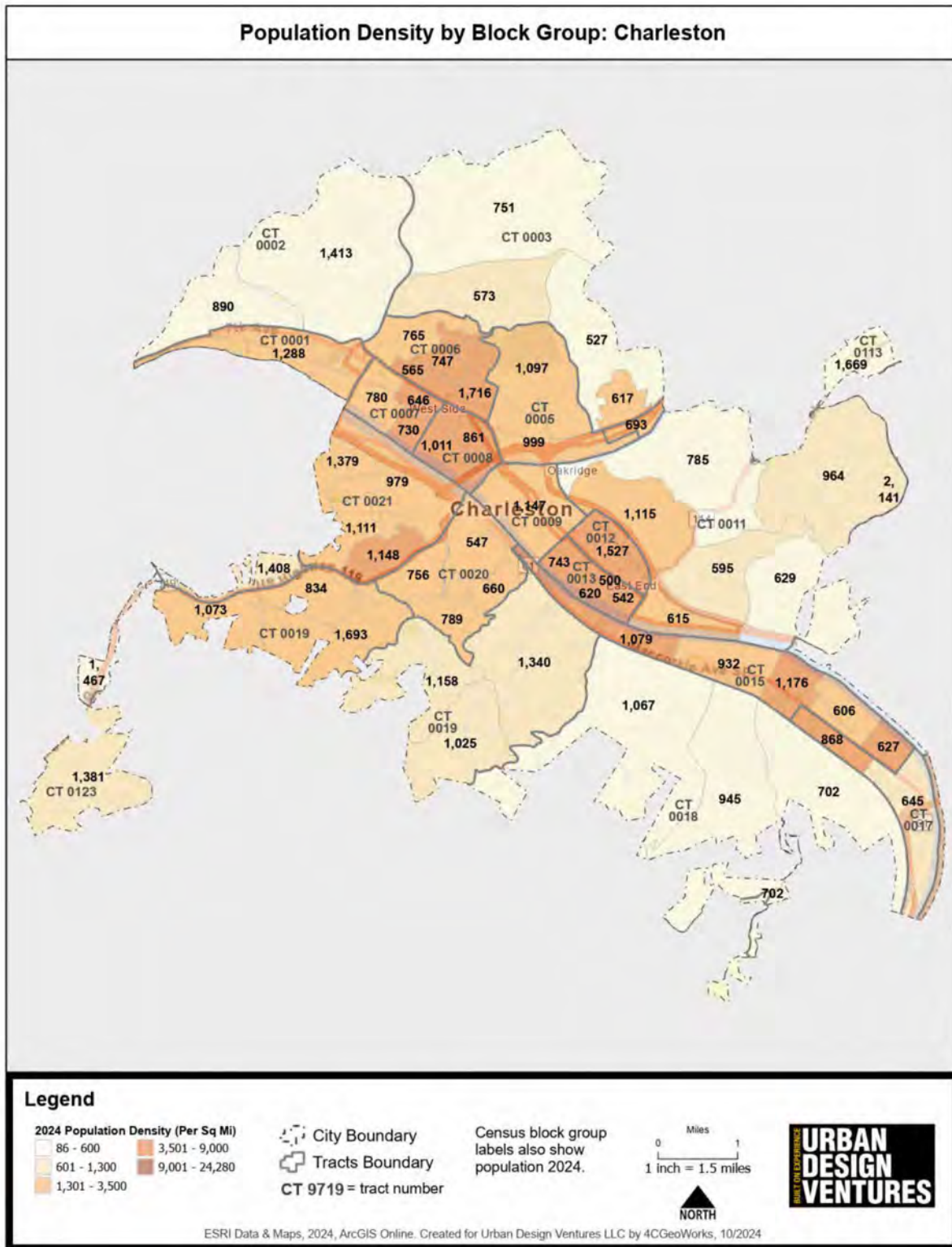
The Five-Year Consolidated Plan establishes the priorities the City of Charleston proposes for the next five (5) year period and outlines the specific goals the city will undertake to address these priorities by encouraging the development of decent housing, promoting a suitable living environment, and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

Following maps illustrate the demographic and social characteristics of the City of Charleston.

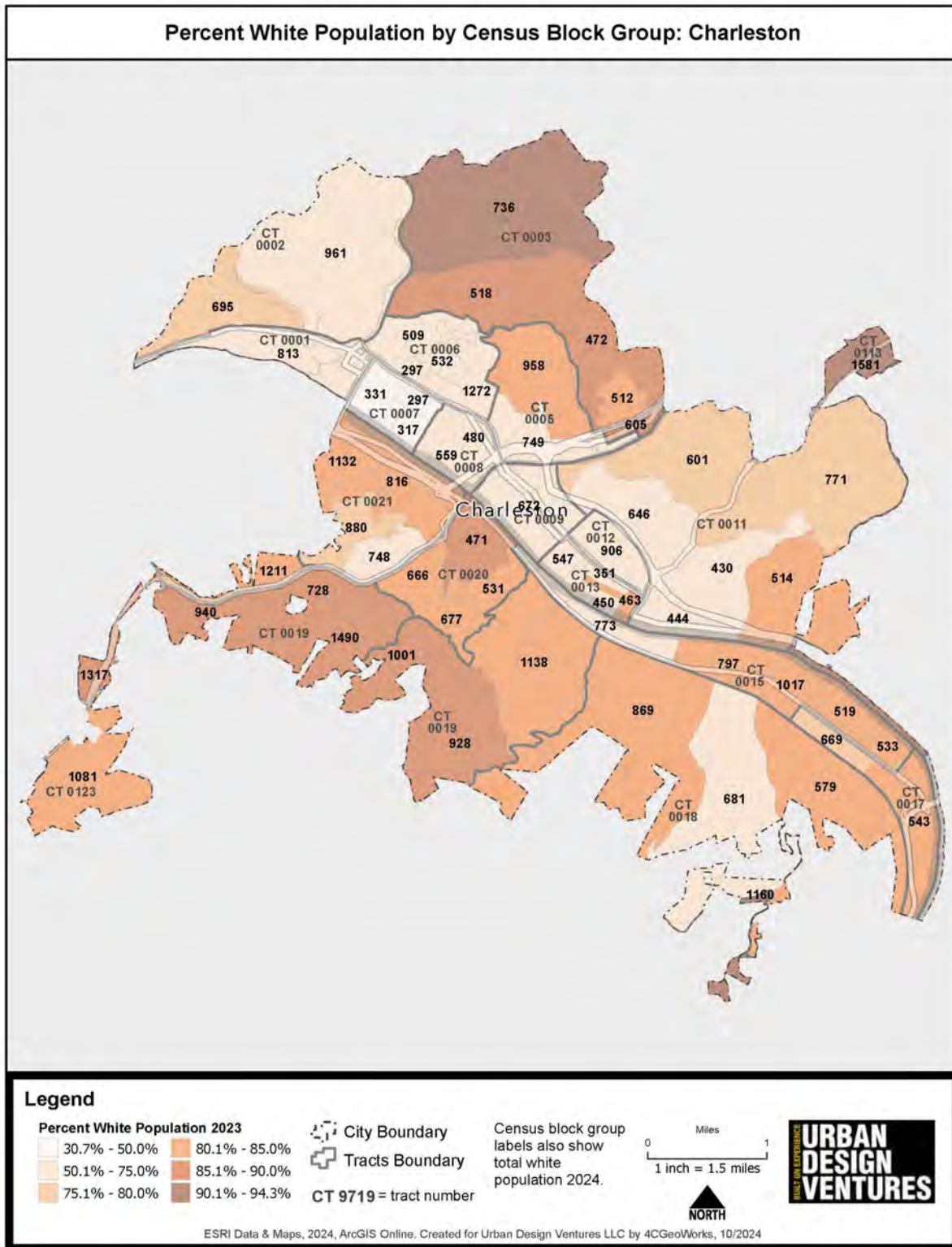


**Neighborhoods of Charleston**



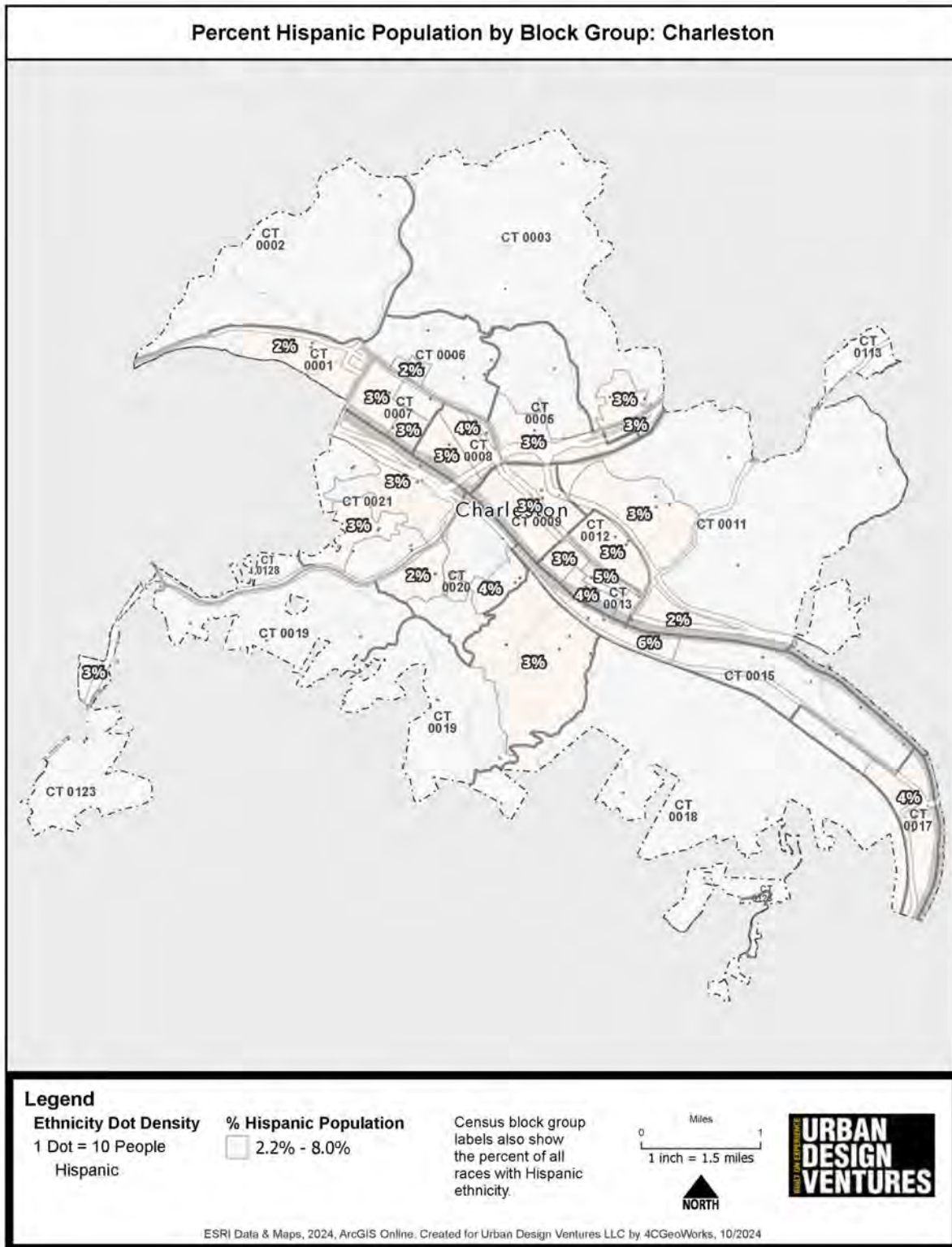


## Population Density by Block Group

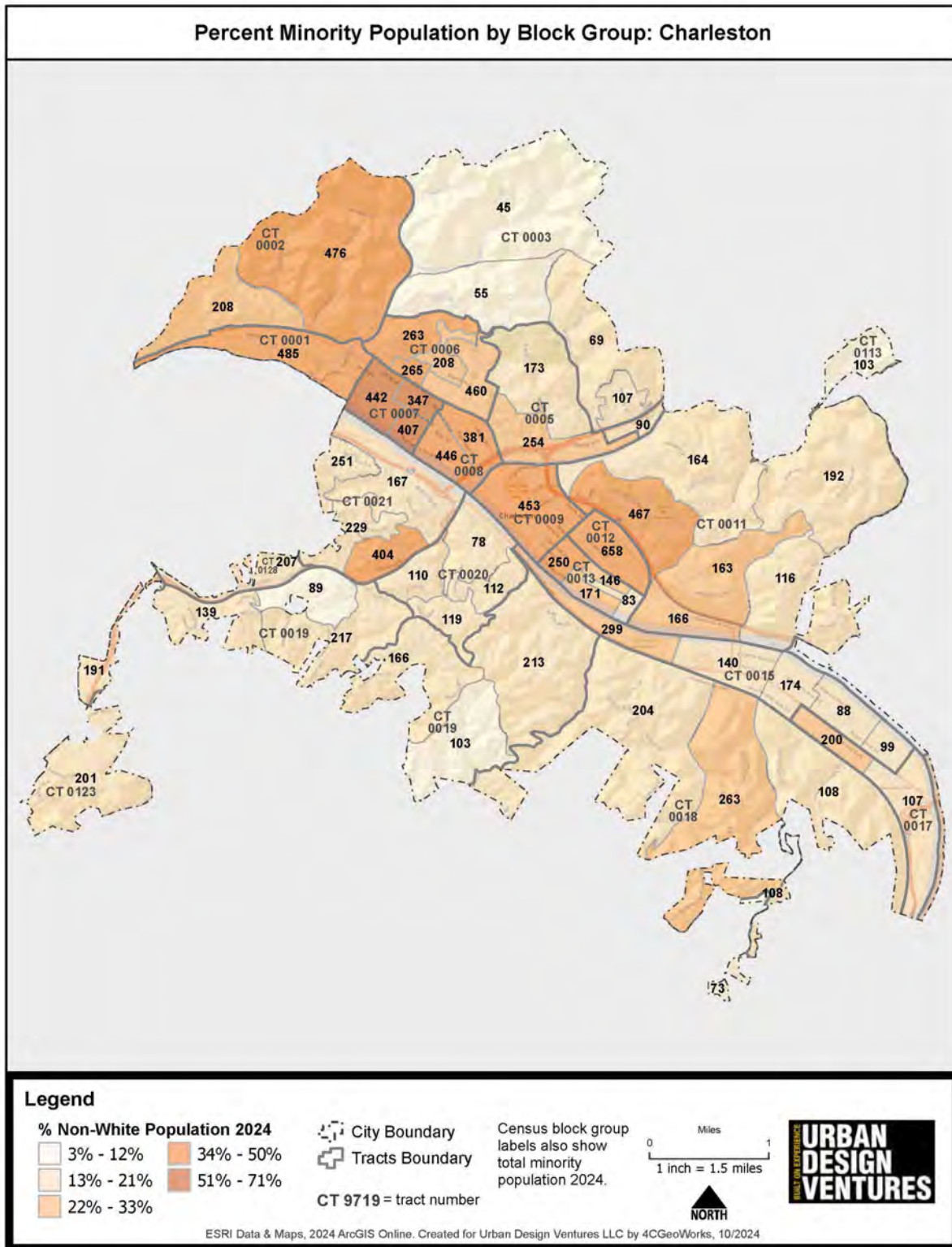


### White Population by Block Group

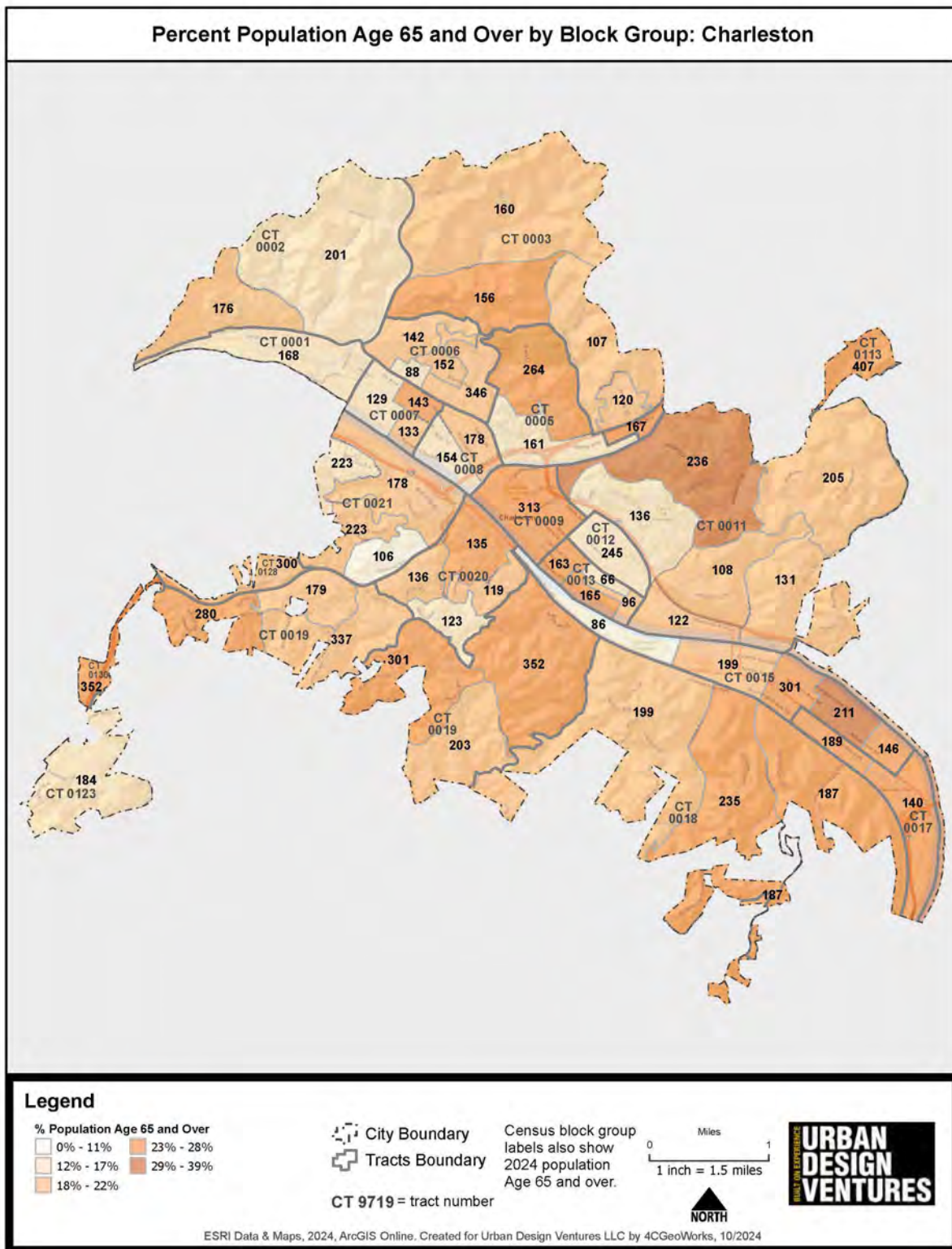




### Percent Hispanic Population by Block Group

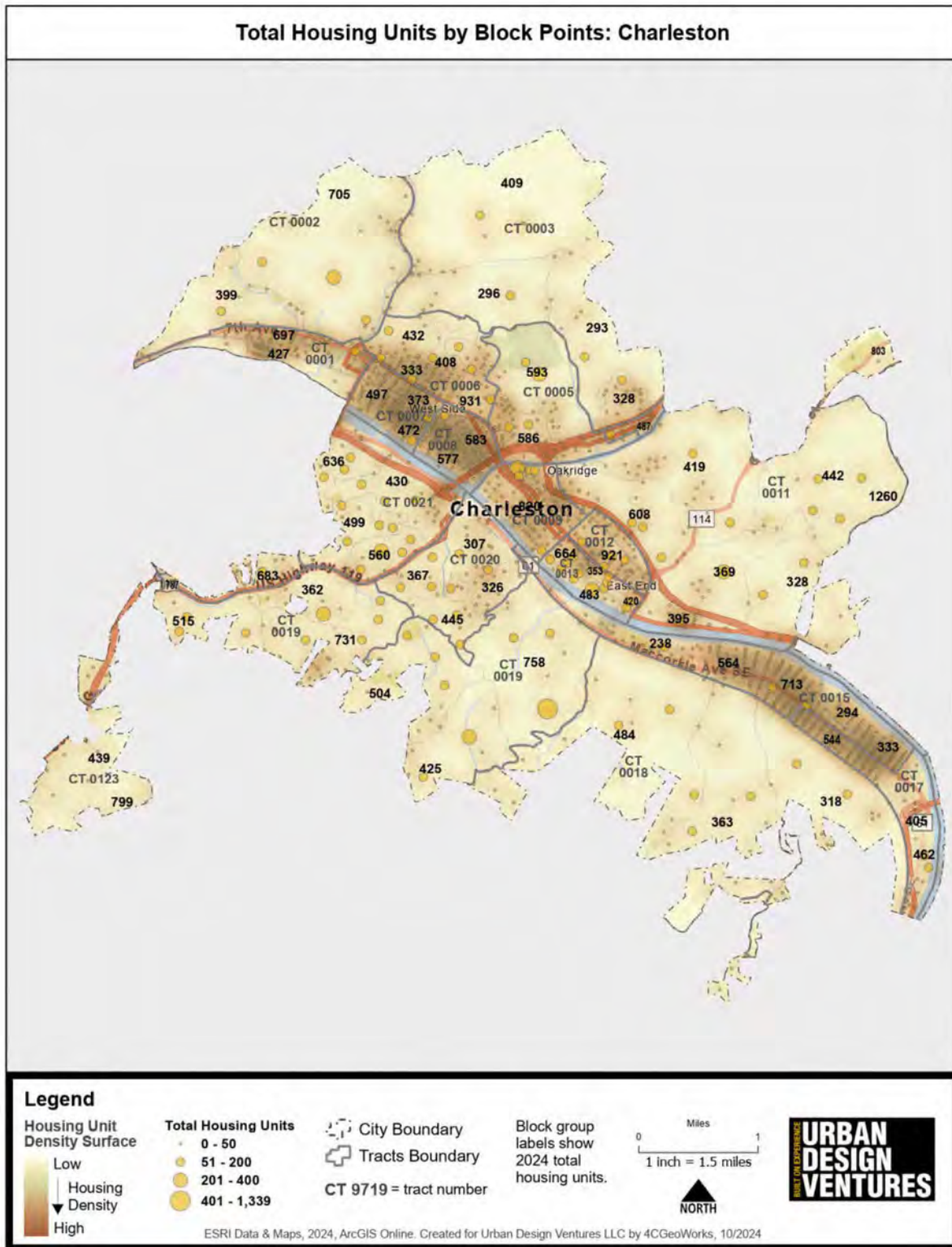


## Minority Population by Block Group

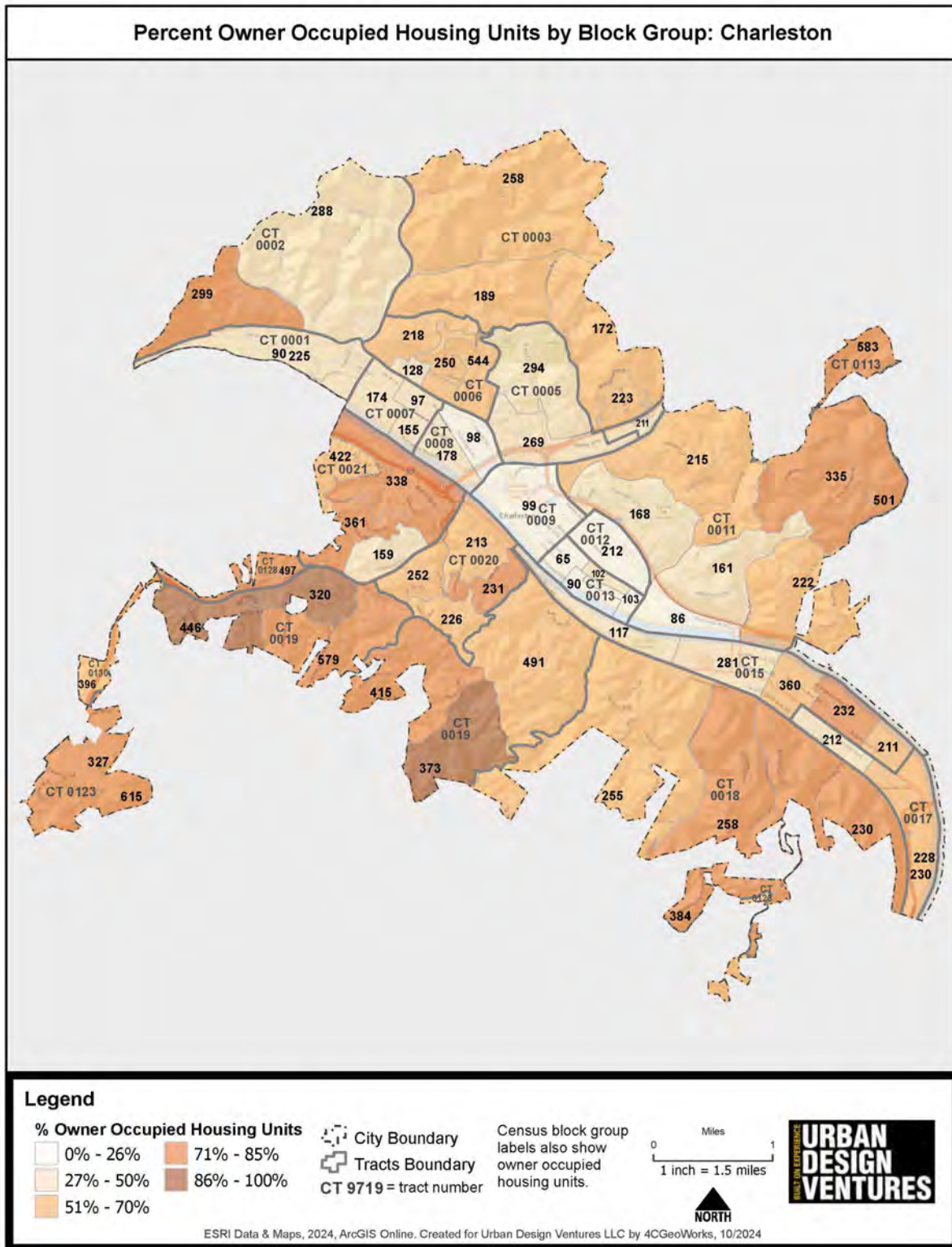


### Population Age 65 and Over by Block Group



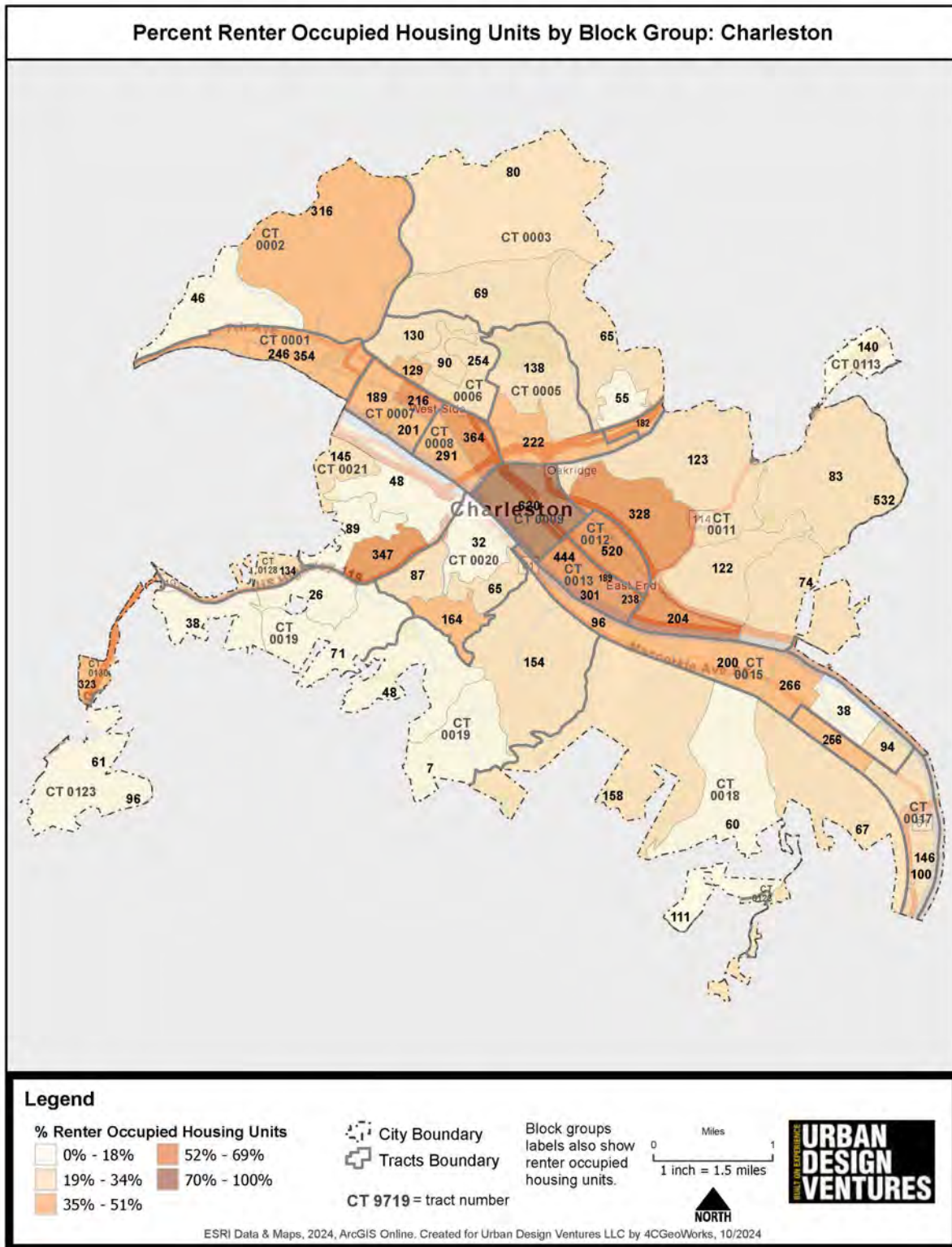


Total Housing Units by Block Points

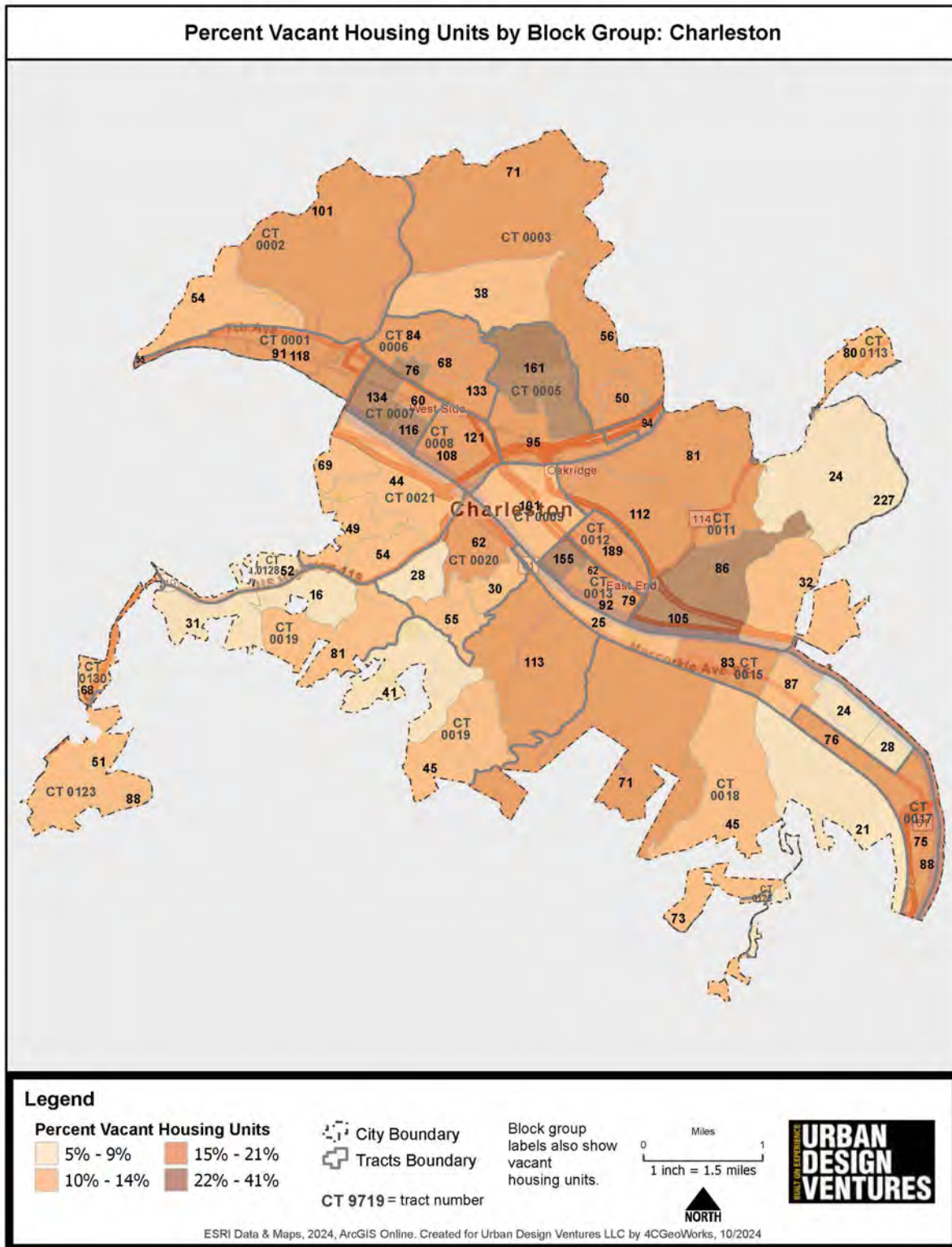


### Owner-Occupied Housing Units by Block Group

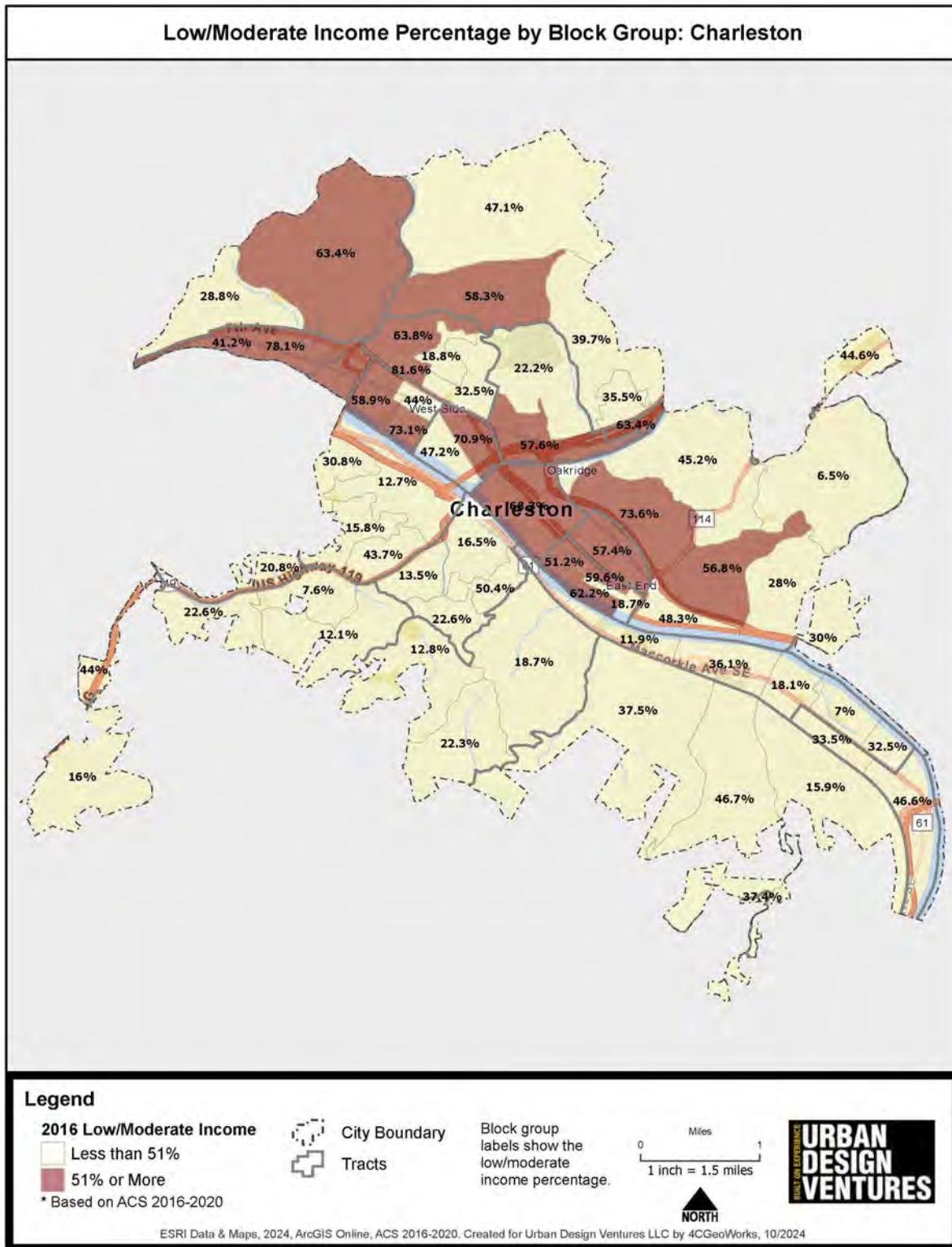




### Renter Occupied Housing Units by Block Group

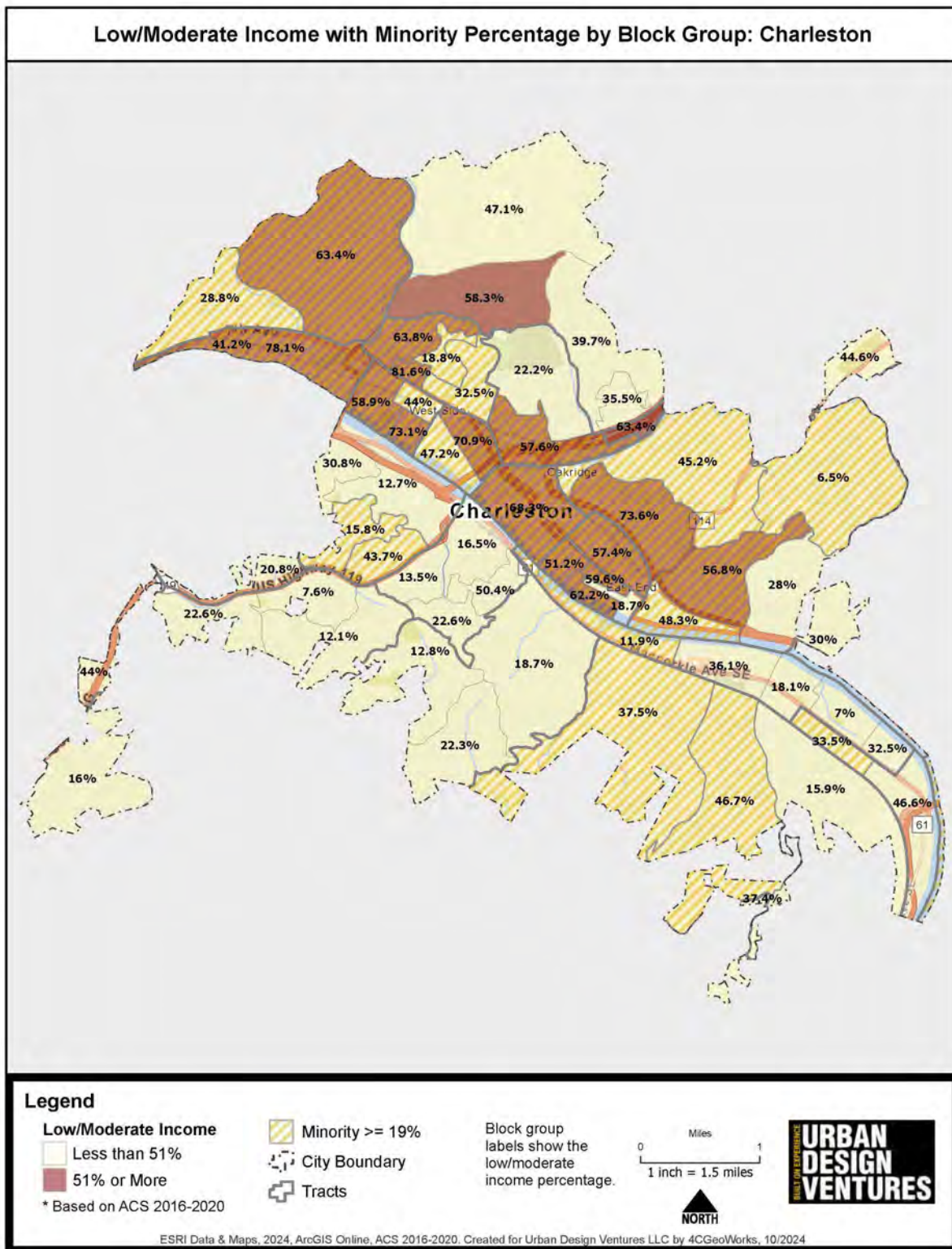


### Vacant Housing Units by Block Group

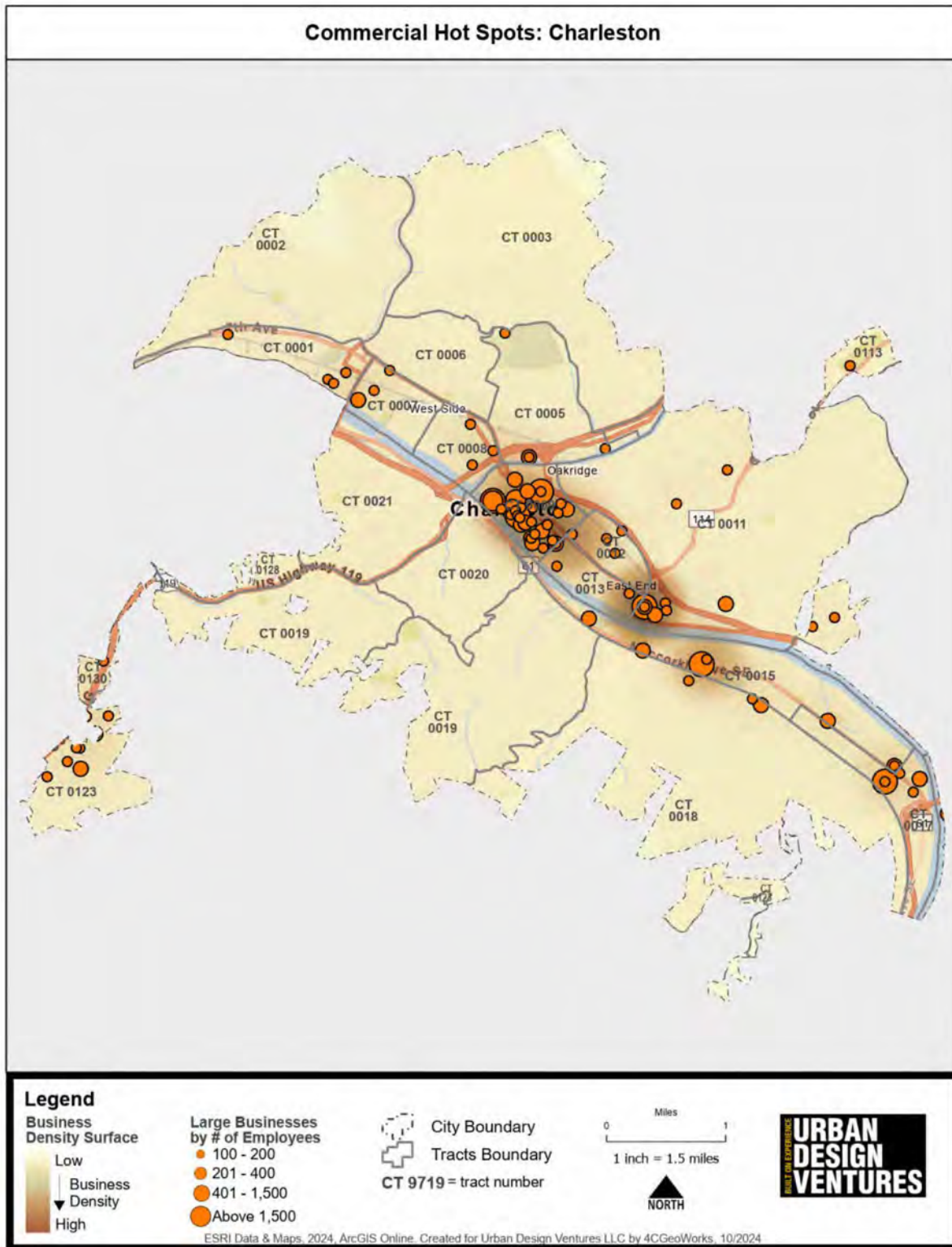


### Low/Moderate Income Percentage by Block Group



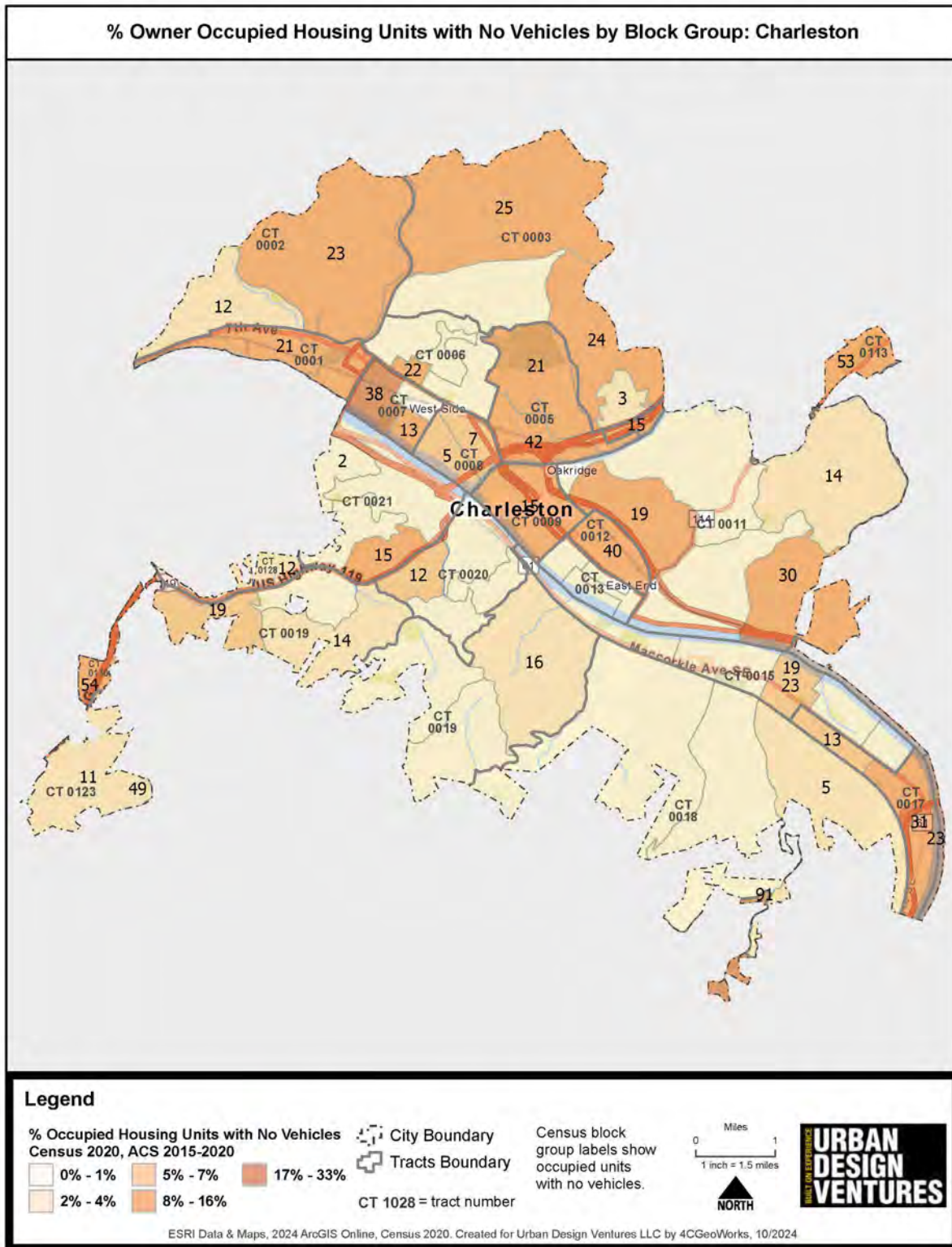


**Low/Moderate Income with Minority Percentage by Block Group**

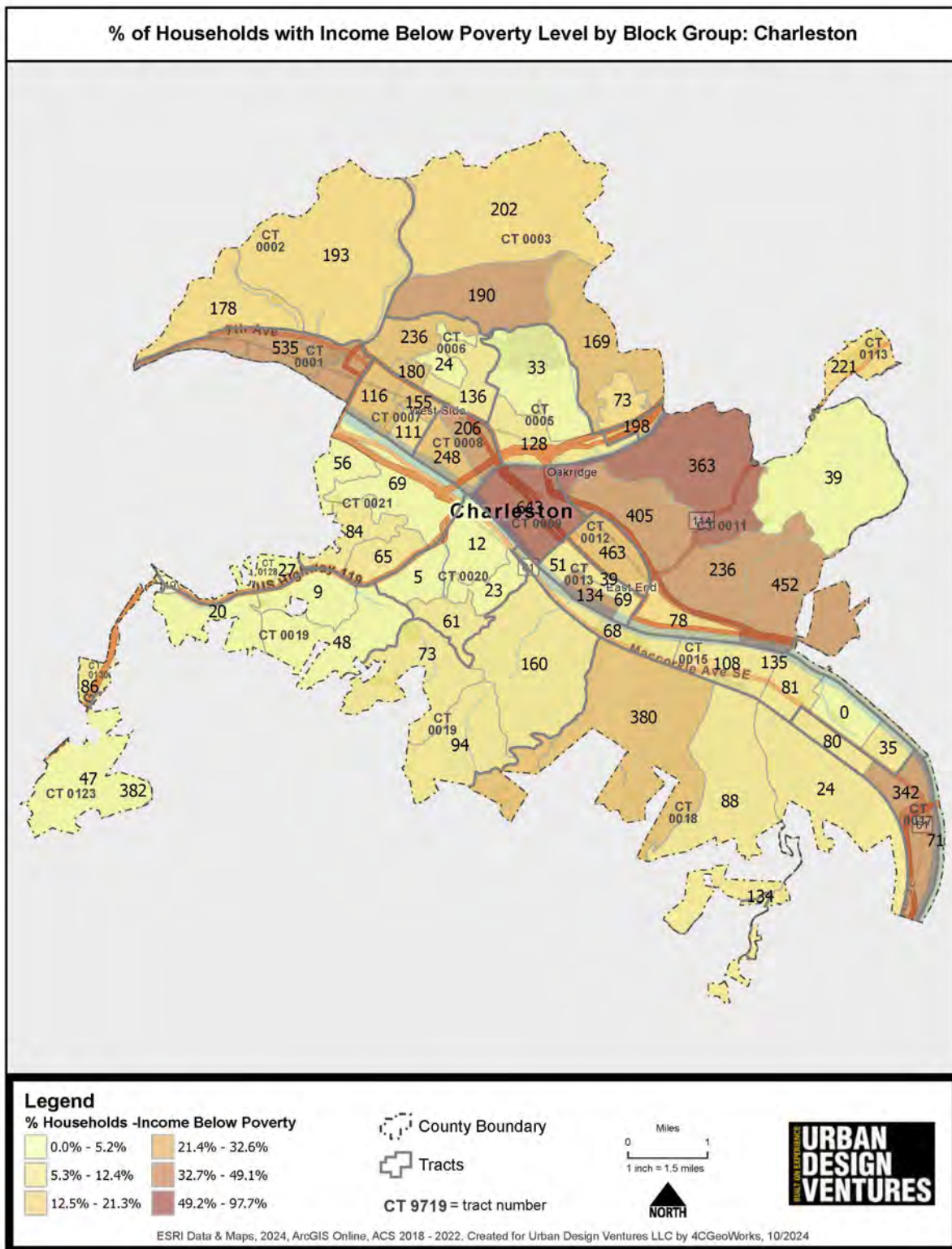


## Commercial Hot Spots





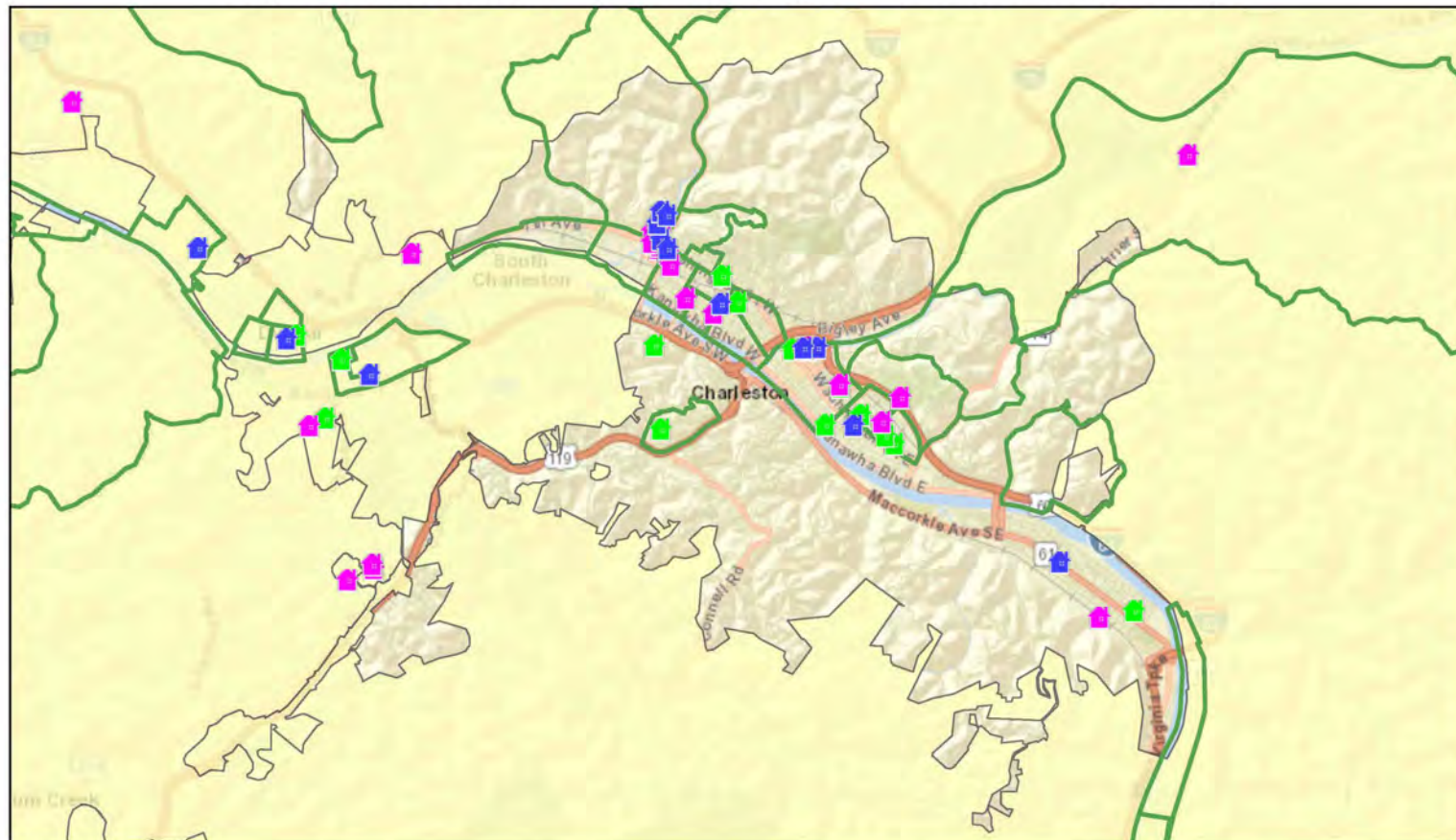
### Owner Occupied Housing Units with No Vehicles



### Poverty Rate by Block Group



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



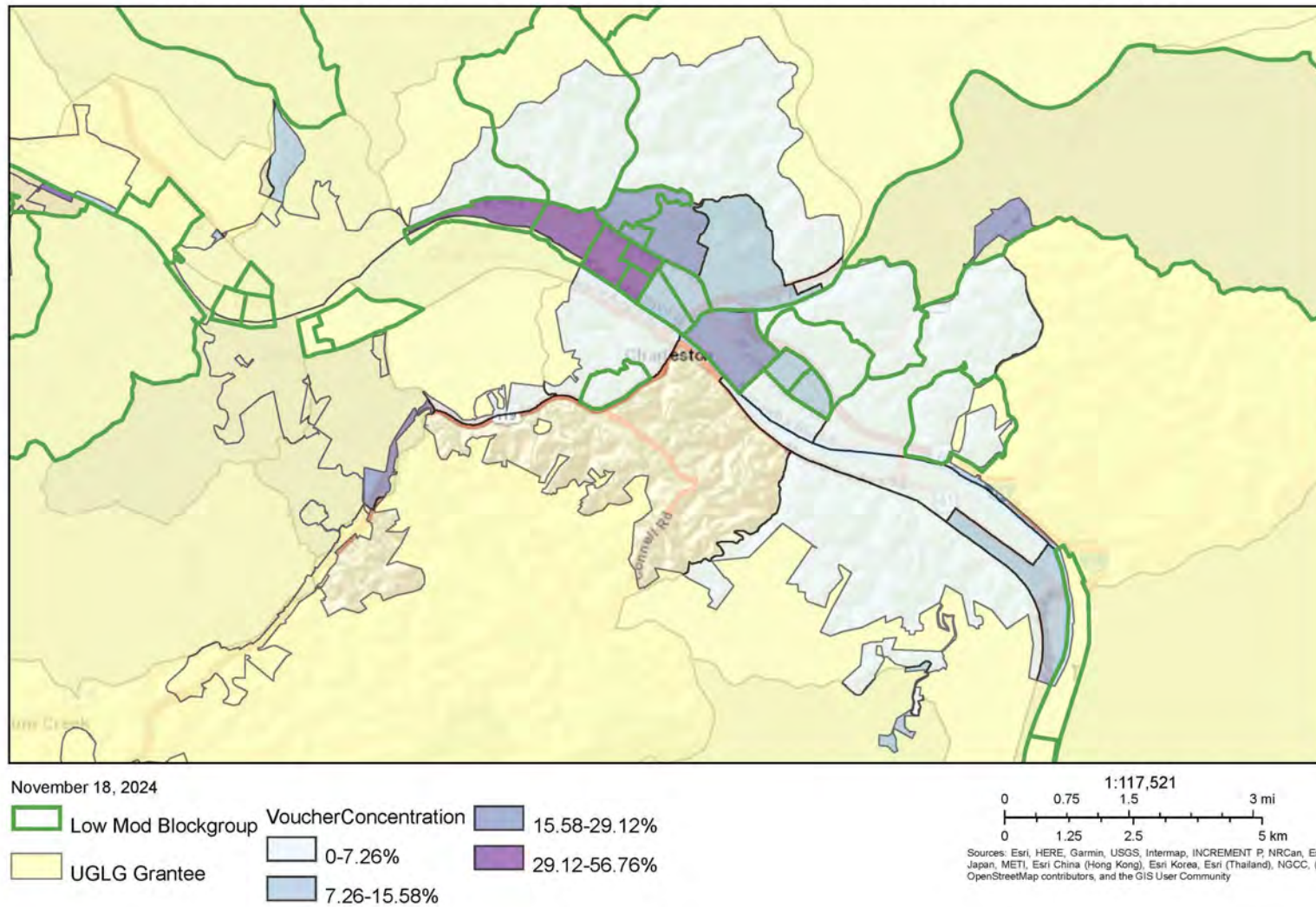
November 18, 2024

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

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

## Public Housing with Low-Mod Block Groups

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



## Housing Choice Voucher Use Concentration with Low/Mod Block Groups

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

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

### **Housing Priority (High Priority)**

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

#### **Goals:**

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

### **Homeless Priority (High Priority)**

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

#### **Goals:**

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



**Other Special Needs Priority (High Priority)**

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

**Goals:**

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

**Community Development Priority (High Priority)**

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

**Goals:**

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

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

#### **Economic Development Priority (High Priority)**

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

##### **Goals:**

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

#### **Administration, Planning, and Management Priority (High Priority)**

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

##### **Goals:**

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

### **3. Evaluation of past performance**

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

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

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

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

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

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

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

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

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

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

## 5. Summary of public comments

The City of Charleston held a public needs meeting at noon on November 19, 2024. The summary

A complete list of the comments received at the public hearings and survey results are included in the Con Plan attachment. The summary of the public needs meeting are in the attachment section.

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

The Citizen Participation section includes the newspaper ads, meeting flyers, social media postings, the sign-in sheets, and the summary of the minutes from the public hearings.

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

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

## 7. Summary

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

## 8. FY 2025 CDBG and HOME Programs Budget

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

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

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

**FY 2025 CDBG Budget:****CDBG Administration - \$300,388.00**

- CDBG Administration - \$300,388.00

**Housing Programs - \$215,000.00**

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

**Public Services - \$210,291.00**

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

**Public Improvements - \$776,261.00**

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

**Total CDBG Budget: \$1,501,940**



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

- HOME Administration - \$70,645.89

**HOME Project - \$529,844.16**

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

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

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

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

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

Agency Role	Name	Department/Agency
Lead Agency	City of Charleston	Mayor's Office of Economic and Community Development
CDBG Administrator	City of Charleston	Mayor's Office of Economic and Community Development
HOME Administrator	City of Charleston	Mayor's Office of Economic and Community Development

Table 1 – Responsible Agencies

#### Narrative

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

#### Consolidated Plan Public Contact Information

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

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

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

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

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

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

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

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

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

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

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

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

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

		Anti-poverty Strategy Fair Housing
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Was consulted for their input on the needs and goals for the City of Charleston.
4.	<b>Agency/Group/Organization</b>	<b>Charleston Urban Renewal Authority</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Other government - Local Planning organization Business and Civic Leaders Redevelopment Authority
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation on downtown issues, housing opportunity in the Homeownership Zone and Charleston's Westside for improved collaboration.
5.	<b>Agency/Group/Organization</b>	<b>Kanawha County Schools</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Other government - County Regional organization Planning organization Civic Leaders School
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Was consulted for their input on the needs and goals for the City of Charleston.



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

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

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

13.	<b>Agency/Group/Organization</b>	<b>Religious Coalition for Community Renewal</b>
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Planning organization Civic Leaders Faith Based
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Was consulted for their input on the needs and goals for the City of Charleston.
14.	<b>Agency/Group/Organization</b>	<b>Habitat for Humanity of Kanawha &amp; Putnam</b>
	<b>Agency/Group/Organization Type</b>	Housing Services-Homeless Service-Fair Housing Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy Community Development Strategy Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Was consulted for their input on the needs and goals for the City of Charleston.
15.	<b>Agency/Group/Organization</b>	<b>Appalachia Service Project</b>
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services-Persons with Disabilities



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

		Services-Employment Regional organization Faith Based
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Was consulted for their input on the needs and goals for the City of Charleston.
18.	<b>Agency/Group/Organization</b>	<b>YWCA Charleston</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Was consulted for their input on the needs and goals for the City of Charleston.
19.	<b>Agency/Group/Organization</b>	<b>Charleston Job Corps Center</b>
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment Regional organization

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

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



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

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

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

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



37.	<b>Agency/Group/Organization</b>	<b>WesBanco</b>
	<b>Agency/Group/Organization Type</b>	Services-Housing Services-Fair Housing Regional organization Business Leaders Private Sector Banking/Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Was consulted for their input on the needs and goals for the City of Charleston.
38.	<b>Agency/Group/Organization</b>	<b>Charleston Land Reuse Agency</b>
	<b>Agency/Group/Organization Type</b>	Services-Housing Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Was consulted for their input on the needs and goals for the City of Charleston.
39.	<b>Agency/Group/Organization</b>	<b>West Virginia Department of Health and Human Resources</b>
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Other government - State Regional organization Planning organization

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
<b>Continuum of Care</b>	Kanawha Valley Collective (KVC)	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
<b>PHA Plan</b>	Charleston Kanawha Housing Authority	The Charleston-Kanawha Housing Authority is the lead agency providing public housing and housing assistance in the City. The goals of the City and the Housing Authority are complimentary.
<b>Strategies to Revitalize Charleston's Neighborhood</b>	City of Charleston Mayor's Office of Economic and Community Development	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
<b>Imagine Charleston Comprehensive Plan</b>	City of Charleston Planning Department	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
<b>Downtown Redevelopment Plan</b>	City of Charleston Planning Department	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
<b>East End Community Renewal Plan</b>	City of Charleston Planning Department	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
<b>Riverfront Master Plan</b>	City of Charleston Planning Department	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
<b>West Side Community Renewal Plan</b>	City of Charleston Planning Department	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
<b>Twenty-Twenty Vision Kanawha County Comprehensive Plan</b>	Kanawha County Planning and Development Office	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
<b>Kanawha Valley Collective Strategic Plan</b>	Kanawha Valley Collective	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
<b>Blood Lead Level Screening Plan</b>	West Virginia Department of Health and Human Resources	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
<b>Broadband Enhancement</b>	2020 - 2025 WV State Broad Band Plan	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
<b>Kanawha Putnam Emergency Management Plan</b>	Kanawha Putnam Emergency Planning Committee	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
<b>Region 3 Hazard Mitigation Plan</b>	Regional Intergovernmental Council	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.

Table 3 – Other local / regional / federal planning efforts

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

The City of Charleston's Mayor's Office of Economic and Community Development (MOECD) is the administrating agency for the City's CDBG and HOME programs. MOECD coordinates with other City departments including the Development Services Department, Recreation Department, the city's emergency services providers, and the Charleston-Kanawha Housing Authority. The city also works with the Kanawha Valley Collective, social service providers, economic development agencies and other county and state agencies.

**Narrative (optional):**

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



## PR-15 Citizen Participation

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

#### Summarize citizen participation process and how it impacted goal-setting

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

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

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

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

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1.	<b>Newspaper Ad</b>	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing Agencies and Organizations	The city published a display ad on 01 NOV 2024 in the Charleston Gazette-Mail.	Not Applicable.	Not Applicable.	Not Applicable.
2.	<b>Public Meeting</b>	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing Agencies and Organizations	The City of Charleston held a Public Needs Meeting on 19 NOV 2024 at 12 p.m. in-person and virtually on Zoom to discuss the needs and the budget over the next five-year period. There were fourteen (14) attendees.	See the Public Meeting comments in the Appendix section of the Plans.	All comments were accepted.	Not applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3.	<b>Resident Survey</b>	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing Agencies and Organizations	There was a total of eighteen (18) people that completed the online survey.	See attached survey summaries.	All comments were accepted.	<a href="https://www.surveymonkey.com/r/CharCDBG2025-2029">https://www.surveymonkey.com/r/CharCDBG2025-2029</a>
4.	<b>Stakeholder questionnaire</b>	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing Agencies and Organizations	There was a total of five (5) agencies / organizations that completed the online survey.	See attached questionnaire summaries.	All comments were accepted.	<a href="https://www.surveymonkey.com/r/CharlestonStakeholderCDBG2025-2029">https://www.surveymonkey.com/r/CharlestonStakeholderCDBG2025-2029</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.	Internet Outreach	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing Agencies and Organizations	Not Applicable.	Not Applicable.	Not Applicable.	<a href="https://www.charlestonwv.gov/government/city-departments/moecd">https://www.charlestonwv.gov/government/city-departments/moecd</a>
6.	Newspaper Ad	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing Agencies and Organizations	The city published a display ad on Tuesday, July 1, 2025 in the Charleston Gazette-Mail.	Not Applicable.	Not Applicable.	Not Applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7.	Public Hearing	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing Agencies and Organizations	The City of Charleston held a virtual Public Hearing on Tuesday, July 22, 2025 at 5:30 p.m. via Microsoft Teams to receive comments and input on the draft planning documents. There were <b>INSERT NUMBER</b> attendees.	See the Public Hearing comments in the Appendix section of the Plans.	All comments were accepted	Not Applicable

Table 4 – Citizen Participation Outreach



## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

The City of Charleston used the HUD Comprehensive Housing Affordability Strategy (CHAS) data, which provides statistical data on housing needs, to prepare its estimates and projects. The tables in this section have been pre-populated with HUD data sets based on the 2018-2022 American Community Survey (ACS) Five-Year estimates and the 2020 U.S. Census. This data is the most current HUD information available to assess housing needs, homeless needs, special needs, social service needs, economic development needs, etc.

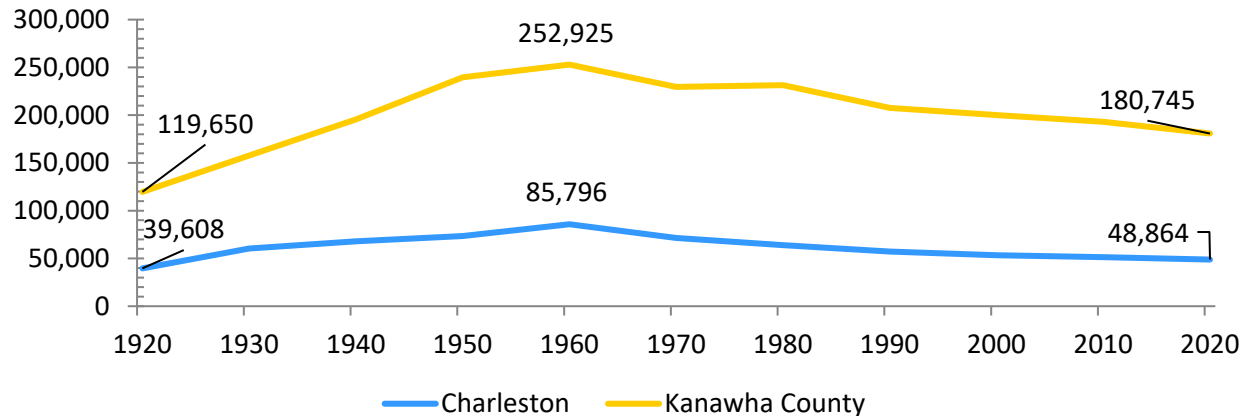
Charleston is part of the Kanawha Valley Collective (KVC) that serves the city and Kanawha County. Data for the development of the homeless needs section was obtained from the Kanawha Valley Collective. Additional needs for the City of Charleston were obtained from input and interviews with various social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

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

### Summary of Housing Needs

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

**Population Change for the City of Charleston and Kanawha County**



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

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

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

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

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

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

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

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

**Table 5 - Housing Needs Assessment Demographics**

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

### Number of Households Table

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

**Table 6 - Total Households Table**

Source: 2016-2020 CHAS

## Housing Needs Summary Tables

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

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

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

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

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

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

## 3. Cost Burden > 30%

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

Table 9 – Cost Burden &gt; 30%

Data Source: 2016-2020 CHAS



**4. Cost Burden > 50%**

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

Table 10 – Cost Burden &gt; 50%

Data Source: 2016-2020 CHAS

**5. Crowding (More than one person per room)**

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

Table 11 – Crowding Information - 1/2

Data Source: 2016-2020 CHAS

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Households with Children Present	1,390	700	745	480	4,235	250	465	0	490	4,600

Table 12 – Crowding Information – 2/2

Data Source: 2016-2020 CHAS

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

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

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

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

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

**What are the most common housing problems?**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

Risk factors for homelessness may include the following:

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

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

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

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

## Discussion

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

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

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

### Introduction

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

### 0%-30% of Area Median Income

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

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

Source: 2016-2020 CHAS

*\*The four housing problems are:*

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

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

**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,595	4,312	0
White	3,862	3,967	0
Black / African American	407	324	0
Asian	39	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	49	10	0

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

Source: 2016-2020 CHAS

*\*The four housing problems are:*

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

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

**50%-80% of Area Median Income**

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

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

Source: 2016-2020 CHAS

*\*The four housing problems are:*

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

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

### 80%-100% of Area Median Income

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

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Source: 2016-2020 CHAS

*\*The four housing problems are:*

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

Twelve percent (12.4%) of 0-30% AMI households in Kanawha County have one or more of four housing problems. The disproportionately affected groups are Asian households at 45.5% and Hispanic households at 41.2%.

### Discussion

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

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

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



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

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

### Introduction

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

### 0%-30% of Area Median Income

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

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Source: 2016-2020 CHAS

*\*The four severe housing problems are:*

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

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

**30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,083	6,833	0
White	1,739	6,114	0
Black / African American	191	544	0
Asian	30	8	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	19	40	0

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

Source: 2016-2020 CHAS

*\*The four severe housing problems are:*

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

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

**50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	833	11,674	0
White	748	10,475	0
Black / African American	75	933	0
Asian	0	54	0
American Indian, Alaska Native	4	8	0
Pacific Islander	0	0	0
Hispanic	0	73	0

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

Source: 2016-2020 CHAS

*\*The four severe housing problems are:*

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

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

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	155	7,867	0
White	145	7,212	0
Black / African American	0	292	0
Asian	0	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	24	0

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

Source: 2016-2020 CHAS

*\*The four severe housing problems are:*

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

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

### Discussion

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

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

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

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

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

### Introduction

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

### Housing Cost Burden

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

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

Source: 2016-2020 CHAS

### Discussion

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

Comparing all County households that are housing cost burdened by 30% to 50%: 19.3% of White households were cost burdened; 41.9% of Black/African American households were cost burdened; 21.0% of Asian households were cost burdened; 78.0% of American Indian and Alaska Native households were

cost burdened; and 17.6% of Hispanic households were cost burdened. There were no Pacific Islander households reported.

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

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

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

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

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

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

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

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



## NA-35 Public Housing – 91.205(b)

### Introduction

The Charleston-Kanawha Housing Authority (CKHA) strives to meet the housing needs of 4,202 individuals and families. CKHA has 1,135 apartments and houses available for lease and administers 3,063 Section 8 Housing Choice Vouchers for low-income households to obtain market-rate housing throughout the area. CKHA offers several programs to help better the life of its residents including self-sufficiency programs to assist families and elderly, employment and training programs to assist residents entering the workforce, and recreational programs that improve the quality of life of its clients. According to CKHA's 2025-2029 Five-Year Plan, its vision and mission for serving the needs of low, very low, and extremely low-income families in the Kanawha Valley are as follows:

“CKHA’s vision, by adhering to our guiding principles, will continue to be the leader in providing and supporting quality affordable housing desired by individuals and families in our market area.

“CKHA’s mission is to provide every resident with a decent, safe, affordable place to live while linking or providing programs that will assist them on their journey to self-sufficiency.”

CKHA recently became part of HUD’s Moving to Work (MTW) Stepped and Tiered Rent Program. According to the FY 2024 MTW Supplement filed by CKHA, their application envisioned using MTW flexibility to strengthen the provision and support of quality affordable housing desired by individuals and families in the local market area. CKHA intends to be initiative-taking and innovative in strategies and activities to increase cost effectiveness within the organization and increase self-sufficiency and housing choices of residents.

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

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

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

The FY 2025 MTW Supplement includes two waiver requests. CKHA is requesting modification to the terms of the Family Self Sufficiency (FSS) Contract of Participation to be five years from the date of enrollment, unless an approved extension is granted. Additionally, CKHA is requesting to waive the requirement to provide a tenant-based voucher after residing in a PVB for 12 months, extending the time frame to 24 months, with the exception for approved requested for reasonable accommodation. As of December 31, 2024, there were 2,637 voucher applicants and 628 applicants for public housing, over half of which were for one-bedroom apartments.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	24	1,165	2,835	66	2,736	27	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

**Characteristics of Residents**

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	7,279	11,405	9,932	10,149	9,964	6,236	0
Average length of stay	0	4	5	4	0	4	0	0
Average Household size	0	1	1	2	2	2	1	0
# Homeless at admission	0	0	1	0	0	0	0	0
# of Elderly Program Participants (>62)	0	3	276	304	4	297	2	0
# of Disabled Families	0	5	348	977	14	952	8	0
# of Families requesting accessibility features	0	24	1,165	2,835	66	2,736	27	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Race of Residents**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	21	559	2,161	19	2,121	15	0	0
Black/African American	0	3	602	649	47	591	11	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	1	7	0	7	0	0	0
American Indian/Alaska Native	0	0	3	13	0	13	0	0	0
Pacific Islander	0	0	0	5	0	4	1	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

### Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	11	23	0	22	1	0	0
Not Hispanic	0	24	1,154	2,812	66	2,714	26	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

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

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

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

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

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

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

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

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

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

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

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

- There is a need for quality affordable housing for the working poor and those on fixed incomes.
- Demand is high for apartments and houses of all bedroom numbers.
- There is a need for supportive services, specifically nutrition and access to healthcare, which includes transportation and wellness visits.
- There is a need for more housing and supportive services for homeless teens, and programs to intercept them before they reach homelessness.
- Landlords have become less willing to accept Section 8 vouchers at their properties and have been complaining of tenant damages.
- Property management companies do not necessarily maintain their properties in decent, safe, and sound condition.
- More effective supportive services are needed for people transitioning out of homelessness and treatment programs.



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

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

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

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

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

### **Discussion**

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

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

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

### Introduction:

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

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

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

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	28	0	200	*	*	*
Persons in Households with Only Children	9	0	24	*	*	*
Persons in Households with Only Adults	156	142	2,097	*	*	*
Chronically Homeless Individuals	15	66	317	*	*	*
Chronically Homeless Families	1	0	0	*	*	*
Veterans	24	10	137	*	*	*

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Unaccompanied Child	9	0	24	*	*	*
Persons with HIV	2	9	36	*	*	*

Table 26 - Homeless Needs Assessment

Data Source: Kanawha Valley Collective; 2024 PIT Count

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

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

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

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

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

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

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

At the time of the 2024 PIT Count, there were 34 homeless veterans.

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

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

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

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

**Discussion:**

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

- A strong commitment and passion to finding solutions to end homelessness

- Building strong partnerships and collaborations
- Promoting and facilitating self-sufficiency and success
- Ensuring quality services for individuals and families through leadership and accountability

KVC's Strategic Priorities and Goals include:

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

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

### Introduction:

The groups to be addressed in this assessment include:

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

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

### Describe the characteristics of special needs populations in your community:

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

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

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

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



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

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

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

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

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

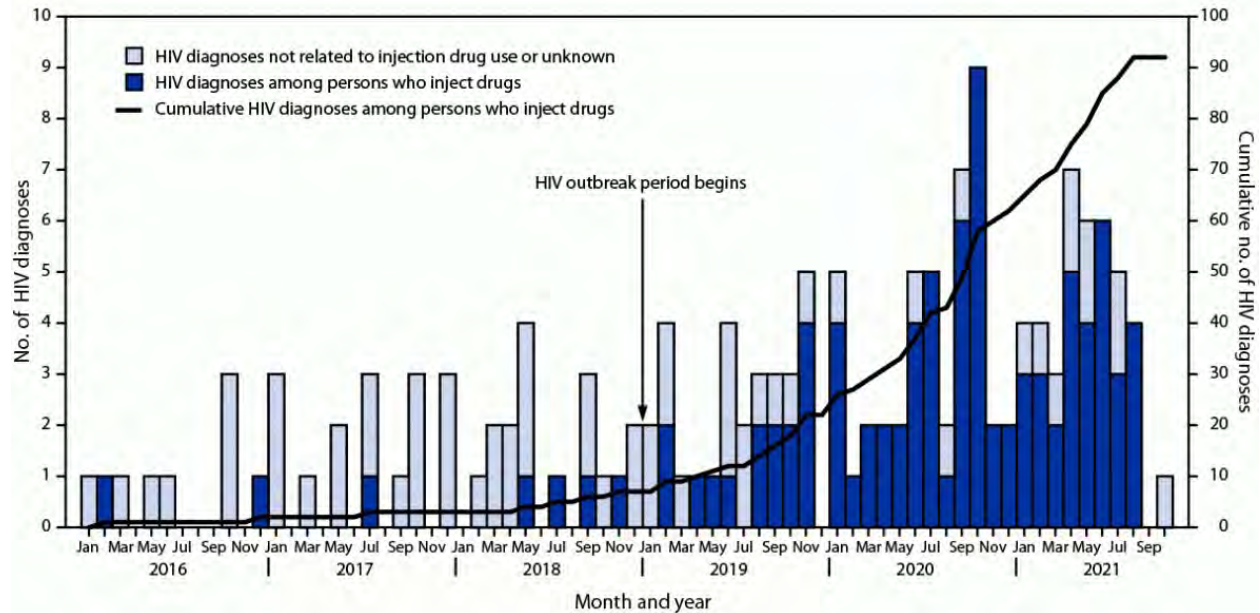
The elderly residents also need more housing options that are affordable and accessible and affordable transportation to access social services scattered throughout the city and county.

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

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

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

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



Source: [www.cdc.gov/mmwr](http://www.cdc.gov/mmwr)

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

### Discussion:

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

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

The following public facility needs have been identified:

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

### **How were these needs determined?**

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

### **Describe the jurisdiction's need for Public Improvements:**

The following public improvement needs have been identified:

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

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

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

### **How were these needs determined?**

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

### **Describe the jurisdiction's need for Public Services:**

The following public service needs have been identified:

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

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

### **How were these needs determined?**

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

## Housing Market Analysis

### MA-05 Overview

#### Housing Market Analysis Overview:

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

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

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



## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

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

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

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

### All residential properties by number of units

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

Table 27 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

### Unit Size by Tenure

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

Table 28 – Unit Size by Tenure

Data Source: 2016-2020 ACS

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

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

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

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

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

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

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

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

**Describe the need for specific types of housing:**

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

**Discussion**

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

**LIHTC Projects Completed:**

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

**LIHTC Projects Under Construction:**

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

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

### Introduction

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

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

### Cost of Housing

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

**Table 29 – Cost of Housing**

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

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

**Table 30 - Rent Paid**

Data Source: 2016-2020 ACS

### Housing Affordability

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

**Table 31 – Housing Affordability**

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

## Monthly Rent

Monthly Rent (\$)	Efficiency / no bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
FY 2025 Fair Market Rent	\$723	\$856	\$1,054	\$1,356	\$1,397	-	-
FY 2024 Fair Market Rent	\$688	\$816	\$994	\$1,300	\$1,324	\$1,523	\$1,721
FY 2024 Low HOME Rent	\$677	\$725	\$870	\$1,005	\$1,121	\$1,236	\$1,352
FY 2024 High HOME Rent	\$688	\$816	\$994	\$1,273	\$1,324	\$1,523	\$1,653

**Table 32 – Monthly Rent**

HUD FMR and HOME Rents 2024

### Is there sufficient housing for households at all income levels?

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

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

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

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

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

## Discussion

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

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

### Introduction

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

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

The following definitions are used in the table below:

Selected Housing Conditions include:

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

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

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

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

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	7,629	14%	8,994	39%
With two selected Conditions	193	0%	267	1%
With three selected Conditions	10	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	45,815	85%	13,585	59%
<b>Total</b>	<b>53,647</b>	<b>99%</b>	<b>22,846</b>	<b>99%</b>

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

**Year Unit Built**

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

**Table 34 – Year Unit Built**

Data Source: 2016-2020 ACS

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	37,737	70%	15,750	69%
Housing Units built before 1980 with children present	3,187	6%	1,843	8%

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

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

**Vacant Units**

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

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

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

**Data Source Comments:****Need for Owner and Rental Rehabilitation**

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

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



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

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

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

## **Discussion**

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

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

### Introduction

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

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	24	1,459	2,952	0	2,952	0	0	0
# of accessible units	N/A	N/A	49	N/A	N/A	N/A	N/A	N/A	N/A
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center) **Describe the supply of public housing developments**

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

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

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

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

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

### Public Housing Condition

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

Table 38 - Public Housing Condition

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

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

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

#### Below Fair Market Value:

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

- 1517 Piedmont Road (3 units)

**Fair Market Value:**

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

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

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

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

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

**Discussion:**

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

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

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

### Introduction

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

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

### Facilities and Housing Targeted to Homeless Households

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

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source: PIC (PIH Information Center)

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

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

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

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

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

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

The KVC operates many programs with the evidence-based Housing First philosophy which focuses on housing homeless and then wrapping supportive services around them tailored to their individual needs. The Housing First subcommittee meets each week to discuss client needs and to score each client for housing, based on a centralized assessment. As housing becomes available, the person with the highest score is offered that unit. The Housing First team provides support services to the unsheltered to help them remain in housing and make sure clients apply for appropriate and available mainstream resources. This team also addresses gaps in housing services by identifying housing needs for the homeless.

- A VI-SPDAT will be conducted with individuals/families experiencing homelessness in Kanawha, Boone, Clay, and Putnam Counties.
- This assessment will determine the most appropriate referral for housing program support based upon the need of the individual/family.
- Individuals/families that complete this assessment may be referred to housing programs such as: Rapid Re-Housing, Transitional Housing, or Permanent Supportive Housing programs.
- Individuals/families are referred to Supportive housing programs based upon their needs and barriers, determined by the completed assessment.
- Once a housing placement is available and the referral is accepted by the housing provider, the individual/family, CAT member, and the housing provider will meet for a warm transfer.

KVC offers the following available shelter types:

- Housing First: The client will receive permanent support housing unit. Rent is based on a portion of the client's income. You can still qualify for this housing program without an income. Program administered by Covenant House. Criteria: Must be chronically homeless with a disability and high VI-SPDAT score.
- Rapid Rehousing: This is a short-term housing assistance program that provides the deposit and first month's rent to clientele experiencing homelessness. Program administered by Covenant House. Criteria: Must be homeless.
- Shelter + Care: Homeless clients are given a housing voucher similar to Section 8/Housing Choice Vouchers plus aftercare services. Program administered by the Charleston-Kanawha Housing Authority. Criteria not stated.
- Twin Cities: Twin Cities is a communal/permanent support residential housing facility operated by Equinox. Clients have their own rooms and are provided with meals. Criteria: Must be chronically homeless with a disability and high VI-SPDAT score.
- Shanklin Center: Shanklin Center is a 11-unit facility for abused elderly women and those with a history of domestic violence, run by the YWCA Charleston Resolve Program. Criteria: must be a homeless person with a documented history of elder abuse and/or domestic violence.
- VASH: Veterans Administration Supportive Housing is a program that offers housing vouchers like Section 8/Housing Choice Vouchers to homeless military veteran clients. Program administered

by the Charleston-Kanawha Housing Authority and the U.S. Veterans Administration. Criteria: Must be a homeless military veteran.

The following are existing facilities for the homeless in the City of Charleston and Kanawha County. These homeless facilities are under contract with the West Virginia Department of Health and Human Resources (WVDHHR) to serve residents throughout the city and county. The Kanawha Valley Collective administers the Continuum of Care for the city and county.

- Young Women's Christian Association (YWCA)
  - Sojourner's Shelter (Emergency Shelter)
  - Shanklin Center for Seniors (Permanent Supportive Housing)
  - Resolve Rapid Rehousing (Domestic Violence victims only)
  - Hope House Emergency Shelter (Domestic Violence victims only)
- Peak Living Services
  - Twin Cities Center (Permanent Supportive Housing)
- Charleston Kanawha Housing Authority
  - Shelter + Care Permanent Supportive Housing
  - HUD VASH Voucher Permanent Supportive Housing
- Daymark
  - Patchwork Emergency Shelter
  - New Connections (Transitional Housing)
- Peak Living Services
  - Leon Sullivan Veterans Transitional Housing
- Covenant House
  - Housing First Permanent Supportive Housing
  - Home For Good Rapid Rehousing
  - KVC-Covenant House CoC Rapid Rehousing
- Kanawha Valley Collective
  - Equinox Men's Emergency Shelter (former Giltinan Center)
- Branches
  - Emergency Shelter
  - Rapid Rehousing



- Union Mission (*not an HMIS member, not under contract with the State, receives no State or Federal funding*)
  - CrossRoads (Emergency Shelter) (must attend religious service to obtain food and shelter)

The Equinox Men's Shelter and CrossRoads serve homeless adult men only. Daymark serves unaccompanied youth up to 18 years of age. The YWCA facilities serve women and children. Branches' two facilities and YWCA's Hope House and Resolve Rapid Rehousing are specifically for victims of domestic violence.

The Charleston-Kanawha Housing Authority (CKHA) is the primary permanent supportive housing provider. CKHA administers the CoC HMIS system. CKHA prioritizes chronically homeless individuals and families when units become available and there are chronically homeless in need of them. The CKHA Executive Director serves on the CoC Steering Committee.

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

### Introduction

The City of Charleston has identified the priorities for services and facilities for its special needs populations. This includes elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and public housing residents. **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

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

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

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

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

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

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

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

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

**Other Special Needs Priority**

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

**Goals:**

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

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

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

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

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

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

Other barriers include:

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

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

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

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

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

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

### Economic Development Market Analysis

#### Business Activity, Charleston, WV MSA

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, forestry, fishing and hunting, and mining	3,035	2,475	2.9%	2.4%	-0.5%
Construction	5,017	4,567	4.9%	4.4%	-0.4%
Manufacturing	6,562	3,063	6.4%	3.0%	-3.4%
Wholesale trade	1,753	3,200	1.7%	3.1%	+1.4%
Retail trade	12,654	10,251	12.3%	9.9%	-2.3%
Transportation and warehousing, and utilities	6,027	4,507	5.8%	4.4%	-1.5%
Information	1,626	1,880	1.6%	1.8%	+0.2%
Finance and insurance, and real estate and rental and leasing	6,605	6,464	6.4%	6.3%	-0.1%
Professional, scientific, and management, and administrative and waste management services	9,779	13,758	9.5%	13.3%	+3.9%
Educational services, and health care and social assistance	27,962	29,329	27.1%	28.4%	+1.3%
Arts, entertainment, and recreation, and accommodation and food services	8,765	8,363	8.5%	8.1%	-0.4%

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Other services, except public administration	4,935	3,164	4.8%	3.1%	-1.7%
Public administration	8,510	12,218	8.2%	11.8%	+3.6%
Total	103,230	103,239	-	-	-

**Table 40 - Business Activity**

Data Source: 2018-2022 ACS table DP03, 2022 Q4 Longitudinal Employer-Household Dynamics (Jobs)

**Labor Force, City of Charleston**

Total Population in the Civilian Labor Force	23,106
Civilian Employed Population 16 years and over	21,760
Unemployment Rate	5.8%
Unemployment Rate for Ages 16-19	28.1%
Unemployment Rate for Ages 20-64	5.2%

**Table 41 - Labor Force**

Data Source: 2018-2022 ACS table S2301

Occupations by Sector	Number of People
Management, business, science, and arts occupations	10,854
Service occupations	3,600
Sales and office occupations	4,782
Natural resources, construction, and maintenance occupations	869
Production, transportation, and material moving occupations	1,655
Total	21,760

**Table 42 – Occupations by Sector**

Data Source: 2018-2022 ACS table DP03

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

**Table 43 - Travel Time**

Data Source: 2018-2022 ACS table B08134

**Educational Attainment by Employment Status (Population 25 to 64)**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	594	67	1,210

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	3,471	281	2,583
Some college or Associate's degree	4,372	328	1,843
Bachelor's degree or higher	9,041	265	1,559

**Table 44 - Educational Attainment by Employment Status**Data Source: 2018-2022 ACS table B23006**Educational Attainment by Age**

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

**Table 45 - Educational Attainment by Age**Data Source: 2018-2022 ACS table B15001**Educational Attainment – Median Earnings in the Past 12 Months, age 25 and over**

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

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2018-2022 ACS table B20004



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

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

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

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

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

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

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

Statewide, the largest private employers are:

1. WVU Medicine – General Medical and Surgical Hospitals – more than 10,000 employees
2. Vandalia Health – General Medical and Surgical Hospitals – more than 10,000 employees
3. Wal-Mart Associates, Inc. – Warehouse Clubs and Supercenters – more than 10,000 employees
4. Marshall Health – General Medical and Surgical Hospitals – 5,000-9,999 employees

5. Kroger – Supermarkets and Other Grocery Retailers (except convenience retailers) – 2,500-4,999 employees
6. Contura Energy (Alpha Metallurgical Services) – Underground Coal Mining – 2,500-4,999 employees
7. WVNH EMP, LLC dba CommuniCare Health – Nursing Care Facilities (skilled nursing facilities) – 2,500-4,999 employees
8. Lowe’s Home Centers, LLC – Home Centers – 2,500-4,999 employees
9. Toyota Motor Manufacturing West Virginia – Motor Vehicle Gasoline Engine and Engine Parts Manufacturing – 2,500-4,999 employees
10. American Consolidated Natural Resources – Underground Coal Mining – 1,000-2,499 employees

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

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

- There is a need for quality market-rate rentals and starter houses. Available housing tends to be low-quality or oversized, which makes Charleston less attractive to young professionals.
- Lack of childcare is a major impediment to parents trying to work.
- The Kanawha Valley Regional Transportation Authority (KRT Bus) should review its routes, service hours, and headways to ensure city residents can commute to work, particularly for second and third shifts.
- The Town Center Mall is underused and should be redeveloped as a destination.
- Business retention is an issue in the city and region.
- There is a need for bike and walking trails, both for alternative transportation and as a recreational destination for visitors and residents.
- Charleston residents are critical of the state of the East End and West Side, though visitors from larger cities are much more positive about the city’s outward appearance.
- People need reasons to go downtown to socialize and spend money.
- “Soft skills” are in demand such as culinary, bartending, restaurant management, and hospitality.
- Social and supportive services are critical to the development of the City’s workforce.
- There is a need to foster greater use of available workforce training programs, particularly among young adults and minorities.

- There is a need for programs and services to assist ex-offenders and persons exiting substance abuse treatment to re-enter society, including programs to aid in employment and mentoring, and programs that help ensure employers who take on persons in treatment.

According to the Charleston Area Alliance, the Charleston area can offer companies that establish new facilities the following types of incentives:

- “SizeUp Charleston Area Alliance” market research and business insights
- Pro-business lobbying on the local and regional level
- Assistance with registering their business with the City and State
- Monthly networking events
- Workforce training programs through the Marshall University Advanced Manufacturing Center
- Free business coaching and entrepreneurship classes through the FASTER WV Initiative for small business owners and entrepreneurs in the Greater Kanawha Valley
- The CAA Minority and Women-Owned Business Program directly connects businesses and entrepreneurs to available assistance and funding
- A Small Business Incubator space at 1116 Smith Street

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

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

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

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

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

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

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

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

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

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

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

**University of Charleston** - UC is a private college providing a quality four-year education both online and in-person to over 3,000 students, including 1,300 undergraduates, 700 graduate students, and 1,000 students seeking certificates. The University offers 37 undergraduate degrees, 6 graduate degrees, and

various associate degrees and certificate programs. It was named to US News and World Report's Best National Universities List in 2021, as well as the Princeton Review's Best Colleges List by Region.

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

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

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

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

Yes

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

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

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

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

**Discussion**

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

## MA-50 Needs and Market Analysis Discussion

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

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

- CT 1, BG 1
- CT 2, BG 1
- CT 3, BG 2
- CT 5, BG 2
- CT 6, BG 2
- CT 6, BG 4
- CT 7, BG 2
- CT 7, BG 3
- CT 8, BG 1
- CT 9, BG 1
- CT 11, BG 3
- CT 11, BG 4
- CT 12, BG 1
- CT 13, BG 1
- CT 13, BG 3
- CT 13, BG 4
- CT 110, BG 3

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

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

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

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

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

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

**Are there any community assets in these areas/neighborhoods?**

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

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

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

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



**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)****Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

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

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

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

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

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

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

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

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

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



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

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

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

**Region 3 Hazard Mitigation Plan**

The City of Charleston is a member of the Regional Intergovernmental Council, consisting of four counties (Boone, Clay, Kanawha, and Putnam), eight cities, and 17 towns. Region 3 has a total population of 268,045 and covers 2,108 square miles. The City of Charleston, which is the county seat of Kanawha County, is also the state capitol. This plan considers all jurisdictions, with the exception of the Town of Glasgow which opted not to participate in the process and is therefore considered a multi-jurisdictional plan.

Periodically, the group releases a hazard mitigation plan. The Region 3 Hazard Mitigation Plan of 2022 is an update to the 2017 plan. The Regional Intergovernmental Council updated the plan utilizing a planning committee with representatives from local government and non-governmental organizations (NGOs). The first version of the regional plan is from 2012. The plan has been prepared in accordance with federal requirements outlined in Disaster Mitigation Act of 2000 (DMA, 2K) which requires local governments to formulate a hazard mitigation plan in order to be eligible for mitigation funds made available by the Federal Emergency Management Agency (FEMA).

For this update of the hazard mitigation plan, the committee selected 13 hazards to profile. These hazards included:

- Dam and Levee Failure
- Drought
- Earthquake
- Epidemic & Pandemic
- Extreme Temperatures
- Flooding
- Forest Fires
- Hazardous Materials Incidents
- Landslides & Land Subsidence
- Severe Storms
- Tornadoes
- Utility Interruptions
- Winter Storms

The committee added two new hazards, epidemic & pandemic, and utility disruptions, and separated winter storms from severe storms. The committee also elected to change mass movements to landslides and land subsidence and wildfires to forest fires. These changes were made to more accurately represent the risks within Region 3.

The addition of the epidemic & pandemic hazard came about because of the Coronavirus pandemic (COVID-19). At the time this plan was submitted, there were 535 million confirmed cases and 6.3 million deaths reported worldwide from COVID-19, which overwhelmed the healthcare system, locally, nationally, and internationally. The committee selected to also add utility interruptions due to the aging

infrastructure in the region and the frequent disruptions experienced by the residents. The utilities included in this profile are gas, electric, water, and wastewater. Although very few utilities are owned and operated by jurisdictions in Region 3, the committee was mindful that the local governing bodies can regulate how utilities are provided and maintained in their jurisdiction. Additionally, the committee selected to move winter storms out of the severe storm profile to allow for a more in-depth analysis of both winter and summer type storm events.

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

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

To accomplish these goals, the plan includes 321 mitigation projects under the following (5) categories:

- Local plans and regulations
- Structure and infrastructure projects
- Natural systems protection
- Education programs
- Preparedness and response activities

Local plans and regulations include such actions as enforcing floodplain regulations and developing a policy on issuing countywide burning bans during dry weather. Structure and infrastructure projects include such actions as acquisitions and demolition, elevation, relocation, and mitigation reconstruction, and purchasing generators for lift stations. Natural systems protection projects include planting trees to

prevent soil erosion and performing channel modifications to increase flow capacities of rivers and streams. Education programs include partnering with local media to provide information on hazards, providing evacuation maps to the public, and informing the public to contact their insurance agency to verify coverage from all hazards. Preparedness and response activities include conducting evacuation drills to familiarize the general public on routes and partnering with NGOs to provide emergency shelters. Each project is aligned with at least one goal. As the goals address a variety of identified issues that face the region due to hazards, each jurisdictional project completed moves the region to a higher level of overall resiliency.

### **Kanawha Putnam Emergency Management Plan**

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

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

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

Specifically, the Plan addresses:

- Mitigation of foreseeable hazards.
- How our emergency response agencies and mechanisms will protect life and property during and following an emergency or disaster incident.
- The tasking of agencies, organizations and individuals with specific functions and responsibilities relative to emergency operations.
- Lines of authority, the command structure and organizational relationships of emergency responders, organizations, and management personnel.
- Identification of available resources and provide guidelines for resource management.
- Linkage to the National Response Framework (NRF).
- Compliance with standards and requirements of the National Incident Management System (NIMS).

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

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

- Awareness
- Prevention
- Preparedness
- Response
- Recovery

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

## Strategic Plan

### SP-05 Overview

#### Strategic Plan Overview

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

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

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

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

The City of Charleston's overriding priority is to assist low- and moderate-income residents [incomes of less than 80% of the area median income (AMI)] through these strategies. These residents are referred to as the "target income" group. According to HUD's 2016-2020 ACS data Low/Moderate Income (LMI) calculation, the City of Charleston has an overall low- and moderate-income population of 38.39%. The city abides by the Federal Regulation that at least 70% of all its CDBG funds must principally benefit low- and moderate-income persons. The city is committed to this and has developed its Strategic Plan to meet that requirement.

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

- Targeting the income households with the greatest needs in the city.

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

Using the above guidance, the City of Charleston has identified the following priorities and goals for the five-year period of FY 2025 through FY 2029:

#### **Housing Priority (High Priority)**

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

##### **Goals:**

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

#### **Homeless Priority (High Priority)**

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

##### **Goals:**

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



**Other Special Needs Priority (High Priority)**

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

**Goals:**

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

**Community Development Priority (High Priority)**

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

**Goals:**

- **CDS-1 Neighborhood Revitalization.** Improve living conditions and reduce poverty; foster economic growth and opportunities; strengthen social ties and build a sense of neighborhood and community pride; and, create safe and vibrant environments for residents of all ages throughout the City and particularly in the City's West Side and other neighborhoods with high concentrations of blight.
- **CDS-2 Community Facilities.** Improve and enhance the quality, location, and accessibility of the City's parks, recreational facilities, public spaces, trails, bikeways, and all public and community facilities.
- **CDS-3 Infrastructure.** Improve and enhance the City's public infrastructure and spaces through rehabilitation, restoration, reconstruction, and new construction of streets, sidewalks, bridges, curbs, walkways, waterlines, sanitary sewers, stormwater management, hillside stabilization, etc. and the removal of architectural accessibility barriers to persons with disabilities.
- **CDS-4 Public Services.** Improve and enhance social and human services, programming, food and nutrition assistance, and transportation for low- and moderate-income persons and households, the youth, the elderly, and persons with disabilities within the City of Charleston.
- **CDS-5 Public Safety.** Improve and enhance public safety facilities, equipment, programming, and emergency response and preparedness within the City of Charleston.

- **CDS-6 Clearance/Demolition.** Remove and eliminate slum and blighting conditions throughout the City of Charleston.

**Economic Development Priority (High Priority)**

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

**Goals:**

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

**Administration, Planning, and Management Priority (High Priority)**

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

**Goals:**

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

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

<b>1.</b>	<b>Area Name:</b>	<b>Citywide</b>
	<b>Area Type:</b>	Local Target Area
	<b>Other Target Area Description:</b>	Low-Mod Census Tracts and Block Groups in the City of Charleston.
	<b>HUD Approval Date:</b>	-
	<b>% of Low/ Mod:</b>	38.39%
	<b>Revitalization Type:</b>	Comprehensive
	<b>Other Revitalization Description:</b>	Low- and Moderate-Income Qualifying Areas throughout the City of Charleston, WV.
	<b>Identify the neighborhood boundaries for this target area.</b>	City of Charleston's municipal boundary.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Aging and deteriorating housing stock, commercial structures, and public infrastructure.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Through agency and resident surveys, community meetings, stakeholder meetings, and the City's Comprehensive Plan.
	<b>Identify the needs in this target area.</b>	The needs are public service programs, housing rehabilitation, new construction, homeownership assistance, demolition, job creation and retention, public and community facility improvements, infrastructure improvements, and public safety improvements.
	<b>What are the opportunities for improvement in this target area?</b>	The opportunities are developable land and sites for redevelopment for housing and job creation.
	<b>Are there barriers to improvement in this target area?</b>	The largest barriers are limited public funding and private investment.
<b>2.</b>	<b>Area Name:</b>	<b>Low/Mod Areas</b>
	<b>Area Type:</b>	Local Target Area
	<b>Other Target Area Description:</b>	Low- and Moderate- Income Areas
	<b>HUD Approval Date:</b>	-
	<b>% of Low/ Mod:</b>	-
	<b>Revitalization Type:</b>	Comprehensive
	<b>Other Revitalization Description:</b>	-
	<b>Identify the neighborhood boundaries for this target area.</b>	All Block Groups located in the City of Charleston and project specific service areas with a low- and moderate-income population over 51% of the total population.

	<b>Include specific housing and commercial characteristics of this target area.</b>	Low- to moderate-income areas within the city tend to have aging and deteriorating housing and few commercial offerings to provide basic goods and services like grocers.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Through agency and resident surveys, community meetings, stakeholder meetings, and the City's Comprehensive Plan.
	<b>Identify the needs in this target area.</b>	New construction, infrastructure improvements, public services, residential rehabilitation, and increased homeownership.
	<b>What are the opportunities for improvement in this target area?</b>	-
	<b>Are there barriers to improvement in this target area?</b>	The largest barriers are limited public funding and private investment.
<b>3.</b>	<b>Area Name:</b>	<b>Charleston-Kanawha County Consortium</b>
	<b>Area Type:</b>	Local Target Area
	<b>Other Target Area Description:</b>	The HOME Consortium includes the City of Charleston, Kanawha County, eight municipalities.
	<b>HUD Approval Date:</b>	-
	<b>% of Low/ Mod:</b>	-
	<b>Revitalization Type:</b>	-
	<b>Other Revitalization Description:</b>	-
	<b>Identify the neighborhood boundaries for this target area.</b>	Kanawha County, WV.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Aging and deteriorating housing stock.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Through agency and resident surveys, community meetings, stakeholder meetings, and the City's Comprehensive Plan.
	<b>Identify the needs in this target area.</b>	Affordable housing preservation and production and downpayment assistance.
	<b>What are the opportunities for improvement in this target area?</b>	The opportunities for improvements are housing rehabilitation for resale or rent, new construction for sale or rent, and downpayment assistance.
	<b>Are there barriers to improvement in this target area?</b>	The largest barriers are limited public funding and private investment.

Table 47 - Geographic Priority Areas

## General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction

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

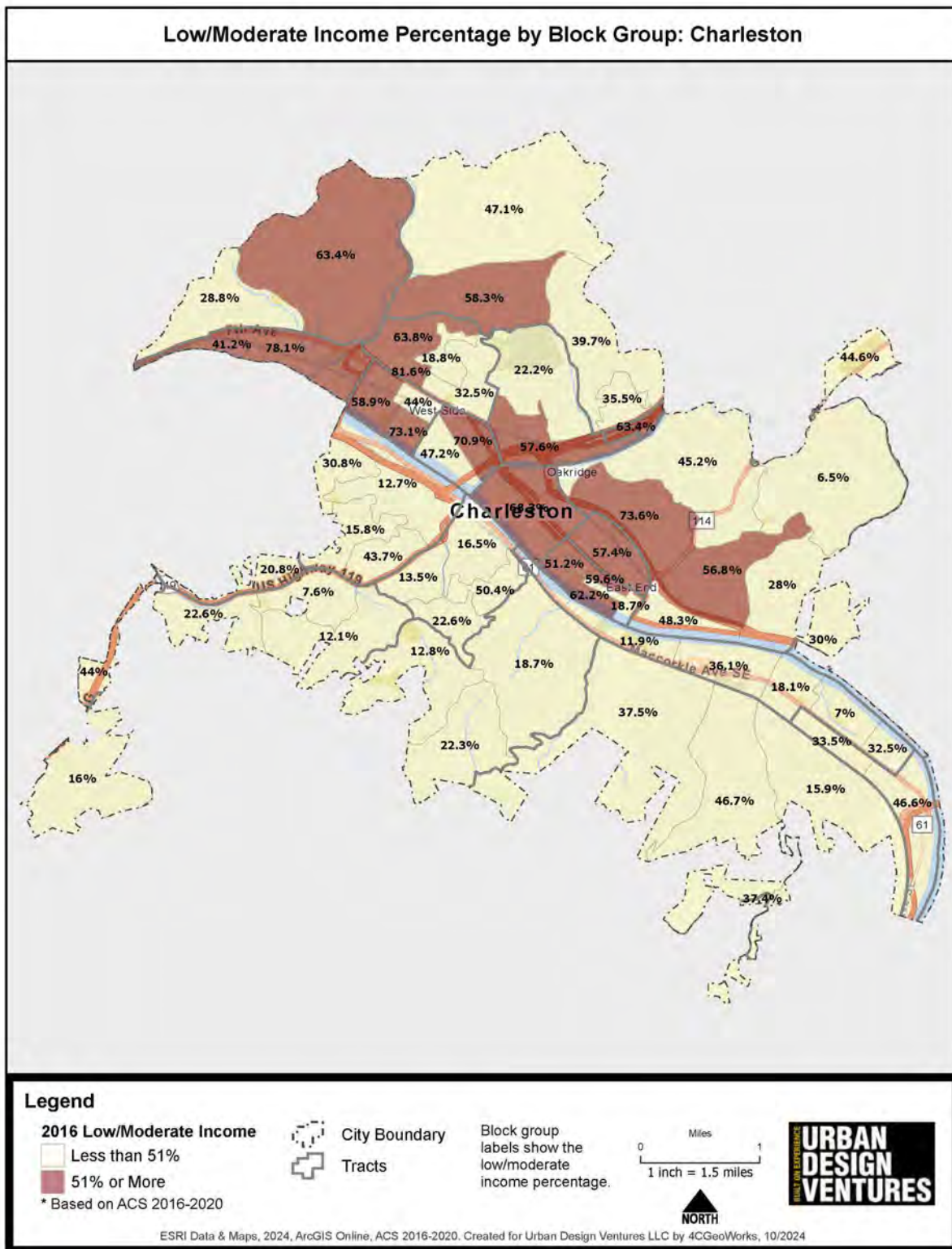
- CT 000100, BG 1: 78.1%
- CT 000200, BG 1: 63.4%
- CT 000300, BG 2: 58.3%
- CT 000500, BG 2: 57.6%
- CT 000600, BG 2: 81.6%
- CT 000600, BG 4: 63.8%
- CT 000700, BG 2: 73.1%
- CT 000700, BG 3: 58.9%
- CT 000800, BG 1: 70.9%
- CT 000900, BG 1: 68.3%
- CT 001100, BG 3: 73.6%
- CT 001100, BG 4: 56.8%
-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

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

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

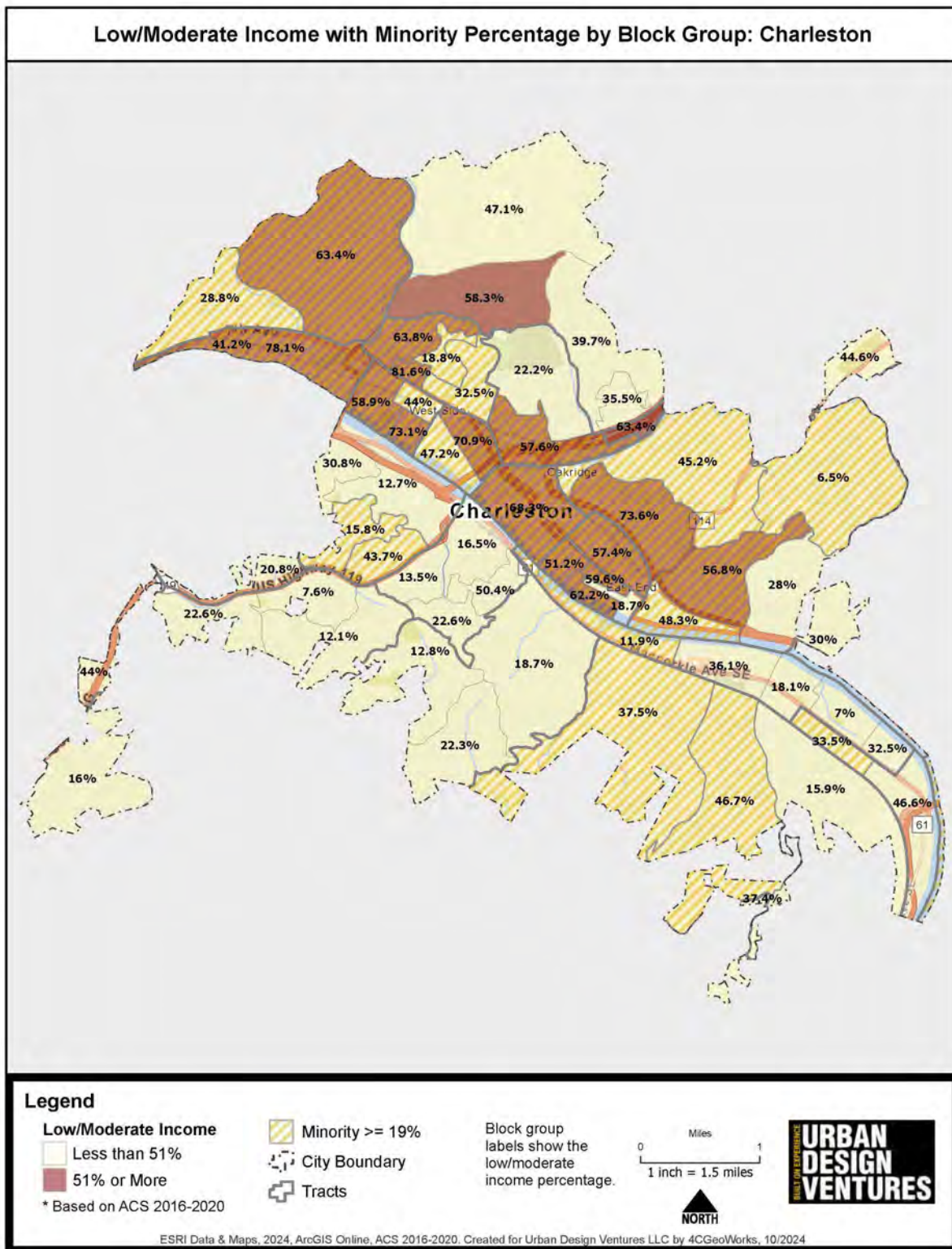
Working with the Kanawha Valley Collective (KVC), which serves as the lead agency for the area's Continuum of Care (CoC), the city facilitates and supports organizations that serve both the city's homeless and at-risk families and individuals. KVC annually seeks funding directly from HUD. The CoC targets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

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

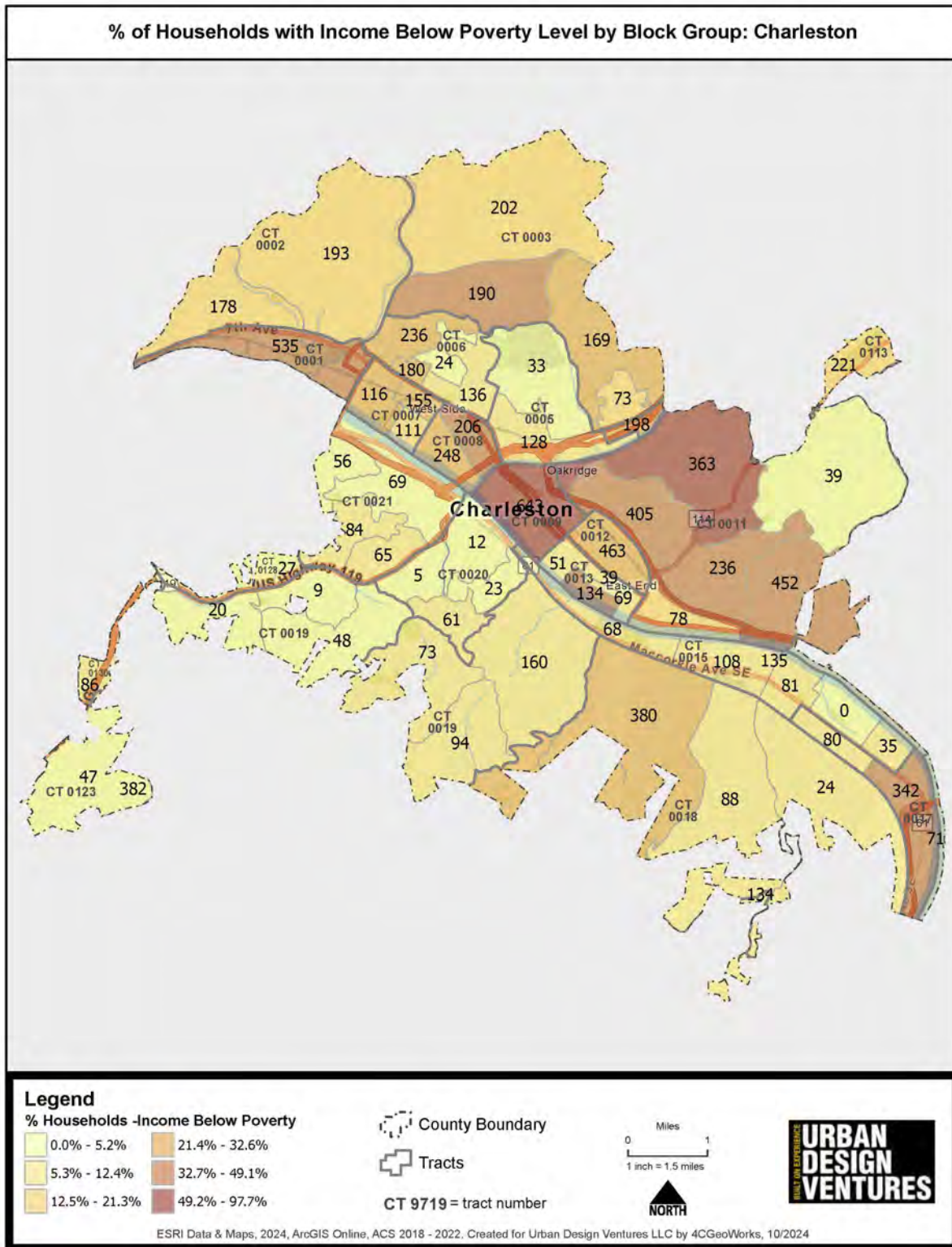


### Low/Mod Income Percentage by Block Group





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



### Poverty Rate by Block Group



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

<b>1.</b>	<b>Priority Need Name</b>	<b>Housing Priority</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low- and Moderate-Income areas Citywide Countywide HOME Consortium
	<b>Associated Goals</b>	HSS-1 Homeownership HSS-2 Housing Rehabilitation HSS-3 Housing Construction
	<b>Description</b>	There is a continuing need to improve the quality of the housing stock in the city by increasing the preservation and production of decent, safe, sound, and accessible housing for homeowners, renters, and homebuyers affordable to low- and moderate-income households.
	<b>Basis for Relative Priority</b>	The relative priority was determined through consultations, data analysis, and resident input demonstrating the continuing need for additional affordable, decent, safe, and sanitary housing for homebuyers, homeowners, and renters, including the need for

		accessible housing, particularly for “cost burdened” homeowners and renters.
2.	<b>Priority Need Name</b>	<b>Homeless Priority</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low- and Moderate-Income areas Citywide
	<b>Associated Goals</b>	HMS-1 Housing HMS-2 Operation/Support HMS-3 Prevention and Re-Housing
	<b>Description</b>	There is a continuing need for sufficient housing and effective wraparound support services for unsheltered residents and those at-risk of becoming homeless.
	<b>Basis for Relative Priority</b>	The relative priority was determined through consultations, data analysis, and resident input demonstrating the continuing need to efficiently, effectively, and permanently house unsheltered residents and address the root causes of housing instability.
3.	<b>Priority Need Name</b>	<b>Other Special Needs Priority</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low

		Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low- and Moderate-Income areas Citywide
	<b>Associated Goals</b>	SNS-1 Housing SNS-2 Services/Facilities
	<b>Description</b>	There is a continuing need for affordable housing, services, and facilities for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.
	<b>Basis for Relative Priority</b>	The relative priority was determined through consultations, data analysis, and resident input demonstrating the continuing need to identify and implement housing and supportive services to improve the quality of life of residents meeting HUD's "special needs populations."
<b>4.</b>	<b>Priority Need Name</b>	<b>Community Development Priority</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural

		Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low- and Moderate-Income areas Citywide
	<b>Associated Goals</b>	CDS-1 Neighborhood Revitalization CDS-2 Community Facilities CDS-3 Infrastructure CDS-4 Public Services CDS-5 Public Safety CDS-6 Clearance/Demolition
	<b>Description</b>	There is a continuing need to improve the quality of life of residents by strengthening basic public safety, infrastructure, and social and human services, enhancing public spaces and facilities, and creating economic mobility opportunities throughout the City of Charleston.
	<b>Basis for Relative Priority</b>	The relative priority was determined through consultations, data analysis, and resident input demonstrating the need to create a cycle of positive change by continually addressing and modernizing aging infrastructure and facilities and enhancing the effectiveness of public safety and social and human services.
5.	<b>Priority Need Name</b>	<b>Economic Development Priority</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals

		Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low- and Moderate-Income areas Citywide
	<b>Associated Goals</b>	EDS-1 Employment EDS-2 Development
	<b>Description</b>	There is a continuing need to increase employment, job training, technical assistance, workforce development, infrastructure improvements, and economic empowerment of low- and moderate-income residents in the city.
	<b>Basis for Relative Priority</b>	The relative priority was determined through consultations, data analysis, and resident input demonstrating the continuing need to grow living wage employment opportunities to advance economic empowerment, mobility, and stability.
6.	<b>Priority Need Name</b>	<b>Administration, Planning, and Management Priority</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth

		Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low- and Moderate-Income areas Citywide Countywide HOME Consortium
	<b>Associated Goals</b>	AMS-1 Overall Coordination AMS-2 Fair Housing
	<b>Description</b>	There is a continuing need for planning, administration, management, and oversight of Federal, state, and local funded programs.
	<b>Basis for Relative Priority</b>	The relative priority is based on the continuing need to effectively and efficiently administer federal grant resources and funded programs, projects, and activities.

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

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

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

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

**SP-30 Influence of Market Conditions – 91.215 (b)****Influence of Market Conditions**

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

**Table 49 – Influence of Market Conditions**

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

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

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

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



**Anticipated Resources**

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

**Table 50 - Anticipated Resources**

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

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

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

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

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

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

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

**Discussion**

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

**SP-40 Institutional Delivery Structure – 91.215(k)**

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Charleston, WV	Government	Planning	Jurisdiction
Charleston-Kanawha Housing Authority	PHA	Public Housing	Jurisdiction
City of Charleston-Kanawha County HOME Consortium	Regional Organization	Planning	Region
Kanawha Valley Collective (KVC)	CoC	Homelessness	Region

Table 51 - Institutional Delivery Structure

**Assessment of Strengths and Gaps in the Institutional Delivery System**

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

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

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

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

Table 52 - Homeless Prevention Services Summary

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

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

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

Once a housing placement is available and the referral is accepted by the housing provider, the individual or family, CAT member, and the housing provider meet to coordinate transfer.

Available forms of housing assistance include:

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

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

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

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

The weakness of the service delivery system is the difficulty in coordinating comprehensive supportive services and the need for more wraparound case managers and resources to retain qualified and dedicated staff. Though area service providers and the CoC are attempting to close all the gaps, there is

still a need for assistance for all homeless individuals, persons at risk of homelessness, and special needs populations such as seniors, persons with disabilities, and persons with HIV/AIDS.

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

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

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

**SP-45 Goals Summary – 91.215(a)(4)****Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1.	HSS-1 Homeownership	2025	2029	Affordable Housing	Low/mod areas Citywide Charleston-Kanawha County Consortium	Housing Priority	CDBG: \$0.00 HOME: \$2,629,844.16	Direct Financial Assistance to Homebuyers: 75 Households Assisted
2.	HSS-2 Housing Rehabilitation	2025	2029	Affordable Housing	Low/mod areas Citywide Charleston-Kanawha County Consortium	Housing Priority	CDBG: \$1,000,000.00 HOME: \$0.00	Homeowner Housing Rehabilitated: 50 Household Housing Unit
3.	HSS-3 Housing Construction	2025	2029	Affordable Housing Non-Homeless Special Needs	Low/mod areas Citywide Charleston-Kanawha County Consortium	Housing Priority	CDBG: \$0.00 HOME: \$525,968.83	Homeowner Housing Added: 5 Household Housing Unit
4.	HSS-4 Rent and Utility Assistance	2025	2029	Affordable Housing Non-Homeless Special Needs	Low/mod areas Citywide Charleston-Kanawha County Consortium	Housing Priority	CDBG: \$199,000.00 HOME: \$0.00	Homelessness prevention: 600 Persons Assisted
5.	HMS-1 Housing	2025	2029	Homeless	Low/mod areas Citywide	Homeless Priority	CDBG: \$0.00 HOME: \$0.00	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								Homeless Person Overnight Shelter: 0 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds Homelessness Prevention: 0 Persons Assisted Other: 0 Other
6.	HMS-2 Operation / Support	2025	2029	Homeless	Low/mod areas Citywide	Homeless Priority	CDBG: \$75,000.00 HOME: \$0.00	Public service activities other than Low/Moderate Income Housing Benefit: 650 Persons Assisted
7.	HMS-3 Prevention and Re-Housing	2025	2029	Homeless	Low/mod areas Citywide	Homeless Priority	CDBG: \$100,000.00 HOME: \$0.00	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
8.	SNS-1 Housing	2025	2029	Non-Homeless Special Needs	Low/mod areas Citywide	Other Special Needs Priority	CDBG: \$0.00 HOME: \$0.00	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Other: 0 Other
9.	SNS-2 Services / Facilities	2025	2029	Non-Homeless Special Needs	Low/mod areas Citywide	Other Special Needs Priority	CDBG: \$235,645.00	Public service activities other than Low/Moderate Income

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
							HOME: \$0.00	Housing Benefit: 1,830 Persons Assisted
10.	CDS-1 Neighborhood Revitalization	2025	2029	Non-Housing Community Development	Low/mod areas Citywide	Community Development Priority	CDBG: \$0.00 HOME: \$0.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Other: 0 Other
11.	CDS-2 Community Facilities	2025	2029	Non-Housing Community Development	Low/mod areas Citywide	Community Development Priority	CDBG: \$1,157,500.00 HOME: \$0.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13,900 Persons Assisted
12.	CDS-3 Infrastructure	2025	2029	Non-Housing Community Development	Low/mod areas Citywide	Community Development Priority	CDBG: \$2,343,761.00 HOME: \$0.00	Public facility or infrastructure activities other than Low/Moderate Income Housing Benefit: 10,912 Persons Assisted
13.	CDS-4 Public Services	2025	2029	Non-Housing Community Development	Low/mod areas Citywide	Community Development Priority	CDBG: \$515,646.00 HOME: \$0.00	Public service activities other than Low/Moderate Income Housing Benefit: 70,441 Persons Assisted
14.	CDS-5 Public Safety	2025	2029	Non-Housing Community Development	Low/mod areas Citywide	Community Development Priority	CDBG: \$225,000.00 HOME: \$0.00	Other: 3 Organizations

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15.	CDS-6 Clearance / Demolition	2025	2029	Non-Housing Community Development	Low/mod areas Citywide	Community Development Priority	CDBG: \$150,000.00 HOME: \$0.00	Buildings Demolished: 6 Buildings
16.	EDS-1 Employment	2025	2029	Non-Housing Community Development Economic Development	Low/mod areas Citywide	Economic Development Priority	CDBG: \$0.00 HOME: \$0.00	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Jobs created/retained: 0 Jobs Businesses assisted: 0 Businesses Assisted
17.	EDS-2 Development	2025	2029	Non-Housing Community Development Economic Development	Low/mod areas Citywide	Economic Development Priority	CDBG: \$0.00 HOME: \$0.00	Facade treatment/business building rehabilitation: 0 Business Brownfield acres remediated: 0 Acre Jobs created/retained: 0 Jobs Businesses assisted: 0 Businesses Assisted
18.	AMS-1 Overall Coordination	2025	2029	Administration, Planning, and Management	Low/mod areas Citywide Charleston-Kanawha County Consortium	Administration, Planning, and Management Priority	CDBG: \$1,500,388.00 HOME: \$350,645.89	Other: 10 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
19.	AMS-2 Fair Housing	2025	2029	Administration, Planning, and Management	Low/mod areas Citywide Charleston-Kanawha County Consortium	Administration, Planning, and Management Priority	CDBG: \$0.00 HOME: \$0.00	Other: 5 Other

Table 53 – Goals Summary

**Goal Descriptions**

<b>1.</b>	<b>Goal Name</b>	<b>HSS-1 Homeownership</b>
	<b>Goal Description</b>	Increase the supply of affordable owner-occupied housing units through housing counseling and eligible direct assistance to homebuyers including mortgage principal reductions, interest rate reductions, downpayment and closing cost assistance, etc.
<b>2.</b>	<b>Goal Name</b>	<b>HSS-2 Housing Rehabilitation</b>
	<b>Goal Description</b>	Conserve and rehabilitate existing affordable housing units for owners and renters in the City by addressing maintenance issues, emergency repairs, and the removal of architectural accessibility barriers to persons with disabilities.
<b>3.</b>	<b>Goal Name</b>	<b>HSS-3 Housing Construction</b>
	<b>Goal Description</b>	Increase the supply and range of new affordable and accessible housing units in the City for owners and renters through the new construction and rehabilitation and adaptive reuse of existing buildings.
<b>4.</b>	<b>Goal Name</b>	<b>HSS-4 Rent and Utility Assistance</b>
	<b>Goal Description</b>	Provide rental assistance for low- and moderate-income renters through utility payments, security deposits, and rental payments including Tenant Based Rental Assistance for low-income households who may be faced with the threat of eviction and who are at-risk of becoming homeless.
<b>5.</b>	<b>Goal Name</b>	<b>HMS-1 Housing</b>
	<b>Goal Description</b>	Support the Continuum of Care's efforts to provide emergency shelter and transitional housing and to develop permanent supportive housing and other permanent housing opportunities for unsheltered individuals and families.
<b>6.</b>	<b>Goal Name</b>	<b>HMS-2 Operation/Support</b>
	<b>Goal Description</b>	Assist homeless providers in the operation of housing and support services for those who are unsheltered and persons who are at-risk of becoming homeless.
<b>7.</b>	<b>Goal Name</b>	<b>HMS-3 Prevention and Re-Housing</b>
	<b>Goal Description</b>	Assist in the prevention of homelessness through anti-eviction and other programs for rapid re-housing.
<b>8.</b>	<b>Goal Name</b>	<b>SNS-1 Housing</b>
	<b>Goal Description</b>	Increase the supply of affordable, accessible, decent, safe, sound, and sanitary housing for the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs through the rehabilitation of existing buildings and new construction.

9.	<b>Goal Name</b>	<b>SNS-2 Services/Facilities</b>
	<b>Goal Description</b>	Support supportive service programs and facilities for the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.
10.	<b>Goal Name</b>	<b>CDS-1 Neighborhood Revitalization</b>
	<b>Goal Description</b>	Improve living conditions and reduce poverty; foster economic growth and opportunities; strengthen social ties and build a sense of neighborhood and community pride; and, create safe and vibrant environments for residents of all ages throughout the City and particularly in the City's West Side and other neighborhoods with high concentrations of blight.
11.	<b>Goal Name</b>	<b>CDS-2 Community Facilities</b>
	<b>Goal Description</b>	Improve and enhance the quality, location, and accessibility of the City's parks, recreational facilities, public spaces, trails, bikeways, and all public and community facilities.
12.	<b>Goal Name</b>	<b>CDS-3 Infrastructure</b>
	<b>Goal Description</b>	Improve and enhance the City's public infrastructure and spaces through rehabilitation, restoration, reconstruction, and new construction of streets, sidewalks, bridges, curbs, walkways, waterlines, sanitary sewers, stormwater management, hillside stabilization, etc. and the removal of architectural accessibility barriers to persons with disabilities.
13.	<b>Goal Name</b>	<b>CDS-4 Public Services</b>
	<b>Goal Description</b>	Improve and enhance social and human services, programming, food and nutrition assistance, and transportation for low- and moderate-income persons and households, the youth, the elderly, and persons with disabilities within the City of Charleston.
14.	<b>Goal Name</b>	<b>CDS-5 Public Safety</b>
	<b>Goal Description</b>	Improve and enhance public safety facilities, equipment, programming, and emergency response and preparedness within the City of Charleston.
15.	<b>Goal Name</b>	<b>CDS-6 Clearance/Demolition</b>
	<b>Goal Description</b>	Remove and eliminate slum and blighting conditions throughout the City of Charleston.
16.	<b>Goal Name</b>	<b>EDS-1 Employment</b>
	<b>Goal Description</b>	Support and encourage new and varied job creation, job retention, workforce development, employment, and job training opportunities for unemployed and underemployed persons, including youth training and employment programs.
17.	<b>Goal Name</b>	<b>EDS-2 Development</b>
	<b>Goal Description</b>	Support and encourage the planning and promotion of business and commercial enterprise growth, variation, and expansion through new development, revitalization, and redevelopment.

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

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

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

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

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

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

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

**Activities to Increase Resident Involvements**

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

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

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

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

No

**Plan to remove the 'troubled' designation**

Not applicable.



## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

To ensure the health, safety, and quality of life of residents while minimizing barriers that may impede the development of affordable housing, the city uses zoning and subdivision regulations, building and property maintenance codes, permit systems, and inspections. These measures are not intended to restrict the affordability of housing, though these regulations may on occasion affect the price of housing. There are no known public policies in the city that are a barrier to affordable housing.

The most significant impediments to affordable housing involve recent increases in housing costs and the quality and condition of an aging housing stock, especially for residents with low or fixed incomes. The cost of maintenance, renovation, or redevelopment is very high in the city. Many structures, as noted earlier, are old and may contain both lead-based paint and asbestos, which must be remediated to bring the structure up to code. These factors make housing expensive and regularly put quality affordable housing out of the reach of low-income households. Other barriers include:

- a limited supply of sites suitable for new housing production.
- the expense of available buildable sites.
- a lengthy and sometimes complex regulatory process for residential development, compared to unregulated development in unincorporated areas of the county.
- negative public attitudes toward affordable housing, especially public or multifamily housing.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

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

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

## **SP-60 Homelessness Strategy – 91.215(d)**

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

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

#### **Homeless Priority (High Priority)**

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

#### **Goals:**

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

### **Addressing the emergency and transitional housing needs of homeless persons**

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

Transitional housing is available for homeless families. There are various transitional housing opportunities in the City of Charleston. These include the KVC's Twin Cities, a communal support housing facility for those with mental health disorder and substance abuse issues. Covenant House administers a Rapid Rehousing program for those who are homeless or fleeing domestic violence and administers a Housing First Program where clients pay rent based on their income. The Charleston-Kanawha Housing

Authority also operates the Shelter+Care Program which provides vouchers similar to Section 8 to clients and delivers supportive services.

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

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

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

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

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

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

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

**SP-65 Lead based paint Hazards – 91.215(i)****Actions to address LBP hazards and increase access to housing without LBP hazards**

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

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

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

The work tasks of third-party service contractors include:

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

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

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

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

**Table 54 - Estimate of Units with Lead-Based Paint**

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

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

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

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determine whether proposed projects are exempt from some or all lead-based paint requirements.
- The level of federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable standards established in 24 CFR Part 35.
- Required notices regarding lead-based paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and document ongoing lead-based paint maintenance activities, when applicable.

- Program staff monitor owner compliance with ongoing lead-based paint maintenance activities, when applicable.

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

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

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

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

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

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

The city's anti-poverty strategy is based on attracting a range of businesses and supporting workforce development including job-training services for low-income residents, as well as advancing supportive services for target income residents. The following strategies to help reduce the poverty level are:

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

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

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



## **SP-80 Monitoring – 91.230**

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

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

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

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

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

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

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

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

## Expected Resources

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

#### Introduction

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

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

The accomplishments of these projects/activities will be reported in the FY 2025 Consolidated Annual Performance and Evaluation Report (CAPER) and are planned to address the following priority areas:

- Housing Priority (HSS)
- Homeless Priority (HMS)
- Other Special Needs Priority (SNS)
- Community Development Priority (CDS)
- Administration, Planning, and Management Priority (AMS)

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

**Anticipated Resources**

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

**Table 55 - Expected Resources – Priority Table**

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

The following financial resources may be available during FY 2025-2029 Five-Year Consolidated Plan, including anticipated funds to address the priority needs and specific objectives identified in this Five-Year Consolidated Plan.

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

**Emergency Solutions Grant (ESG) and Housing for Persons with HIV/AIDS (HOPWA):** The City of Charleston, WV is not an entitlement jurisdiction under the ESG or HOPWA Programs, but it may choose to apply for ESG and/or HOPWA funding from the State of West Virginia should an organization approach the city for assistance.

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

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

- EDI-CPF Congressionally Directed Funding
- Home Equity Conversion Mortgage (HECM) Program
- FHA Title I
- FHA 203(k) Mortgage Insurance Program
- Low-Income Housing Preservation Program
- Supportive Housing Program
- Emergency Solutions Grant Program

- Housing Opportunities for Persons with AIDS Program (HOPWA)
- Low-Income Housing Tax Credit Program (LIHTC)
- Section 8 Rental Assistance Program
- Shelter Plus Care
- Section 202/811 Supportive Housing
- Supplemental Assistance to Facilities to Assist the Homeless (SAFAH)
- Safe Havens Demonstration Program
- Land or Property Resources
- EPA Brownfields Assessment and/or cleanup grants

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

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

### **Discussion**

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

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

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

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

Table 56 – Goals Summary

**Goal Descriptions**

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



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

Table 57 – Goal Descriptions

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

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

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

**Table 58 – Project Information**

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

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

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

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

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

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

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

## Block Group (BG)]:

- CT 1, BG 1: 78.1% low/mod
- CT 2, BG 1: 63.4% low/mod
- CT 3, BG 2: 58.3% low/mod
- CT 5, BG 2: 57.6% low/mod
- CT 6, BG 2: 81.6% low/mod
- CT 6, BG 4: 63.8% low/mod
- CT 7, BG 2: 73.1% low/mod
- CT 7, BG 3: 58.9% low/mod
- CT 8, BG 1: 70.9% low/mod
- CT 9, BG 1: 68.3% low/mod
- CT 11, BG 3: 73.6% low/mod
- CT 11, BG 4: 56.8% low/mod
- CT 12, BG 1: 57.4% low/mod
- CT 13, BG 1: 59.6% low/mod
- CT 13, BG 3: 51.2% low/mod
- CT 13, BG 4: 62.2% low/mod
- CT 110, BG 3: 63.4% low/mod

**AP-38 Project Summary****Project Summary Information**

<b>1.</b>	<b>Project Name</b>	<b>CDBG Administration</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	AMS-1 Overall Coordination AMS-2 Fair Housing
	<b>Needs Addressed</b>	Administration, Planning, and Management Priority
	<b>Funding</b>	CDBG: \$300,388
	<b>Description</b>	CDBG funds will be used for the administration of the Community Development Block Grant Program.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Other: 1 Organization.
	<b>Location Description</b>	105 McFarland St., Charleston, WV 25301
	<b>Planned Activities</b>	The HUD Matrix Code is 21A General Program Administration.
<b>2.</b>	<b>Project Name</b>	<b>CORP Housing Rehab Program</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HSS-2 Housing Rehabilitation
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	CDBG funds will be used for rehabilitation projects for low- to moderate-income families living in the city of Charleston, also includes Emergency Rehabs of up to \$5,000 each and administrative delivery costs for the program.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeowner housing rehabilitated. Household / Housing Units to be Assisted: 10.
	<b>Location Description</b>	Various addresses
	<b>Planned Activities</b>	The National Objective is Low/mod housing benefit (LMH). The HUD Matrix Code is 14A Rehabilitation; Single Unit Residential.
<b>3.</b>	<b>Project Name</b>	<b>ADA Curb Cuts</b>
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	CDS-3 Infrastructure
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$518,761
	<b>Description</b>	CDBG funds will be used to provide for the replacement or installation of ADA accessible ramps throughout the city.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public facility or infrastructure activities other than low/moderate-income housing benefit. Persons Assisted: 2,912.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	The National Objective is Low/mod income area benefit (LMA). The HUD Matrix Code is 03L Sidewalks.
<b>4.</b>	<b>Project Name</b>	<b>Bream Neighborhood Shop - Washer and Dryer Replacements</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CDS-2 Community Facilities
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$7,500
	<b>Description</b>	CDBG funds will be used to install three (3) replacement washer and dryer sets at Bream Neighborhood Shop.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public facility or infrastructure activities other than low/moderate-income housing benefit. Persons Assisted: 3,500.
	<b>Location Description</b>	319 W Washington St, Charleston, WV 25302
	<b>Planned Activities</b>	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 03E Neighborhood Facilities.
<b>5.</b>	<b>Project Name</b>	<b>Sojourner's Shelter Renovations</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CDS-2 Community Facilities
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$250,000
	<b>Description</b>	CDBG funds will be used to renovate and modernize the Sojourner's Shelter, which is a city-owned building.
	<b>Target Date</b>	6/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public facility or infrastructure activities other than low/moderate-income housing benefit. Persons Assisted: 400.
	<b>Location Description</b>	1418 Washington Street E, Charleston, WV 25301
	<b>Planned Activities</b>	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 03E Neighborhood Facilities.
<b>6.</b>	<b>Project Name</b>	<b>Bob Burdette Center - Afterschool Program</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CDS-4 Public Services
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	CDBG funds will be used to provide funding for direct provider salaries, benefits, and payroll tax expenses in supporting after-school programming.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than low/moderate-income housing benefit. Persons Assisted: 100.
	<b>Location Description</b>	1401 West Washington St, Charleston, WV
	<b>Planned Activities</b>	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 05L Child Care Services.
<b>7.</b>	<b>Project Name</b>	<b>Bream Neighborhood Shop - Utility Assistance Program</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HSS-4 Rent and Utility Assistance
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	CDBG: \$9,000
	<b>Description</b>	CDBG funds will be used to provide utility assistance to low- and moderate-income households.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than low/moderate-income housing benefit. Persons Assisted: 50.
	<b>Location Description</b>	319 W Washington St, Charleston, WV 25302

	<b>Planned Activities</b>	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 05Q Subsistence Payments.
<b>8.</b>	<b>Project Name</b>	<b>CKHA - Wellness Navigator</b>
	<b>Target Area</b>	Low/Mod Area
	<b>Goals Supported</b>	CDS-4 Public Services
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	CDBG funds will be used to assist with salaries, benefits, and payroll tax expenses for the Wellness Navigator.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than low/moderate-income housing benefit. Persons Assisted: 186.
	<b>Location Description</b>	1546 Kanawha Blvd, E, Charleston, WV 25311
	<b>Planned Activities</b>	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 05O Mental Health Services.
<b>9.</b>	<b>Project Name</b>	<b>Covenant House - Homeless Outreach</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HMS-2 Operation/Support
	<b>Needs Addressed</b>	Homeless Priority
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	CDBG funds will be used to assist with direct provider salaries, benefits, and payroll tax expenses in supporting services for the homeless and people with AIDS.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than low/moderate-income housing benefit. Persons Assisted: 134.
	<b>Location Description</b>	600 Shrewsbury St, Charleston, WV 25301
	<b>Planned Activities</b>	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 03T Homeless/AIDS Patient Programs.
<b>10.</b>	<b>Project Name</b>	<b>Daymark - Patchwork</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CDS-4 Public Services



	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$21,000
	<b>Description</b>	CDBG funds will be used for the Patchwork Program to assist with direct provider salaries, benefits, and payroll tax expenses in supporting the crisis intervention center and shelter for youth.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than low/moderate-income housing benefit. Persons Assisted: 500.
	<b>Location Description</b>	601 Homewood Dr, Charleston, WV 25313
	<b>Planned Activities</b>	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 05D Youth Services.
<b>11.</b>	<b>Project Name</b>	<b>Kanawha Valley Collective - Identification and Transportation</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CDS-4 Public Services
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$7,000
	<b>Description</b>	CDBG funds will be used to assist homeless residents in obtaining birth certificates, identifications, and bus tickets.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than low/moderate-income housing benefit. Persons Assisted: 170.
	<b>Location Description</b>	1015 Smith St, Charleston, WV 25301
	<b>Planned Activities</b>	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 03T Homeless/AIDS Patients Programs.
<b>12.</b>	<b>Project Name</b>	<b>Kanawha Valley Fellowship Home - Utilities</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	SNS-2 Services/Facilities
	<b>Needs Addressed</b>	Other Special Needs Priority
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	CDBG funds will be used to assist with utilities expenses to support the sober-living facility for men.
	<b>Target Date</b>	6/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than low/moderate-income housing benefit Persons Assisted: 80.
	<b>Location Description</b>	1121 Virginia Street, Charleston, WV
	<b>Planned Activities</b>	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 05F Substance Abuse Services
<b>13.</b>	<b>Project Name</b>	<b>Legal Aid - Charleston Legal Help for Renters Project</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HMS-3 Prevention and Re-Housing
	<b>Needs Addressed</b>	Homeless Priority
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	CDBG funds will be used to provide legal assistance and referrals to individuals at risk of homelessness.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than low/moderate-income housing benefit. Persons Assisted: 80.
	<b>Location Description</b>	123 Washington St W, Suite 101, Charleston, WV 25302
	<b>Planned Activities</b>	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 05X Housing Information and Referral Services.
<b>14.</b>	<b>Project Name</b>	<b>Manna Meal - Food Insecurity Safetynet Program</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CDS-4 Public Services
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	CDBG funds will be used to assist with food expenses to support the soup kitchen serving the homeless and low-income persons.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than low/moderate-income housing benefit. Persons Assisted: 835.
	<b>Location Description</b>	706 Central Avenue, Charleston, WV 25302

	<b>Planned Activities</b>	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 05W Food Banks.
<b>15.</b>	<b>Project Name</b>	<b>Midian Community Center - Utilities</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CDS-4 Public Services
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$15,646
	<b>Description</b>	CDBG funds will be used to assist with utilities expenses to support the community center serving low- to moderate-income students and young adults.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than low/moderate-income housing benefit. Persons Assisted: 100.
	<b>Location Description</b>	711 Park Ave, Charleston, WV
	<b>Planned Activities</b>	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 05D Youth Services.
<b>16.</b>	<b>Project Name</b>	<b>Rea of Hope Fellowship Home - Utilities</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	SNS-2 Services/Facilities
	<b>Needs Addressed</b>	Other Special Needs Priority
	<b>Funding</b>	CDBG: \$12,645
	<b>Description</b>	CDBG funds will be used to assist with halfway house utilities expenses serving women in recovery from alcohol and/or drug addiction.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than low/moderate-income housing benefit. Persons Assisted: 51.
	<b>Location Description</b>	1429 Lee St E, Charleston, WV 25301
	<b>Planned Activities</b>	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 05F Substance Abuse Services.
<b>17.</b>	<b>Project Name</b>	<b>Religious Coalition for Community Renewal - Utilities</b>
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	CDS-4 Public Services
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	CDBG funds will be used to assist with utilities expenses to support this 29-unit low-income apartment building.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities for low/moderate-income housing benefit. Households assisted: 29.
	<b>Location Description</b>	801 Smith St, Charleston, WV 25301
	<b>Planned Activities</b>	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 03T Homeless/AIDS Patient Programs.
<b>18.</b>	<b>Project Name</b>	<b>United We House - Security Deposits</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HSS-4 Rent and Utility Assistance
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	CDBG funds will be used to provide security deposits for low-income households.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities for low/moderate-income housing benefit. Households assisted: 40.
	<b>Location Description</b>	1 United Way Square, Charleston, WV 25301
	<b>Planned Activities</b>	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 05Q Subsistence Payment.
<b>19.</b>	<b>Project Name</b>	<b>WV Health Right - Medical and Dental Supplies</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CDS-4 Public Services
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	CDBG funds will be used to assist the health clinic with the purchase of medications, medical supplies, dental supplies, and consumables.
	<b>Target Date</b>	6/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than low/moderate-income housing benefit. Persons Assisted: 12,500.
	<b>Location Description</b>	1520 Washington St E, Charleston, WV 25311
	<b>Planned Activities</b>	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 05M Health Services.
20.	<b>Project Name</b>	<b>YWCA Resolve - Utilities</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	SNS-2 Services/Facilities
	<b>Needs Addressed</b>	Other Special Needs Priority
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	CDBG funds will be used to assist with utilities expenses to support the domestic violence shelter.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than low/moderate-income housing benefit. Persons Assisted: 150.
	<b>Location Description</b>	Confidential location
	<b>Planned Activities</b>	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 05G Services for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking.
21.	<b>Project Name</b>	<b>YWCA Sojourner's Shelter</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	SNS-2 Services/Facilities
	<b>Needs Addressed</b>	Other Special Needs Priority
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	CDBG funds will be used to assist with salary, benefits, payroll tax expenses in supporting the Sojourner's Shelter substance abuse counselor.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than low/moderate-income housing benefit. Persons Assisted: 150.
	<b>Location Description</b>	1418 Washington Street East, Charleston, WV 25301

	<b>Planned Activities</b>	The National Objective is Low/mod limited clientele benefit (LMC). The HUD Matrix Code is 05F Substance Abuse Services.
<b>22.</b>	<b>Project Name</b>	<b>HOME Administration</b>
	<b>Target Area</b>	Charleston-Kanawha County HOME Consortium
	<b>Goals Supported</b>	AMS-1 Overall Coordination
	<b>Needs Addressed</b>	Administration, Planning, and Management Priority
	<b>Funding</b>	HOME: \$70,645.89
	<b>Description</b>	HOME funds will be used for the administration of the HOME Investment Partnership Program.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Other: 1 Organization.
	<b>Location Description</b>	105 McFarland St, Charleston, WV 25301
	<b>Planned Activities</b>	The HUD Matrix Code is 21A General Program Administration.
<b>23.</b>	<b>Project Name</b>	<b>HOME Project</b>
	<b>Target Area</b>	Charleston-Kanawha County HOME Consortium
	<b>Goals Supported</b>	HSS-1 Homeownership
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	HOME: \$529,844.16
	<b>Description</b>	HOME funds will be allocated to qualified persons/families in the City of Charleston and Kanawha County to assist first-time homebuyers with downpayment, closing costs, and mortgage subsidies.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Direct financial assistance to homebuyers. Household / Housing Units to be Assisted: 15.
	<b>Location Description</b>	Various addresses
	<b>Planned Activities</b>	The National Objective is Low/mod housing benefit (LMH). The HUD Matrix Code is 13B Homeownership Assistance.
<b>24.</b>	<b>Project Name</b>	<b>HOME CHDO Set-aside</b>
	<b>Target Area</b>	Charleston-Kanawha County HOME Consortium
	<b>Goals Supported</b>	HSS-3 Housing Construction

	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	HOME: \$105,968.83
	<b>Description</b>	HOME funds will be allocated to qualified Community Housing Development Organizations (CHDOs) in the City of Charleston and Kanawha County.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeowner housing added. Household / Housing Units to be Assisted: 1.
	<b>Location Description</b>	Various addresses.
	<b>Planned Activities</b>	The National Objective is Low/mod housing benefit (LMH). The HUD Matrix Code is 13B Homeownership Assistance.

**Table 59 – Project Summary**

## AP-50 Geographic Distribution – 91.220(f)

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

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

### Geographic Distribution

Target Area	Percentage of Funds
Low/mod areas	0.0%
Citywide	68.0%
Charleston-Kanawha County Consortium	32.0%

Table 60 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

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

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

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

- Public Services activities are provided to social service organizations principally serving low-



income persons or whose clientele qualify under the presumed benefit category of HUD's regulations.

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

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

- |                             |                               |
|-----------------------------|-------------------------------|
| • CT 1, BG 1: 78.1% low/mod | • CT 9, BG 1: 68.3% low/mod   |
| • CT 2, BG 1: 63.4% low/mod | • CT 11, BG 3: 73.6% low/mod  |
| • CT 3, BG 2: 58.3% low/mod | • CT 11, BG 4: 56.8% low/mod  |
| • CT 5, BG 2: 57.6% low/mod | • CT 12, BG 1: 57.4% low/mod  |
| • CT 6, BG 2: 81.6% low/mod | • CT 13, BG 1: 59.6% low/mod  |
| • CT 6, BG 4: 63.8% low/mod | • CT 13, BG 3: 51.2% low/mod  |
| • CT 7, BG 2: 73.1% low/mod | • CT 13, BG 4: 62.2% low/mod  |
| • CT 7, BG 3: 58.9% low/mod | • CT 110, BG 3: 63.4% low/mod |
| • CT 8, BG 1: 70.9% low/mod |                               |

### Discussion

Not Applicable.

## Affordable Housing

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

#### Introduction

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

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

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

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

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

#### Discussion

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

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

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

### **Introduction**

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

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

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

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

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

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

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

HUD recently published a Resident Council and Housing Authority Case Study featuring the Charleston-Kanawha Housing Authority and the Orchard Manor Resident Council. This document is intended to model high-quality interactions between PHAs and Resident Advisory Boards (RABs). In the document, CKHA noted that there are currently six active resident councils including one at each of the senior high-

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

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

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

**Discussion**

Not Applicable.

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

### **Introduction**

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

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

### **Homeless Priority**

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

#### **Goals:**

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

### **Other Special Needs Priority**

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

#### **Goals:**

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

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

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

**Addressing the emergency shelter and transitional housing needs of homeless persons**

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

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

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

The KVC continues to use the Housing First Model to rapidly provide housing for homeless individuals to more effectively help treat the underlying causes of homelessness. As defined by the National Alliance to

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

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

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

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

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

Once an individual is on the CAT roster or another supportive services team roster, their needs are individually reviewed and assessed through the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) system and the individual is connected with the services that they need to be

permanently housed and thrive in their community. This includes access to various resources, employment programs, primary care, mental health, or other specific needs identified by the team.

**Discussion**

Not Applicable.



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

### Introduction

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

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

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

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

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

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

**Discussion**

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

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

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

### **Introduction**

The City of Charleston has developed the following actions addressing obstacles to meeting underserved needs, fostering and maintaining affordable housing, reducing lead-based hazards, reducing the number of poverty-level families, developing institutional structures, and enhancing coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

Despite efforts made by the city and social service providers, several significant obstacles to meeting underserved needs remain. Because resources are scarce, funding becomes the greatest obstacle. Insufficient resources hinder maintenance and limit the availability of funding to the many worthy public service programs, activities, and agencies. Planning and effective use of these limited resources will prove critical in addressing Charleston's needs and improving the quality of life of its residents. The following obstacles need to be overcome to meet underserved needs:

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

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

- **CD-25-03 ADA Curb Cuts.** CDBG funds will be used to provide for the replacement or installation of ADA accessible ramps throughout the city.
- **CD-25-04 Bream Neighborhood Shop - Washer and Dryer Replacements.** CDBG funds will be used to install three (3) replacement washer and dryer sets at Bream Neighborhood Shop.

- **CD-25-05 Sojourner's Shelter Renovations.** CDBG funds will be used to renovate and modernize the Sojourner's Shelter, which is a city-owned building.
- **CD-25-06 Bob Burdette Center - Afterschool Program.** CDBG funds will be used to provide funding for direct provider salaries, benefits, and payroll tax expenses in supporting after-school programming.
- **CD-25-08 CKHA - Wellness Navigator.** CDBG funds will be used to assist with salaries, benefits, and payroll tax expenses for the Wellness Navigator.
- **CD-25-09 Covenant House - Homeless Outreach.** CDBG funds will be used to assist with direct provider salaries, benefits, and payroll tax expenses in supporting services for the homeless and people with AIDS.
- **CD-25-10 Daymark - Patchwork.** CDBG funds will be used for the Patchwork Program to assist with direct provider salaries, benefits, and payroll tax expenses in supporting the crisis intervention center and shelter for youth.
- **CD-25-11 Kanawha Valley Collective - Identification and Transportation.** CDBG funds will be used to assist homeless residents in obtaining birth certificates, identifications, and bus tickets.
- **CD-25-12 Kanawha Valley Fellowship Home - Utilities.** CDBG funds will be used to assist with utilities expenses to support the sober-living facility for men.
- **CD-25-13 Legal Aid - Charleston Legal Help for Renters Project.** CDBG funds will be used to provide legal assistance and referrals to individuals at risk of homelessness.
- **CD-25-14 Manna Meal - Food Insecurity Safetynet Program.** CDBG funds will be used to assist with food expenses to support the soup kitchen serving the homeless and low-income persons.
- **CD-25-15 Midian Community Center - Utilities.** CDBG funds will be used to assist with utilities expenses to support the community center serving low- to moderate-income students and young adults.
- **CD-25-16 Rea of Hope Fellowship Home - Utilities.** CDBG funds will be used to assist with halfway house utilities expenses serving women in recovery from alcohol and/or drug addiction.
- **CD-25-19 WV Health Right - Medical and Dental Supplies.** CDBG funds will be used to assist the health clinic with the purchase of medications, medical supplies, dental supplies, and consumables.
- **CD-25-20 YWCA Resolve - Utilities.** CDBG funds will be used to assist with utilities expenses to support the domestic violence shelter.
- **CD-25-21 YWCA Sojourner's Shelter.** CDBG funds will be used to assist with salary, benefits, payroll tax expenses in supporting the Sojourner's Shelter substance abuse counselor.

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

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

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

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

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

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

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

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

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determine whether proposed projects are exempt from some or all lead-based paint requirements.
- The level of Federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable standards established in 24 CFR Part 35, Subpart R.
- Required notices regarding lead-based paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and adhere to ongoing lead-based paint maintenance activities, when applicable.
- Program staff monitor owner compliance with ongoing lead-based paint maintenance activities.

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

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

**Actions planned to reduce the number of poverty-level families**

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

with outside agencies.

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

Planned economic development and anti-poverty programs include:

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

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

- **CD-25-04 Bream Neighborhood Shop - Washer and Dryer Replacements.** CDBG funds will be used to install three (3) replacement washer and dryer sets at Bream Neighborhood Shop.
- **CD-25-05 Sojourner's Shelter Renovations.** CDBG funds will be used to renovate and modernize the Sojourner's Shelter, which is a city-owned building.
- **CD-25-06 Bob Burdette Center - Afterschool Program.** CDBG funds will be used to provide funding for direct provider salaries, benefits, and payroll tax expenses in supporting after-school programming.
- **CD-25-08 CKHA - Wellness Navigator.** CDBG funds will be used to assist with salaries, benefits, and payroll tax expenses for the Wellness Navigator.
- **CD-25-09 Covenant House - Homeless Outreach.** CDBG funds will be used to assist with direct provider salaries, benefits, and payroll tax expenses in supporting services for the homeless and people with AIDS.
- **CD-25-10 Daymark - Patchwork.** CDBG funds will be used for the Patchwork Program to assist with direct provider salaries, benefits, and payroll tax expenses in supporting the crisis

intervention center and shelter for youth.

- **CD-25-11 Kanawha Valley Collective - Identification and Transportation.** CDBG funds will be used to assist homeless residents in obtaining birth certificates, identifications, and bus tickets.
- **CD-25-12 Kanawha Valley Fellowship Home - Utilities.** CDBG funds will be used to assist with utilities expenses to support the sober-living facility for men.
- **CD-25-13 Legal Aid - Charleston Legal Help for Renters Project.** CDBG funds will be used to provide legal assistance and referrals to individuals at risk of homelessness.
- **CD-25-14 Manna Meal - Food Insecurity Safetynet Program.** CDBG funds will be used to assist with food expenses to support the soup kitchen serving the homeless and low-income persons.
- **CD-25-15 Midian Community Center - Utilities.** CDBG funds will be used to assist with utilities expenses to support the community center serving low- to moderate-income students and young adults.
- **CD-25-16 Rea of Hope Fellowship Home - Utilities.** CDBG funds will be used to assist with halfway house utilities expenses serving women in recovery from alcohol and/or drug addiction.
- **CD-25-17 Religious Coalition for Community Renewal - Utilities.** CDBG funds will be used to assist with utilities expenses to support this 29-unit low-income apartment building.
- **CD-25-19 WV Health Right - Medical and Dental Supplies.** CDBG funds will be used to assist the health clinic with the purchase of medications, medical supplies, dental supplies, and consumables.
- **CD-25-21 YWCA Sojourner's Shelter.** CDBG funds will be used to assist with salary, benefits, payroll tax expenses in supporting the Sojourner's Shelter substance abuse counselor.

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

Effective implementation of the Consolidated Plan and Annual Action Plan involves a variety of agencies both in the community and in the region. Coordination and collaboration between agencies are important to ensure that the needs in the community are addressed. The key agencies involved in the implementation of the Plan as well as additional resources that may be available are described below.

#### **Public Sector:**

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



affordable housing within the community. The Housing Authority also administers the Housing Choice (Section 8) Voucher Program. The city will continue to work in close consultation with the Housing Authority regarding affordable housing issues and opportunities in Charleston.

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

#### **Non-Profit Agencies:**

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

- |   |  |
|---|--|
| • Appalachian Center for Independent Living | • Manna Meal                                       |
| • Appalachia Service Project                | • Mountain State Justice                           |
| • The Arc of the Three Rivers               | • NAACP  |
| • Catholic Charities West Virginia          | • Rebuilding Together Charleston                   |
| • Children's Home Society of West Virginia  | • Recovery Point West Virginia                     |
| • CommunityWorks in West Virginia           | • RCCR - Religious Coalition for Community Renewal |
| • Daymark                                   | • Salvation Army                                   |
| • Disability Rights of West Virginia        | • Union Mission                                    |
| • Goodwill Industries of Kanawha Valley     | • United Way of Central West Virginia              |
| • Greater Kanawha Valley Foundation         | • West Side Neighborhood Association               |
| • Habitat for Humanity of Kanawha & Putnam  | • YWCA Charleston                                  |
| • Kanawha Valley Collective (KVC)           | • West Virginia Women Work                         |
| • Kanawha Valley Fellowship Home            | • WV Health Right                                  |
| • Legal Aid of West Virginia                |  |

#### **Private Sector:**

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

member banks.

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

The City of Charleston is committed to continuing its participation and coordination with social service agencies, housing agencies, community and economic development agencies, County, Federal, and State agencies, as well as with the private and non-profit sectors, to serve the needs of target income individuals and families in the city. The city solicits funding requests for CDBG Program and HOME Program eligible projects and MOECD staff provides technical assistance for organizations seeking funds and for subrecipients allocated funds to undertaking eligible activities.

**Discussion**

Not Applicable.

## Program Specific Requirements

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

#### Introduction

The City of Charleston receives an annual allocation of CDBG and HOME funds. Since the City receives these Federal allocations the questions below have been completed, as they are applicable.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0.00
2. The amount of proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0.00
5. The amount of income from float-funded activities	\$0.00
<b>Total Program Income:</b>	<b>\$0.00</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	\$0.00
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

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

*The Charleston-Kanawha County HOME Consortium does not intend to use any other forms of investment other than those described in 24 CFR 92.205(b). Not applicable.*

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

*See attached Resale/Recapture Policy in the Appendices.*

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

*See Recapture Guidelines in Grantee Unique Appendices.*

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

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

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