



**MORGANTOWN**  
CITY CLERK

304-284-7439  
Morgantownwv.gov  
389 Spruce St.  
Morgantown, WV 26505

## **AGENDA**

### **CITY COUNCIL REGULAR MEETING**

City Hall Council Chambers, 389 Spruce Street, 2nd Floor, Morgantown, WV 26505

Tuesday, September 02, 2025, at 7:00 PM

This meeting will be broadcast live via YouTube at City of Morgantown - YouTube

<https://www.youtube.com/@CityofMorgantown/streams>

1. **PLEDGE:**
2. **CALL TO ORDER:**
3. **ROLL CALL:**
4. **APPROVAL OF MINUTES:**
  - A. August 26, 2025, Special Meeting Minutes
  - B. August 26, 2025, Regular Meeting Minutes
5. **CORRESPONDENCE:**
  - A.** All Star Community Award presentation - MPD Social Worker Kelly Rice
6. **PUBLIC HEARINGS:**
7. **UNFINISHED BUSINESS:**
  - A. Boards and Commissions
8. **PUBLIC PORTION WHICH SHALL BE SUBJECT TO RULES ESTABLISHED BY COUNCIL AND ADOPTED BY RESOLUTION:**
9. **SPECIAL COMMITTEE REPORTS:**
10. **CONSENT AGENDA:**
11. **NEW BUSINESS:**
  - A.** Consideration of **APPROVAL** of **A Resolution Approving a Substantial Amendment to the FY 2019, FY 2020, FY2023, and FY 2024 Annual Action Plans for the use of Community Development Block Grant (CDBG) Funds.**
  - B.** Consideration of **APPROVAL** of **A Resolution Setting Morgantown's Trick-or-Treat Date and Time for 2025, and future years.**

**12. CITY MANAGER'S REPORT:**

**13. REPORT FROM CITY CLERK:**

**14. REPORT FROM CITY ATTORNEY:**

**15. REPORT FROM COUNCIL MEMBERS:**

**16. EXECUTIVE SESSION:**

- A. Legal advice regarding operations and procedures of City boards and commissions (W. Va. Code 6-9A-4(b)(12))

**17. ADJOURNMENT:**

**For accommodations please call or text 304-288-7072**



# City Council Agenda Item Summary

Council Meeting Date: 09/02/2025

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**Item:** WVML All Star Community Award – Cost Savings, MPD Social Worker, Kelly Rice  
**Department:** Police / City Manager  
**Requested By:** Police Department  
**Strategic Goal:** Safe and Welcoming

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**Recommended Motion:** N/A

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**Item Summary:**

One of the significant challenges facing most police departments is the need to respond to repeat Calls for Service. Like so many others, our police department regularly responds to assist individuals battling Substance Use Disorder or mental health issues. Although officers have specialized training to help people in crisis, their ability to provide meaningful help is limited.

Chief Eric Powell identified this unmet need and created the position of department Social Worker. Ms. Kelly Rice was hired to proactively work with individuals directly and connect them to services. Ms. Rice is a licensed clinical social worker and has the knowledge and experience to truly make a difference. In the short time Ms. Rice has been with us, she has exceeded all expectations. Her work has eased the responsibilities of patrol officers while adding value where it matters most, the quality of life of our citizens. We are grateful for the impact Ms. Rice has made on this program and our community.

Ms. Rice’s work with those suffering from addiction, mental health issues, and homelessness is admirable. She interacts with those in need and works in collaboration with service providers to help find long-term and permanent solutions. These efforts have resulted in better outcomes for people that may be reluctant to speak with police and fail to connect with the proper services.

The City of Morgantown has been recognized by the West Virginia Municipal League and presented with the **All-Star Award** for Cost Savings for this program and approach. Ms. Rice is commended for her exceptional work on this program which brings significant value to the police department and our citizens.



# City Council Agenda Item Summary

Council Meeting Date: September 2, 2025

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**Item:** Resolution for Substantial Amendments to the Community Development Block Grant (CDBG) Annual Action Plans  
**Department:** City Manager  
**Requested By:** Robyn Hess, Grant Writer and Chris Fletcher, UDV  
**Strategic Goal:** Compassionate and Engaged; Excellent and Responsible

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**Recommended Motion:** Move to Approve a Resolution approving a Substantial Amendment to CDBG to the FY2019, FY2020, FY2023, and FY2024 Annual Action Plans for the use of Community Development Block Grant (CDBG) Funds.

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**Item Summary:**

The City of Morgantown receives an annual formula-based entitlement grant through the Department of Housing and Urban Development (HUD). The city is required to adopt Multi-Year and Annual Action Plans that outline the use of funding under this project. City Council approved the FY2025 CDBG Annual Action Plan, which is attached. HUD runs a timeliness test on grantees and certain criteria must be met. As a part of a response to this test, the City has been working through a Timeliness Workout Plan, which was submitted and approved by HUD, to ensure compliance with the funding requirements.

Amendments to prior years annual action plans are required. This plan allows for the realignment of funds away from projects that are unlikely to meet deadlines or other requirements under the program to ones that can meet community priorities and other requirements. These projects meet the Consolidated Plan goals, respond to changing conditions, capitalize on new opportunities, maximize program efficiency and effectiveness, and maintain compliance with HUD regulations.

A public hearing notice was published in the newspaper on Wednesday July 30, 2025. A public display explaining the proposed substantial amendment was on display at City Offices, the Library, and BOPARC offices. **A public hearing was held on Tuesday, August 19<sup>th</sup>. (STATEMENT ABOUT FEEDBACK IF ANY).** Attached to this agenda item is the proposed Resolution, the public notice and the public display that outlines the specifics of the proposed amendment.



## City Council Agenda Item Summary

There were two CDBG activities allocated prior year fundings that were either slow to implement or later found to be ineligible for CDBG funding.

The first program is related to using CDBG to address slum and blighted conditions through the demolition of condemned structures. The City received approval to use CDBG funds to demolish the downtown Bartlett House structure. HUD had asked if the city could contribute monies to demo and clear the Barlett House, and at the time there was not another funding source available for this project. The City, after a year of discussion, received authority to utilize these funds for the demolition. This project is taking place at the present time with a scheduled substantial completion of September 8.

The second program was related to the acquisition and development of a Pocket Park. The City previously identified a site at the corner of White Ave. and Hitchens Street. Following site selection, the US Census Bureau revised census tract and block group boundaries, making this site no longer in a Low/Moderate income block and ineligible for the use of these funds. This determination came after working on this project for approximately 16 months.

Alternatively, a site has been identified as the Lower Greenmont Neighborhood Greenspace Improvement, as approved in the FY2025 Annual Plan as well. This greenspace will be between Pennsylvania Ave and Deckers Creek. The proposed substantial amendment includes allocation to this proposed greenspace as well as reconstruction of portions of Pennsylvania Ave and Deckers Creek Ave to support this redevelopment.

While still in the planning phase, the initial phase of the improvements will focus on clearing overgrown brush and removing dead and/or hazardous trees to enhance visibility and improve access to Deckers Creek and the site in general. We will conduct site grading across the area and adjacent hillside to provide structural support for the existing sidewalks and roadway above. This will help us minimize the use of retaining walls and help control cost. Given that the location is within a designated floodplain, the inclusion of permanent structures will be minimal. Conceptual improvements may include the development of walking trails and pathways throughout the area and along the creek bank to encourage recreational use and connectivity. A gazebo or picnic shelter may be possible for the upper portion of the greenspace, which lies outside the floodplain and is suitable for such amenities. Additionally, the project team is evaluating options to provide access to the existing bridge abutments, with the long-term goal of



## City Council Agenda Item Summary

establishing a pedestrian crossing over Deckers Creek. This crossing could create a vital link to the Valley Crossing area, enhancing neighborhood connectivity and accessibility.

The project team is planning to meet with neighborhood residents (September 17) following City Council's approval of the CDBG Substantial Amendment funding the project to gather input on what improvements would be desired, given floodplain development constraints. In addition to desirable passive greenspace development, the proposed project presents a unique opportunity to protect and preserve a critical floodplain area. In the planning process, staff will also engage with BOPARC.

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**Fiscal Impact:** Approval of the Substantial Amendments will not increase the City's total CDBG entitlement allocation. The amendments reallocate previously awarded CDBG funds among eligible projects and activities in accordance with federal regulations. No additional General Fund resources are required. The fiscal impact is limited to the redistribution of existing grant funds, which adjusts project scopes and timelines but does not affect the overall grant award. Further, the proposed Substantial Amendments advance timely expenditure of grant funds and continued future CDBG annual formula-based entitlement allocations.

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**A RESOLUTION OF THE COUNCIL OF THE CITY OF MORGANTOWN, MONONGALIA COUNTY APPROVING AND AUTHORIZING THE SUBMITTAL TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) OF SUBSTANTIAL AMENDMENTS TO THE FY 2019, FY 2020, FY 2023, AND FY 2024 ANNUAL ACTION PLANS FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS**

**WHEREAS**, under Title I of the Housing and Community Development Act of 1974, as amended, the Secretary of the U.S. Department of Housing and Urban Development is authorized to extend financial assistance to communities in the prevention or elimination of slums or urban blight, or activities which will benefit low- and moderate-income persons, or other urgent community development needs; and

**WHEREAS**, the City of Morgantown had previously approved the budgets and Annual Action Plans for Fiscal Years 2019, 2020, 2023, 2024, which proposed how entitlement grant funds would be expended to address the housing and community development needs identified in the City's Five-Year Consolidated Plan; and

**WHEREAS**, HUD permits grant recipients to revise and amend its previous budgets and Annual Action Plans; and

**WHEREAS**, in accordance with the Federal Regulations governing the CDBG Program, certain changes and revisions to an Annual Action Plan may be considered a Substantial Amendment as outlined in the City of Morgantown's Citizen Participation Plan; and

**WHEREAS**, a draft of the Substantial Amendments to the FY 2019, FY 2020, FY 2023 and FY 2024 Annual Action Plans was on public display from July 31, 2025 through August 29, 2025 and the City held a public hearing on August 19, 2025 concerning said amendments, and the comments of various agencies, groups, and citizens were taken into consideration in the preparation of the final Substantial Amendment document.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MORGANTOWN, MONONGALIA COUNTY, WEST VIRGINIA, AS FOLLOWS:**

**SECTION 1.** That the amended Annual Action Plans for the Fiscal Years 2019, 2020, 2023 and 2024 concerning the use of CDBG funds is hereby in all respects approved as presented, which includes the following:

**Amended FY 2019 Annual Action Plan CDBG Activities:**

- 2019 Uncommitted Funds. Reallocate \$24,327.63 in 2019 CDBG funds to a new project/activity entitled Lower Greenmont Neighborhood Park Improvements.

- CD-19-07 Lower Greenmont Neighborhood Park Improvements. Create a new multi-year project/activity and allocate \$24,327.63 in 2019 CDBG funds to the new line-item budget. The Lower Greenmont Neighborhood Park Improvements will consist of the following: acquisition of property, closing costs, attorney fees, appraisal services, architectural/engineering fees, surveys, demolition, site cleanup, grading, clearing and grubbing, fencing, retaining walls, walking path, installation of benches and trash receptacles, pavilion, planting, sidewalk, lighting, and construction of ADA parking space.

**Amended FY 2020 Annual Action Plan CDBG Activities:**

- 2020 Uncommitted Funds. Reallocate \$4,914 in 2020 CDBG funds to a new project/activity entitled Lower Greenmont Neighborhood Park Improvements.
- CD-20-07 Lower Greenmont Neighborhood Park Improvements. Create a new multi-year project/activity and allocate \$4,914 in 2020 CDBG funds to the new line-item budget. The Lower Greenmont Neighborhood Park Improvements will consist of the following: acquisition of property, closing costs, attorney fees, appraisal services, architectural/engineering fees, surveys, demolition, site cleanup, grading, clearing and grubbing, fencing, retaining walls, walking path, installation of benches and trash receptacles, pavilion, planting, sidewalk, lighting, and construction of ADA parking spaces.

**Amended FY 2023 Annual Action Plan CDBG Activities:**

- CD-23-03 Acquisition and Development of a Pocket Park. Reallocate \$242,860 in 2023 CDBG funds to a new project/activity entitled Lower Greenmont Neighborhood Park Improvements.
- CD-23-05 Lower Greenmont Neighborhood Park Improvements. Create a new multi-year project/activity and allocate \$242,860 in 2023 CDBG funds to the new line-item budget. The Lower Greenmont Neighborhood Park Improvements will consist of the following: acquisition of property, closing costs, attorney fees, appraisal services, architectural/engineering fees, surveys, demolition, site cleanup, grading, clearing and grubbing, fencing, retaining walls, walking path, installation of benches and trash receptacles, pavilion, planting, sidewalk, lighting, and construction of ADA parking spaces.

**Amended FY 2024 Annual Action Plan CDBG Activities:**

- CD-24-04 Demolition/Clearance. Reallocate \$41,984 in 2024 CDBG funds from this project/activity and reprogram these funds to a new project/activity entitled Reconstruction of Pennsylvania and Deckers Creek Avenues and the new line-item budget amount will be \$58,016.

- CD-24-05 Acquisition and Development of a Pocket Park. Reallocate \$239,422 in 2024 CDBG funds to a new project/activity entitled Reconstruction of Pennsylvania and Deckers Creek Avenues.
- CD-24-06 Reconstruction of Pennsylvania and Deckers Creek Avenues. Create a new multi-year project/activity and allocate \$281,406 in 2024 CDBG funds to the new line-item budget. The Reconstruction of Pennsylvania and Deckers Creek Avenues will consist of the following: street lighting, sidewalks, roadway reconstruction, storm sewer inlets, retaining walls, ADA curb cuts, curbs, and engineering design and inspection fees, etc.

**SECTION 2.** That the City Manager, on behalf of the City of Morgantown, West Virginia, is authorized to sign and submit the Substantial Amendments to the FY 2019, FY 2020, FY 2023 and FY 2024 Annual Action Plans to the U.S. Department of Housing and Urban Development. The City Clerk is hereby directed to file a copy of said Substantial Amendments with the Official Minutes of this regular meeting of City Council.

**SECTION 3.** That the City Manager, on behalf the City of Morgantown, West Virginia, is AUTHORIZED to provide assurances and/or certifications as required by the Housing and Community Development Act of 1974, as amended; and any other supplemental information or revised data which the U.S. Department of Housing and Urban Development may request in review of the City’s subject Substantial Amendments.

**ADOPTED INTO A RESOLUTION THIS 2<sup>nd</sup> DAY OF SEPTEMBER 2025 BY THE COUNCIL OF THE CITY OF MORGANTOWN, WEST VIRGINIA.**

IN WITNESS WHEREOF, I, Danielle Trumble, Mayor of the City of Morgantown, West Virginia have hereunto set my hand and caused the Official Seal of the City of Morgantown to be affixed this 2<sup>nd</sup> day of September 2025.

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Danielle Trumble, Mayor

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Christine Wade, City Clerk

**NOTICE OF PUBLIC HEARING  
CITY OF MORGANTOWN, WEST VIRGINIA  
SUBSTANTIAL AMENDMENTS TO THE FY 2019, 2020,  
FY 2023, AND FY 2024 ANNUAL ACTION PLANS  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**

The purpose of this notice is to present Substantial Amendments to the City of Morgantown's FY 2019, 2020, FY 2023, and FY 2024 Annual Action Plans for the use of Community Development Block Grant (CDBG) funds.

Notice is also hereby given that the City of Morgantown, West Virginia will hold a public hearing on Tuesday, August 19, 2025, at 10 a.m., prevailing time, in the first-floor conference room at 430 Spruce Street, Morgantown, WV 26505 on the proposed Substantial Amendments. The conference room and 430 Spruce Street are accessible to persons with physical disabilities. If special arrangements are needed to accommodate any persons with disabilities, those with hearing or vision impairments, or those with limited English proficiency, in order for them to participate in the public hearing, please contact Ms. Robyn Hess, City Grant Writer, City of Morgantown, at (304) 284-7479, [rhess@morgantownwv.gov](mailto:rhess@morgantownwv.gov), to make those arrangements, or for persons who may have a hearing impediment, please contact 7-1-1 for the TTY/TTD relay. If requested, a foreign language and/or sign language interpreter will be provided if the City is notified three (3) days in advance of the meeting.

The purpose of this public hearing is to present Substantial Amendments to the City's FY 2019, 2020, FY 2023, and FY 2024 Annual Action Plans for the use of CDBG funds. In accordance with program regulations, the City is allowed to make substantial amendments to its Annual Action Plans and Budgets in accordance with the City's Citizen Participation Plan. The city has determined that it is necessary to amend the approved CDBG program budgets for the previously approved FY 2019, 2020, FY 2023, and FY 2024 Annual Action Plans. These funds will be reprogrammed from previously approved projects/activities to new projects/activities. These are considered substantial amendments in accordance with the City's Citizen Participation Plan as the following applies: change in allocation priorities and proposing undertakings not previously described in the Annual Action Plan.

**Amended FY 2019 Annual Action Plan CDBG Activities:**

- 2019 Uncommitted Funds. Reallocate \$24,327.63 in 2019 CDBG funds to a new project/activity entitled Lower Greenmont Neighborhood Park Improvements.
- CD-19-07 Lower Greenmont Neighborhood Park Improvements. Create a new multi-year project/activity and allocate \$24,327.63 in 2019 CDBG funds to the new line-item budget. The Lower Greenmont Neighborhood Park Improvements will consist of the following: acquisition of property, closing costs, attorney fees, appraisal services, architectural/engineering fees, surveys, demolition, site cleanup, grading, clearing and grubbing, fencing, retaining walls, walking path, installation of benches and trash receptacles, pavilion, planting, sidewalk, lighting, and construction of ADA parking space.

**Amended FY 2020 Annual Action Plan CDBG Activities:**

- 2020 Uncommitted Funds. Reallocate \$4,914 in 2020 CDBG funds to a new project/activity entitled Lower Greenmont Neighborhood Park Improvements.

- CD-20-07 Lower Greenmont Neighborhood Park Improvements. Create a new multi-year project/activity and allocate \$4,914 in 2020 CDBG funds to the new line-item budget. The Lower Greenmont Neighborhood Park Improvements will consist of the following: acquisition of property, closing costs, attorney fees, appraisal services, architectural/engineering fees, surveys, demolition, site cleanup, grading, grading, clearing and grubbing, fencing, retaining walls, walking path, installation of benches and trash receptacles, pavilion, planting, sidewalk, lighting, and construction of ADA parking spaces.

**Amended FY 2023 Annual Action Plan CDBG Activities:**

- CD-23-03 Acquisition and Development of a Pocket Park. Reallocate \$242,860 in 2023 CDBG funds to a new project/activity entitled Lower Greenmont Neighborhood Park Improvements.
- CD-23-05 Lower Greenmont Neighborhood Park Improvements. Create a new multi-year project/activity and allocate \$242,860 in 2023 CDBG funds to the new line-item budget. The Lower Greenmont Neighborhood Park Improvements will consist of the following: acquisition of property, closing costs, attorney fees, appraisal services, architectural/engineering fees, surveys, demolition, site cleanup, grading, grading, clearing and grubbing, fencing, retaining walls, walking path, installation of benches and trash receptacles, pavilion, planting, sidewalk, lighting, and construction of ADA parking spaces.

**Amended FY 2024 Annual Action Plan CDBG Activities:**

- CD-24-04 Demolition/Clearance. Reallocate \$41,984 in 2024 CDBG funds from this project/activity and reprogram these funds to a new project/activity entitled Reconstruction of Pennsylvania and Deckers Creek Avenues and the new line-item budget amount will be \$58,016.
- CD-24-05 Acquisition and Development of a Pocket Park. Reallocate \$239,422 in 2024 CDBG funds to a new project/activity entitled Reconstruction of Pennsylvania and Deckers Creek Avenues.
- CD-24-06 Reconstruction of Pennsylvania and Deckers Creek Avenues. Create a new multi-year project/activity and allocate \$281,406 in 2024 CDBG funds to the new line-item budget. The Reconstruction of Pennsylvania and Deckers Creek Avenues will consist of the following: street lighting, sidewalks, roadway reconstruction, storm sewer inlets, retaining walls, ADA curb cuts, curbs, and engineering design and inspection fees, etc.

In accordance with the regulations and requirements of the U.S. Department of Housing and Urban Development (HUD), these Substantial Amendments will be on public display for review and comment for a period of thirty (30) days, beginning Thursday, July 31, 2025. The Substantial Amendments will be available for review on the City of Morgantown website at <http://www.morgantownwv.gov/>, as well as at the following locations:

**City of Morgantown**  
430 Spruce Street  
Morgantown, WV 26505  
**BOPARC Senior Center**  
287 Eureka Drive  
Morgantown, WV 26505

**Morgantown City Library**  
373 Spruce Street  
Morgantown, WV 26505  
**BOPARC Office**  
Marilla Park  
Morgantown, WV 26505

Written or oral comments are to be directed to Ms. Robyn Hess, Grant Writer by email to [rhess@morgantownwv.gov](mailto:rhess@morgantownwv.gov), by mail to the City Manager's Office, 430 Spruce Street, Morgantown, WV 26505, or by phone at (304) 284-7479 or 7-1-1 for persons with hearing or speech impairments. All comments received by 4 p.m., prevailing time, on Friday, August 29, 2025 will be considered by the City of Morgantown prior to submitting these Substantial Amendments to City Council for approval at their Tuesday, September 2, 2025, Regular Meeting. Once approved, the city intends to submit these Substantial Amendments to HUD on or after September 3, 2025.

All interested residents are encouraged to attend this public hearing and they will be given the opportunity to present oral or written testimony concerning the proposed substantial amendments to the use of CDBG funds under the FY 2019, 2020, FY 2023, and FY 2024 Annual Action Plans.

**Jamie Miller, City Manager**  
City of Morgantown

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**END**

**Publish Once: WED, 30 JUL 2025**

**Affidavit of Publication Required**

# CITY OF MORGANTOWN, WEST VIRGINIA



**SUBSTANTIAL AMENDMENTS TO THE  
FY 2019, FY 2020, FY 2023, and FY 2024 ANNUAL ACTION PLANS  
FOR THE USE OF  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS**

**SUBMITTED BY:**

City Manager's Office  
City of Morgantown  
389 Spruce Street  
Morgantown, WV 26505

**SUBMITTED TO:**

U.S. Department of Housing & Urban Development  
Community Planning and Development  
William S. Moorhead Federal Building  
1000 Liberty Avenue, Suite 1000  
Pittsburgh, PA 15222





## A. EXECUTIVE SUMMARY

It is necessary for the City of Morgantown to process “Substantial Amendments” to the City’s FY 2019, 2020, 2023, and 2024 Annual Action Plans for the use of Community Development Block Grant (CDBG) funds. In accordance with CDBG Program Regulations, the City is allowed to make Substantial Amendments to its Annual Plans and Budgets in accordance with the City’s Citizen Participation Plan.

The City has determined that it is necessary to amend the previously approved CDBG program years’ budgets. These are considered substantial amendments in accordance with the City’s Citizen Participation Plan as the following applies: change in allocation priorities and proposing undertakings not previously described in the Annual Action Plan.

### **Amended FY 2019 Annual Action Plan CDBG Activities:**

- 2019 Uncommitted Funds. Reallocate \$24,327.63 in 2019 CDBG funds to a new project/activity entitled Lower Greenmont Neighborhood Park Improvements.
- CD-19-07 Lower Greenmont Neighborhood Park Improvements. Create a new multi-year project/activity and allocate \$24,327.63 in 2019 CDBG funds to the new line-item budget. The Lower Greenmont Neighborhood Park Improvements will consist of the following: acquisition of property, closing costs, attorney fees, appraisal services, architectural/engineering fees, surveys, demolition, site cleanup, grading, clearing and grubbing, fencing, retaining walls, walking path, installation of benches and trash receptacles, pavilion, planting, sidewalk, lighting, and construction of ADA parking space.

### **Amended FY 2020 Annual Action Plan CDBG Activities:**

- 2020 Uncommitted Funds. Reallocate \$4,914 in 2020 CDBG funds to a new project/activity entitled Lower Greenmont Neighborhood Park Improvements.
- CD-20-07 Lower Greenmont Neighborhood Park Improvements. Create a new multi-year project/activity and allocate \$4,914 in 2020 CDBG funds to the new line-item budget. The Lower Greenmont Neighborhood Park Improvements will consist of the following: acquisition of property, closing costs, attorney fees, appraisal services, architectural/engineering fees, surveys, demolition, site cleanup, grading, clearing and grubbing, fencing, retaining walls, walking path, installation of benches and trash receptacles, pavilion, planting, sidewalk, lighting, and construction of ADA parking spaces.



**Amended FY 2023 Annual Action Plan CDBG Activities:**

- CD-23-03 Acquisition and Development of a Pocket Park. Reallocate \$242,860 in 2023 CDBG funds to a new project/activity entitled Lower Greenmont Neighborhood Park Improvements.
- CD-23-05 Lower Greenmont Neighborhood Park Improvements. Create a new multi-year project/activity and allocate \$242,860 in 2023 CDBG funds to the new line-item budget. The Lower Greenmont Neighborhood Park Improvements will consist of the following: acquisition of property, closing costs, attorney fees, appraisal services, architectural/engineering fees, surveys, demolition, site cleanup, grading, clearing and grubbing, fencing, retaining walls, walking path, installation of benches and trash receptacles, pavilion, planting, sidewalk, lighting, and construction of ADA parking spaces.

**Amended FY 2024 Annual Action Plan CDBG Activities:**

- CD-24-04 Demolition/Clearance. Reallocate \$41,984 in 2024 CDBG funds from this project/activity and reprogram these funds to a new project/activity entitled Reconstruction of Pennsylvania and Deckers Creek Avenues and the new line-item budget amount will be \$58,016.
- CD-24-05 Acquisition and Development of a Pocket Park. Reallocate \$239,422 in 2024 CDBG funds to a new project/activity entitled Reconstruction of Pennsylvania and Deckers Creek Avenues.
- CD-24-06 Reconstruction of Pennsylvania and Deckers Creek Avenues. Create a new multi-year project/activity and allocate \$281,406 in 2024 CDBG funds to the new line-item budget. The Reconstruction of Pennsylvania and Deckers Creek Avenues will consist of the following: street lighting, sidewalks, roadway reconstruction, storm sewer inlets, retaining walls, ADA curb cuts, curbs, and engineering design and inspection fees, etc.



**CITY OF MORGANTOWN, WV SUBSTANTIAL AMENDMENTS  
FY 2019, 2020, 2023, AND 2024 PROGRAM YEARS – CDBG Funds**

| <b>CD-19-07</b>  |   |
|--|---|
| <b>Project Name</b>  | <b>Lower Greenmont Neighborhood Park Improvements</b>   |
| <b>Target Area</b>   | Citywide  |
| <b>Goals Supported</b>   | CDS-1 Community Facilities  |
| <b>Needs Addressed</b>   | Community Development Strategy  |
| <b>Funding</b>   | CDBG: \$24,327.63   |
| <b>Description</b>   | CDBG funds will be used for the development of a neighborhood park in Lower Greenmont. The project will include the acquisition of property, closing costs, attorney fees, appraisal services, architectural/engineering fees, surveys, demolition, site cleanup, grading, clearing and grubbing, fencing, retaining walls, walking path, installation of benches and trash receptacles, pavilion, planting, sidewalk, lighting, and construction of ADA parking space. (Multi-year Activity) |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 2,010 people  |
| <b>Location Description</b>  | Service Area: C.T. 109.1, B.G. 2 and 4  |
| <b>Planned Activities</b>  | The national objective is Low/Mod Area Benefit (LMA).<br>The matrix code is 03F – Parks, Recreational Facilities 570.201(c).  |
| <b>CD-20-07</b>  |   |
| <b>Project Name</b>  | <b>Lower Greenmont Neighborhood Park Improvements</b>   |
| <b>Target Area</b>   | Citywide  |
| <b>Goals Supported</b>   | CDS-1 Community Facilities  |
| <b>Needs Addressed</b>   | Community Development Strategy  |
| <b>Funding</b>   | CDBG: \$4,914.00  |
| <b>Description</b>   | CDBG funds will be used for the development of a neighborhood park in Lower Greenmont. The project will include the acquisition of property, closing costs, attorney fees, appraisal services, architectural/engineering fees, surveys, demolition, site cleanup, grading, clearing and grubbing, fencing, retaining walls, walking path, installation of benches and trash receptacles, pavilion, planting, sidewalk, lighting, and construction of ADA parking space. (Multi-year Activity) |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 2,010 people  |
| <b>Location Description</b>  | Service Area: C.T. 109.1, B.G. 2 and 4  |
| <b>Planned Activities</b>  | The national objective is Low/Mod Area Benefit (LMA).<br>The matrix code is 03F – Parks, Recreational Facilities 570.201(c).  |



**CITY OF MORGANTOWN, WV SUBSTANTIAL AMENDMENTS  
FY 2019, 2020, 2023, AND 2024 PROGRAM YEARS – CDBG Funds**

| <b>CD-23-05</b>  |   |
|--|---|
| <b>Project Name</b>  | <b>Lower Greenmont Neighborhood Park Improvements</b>   |
| <b>Target Area</b>   | Citywide  |
| <b>Goals Supported</b>   | CDS-1 Community Facilities  |
| <b>Needs Addressed</b>   | Community Development Strategy  |
| <b>Funding</b>   | CDBG: \$242,860.00  |
| <b>Description</b>   | CDBG funds will be used for the development of a neighborhood park in Lower Greenmont. The project will include the acquisition of property, closing costs, attorney fees, appraisal services, architectural/engineering fees, surveys, demolition, site cleanup, grading, clearing and grubbing, fencing, retaining walls, walking path, installation of benches and trash receptacles, pavilion, planting, sidewalk, lighting, and construction of ADA parking space. (Multi-year Activity) |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 2,010 people  |
| <b>Location Description</b>  | Service Area: C.T. 109.1, B.G. 2 and 4  |
| <b>Planned Activities</b>  | The national objective is Low/Mod Area Benefit (LMA).<br>The matrix code is 03F – Parks, Recreational Facilities 570.201(c).  |
| <b>CD-24-06</b>  |   |
| <b>Project Name</b>  | <b>Reconstruction of Pennsylvania and Deckers Creek Avenues</b>   |
| <b>Target Area</b>   | Citywide  |
| <b>Goals Supported</b>   | CDS-2 Infrastructure  |
| <b>Needs Addressed</b>   | Community Development Strategy  |
| <b>Funding</b>   | CDBG: \$281,406.00  |
| <b>Description</b>   | CDBG funds will be used for the reconstruction of those segments of Pennsylvania Avenue and Deckers Creek Avenue along the frontage of the Lower Greenmont Neighborhood Park Improvements project site. The project will include street lighting, sidewalks, roadway reconstruction, storm sewer inlets, retaining walls, ADA curb cuts, curbs, and engineering design and inspection fees, etc. (Multi-year Activity)  |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 1,225 people  |
| <b>Location Description</b>  | Service Area: C.T. 109.1, B.G. 4  |
| <b>Planned Activities</b>  | The national objective is Low/Mod Area Benefit (LMA).<br>The matrix code is 03K – Street Improvements 570.201(c).   |



## B. CITIZEN PARTICIPATION

The following notice is to be published in *Dominion Post* on Wednesday, July 30, 2025.

**NOTICE OF PUBLIC HEARING  
CITY OF MORGANTOWN, WEST VIRGINIA  
SUBSTANTIAL AMENDMENTS TO THE FY 2019, 2020,  
FY 2023, AND FY 2024 ANNUAL ACTION PLANS  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**

The purpose of this notice is to present Substantial Amendments to the City of Morgantown's FY 2019, 2020, FY 2023, and FY 2024 Annual Action Plans for the use of Community Development Block Grant (CDBG) funds.

Notice is also hereby given that the City of Morgantown, West Virginia will hold a public hearing on Tuesday, August 19, 2025 at 10 a.m., prevailing time, in the first floor conference room at 430 Spruce Street, Morgantown, WV 26505 on the proposed Substantial Amendments. The conference room and 430 Spruce Street are accessible to persons with physical disabilities. If special arrangements are needed to accommodate any persons with disabilities, those with hearing or vision impairments, or those with limited English proficiency, in order for them to participate in the public hearing, please contact Ms. Robyn Hess, City Grant Writer, City of Morgantown, at (304) 284-7479, [rhess@morgantownwv.gov](mailto:rhess@morgantownwv.gov), to make those arrangements, or for persons who may have a hearing impediment, please contact 7-1-1 for the TTY/TTD relay. If requested, a foreign language and/or sign language interpreter will be provided if the City is notified three (3) days in advance of the meeting.

The purpose of this public hearing is to present Substantial Amendments to the City's FY 2019, 2020, FY 2023, and FY 2024 Annual Action Plans for the use of CDBG funds. In accordance with program regulations, the City is allowed to make substantial amendments to its Annual Action Plans and Budgets in accordance with the City's Citizen Participation Plan. The City has determined that it is necessary to amend the approved CDBG program budgets for the previously approved FY 2019, 2020, FY 2023, and FY 2024 Annual Action Plans. These funds will be reprogrammed from previously approved projects/activities to new projects/activities. These are considered substantial amendments in accordance with the City's Citizen Participation Plan as the following applies: change in allocation priorities and proposing undertakings not previously described in the Annual Action Plan.

### **Amended FY 2019 Annual Action Plan CDBG Activities:**

- 2019 Uncommitted Funds. Reallocate \$24,327.63 in 2019 CDBG funds to a new project/activity entitled Lower Greenmont Neighborhood Park Improvements.
- CD-19-07 Lower Greenmont Neighborhood Park Improvements. Create a new multi-year project/activity and allocate \$24,327.63 in 2019 CDBG funds to the new line-item budget. The Lower Greenmont Neighborhood Park Improvements will consist of the following: acquisition of property, closing costs, attorney fees, appraisal services, architectural/engineering fees, surveys, demolition, site cleanup, grading, clearing and grubbing, fencing, retaining walls,



Item 11A.

**CITY OF MORGANTOWN, WV SUBSTANTIAL AMENDMENTS**  
**FY 2019, 2020, 2023, AND 2024 PROGRAM YEARS – CDBG Funds**

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walking path, installation of benches and trash receptacles, pavilion, planting, sidewalk, lighting, and construction of ADA parking space.

**Amended FY 2020 Annual Action Plan CDBG Activities:**

- 2020 Uncommitted Funds. Reallocate \$4,914 in 2020 CDBG funds to a new project/activity entitled Lower Greenmont Neighborhood Park Improvements.
- CD-20-07 Lower Greenmont Neighborhood Park Improvements. Create a new multi-year project/activity and allocate \$4,914 in 2020 CDBG funds to the new line-item budget. The Lower Greenmont Neighborhood Park Improvements will consist of the following: acquisition of property, closing costs, attorney fees, appraisal services, architectural/engineering fees, surveys, demolition, site cleanup, grading, clearing and grubbing, fencing, retaining walls, walking path, installation of benches and trash receptacles, pavilion, planting, sidewalk, lighting, and construction of ADA parking spaces.

**Amended FY 2023 Annual Action Plan CDBG Activities:**

- CD-23-03 Acquisition and Development of a Pocket Park. Reallocate \$242,860 in 2023 CDBG funds to a new project/activity entitled Lower Greenmont Neighborhood Park Improvements.
- CD-23-05 Lower Greenmont Neighborhood Park Improvements. Create a new multi-year project/activity and allocate \$242,860 in 2023 CDBG funds to the new line-item budget. The Lower Greenmont Neighborhood Park Improvements will consist of the following: acquisition of property, closing costs, attorney fees, appraisal services, architectural/engineering fees, surveys, demolition, site cleanup, grading, clearing and grubbing, fencing, retaining walls, walking path, installation of benches and trash receptacles, pavilion, planting, sidewalk, lighting, and construction of ADA parking spaces.

**Amended FY 2024 Annual Action Plan CDBG Activities:**

- CD-24-04 Demolition/Clearance. Reallocate \$41,984 in 2024 CDBG funds from this project/activity and reprogram these funds to a new project/activity entitled Reconstruction of Pennsylvania and Deckers Creek Avenues and the new line-item budget amount will be \$58,016.
- CD-24-05 Acquisition and Development of a Pocket Park. Reallocate \$239,422 in 2024 CDBG funds to a new project/activity entitled Reconstruction of Pennsylvania and Deckers Creek Avenues.
- CD-24-06 Reconstruction of Pennsylvania and Deckers Creek Avenues. Create a new multi-year project/activity and allocate \$281,406 in 2024 CDBG funds to the new line-item budget. The Reconstruction of Pennsylvania and Deckers Creek Avenues will consist of the following: street lighting, sidewalks, roadway reconstruction, storm sewer inlets, retaining walls, ADA curb cuts, curbs, and engineering design and inspection fees, etc.



**CITY OF MORGANTOWN, WV SUBSTANTIAL AMENDMENTS  
FY 2019, 2020, 2023, AND 2024 PROGRAM YEARS – CDBG Funds**

In accordance with the regulations and requirements of the U.S. Department of Housing and Urban Development (HUD), these Substantial Amendments will be on public display for review and comment for a period of thirty (30) days, beginning Thursday, July 31, 2025. The Substantial Amendments will be available for review on the City of Morgantown website at <http://www.morgantownwv.gov/>, as well as at the following locations:

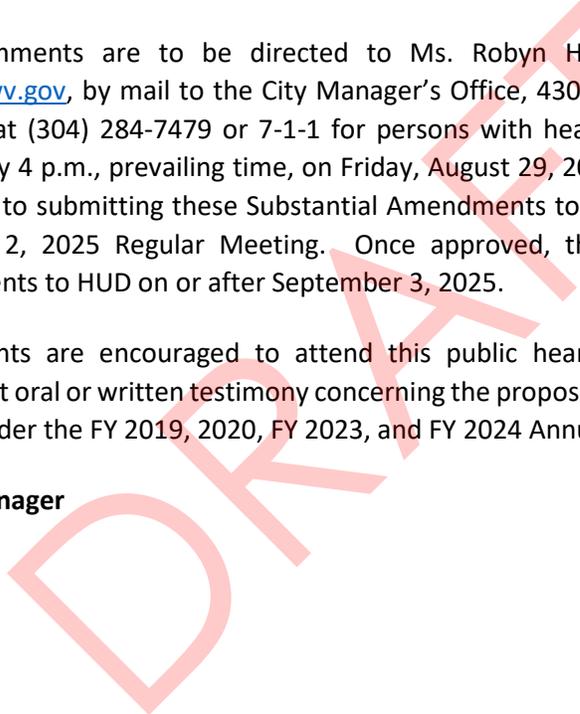
**City of Morgantown**  
430 Spruce Street  
Morgantown, WV 26505  
**BOPARC Senior Center**  
287 Eureka Drive  
Morgantown, WV 26505

**Morgantown City Library**  
373 Spruce Street  
Morgantown, WV 26505  
**BOPARC Office**  
Marilla Park  
Morgantown, WV 26505

Written or oral comments are to be directed to Ms. Robyn Hess, Grant Writer by email to [rhess@morgantownwv.gov](mailto:rhess@morgantownwv.gov), by mail to the City Manager’s Office, 430 Spruce Street, Morgantown, WV 26505, or by phone at (304) 284-7479 or 7-1-1 for persons with hearing or speech impairments. All comments received by 4 p.m., prevailing time, on Friday, August 29, 2025 will be considered by the City of Morgantown prior to submitting these Substantial Amendments to City Council for approval at their Tuesday, September 2, 2025 Regular Meeting. Once approved, the City intends to submit these Substantial Amendments to HUD on or after September 3, 2025.

All interested residents are encouraged to attend this public hearing and they will be given the opportunity to present oral or written testimony concerning the proposed substantial amendments to the use of CDBG funds under the FY 2019, 2020, FY 2023, and FY 2024 Annual Action Plans.

**Jamie Miller, City Manager**  
City of Morgantown





## C. RESOLUTION

The following Resolution will be proposed for consideration by the Morgantown City Council during its Regular Meeting on Tuesday, September 2, 2025.

### **A RESOLUTION OF THE COUNCIL OF THE CITY OF MORGANTOWN, MONONGALIA COUNTY APPROVING AND AUTHORIZING THE SUBMITTAL TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) OF SUBSTANTIAL AMENDMENTS TO THE FY 2019, FY 2020, FY 2023, AND FY 2024 ANNUAL ACTION PLANS FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS**

**WHEREAS**, under Title I of the Housing and Community Development Act of 1974, as amended, the Secretary of the U.S. Department of Housing and Urban Development is authorized to extend financial assistance to communities in the prevention or elimination of slums or urban blight, or activities which will benefit low- and moderate-income persons, or other urgent community development needs; and

**WHEREAS**, the City of Morgantown had previously approved the budgets and Annual Action Plans for Fiscal Years 2019, 2020, 2023, 2024, which proposed how entitlement grant funds would be expended to address the housing and community development needs identified in the City's Five-Year Consolidated Plan; and

**WHEREAS**, HUD permits grant recipients to revise and amend its previous budgets and Annual Action Plans; and

**WHEREAS**, in accordance with the Federal Regulations governing the CDBG Program, certain changes and revisions to an Annual Action Plan may be considered a Substantial Amendment as outlined in the City of Morgantown's Citizen Participation Plan; and

**WHEREAS**, a draft of the Substantial Amendments to the FY 2019, FY 2020, FY 2023 and FY 2024 Annual Action Plans was on public display from July 31, 2025 through August 29, 2025 and the City held a public hearing on August 19, 2025 concerning said amendments, and the comments of various agencies, groups, and citizens were taken into consideration in the preparation of the final Substantial Amendment document.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MORGANTOWN, MONONGALIA COUNTY, WEST VIRGINIA, AS FOLLOWS:**

**SECTION 1.** That the amended Annual Action Plans for the Fiscal Years 2019, 2020, 2023 and 2024 concerning the use of CDBG funds is hereby in all respects approved as presented, which includes the following:

#### **Amended FY 2019 Annual Action Plan CDBG Activities:**

- 2019 Uncommitted Funds. Reallocate \$24,327.63 in 2019 CDBG funds to a new project/activity entitled Lower Greenmont Neighborhood Park Improvements.



Item 11A.

**CITY OF MORGANTOWN, WV SUBSTANTIAL AMENDMENTS**  
**FY 2019, 2020, 2023, AND 2024 PROGRAM YEARS – CDBG Funds**

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- CD-19-07 Lower Greenmont Neighborhood Park Improvements. Create a new multi-year project/activity and allocate \$24,327.63 in 2019 CDBG funds to the new line-item budget. The Lower Greenmont Neighborhood Park Improvements will consist of the following: acquisition of property, closing costs, attorney fees, appraisal services, architectural/engineering fees, surveys, demolition, site cleanup, grading, clearing and grubbing, fencing, retaining walls, walking path, installation of benches and trash receptacles, pavilion, planting, sidewalk, lighting, and construction of ADA parking space.

**Amended FY 2020 Annual Action Plan CDBG Activities:**

- 2020 Uncommitted Funds. Reallocate \$4,914 in 2020 CDBG funds to a new project/activity entitled Lower Greenmont Neighborhood Park Improvements.
- CD-20-07 Lower Greenmont Neighborhood Park Improvements. Create a new multi-year project/activity and allocate \$4,914 in 2020 CDBG funds to the new line-item budget. The Lower Greenmont Neighborhood Park Improvements will consist of the following: acquisition of property, closing costs, attorney fees, appraisal services, architectural/engineering fees, surveys, demolition, site cleanup, grading, clearing and grubbing, fencing, retaining walls, walking path, installation of benches and trash receptacles, pavilion, planting, sidewalk, lighting, and construction of ADA parking spaces.

**Amended FY 2023 Annual Action Plan CDBG Activities:**

- CD-23-03 Acquisition and Development of a Pocket Park. Reallocate \$242,860 in 2023 CDBG funds to a new project/activity entitled Lower Greenmont Neighborhood Park Improvements.
- CD-23-05 Lower Greenmont Neighborhood Park Improvements. Create a new multi-year project/activity and allocate \$242,860 in 2023 CDBG funds to the new line-item budget. The Lower Greenmont Neighborhood Park Improvements will consist of the following: acquisition of property, closing costs, attorney fees, appraisal services, architectural/engineering fees, surveys, demolition, site cleanup, grading, clearing and grubbing, fencing, retaining walls, walking path, installation of benches and trash receptacles, pavilion, planting, sidewalk, lighting, and construction of ADA parking spaces.

**Amended FY 2024 Annual Action Plan CDBG Activities:**

- CD-24-04 Demolition/Clearance. Reallocate \$41,984 in 2024 CDBG funds from this project/activity and reprogram these funds to a new project/activity entitled Reconstruction of Pennsylvania and Deckers Creek Avenues and the new line-item budget amount will be \$58,016.
- CD-24-05 Acquisition and Development of a Pocket Park. Reallocate \$239,422 in 2024 CDBG funds to a new project/activity entitled Reconstruction of Pennsylvania and Deckers Creek Avenues.
- CD-24-06 Reconstruction of Pennsylvania and Deckers Creek Avenues. Create a new multi-year project/activity and allocate \$281,406 in 2024 CDBG funds to the new line-item budget. The



**CITY OF MORGANTOWN, WV SUBSTANTIAL AMENDMENTS  
FY 2019, 2020, 2023, AND 2024 PROGRAM YEARS – CDBG Funds**

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Reconstruction of Pennsylvania and Deckers Creek Avenues will consist of the following: street lighting, sidewalks, roadway reconstruction, storm sewer inlets, retaining walls, ADA curb cuts, curbs, and engineering design and inspection fees, etc.

**SECTION 2.** That the City Manager, on behalf of the City of Morgantown, West Virginia, is authorized to sign and submit the Substantial Amendments to the FY 2019, FY 2020, FY 2023 and FY 2024 Annual Action Plans to the U.S. Department of Housing and Urban Development. The City Clerk is hereby directed to file a copy of said Substantial Amendments with the Official Minutes of this regular meeting of City Council.

**SECTION 3.** That the City Manager, on behalf the City of Morgantown, West Virginia, is AUTHORIZED to provide assurances and/or certifications as required by the Housing and Community Development Act of 1974, as amended; and any other supplemental information or revised data which the U.S. Department of Housing and Urban Development may request in review of the City’s subject Substantial Amendments.

**ADOPTED INTO A RESOLUTION THIS 2<sup>nd</sup> DAY OF SEPTEMBER 2025 BY THE COUNCIL OF THE CITY OF MORGANTOWN, WEST VIRGINIA.**

IN WITNESS WHEREOF, I, Danielle Trumble, Mayor of the City of Morgantown, West Virginia have hereunto set my hand and caused the Official Seal of the City of Morgantown to be affixed this 2<sup>nd</sup> day of September 2025.

DRAFT

\_\_\_\_\_  
Danielle Trumble, Mayor

\_\_\_\_\_  
Christine Wade, City Clerk



# FY 2025 ANNUAL ACTION PLAN

DRAFT

## COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Adopted: **INSERT DATE**

Honorable Joe Abu-Ghannam, Mayor

Damien Davis, Interim City Manager

Emily Muzzarelli, Assistant City Manager

Robyn Hess, Grant Writer



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## Executive Summary

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

#### 1. Introduction

The City of Morgantown, West Virginia is a federal entitlement community under the U.S. Department of Housing & Urban Development's (HUD) Community Development Block Grant (CDBG) Program. In compliance with the HUD regulations, the City of Morgantown has prepared this FY 2025 Annual Action Plan for the period of July 1, 2025 through June 30, 2026. This Annual Action Plan is a strategic plan for the implementation of the city's federal grant entitlement programs for housing, community, and economic development within the City of Morgantown. This is the second Annual Action Plan under the city's FY 2024-2028 Five-Year Consolidated Plan.

The FY 2025 Annual Action Plan is a collaborative effort of the City of Morgantown, the community at large, social and human service agencies, housing providers, community development agencies, and economic development groups. The planning process was developed through public meetings, statistical data, review of the city's Comprehensive Plan, and other community plans.

During the FY 2025 Program Year, the City of Morgantown will receive the following Federal funds:

- **CDBG: \$470,309**

The City of Morgantown proposes to undertake the following activities with the FY 2025 CDBG Funds:

1. **General Administration: \$94,061**
2. **MAYSP - Intervention Services: \$22,000**
3. **Milan Puskar Health Right: \$8,000**

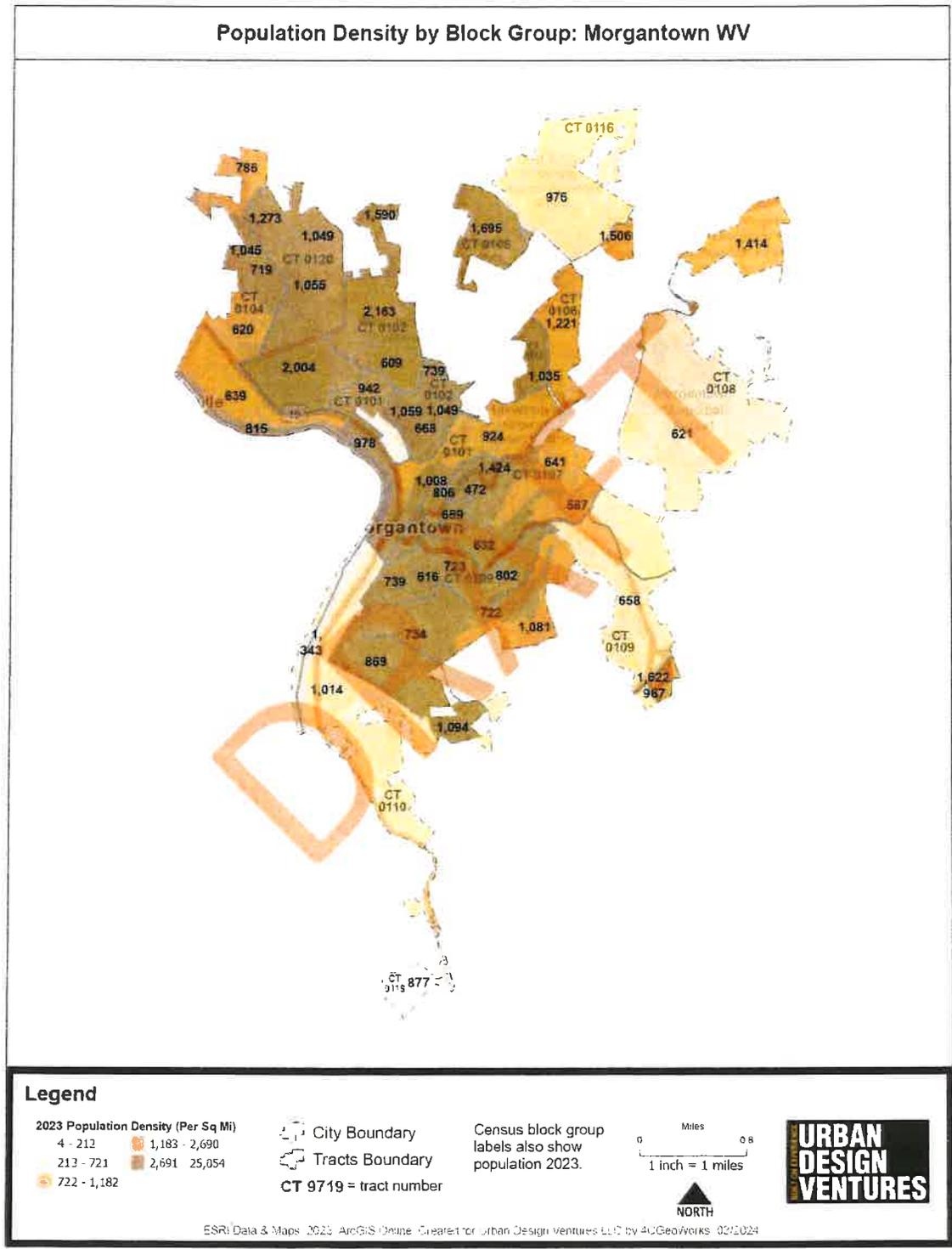
4. **Morgantown Meals on Wheels:** \$15,000
5. **Legal Aid of WV:** \$15,000
6. **Lower Greenmont Neighborhood Park:** \$236,248
7. **Pedestrian Crossing Accessibility Improvements:** \$80,000

### Maps

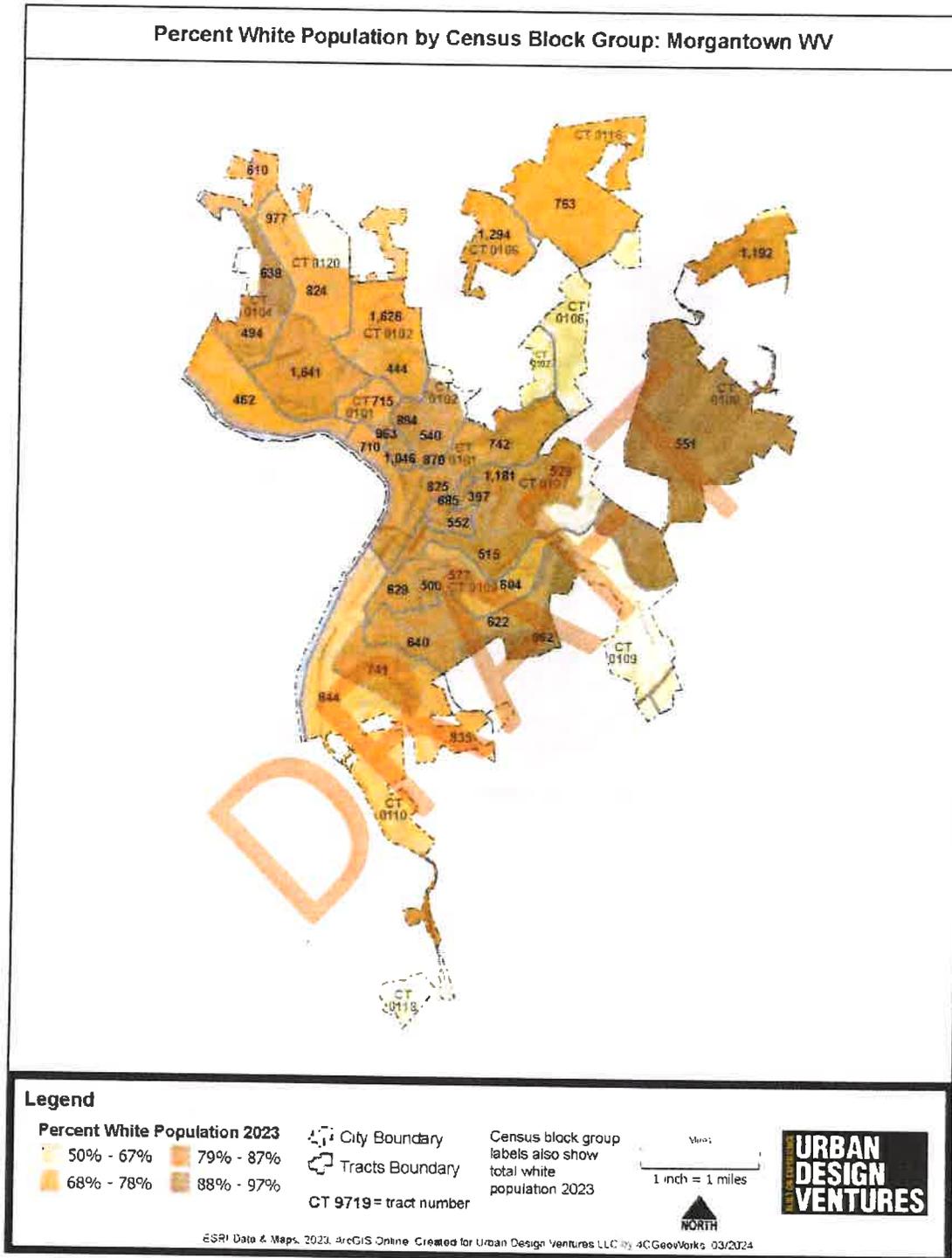
The following maps illustrate the demographic characteristics of the City of Morgantown:

- Population Density by Block Group
- Percent White Population by Block Group
- Percent Minority Population by Block Group
- Percent Population Age 65+ by Block Group
- Total Housing Units by Block Points
- Percent Owner-Occupied Housing Units by Block Group
- Percent Renter-Occupied Housing Units by Block Group
- Percent Vacant Housing Units by Block Group
- Low/Moderate Income Percentage by Block Group
- Low/Moderate Income Percentage w/ Minority Percentage by Block Group

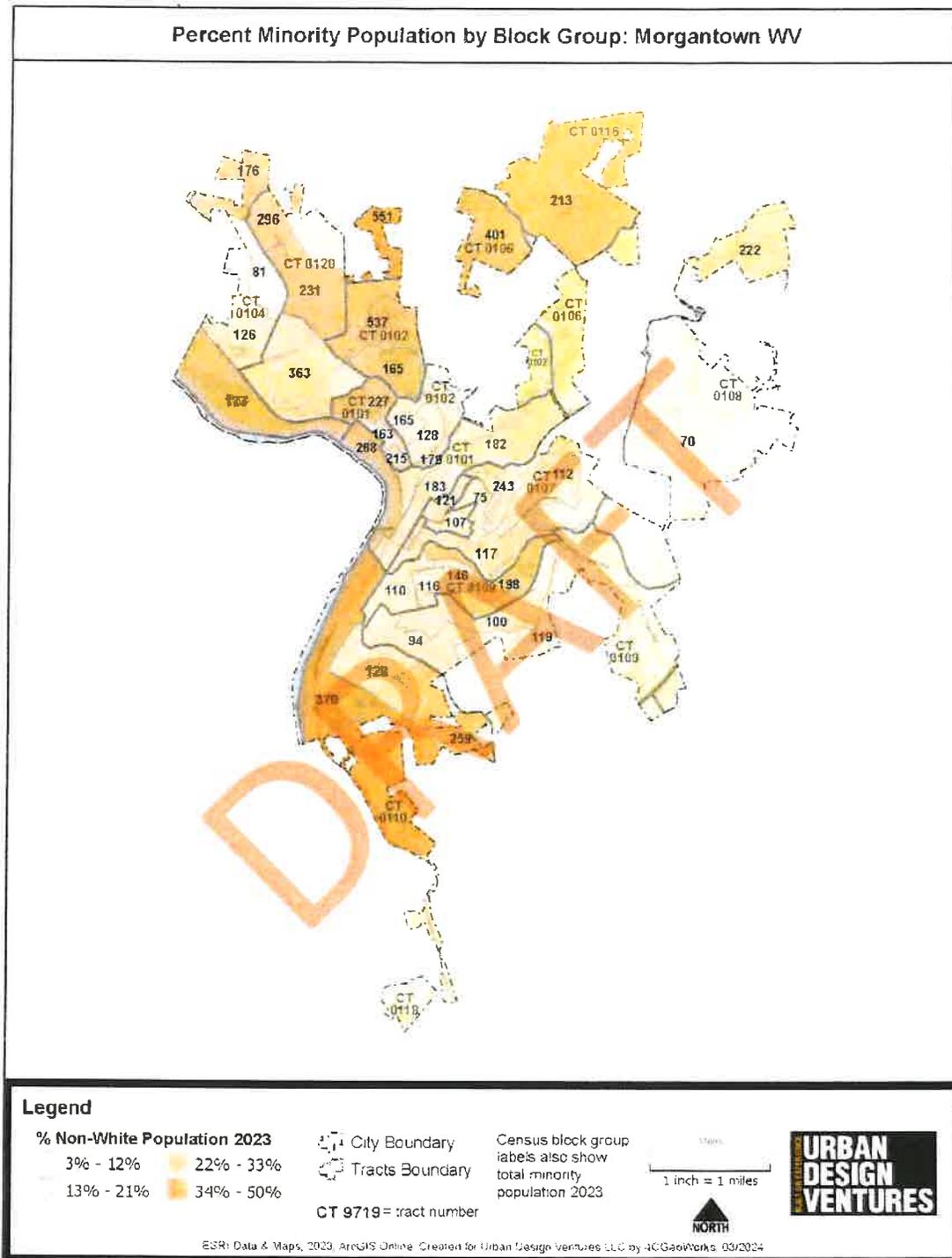
### Population Density by Block Group



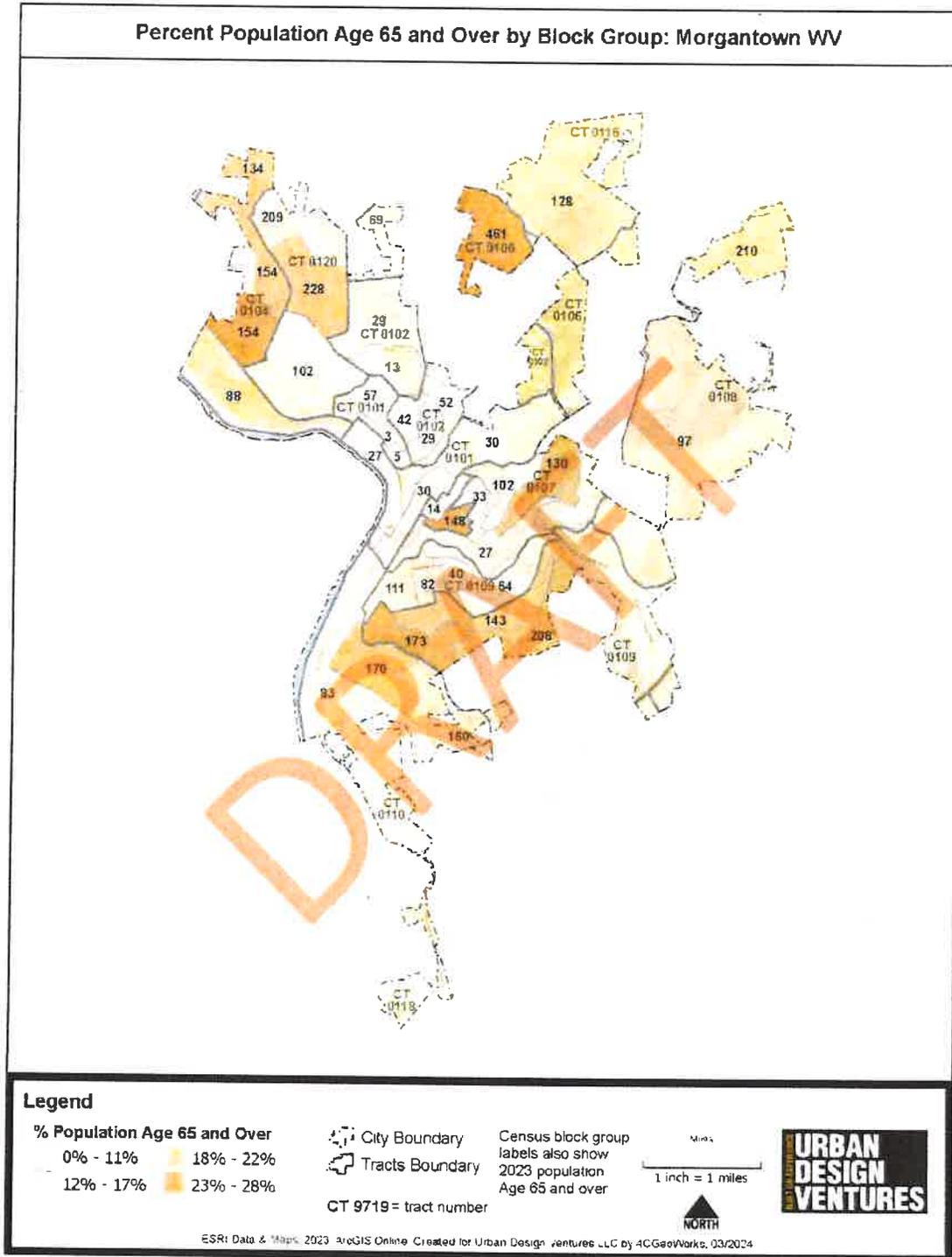
### Percent White Population by Block Group



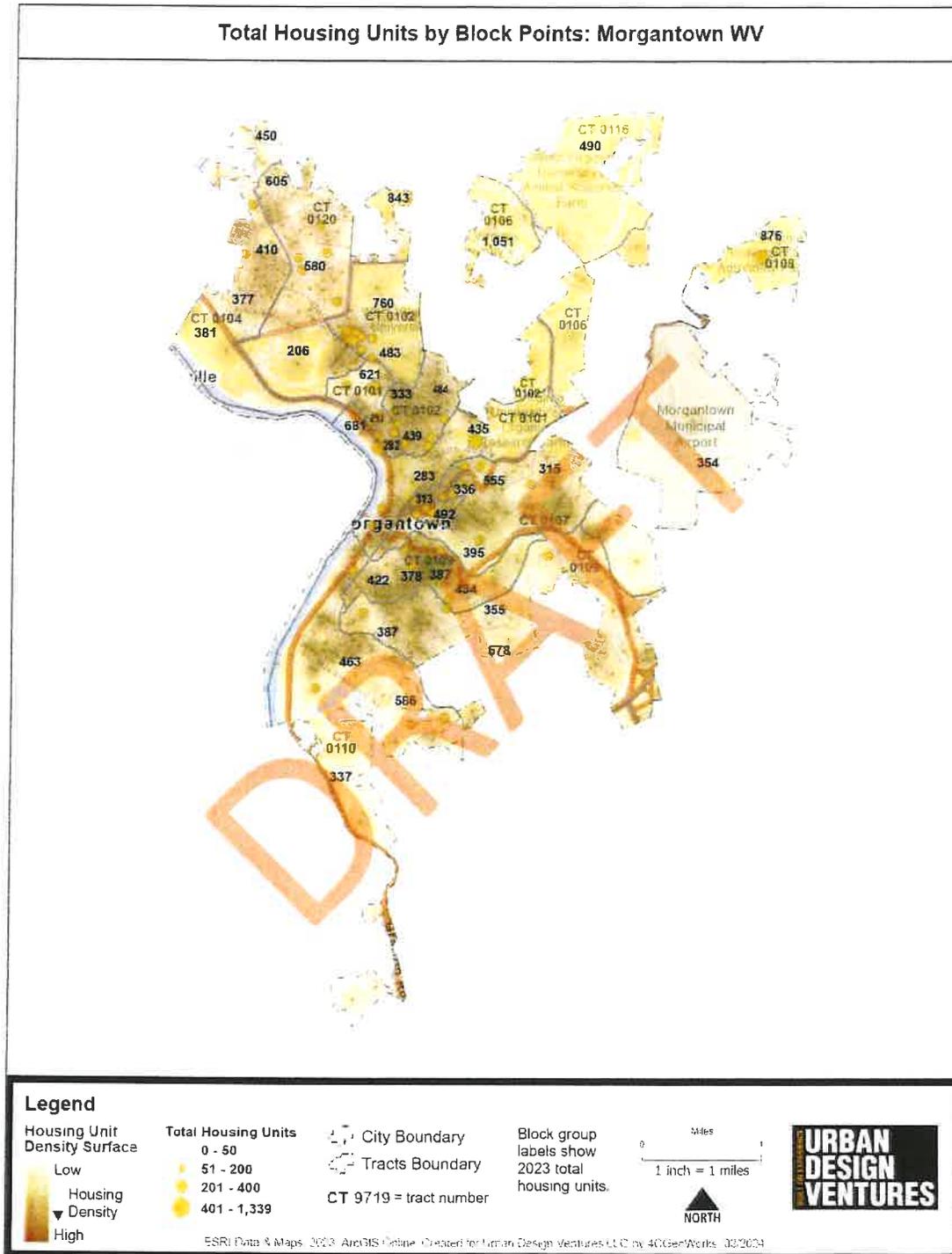
### Percent Minority Population by Block Group



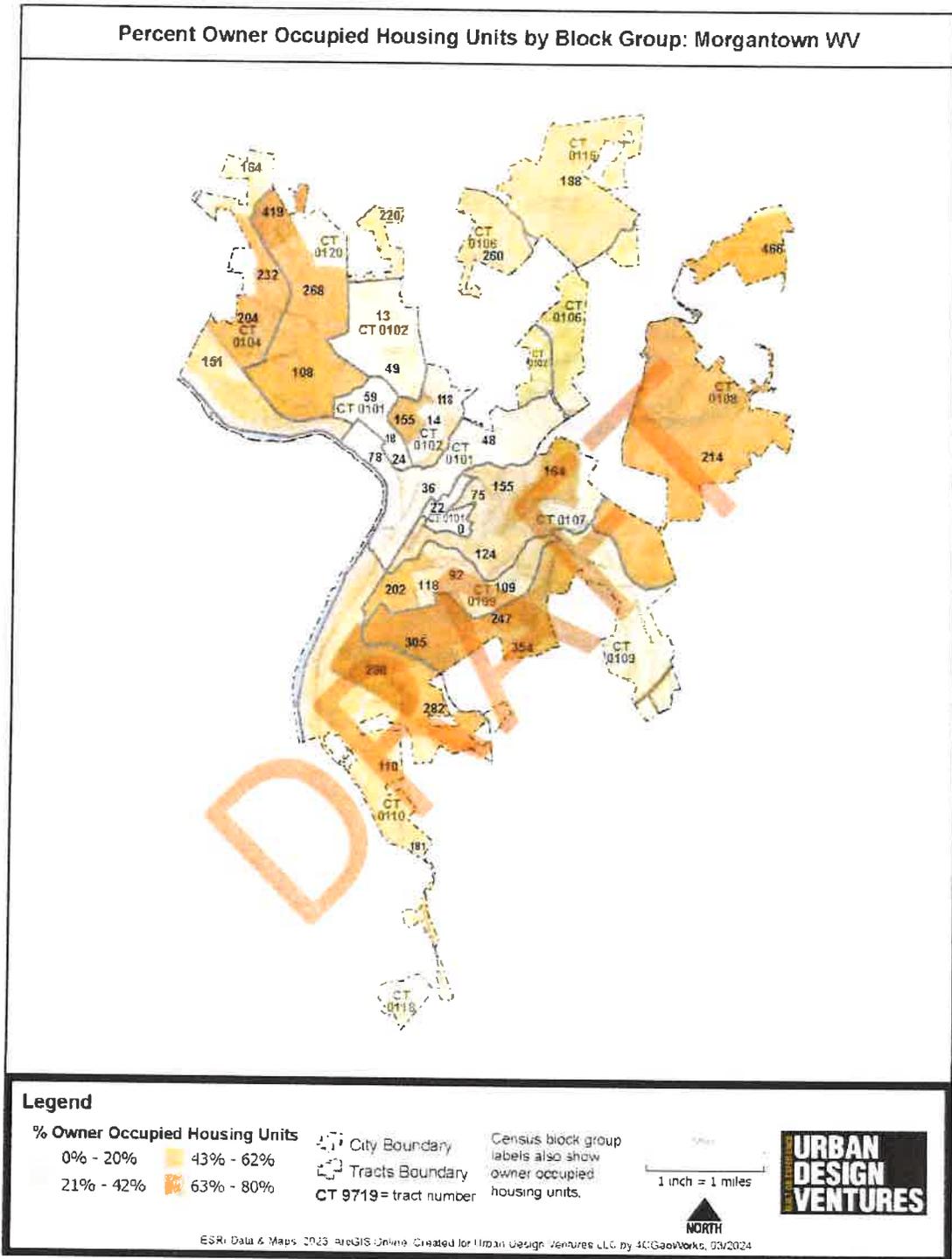
### Percent Population Age 65+ by Block Group



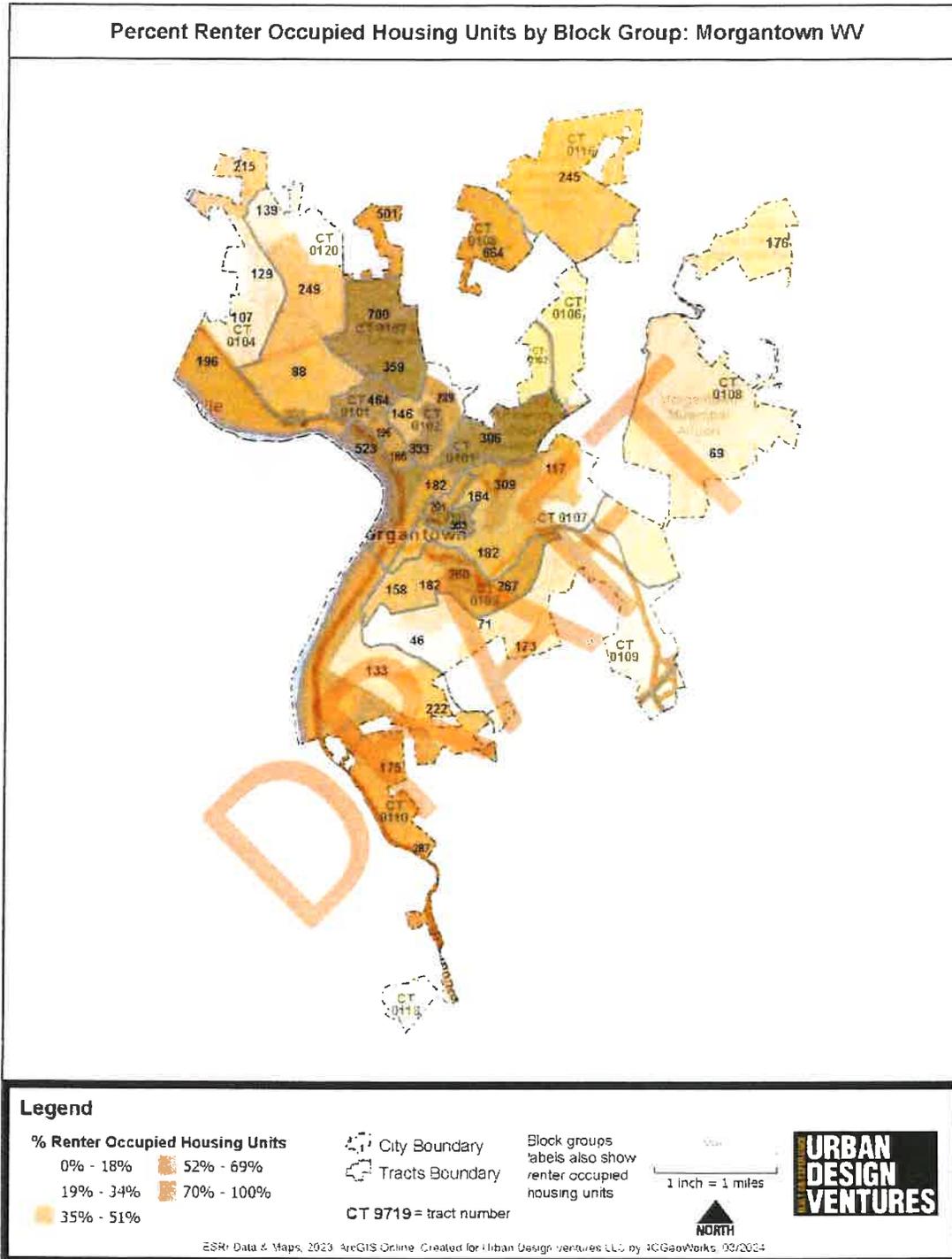
### Total Housing Units by Block Points



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



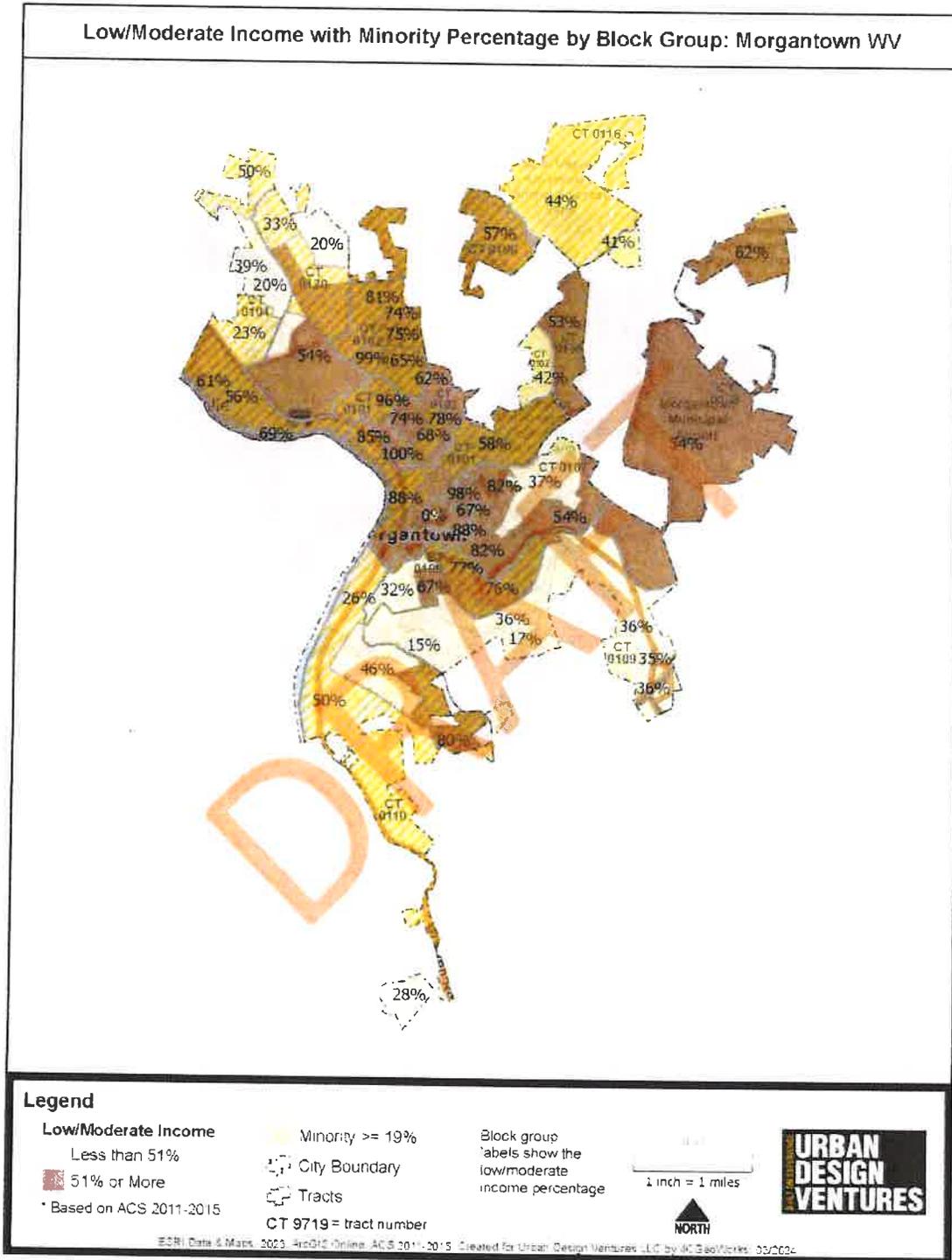
### Percent Renter-Occupied Housing Units by Block Group







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



## 2. Summarize the objectives and outcomes identified in the Plan

The “Vision” of this Five-Year Consolidated Plan is to serve as a consolidated planning document, an application, and a strategic plan for the City of Morgantown. The following goals and objectives have been identified for the five-year period of FY 2024 through FY 2028.

### Housing Priority

There is a need to improve the quality of the housing stock in the City of Morgantown 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 families.

#### 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, code violations, emergency repairs, and the removal of architectural accessibility barriers to persons with disabilities.
- **HSS-3 Housing Construction.** Increase the supply of new affordable and accessible housing units in the city for owners and renters through the rehabilitation of existing buildings and new construction.

### Homeless Priority

There is a need for housing and supportive services for homeless 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 homeless individuals and families.
- **HMS-2 Operation/Support.** Assist homeless providers in the operation of housing and support services for the homeless 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 Strategy

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 Strategy**

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

**Goals:**

- **CDS-1 Community Facilities.** Improve and enhance the quality and accessibility of the City's parks, recreational facilities, trails, bikeways, and all public and community facilities.
- **CDS-2 Infrastructure.** Improve and enhance the city's public infrastructure and improvements through rehabilitation, reconstruction, and new construction of streets, sidewalks, bridges, curbs, walkways, water, sanitary sewers, and stormwater management, etc. and the removal of architectural accessibility barriers to persons with disabilities.
- **CDS-3 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 Morgantown.
- **CDS-4 Public Safety.** Improve and enhance public safety facilities, equipment, programming, and emergency response and preparedness within the City of Morgantown.
- **CDS-5 Clearance/Demolition.** Remove and eliminate slum and blighting conditions throughout the City of Morgantown.

**Economic Development Strategy**

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

**Goals:**

- **EDS-1 Employment.** Encourage new job creation, job retention, workforce development, employment, and job training opportunities for unemployed and underemployed persons.

- **EDS-2 Development.** Encourage the planning and promotion of business and commercial growth and expansion through new development, revitalization, and redevelopment.

#### Administration, Planning, and Management Strategy

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

#### **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 Morgantown.

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

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

Each year, the City of Morgantown prepares and submits its CAPER to HUD within ninety (90) days after the start of the new program year. The FY 2023 CAPER is the most recent CAPER to be completed by the City of Morgantown. The CAPER was approved by HUD. As reported in the FY 2023 CAPER, the city expended 100% of its CDBG funds for the benefit of low- and moderate-income persons. The city expended \$17,579.12 on public service activities, which was below the 15% public services cap at 4.41%. The city expended \$42,869.63 on general administration and planning activities, which was below the 20% administrative cap at 10.75%. The city's Timeliness Ratio of unexpended funds as a percentage of the FY 2023 CDBG allocation was 1.39, which was below the maximum 1.5 ratio, at 1.39. The City of Morgantown is carrying out its projects in a timely manner and in accordance with all HUD activity guidelines and match requirements.

### **4. Summary of Citizen Participation Process and consultation process**

*Summary from citizen participation section of plan.*

The Annual Action Plan (AAP) has many components to gather citizen participation including its citizen participation plan, solicitation of funding proposals from agencies/organizations, resident engagement, stakeholder consultation, and the development of the annual action plan. Each component of this AAP principally serves the needs of the low- and moderate-income population in the city.

The city developed this AAP based on citizen input, information obtained from agencies/organizations, and meetings with city administration leadership and city department heads. The "draft plan" and budget are annually prepared and placed on public display for a 30-

day public review and comment period. This 30-day period is noticed in the *Dominion Post*, the local newspaper of general circulation, and included the times, dates, and locations where the plan may be examined. The date, time, and location of the public hearing during this 30-day period was included in the notice. Citizen, agency, and organization comments received by the city were either incorporated in this AAP or if not included the reason why comments were not accepted are included in the AAP.

The City of Morgantown held a public needs meeting at 10:00 a.m. on Tuesday, February 25, 2025. This public meeting provided residents, agencies, and organizations with the opportunity to discuss the city's CDBG Program and to provide suggestions for programs, projects, and activities to advance the city's Five-Year Consolidated Plan priorities and strategies. The City of Morgantown advertised the public needs hearing in the *Dominion Post* on Thursday, February 13, 2025. The city also posted information about the public meeting on the city's Channel 15 public broadcasting station and through its social media platforms.

The city published a second notice in the *Dominion Post* on Wednesday, May 28, 2025, placing the draft FY 2025 Annual Action Plan (AAP) on display for 30 days beginning Thursday, May 29, 2025, and Friday, June 27, 2025. Copies of the draft FY 2025 AAP were placed at the City Manager's Office, the Morgantown Public Library, and posted on the city's website at <http://www.morgantownwv.gov/185/Community-Development> for public access. During the 30-day public review and comment period, the city held a public hearing on Wednesday, June 18, 2025, at 10 a.m. to provide residents with the opportunity to comment on the draft FY 2025 AAP.

#### Schedule:

The following schedule was used in the preparation of the FY 2025 Annual Action Plan:

- **Public Needs Meeting Notice Published:** Thursday, February 13, 2025
- **CDBG Funding Application Solicitation Opened:** Thursday, February 13, 2025
- **Public Needs Meeting Held:** 10 a.m. on Tuesday, February 25, 2025
- **CDBG Funding Application Deadline:** Friday, March 7, 2025
- **Public Hearing and 30-day Public Review/Comment Notice Published:** Wednesday, May 28, 2025
- **Draft FY 2025 AAP went on Public Display:** Thursday, May 29, 2025
- **Public Hearing Held:** Wednesday, June 18, 2025, at 10 a.m.
- **End of 30-day Public Review/Comment Period:** Friday, June 27, 2025
- **City Council Adoption of FY 2025 AAP:** Tuesday, July 1, 2025
- **FY 2025 AAP submitted to HUD on or before:** Monday, July 14, 2025

A more detailed analysis and description of the citizen participation process is contained in Section PR-15 Citizen Participation.

## 5. Summary of public comments

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

A public hearing was held to seek input from interested residents and community organizations concerning the draft FY 2025 Annual Action Plan (AAP) on Wednesday, June 18, 2025, at 10 a.m. in the 430 Street Conference Room. The City of Morgantown published the public hearing notice in the *Dominion Post* on Wednesday, May 28, 2025. This public hearing provided interested residents, agencies, and organizations with the opportunity to discuss the city's CDBG Program and to provide comments on the draft FY 2025 AAP.

The city received four (4) FY 2025 funding requests. The city funded all four of the funding requests in addition to the following city projects: General Administration, Lower Greenmont Neighborhood Park, and Pedestrian Crossing Accessibility Improvements.

The FY 2025 Annual Action Plan was placed on public display for review and comment beginning Thursday, May 29, 2025. A public hearing was held on Wednesday, June 18, 2025, at 10 a.m. The notice announcing the city's 30-day public review and comment period and the public hearing was published in the *Dominion Post* on Wednesday, May 28, 2025. Comments received are included in the Citizen Participation Section of this Annual Action Plan, which also includes the newspaper notices, sign-in sheets, agendas, and meeting/hearing summary minutes.

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

All comments and suggestions that were received have been accepted and incorporated into the planning documents.

## 7. Summary

The FY 2025 Annual Action Plan (AAP) for the City of Morgantown includes the city's CDBG Program and outlines which activities the city will undertake during the program year beginning July 1, 2025 and ending June 30, 2026. This is the city's second year of the FY 2024-2028 Five-Year Consolidated Plan.

During the FY 2025 Program Year, the City of Morgantown, West Virginia anticipates the following Federal financial resources:

- CDBG: \$470,309

During the FY 2025 CDBG Program Year, the City of Morgantown proposes to address the following FY 2024-2028 Five-Year Consolidated Plan priorities:

- Administration, Planning, and Management Strategy
- Community Development Strategy

A “draft” of the FY 2025 Annual Action Plan (AAP) was placed on public display in the City Manager’s Office, the Morgantown Public Library, and on the city’s website at <http://www.morgantownwv.gov/185/Community-Development>. The 30-day public display and comment period started on Thursday, May 29, 2025, and ended on Friday, June 27, 2025. Following the 30-day public review and comment period and the public hearing, City Council approved the FY 2025 AAP by Resolution on INSERT DATE and authorized plan submission to the U.S. Department of Housing and Urban Development (HUD) Pittsburgh Field Office on or before Monday, July 14, 2025.

DRAFT

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

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

*Describe the agency/entity 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        | Morgantown | City Manager’s Office |
| CDBG Administrator | Morgantown | City Manager’s Office |

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Morgantown is the Lead Agency that maintains and administers the city’s CDBG funds and responsibilities. Under the direction of the City Manager’s Office, the city prepares the Five-Year Consolidated Plan, Annual Action Plans, Environmental Review Records (ERRs), and the Consolidated Annual Performance and Evaluation Report (CAPER), conducts monitoring, reviews and processes pay requests, manages contracting, administers IDIS access, and provides general oversight of the CDBG Program and funded activities on a day-to-day basis. In addition, the City of Morgantown has retained the services of a private planning consulting firm to assist the city on an as needed basis.

**Consolidated Plan Public Contact Information**

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## AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

### 1. Introduction

While preparing the FY 2025 Annual Action Plan (AAP), the City of Morgantown consulted with the Fairmont-Morgantown Housing Authority, social and human services agencies, affordable housing providers, and the West Virginia Coalition to End Homelessness Continuum of Care.

**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 City of Morgantown works with the following agencies to enhance coordination:

- **Fairmont-Morgantown Housing Authority** – administers Section 8 Housing Choice Vouchers.
- **Social Services Agencies** - delivers a broad spectrum of social, human, and community services and care to low- and moderate-income residents.
- **Housing Providers** – provides preservation and production to improve attainable housing options for low- and moderate-income families and individuals.
- **West Virginia Coalition to End Homelessness Continuum of Care** - coordinates efforts to provide housing and services to unsheltered families and individuals and those at risk of homelessness.

As part of the CDBG application planning process, local agencies/organizations are invited to submit proposals for CDBG funds to advance eligible activities. These groups participate in the planning process by attending public meetings and hearings, consultation via phone and/or email, and submission of funding applications.

**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 West Virginia Coalition to End Homelessness (WVCEH) administers the Balance of State Continuum of Care, which includes the City of Morgantown and Monongalia County. WVCEH administers funds, on behalf of the WV Department of Health and Human Services, to a coordinated system of homeless crisis providers to address housing and service needs of individuals and households experiencing, or at imminent risk of homelessness. WVCEH works closely with communities and a diverse network of private and public entities to ensure homeless crisis services are implemented effectively and in alignment with best practice models to target and maximize resources for the most vulnerable.

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

The City of Morgantown does not receive Emergency Solutions Grant (ESG) funds as a Federal Entitlement. ESG funds are currently administered in the city by the West Virginia Coalition to End Homelessness (WVCEH) and Milan Puskar Health Right. WVCEH is the statewide organization administering the Balance of State Continuum of Care (CoC) on behalf of the WV Department of Health and Human Services. The City of Morgantown participates in WVCEH's Balance of State CoC and works closely with WVCEH.

The web-based Homeless Management Information System (HMIS) software used by homeless assistance providers to coordinate care, manage their operations, and better serve those at risk of or experiencing homelessness. Federal regulations require all agencies offering homeless services to use HMIS, even if they are not receiving federal funds. This shared information system is the only way to ensure that the efforts of all agencies are coordinated. HMIS also provides complete data necessary to measure the outcomes. Such measurements are required to assess progress and maintain federal funding.

Following the relocation of the Bartlett House Emergency Shelter from downtown to the Hazel's House of Hope in 2023 and then Bartlett House's subsequent financial crisis, Catholic Charities of WV opened Grace Shelter in its place in the Fall of 2024. Grace Shelter provides year-round 24/7 low-barrier shelter spaces as well as shower and laundry facilities for people experiencing homelessness. There are a total of 28 beds, 7 for women and 21 for men to reflect alternative housing opportunities that exist in the community for women and the majority of unsheltered residents currently being male. The Greater Morgantown community continues to work in coordination with WVCEH to explore and implement strategies that will enhance current homeless and re-housing efforts.

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

|           |                                       |   |
|-----------|---------------------------------------|---|
| <b>1.</b> | <b>Agency/Group/Organization</b>      | <b>City of Morgantown</b>   |
|           | <b>Agency/Group/Organization Type</b> | Housing<br>Services-Housing<br>Services-Children<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-Persons with HIV/AIDS<br>Services-Victims of Domestic Violence<br>Services-Homeless<br>Services-Health |

|                  |   |   |
|------------------|---|---|
|                  |   | <p>Services-Education<br/>                 Services-Employment<br/>                 Service-Fair Housing<br/>                 Services-Victims<br/>                 Agency-Managing Flood Prone Areas<br/>                 Agency-Management of Public Land or Water Resources<br/>                 Agency-Emergency Management<br/>                 Other government-Local<br/>                 Planning organization<br/>                 Business Leaders<br/>                 Civic Leaders<br/>                 Business and Civic Leaders<br/>                 Grantee Department</p> |
|                  | <p><b>What section of the Plan was addressed by Consultation?</b></p>   | <p>Housing Need Assessment<br/>                 Homelessness Strategy<br/>                 Non-Homeless Special Needs<br/>                 Market Analysis<br/>                 Economic Development<br/>                 Lead-based Paint Strategy<br/>                 Anti-poverty Strategy<br/>                 Other-Community Development Strategy</p>  |
|                  | <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> | <p>City of Morgantown city administration and department heads were interviewed to discuss in all aspects of the FY 2025 Annual Action Plan.</p>  |
| <p><b>2.</b></p> | <p><b>Agency/Group/Organization</b></p>   | <p><b>Morgantown Board of Parks and Recreation</b></p>  |
|                  | <p><b>Agency/Group/Organization Type</b></p>  | <p>Services-Children<br/>                 Services-Elderly Persons<br/>                 Services-Persons with Disabilities<br/>                 Services-Health<br/>                 Services-Education<br/>                 Other government-Local<br/>                 Planning organization</p>  |
|                  | <p><b>What section of the Plan was addressed by Consultation?</b></p>   | <p>Non-Homeless Special Needs<br/>                 Anti-poverty Strategy<br/>                 Other-Community Development Strategy</p>  |
|                  | <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> | <p>BOPARC was contacted concerning parks, recreation, and open space facility and programming and community development needs and opportunities within the city. Ongoing consultation and collaboration will continue during the Five-Year Consolidated Plan period. BOPARC did not submit a request for FY 2025 CDBG funding.</p>  |

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|----|--|---|
| 3. | <b>Agency/Group/Organization</b>   | <b>Monongalia County</b>  |
|    | <b>Agency/Group/Organization Type</b>  | Services-Health<br>Agency-Managing Flood Prone Areas<br>Agency-Management of Public Land or Water Resources<br>Agency-Emergency Management<br>Other government-County<br>Regional organization<br>Planning organization<br>Civic Leaders  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Market Analysis<br>Economic Development<br>Other-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> | Monongalia County representatives were contacted concerning housing, community development, and economic development needs and opportunities within the city. Ongoing consultation and intergovernmental collaboration will continue during the Five-Year Consolidated Plan period. The County did not submit a request for FY 2025 CDBG funding.   |
| 4. | <b>Agency/Group/Organization</b>   | <b>Monongalia County Health Department</b>  |
|    | <b>Agency/Group/Organization Type</b>  | Services-Housing<br>Services-Children<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-Persons with HIV/AIDS<br>Services-Victims of Domestic Violence<br>Services-Health<br>Services-Victims<br>Health Agency<br>Child Welfare Agency<br>Publicly Funded Institution/System of Care<br>Other government - County<br>Regional organization<br>Planning organization |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homeless Strategy<br>Non-Homeless Special Needs<br>Lead-based Paint Strategy<br>Anti-poverty Strategy<br>Other-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> | Monongalia County Health Department was contacted for health and lead-based paint statistics and information. The Health Department was   |

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|    | <b>outcomes of the consultation or areas for improved coordination?</b>  | consulted to ascertain the social service, health, and homeless needs and opportunities within the city. The Health Department did not submit a request for FY 2025 CDBG funding.  |
| 5. | <b>Agency/Group/Organization</b>   | <b>Fairmont-Morgantown Housing Authority</b>   |
|    | <b>Agency/Group/Organization Type</b>  | Housing<br>PHA<br>Services-Housing<br>Services-Fair Housing<br>Other government-Local<br>Regional organization<br>Civic Leaders  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Public Housing Needs<br>HOPWA Strategy<br>Market Analysis<br>Anti-poverty Strategy<br>Other-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 Fairmont-Morgantown Housing Authority (FMHA) was contacted concerning affordable housing, fair housing, community development, and economic development needs and opportunities within the city. Ongoing consultation and collaboration and exploration of housing rehabilitation and homebuyer assistance will continue during the Five-Year Consolidated Plan period. The Housing Authority did not submit a request for FY 2025 CDBG funding. |
| 6. | <b>Agency/Group/Organization</b>   | <b>West Virginia Coalition to End Homelessness</b>   |
|    | <b>Agency/Group/Organization Type</b>  | Services-Homeless<br>Services-Fair Housing<br>Regional organization<br>Planning organization<br>Civic Leaders<br>Other-Correction Programs and Institutions  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Homeless Needs-Chronically homeless<br>Homeless Needs-Families with children<br>Homelessness Needs-Veterans<br>Homelessness Needs-Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>HOPWA Strategy<br>Anti-poverty Strategy  |
|    | <b>How was the Agency/Group/Organization consulted</b>   | The West Virginia Coalition to End Homelessness (WVCEH) Balance of State Continuum of Care was   |

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|                  | <p><b>and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>  | <p>contacted concerning housing and homeless needs, and community development needs and opportunities within the city, anti-poverty, homeless population count, and the needs of persons exiting prisons and other publicly funded institutions. Ongoing consultation and collaboration will continue during the Five-Year Consolidated Plan period. The WVCEH did not submit a request for FY 2025 CDBG funding.</p>   |
| <p><b>7.</b></p> | <p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> | <p><b>Catholic Charities of WV</b></p> <p>Services-Housing<br/>                 Services-Children<br/>                 Services-Elderly Persons<br/>                 Services-Persons with Disabilities<br/>                 Services-Persons with HIV/AIDS<br/>                 Services-Victims of Domestic Violence<br/>                 Services-Homeless<br/>                 Services-Pair Housing<br/>                 Services-Health<br/>                 Services-Educations<br/>                 Services-Employment<br/>                 Services-Victims<br/>                 Regional organization<br/>                 Planning organizations<br/>                 Business and Civic Leaders<br/>                 Other-Correction Programs and Institutions</p> <p>Housing Needs Assessment<br/>                 Homeless Needs-Chronically homeless<br/>                 Homeless Needs-Families with children<br/>                 Homelessness Needs-Veterans<br/>                 Homelessness Needs-Unaccompanied youth<br/>                 Homelessness Strategy<br/>                 Non-Homeless Special Needs<br/>                 Economic Development<br/>                 Anti-poverty Strategy<br/>                 Other-Community Development Strategy</p> <p>Catholic Charities was contacted concerning anti-poverty and homeless needs and social/human services, housing, community development, and economic development needs and opportunities in the city. Ongoing consultation and collaboration will continue during the Five-Year Consolidated Plan period. Catholic Charities did not submit a request for FY 2025 CDBG funding.</p> |

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| 8.  | <b>Agency/Group/Organization</b>   | <b>Community Housing Action Partnership, Inc.</b>   |
|     | <b>Agency/Group/Organization Type</b>  | Housing<br>Planning organization<br>Business and Civic Leaders<br>Neighborhood Organization   |
|     | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Market Analysis<br>Anti-poverty Strategy<br>Other-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> | CHAP was contacted concerning the housing market, housing impediments, and housing needs. Ongoing consultation and collaboration and exploration of housing rehabilitation and homebuyer assistance will continue during the Five-Year Consolidated Plan period. CHAP did not submit a request for FY 2025 CDBG funding.  |
| 9.  | <b>Agency/Group/Organization</b>   | <b>Mon Valley Habitat for Humanity</b>  |
|     | <b>Agency/Group/Organization Type</b>  | Housing<br>Services-Education<br>Services-Fair Housing<br>Regional organization<br>Business and Civic Leaders   |
|     | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Non-Homeless Special Needs<br>Market Analysis<br>Anti-poverty Strategy<br>Other-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> | Mon Valley Habitat for Humanity was contacted concerning the housing market, housing impediments, and community development needs and opportunities within the city. Ongoing consultation and collaboration and exploration of housing rehabilitation and homebuyer assistance will continue during the Five-Year Consolidated Plan period. Habitat for Humanity did not submit a request for FY 2025 CDBG funding. |
| 10. | <b>Agency/Group/Organization</b>   | <b>United Way of Monongalia &amp; Preston Counties</b>  |
|     | <b>Agency/Group/Organization Type</b>  | Services-Housing<br>Services-Children<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-Persons with HIV/AIDS<br>Services-Victims of Domestic Violence<br>Services-Homeless<br>Services-Health  |

|            |  |   |
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|            |  | <p>Services-Education<br/>                 Services-Employment<br/>                 Services-Victims<br/>                 Regional organization<br/>                 Planning organization<br/>                 Business and Civic Leaders</p>  |
|            | <b>What section of the Plan was addressed by Consultation?</b>   | <p>Housing Need Assessment<br/>                 Homeless Needs-Chronically homeless<br/>                 Homeless Needs-Families with children<br/>                 Homelessness Needs-Veterans<br/>                 Homelessness Needs-Unaccompanied youth<br/>                 Homelessness Strategy<br/>                 Non-Homeless Special Needs<br/>                 HOPWA Strategy<br/>                 Market Analysis<br/>                 Economic Development<br/>                 Lead-based Paint Strategy<br/>                 Anti-poverty Strategy<br/>                 Other-Community Development Strategy</p> |
|            | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | <p>United Way representatives were contacted concerning housing, homeless, social/human service, community development, and economic development needs and opportunities in the city. Ongoing consultation and collaboration will continue during the Five-Year Consolidated Plan period. The United Way did not submit a request for FY 2025 CDBG funding.</p>   |
| <b>11.</b> | <b>Agency/Group/Organization</b>   | <b>Christian Help, Inc.</b>   |
|            | <b>Agency/Group/Organization Type</b>  | <p>Services-Children<br/>                 Services-Elderly Persons<br/>                 Services-Victims of Domestic Violence<br/>                 Services-Homeless<br/>                 Business and Civic Leaders<br/>                 Neighborhood Organization</p>   |
|            | <b>What section of the Plan was addressed by Consultation?</b>   | <p>Housing Needs Assessment<br/>                 Homeless Needs-Chronically homeless<br/>                 Homeless Needs-Families with children<br/>                 Homelessness Needs-Veterans<br/>                 Homelessness Needs-Unaccompanied youth<br/>                 Homelessness Strategy<br/>                 Non-Homeless Special Needs<br/>                 Economic Development<br/>                 Anti-poverty Strategy<br/>                 Other-Community Development Strategy</p>  |
|            | <b>How was the Agency/Group/Organization consulted</b>   | <p>Christian Help, Inc. was contacted concerning anti-poverty and homeless needs and social/human</p>   |

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|-----|--|---|
|     | <b>and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>   | services, housing, community development, and economic development needs and opportunities in the city. Ongoing consultation and collaboration will continue during the Five-Year Consolidated Plan period. Christian Help did not submit a request for FY 2025 CDBG funds.   |
| 12. | <b>Agency/Group/Organization</b>   | <b>Northern West Virginia Center for Independent Living</b>   |
|     | <b>Agency/Group/Organization Type</b>  | Services-Housing<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-Fair Housing<br>Regional organization<br>Planning organization   |
|     | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Non-Homeless Special Needs<br>Market Analysis<br>Other-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> | Northern West Virginia Center for Independent Living was contacted concerning the fair housing, housing impediments and housing, community development, and economic development needs within the city. Ongoing consultation and collaboration will continue during the Five-Year Consolidated Plan period. NWVCIL did not submit a request for FY 2025 CDBG funds. |
| 13. | <b>Agency/Group/Organization</b>   | <b>West Virginia Department of Health and Human Resources</b>   |
|     | <b>Agency/Group/Organization Type</b>  | Services-Children<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-Persons with HIV/AIDS<br>Services-Homeless<br>Services-Health<br>Services-Education<br>Publicly Funded Institution/System of Care<br>Other government - State<br>Regional organization<br>Planning organization   |
|     | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Non-Homeless Special Needs<br>Lead-based Paint Strategy<br>Anti-poverty Strategy<br>Other-Community Development Strategy   |

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|------------|--|--|
|            | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | WVDHHR was contacted concerning public health, social/human service, and homeless needs and housing, community development, and economic development needs within the city. Ongoing consultation and collaboration will continue during the Five-Year Consolidated Plan period. WVDHHR did not submit a request for FY 2025 CDBG funds.                                    |
| <b>14.</b> | <b>Agency/Group/Organization</b>   | <b>Morgantown Area Youth Services Project (MAYSP)</b>  |
|            | <b>Agency/Group/Organization Type</b>  | Services-Children<br>Services-Education<br>Health Agency   |
|            | <b>What section of the Plan was addressed by Consultation?</b>   | Anti-poverty Strategy<br>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 Morgantown Area Youth Services Project (MAYSP) was contacted to ascertain the social service needs for the City of Morgantown. MAYSP submitted an application for subrecipient funding. The City of Morgantown will allocate FY 2025 CDBG funds to the organization.   |
| <b>15.</b> | <b>Agency/Group/Organization</b>   | <b>Milan Puskar Health Right</b>   |
|            | <b>Agency/Group/Organization Type</b>  | Services-Homeless<br>Services-Health<br>Services-Education<br>Health Agency  |
|            | <b>What section of the Plan was addressed by Consultation?</b>   | Homeless Needs-Chronically homeless<br>Homeless Needs-Families with children<br>Homelessness Needs-Veterans<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Anti-poverty Strategy<br>Other-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> | Health Right was contacted concerning homeless needs, anti-poverty, low-income healthcare, and social/human service needs and community and economic development needs and opportunities. Ongoing consultation and collaboration will continue during the Five-Year Consolidated Plan period. The City of Morgantown will allocate FY 2025 CDBG funds to the organization. |
| <b>16.</b> | <b>Agency/Group/Organization</b>   | <b>Morgantown Area Meals on Wheels</b>   |
|            | <b>Agency/Group/Organization Type</b>  | Services-Elderly<br>Services-Persons with Disabilities<br>Regional organization  |

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|     | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Non-Homeless Special Needs<br>Anti-poverty Strategy<br>Other-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> | Meals on Wheels was contacted concerning Senior resident needs, anti-poverty, feeding programming, and community and economic development needs and opportunities. Ongoing consultation and collaboration will continue during the Five-Year Consolidated Plan period. The City of Morgantown will allocate FY 2025 CDBG funds to the organization.                                |
| 17. | <b>Agency/Group/Organization</b>   | <b>Legal Aid of West Virginia</b>  |
|     | <b>Agency/Group/Organization Type</b>  | Services-Housing<br>Services-Homeless<br>Service-Fair Housing<br>Services-Victims<br>Regional organization   |
|     | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homeless Strategy<br>Anti-poverty Strategy<br>Other-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> | Legal Aid of WV was contacted concerning anti-poverty and homeless needs and social/human services, housing, community development, and economic development needs and opportunities in the city. Ongoing consultation and collaboration will continue during the Five-Year Consolidated Plan period. The City of Morgantown will allocate FY 2025 CDBG funds to the organization. |
| 18. | <b>Agency/Group/Organization</b>   | <b>State of West Virginia</b>  |
|     | <b>Agency/Group/Organization Type</b>  | Services-Narrowing the Digital Divide<br>Other government - State<br>Regional organization<br>Planning organization<br>Civic Leaders   |
|     | <b>What section of the Plan was addressed by Consultation?</b>   | Economic Development<br>Other-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> | West Virginia was consulted concerning the WV Broadband Equity Access and Deployment (BEAD) for the FY 2025 Annual Action Plan.  |

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| <b>19.</b> | <b>Agency/Group/Organization</b>   | <b>Frontier</b>  |
|            | <b>Agency/Group/Organization Type</b>  | Services - Broadband Internet Service Providers<br>Services - Narrowing the Digital Divide<br>Business Leaders |
|            | <b>What section of the Plan was addressed by Consultation?</b>   | Anti-poverty Strategy<br>Other - 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> | Frontier internet plans were examined to see the services they offer for city residents.                       |
| <b>20.</b> | <b>Agency/Group/Organization</b>   | <b>Xfinity/Comcast</b>   |
|            | <b>Agency/Group/Organization Type</b>  | Services - Broadband Internet Service Providers<br>Services - Narrowing the Digital Divide<br>Business Leaders |
|            | <b>What section of the Plan was addressed by Consultation?</b>   | Anti-poverty Strategy<br>Other - 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 city 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 and contacted during the planning 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>                  | West Virginia Coalition to End Homelessness<br>Continuum of Care | West Virginia Coalition to End Homelessness Continuum of Care is the primary provider of housing and supportive services for the city's homeless and at-risk populations. The goals of the city and the Balance of the State Consortium of Care are complementary. |
| <b>Annual and Five-Year Capital Plans</b> | Fairmont - Morgantown Housing Authority                          | The Fairmont - Morgantown Housing Authority is the lead agency providing public housing assistance and Section 8 Vouchers in the area. The goals of the city and the PHA are complementary.  |

| Name of Plan                                    | Lead Organization   | How do the goals of your Strategic Plan overlap with the goals of each plan?  |
|---|---|---|
| <b>FY 2024-2028 Five Year Consolidated Plan</b> | City of Morgantown  | The FY 2025 Annual Action Plan advances the goals set forth in the FY 2024-2028 Five Year Consolidated Plan. The activities to be undertaken during this program year fall under one or more of the goals outlined in the Consolidated Plan.                                |
| <b>City of Morgantown Comprehensive Plan</b>    | City of Morgantown  | The activities to be undertaken during this program year are consistent with the city's Morgantown 2033 Comprehensive Plan.   |
| <b>West Virginia State Health Profile</b>       | West Virginia Department of Health and Human Resources              | The West Virginia State Health Profile provides lead-based paint poisoning statistics which inform the decision-making process of the City of Morgantown's Five-Year Consolidated Plan and Annual Action Plans.   |
| <b>Broadband Enhancement Plan</b>               | West Virginia Broadband Enhancement Council                         | The WV Broadband Enhancement Plan provides state-wide and regional broadband access and affordability goals and objectives, which inform the decision-making process of the City of Morgantown's Five-Year Consolidated Plan and Annual Action Plans.                       |
| <b>Resiliency Plan</b>                          | West Virginia Office of Community Advancement and Development (CAD) | The WV CAD's Office of Economic Resiliency planning efforts serve to improve community preparedness, community competency, and social capacity, which informed the decision-making process of the City of Morgantown's Five-Year Consolidated Plan and Annual Action Plans. |

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

The City of Morgantown is the administering agency for the CDBG Program. Close coordination of CDBG projects is maintained with the other city departments including the Development Services Department, Code Enforcement Division, Public Works and Engineering Department, Police Department, Fire Department, and the Morgantown Board of Parks and Recreation to address community development, economic development infrastructure, code enforcement, and public safety needs.

**AP-12 Participation – 91.105, 91.200(c)**

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

This Annual Action Plan was developed in accordance with the city’s Citizen Participation Plan. The city held a properly noticed public needs meeting on Tuesday, February 25, 2025. Social and human service agencies and housing providers were notified of the availability of funds. Requests for funding proposals were due on Friday, March 7, 2025 by 4:00 p.m.

A “draft” of the FY 2025 Annual Action Plan (AAP) was placed on public display in the City Manager’s Office, the Morgantown Public Library, and on the city’s website at <http://www.morgantownwv.gov/185/Community-Development>. The 30-day public display and comment period started on Thursday, May 20, 2025, and ended on Friday, June 27, 2025. Following the 30-day public review and comment period and the public hearing, City Council approved the FY 2025 AAP by Resolution on INSERT DATE and authorized plan submission to the U.S. Department of Housing and Urban Development (HUD) Pittsburgh Field Office on or before Monday, July 14, 2025.

**Citizen Participation Outreach**

| #  | Mode of Outreach | Target of Outreach  | Summary of Response / Attendance   | Summary of Comments Received | Summary of Comments Not Accepted and Reasons | URL (if applicable) |
|----|------------------|---|--|------------------------------|--|---------------------|
| 1. | Newspaper Ad #1  | Minorities<br>Persons with disabilities<br>Non-targeted/broad community<br>Residents of Public and Assisted Housing<br>Agencies/Organizations | The city published a notice in the Dominion Post on 13 FEB 2025 announcing the Public Meeting. | None.                        | None.  | Not Applicable.     |

| #  | Mode of Outreach    | Target of Outreach   | Summary of Response / Attendance   | Summary of Comments Received                 | Summary of Comments Not Accepted and Reasons | URL (if applicable)   |
|----|---------------------|--|--|--|--|---|
| 2. | Public Meeting      | Minorities<br>Persons with disabilities<br>Non-targeted/broad community<br>Residents of Public and Assisted Housing Agencies/Organizations | On 25 FEB 2025 the City Manager's Office held a Public Meeting concerning the needs and development of the FY 2025 Annual Action Plan.       | No comments were submitted.                  | None.  | Not Applicable.   |
| 3. | Funding Application | Minorities<br>Persons with disabilities<br>Agencies/Organizations  | The city made the Funding Applications available on 25 FEB 2025. Applications were due back to the city by 4 pm on 07 MAR 2025.              | The city received four (4) funding requests. | None.  | Not Applicable.   |
| 4. | Internet Outreach   | Minorities<br>Persons with disabilities<br>Non-targeted/broad community<br>Residents of Public and Assisted Housing Agencies/Organizations | The notices for the Public Meeting and the Public Hearing were posted on the city's website as well as the draft FY 2025 Annual Action Plan. | None.  | None.  | <a href="http://www.morgantownwv.gov/185/Community-Development">http://www.morgantownwv.gov/185/Community-Development</a> |
| 5. | Cable T.V. Outreach | Minorities<br>Persons with disabilities<br>Non-targeted/broad community<br>Residents of Public and Assisted Housing Agencies/Organizations | Advertisement on the Public Access Channel 15 for the FY 2023 Annual Action Plan.  | None.  | None.  | Not Applicable.   |

| #  | Mode of Outreach | Target of Outreach   | Summary of Response / Attendance  | Summary of Comments Received               | Summary of Comments Not Accepted and Reasons | URL (if applicable) |
|----|------------------|--|---|--|--|---------------------|
| 6. | Newspaper Ad #2  | Minorities<br>Persons with disabilities<br>Non-targeted/broad community<br>Residents of Public and Assisted Housing Agencies/Organizations | The city published a notice in the Dominion Post on Wednesday, May 28, 2025 announcing the Public Hearing.                    | None.                                      | None.  | Not Applicable.     |
| 7. | Public Hearing   | Minorities<br>Persons with disabilities<br>Non-targeted/broad community<br>Residents of Public and Assisted Housing Agencies/Organizations | On Wednesday, June 18, 2025, the City Manager's Office held a Public Hearing concerning the draft FY 2025 Annual Action Plan. | INSERT SUMMARY AFTER 30-DAY COMMENT PERIOD | None.  | Not Applicable.     |

Table 4 – Citizen Participation Outreach

### Expected Resources

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

##### Introduction

The following financial resources are identified for the FY 2025 Annual Action Plan to address the priorities and strategies identified in the City of Morgantown’s FY 2024-2028 Five-Year Consolidated Plan.

The City of Morgantown is receiving \$470,309 in CDBG funds for the FY 2025 program year. The program year goes from July 1, 2025 through June 30, 2026. These funds will be used to address the following strategies:

- Community Development Strategy
- Administration, Planning, and Management Strategy

The accomplishments of these projects/activities will be reported in the FY 2025 Consolidated Annual Performance and Evaluation Report (CAPER).

##### Anticipated Resources

| Program | Source of Funds  | Uses of Funds  | Expected Amount Available Year 1 |                    |                          |              | Expected Amount Available Remainder of Con Plan \$ | Narrative Description   |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|--------------|--|---|
|         |                  |  | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$    |  |   |
| CDBG    | public - federal | Admin and Planning<br>Public Improvements<br>Public Services | \$470,309.00                     | \$0.00             | \$0.00                   | \$470,309.00 | \$1,396,164.00                                     | Seven (7) projects/activities were funded based on the FY 2025 CDBG allocation. |

**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 public resources are anticipated to be available to the City of Morgantown to address the needs identified in the FY 2025 Annual Action Plan:

- **Fairmont-Morgantown Housing Authority.** The Fairmont-Morgantown Housing Authority (FMHA) receives funds for the Section 8 Housing Choice Voucher Program (HCV) and Voucher to Homeownership Program (VHOP) administers these resources within the City of Morgantown. FMHA does not own or operate any public housing units located in the city.
- **West Virginia Balance of State Continuum of Care.** The West Virginia Balance of State Continuum of Care, operated through the West Virginia Coalition to End Homelessness (WVCEH) has provided funds to agency operating homeless prevention, triage emergency shelter, and chronic homeless programs in the City of Morgantown.
- **Economic Development Initiative (EDI) Community Project Funding (CPF) Congressionally Directed Funding.** CPF grants provide investment in a wide variety of projects such as housing, homelessness prevention, workforce training, public facilities, parks, resilience planning and other critical infrastructure and services. The City of Morgantown will work directly or in collaboration with local public/private entities seeking funding through the annual Congressional Appropriations Bills to address needs identified in the city's Five-Year Consolidated Plan and implemented under the FY 2025 Annual Action Plan.
- **Other Resources.** The City of Morgantown will leverage public and private financial resources to address the priorities and strategies identified in the city's FY 2024-2028 Five-Year Consolidated Plan and implemented under the FY 2025 Annual Action Plan.

Private and non-federal resources that may be available to the City of Morgantown in FY 2025 to address needs identified in the FY 2024-2028 Five-Year Consolidated Plan include.

- **West Virginia Housing Development Fund Home Purchase Programs.** The West Virginia Housing Development Fund (WVHDF) is a public body corporate and governmental instrumentality of the State of West Virginia established to increase the supply of residential housing for persons and families of low- and moderate-income, and to provide construction and permanent mortgage financing to public and private sponsors of such housing. The WVHDF reports that it has issued more than \$4.5 billion in bonds and has financed more than 165,000 housing units since it began operation in 1969.
- **Low-Income Housing Tax Credit (LIHTC) Program.** LIHTC is the most important resource for creating affordable housing in the United States today. Created by the Tax Reform Act of 1986, the LIHTC program gives State and local LIHTC-allocating agencies the equivalent of approximately \$10 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or

new construction of rental housing targeted to lower-income households. The WV Housing Development Fund (WVHDF) is the LIHTC allocating agency within the State of West Virginia.

- **West Virginia Neighborhood Investment Program.** The West Virginia Neighborhood Investment Program Act (W. Va. Code § 11-13J) provides credit to individuals and private sector businesses which make eligible contributions to community based nonprofit organizations that establish projects to assist neighborhoods and local communities. These projects provide services such as health care, counseling, emergency assistance, crime prevention, education, housing, job training and physical and environmental improvements.
- **West Virginia Division of Rehabilitation Services.** The West Virginia Division of Rehabilitation Services will provide funds to make housing units accessible if such improvements will assist persons with disabilities in an employment situation.
- **Federal Home Loan Bank Affordable Housing Program (AHP).** Congress mandated that ten (10%) of the Federal Home Loan Bank's profits be allocated to provide affordable housing. The FHLB encourages its members to work with public agencies and non-profit housing development organizations in creating highly leveraged affordable housing initiatives. Both sales and rental housing are eligible.
- **Historic Preservation Tax Credit (HPTC) Program.** HPTC provides tax credits to qualified taxpayers who will be completing the restoration of a qualified historic structure into an income producing property. All projects must include a qualified rehabilitation plan that is approved by the WV Department of Arts, Culture & History as being consistent with the standards for rehabilitation of historic buildings as adopted by the United States Secretary of the Interior.
- **New Markets Tax Credit (NMTC).** NMTC provides a federal tax credit to investors who invest in qualified Community Development Entities (CDEs), which in turn invest in low-income communities. This incentivizes private sector investment in these areas and helps revitalize local economies.

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

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

#### **Discussion**

Not Applicable.

### 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          | AMS-1 Overall Coordination | 2025       | 2026     | Administration, Planning, and Management Strategy | Low/Mod Areas<br>Citywide<br>Downtown | Administration, Planning, and Management Strategy | CDBG: \$94,061  | Other:<br>1 Other   |
| 2          | CDS-1 Community Facilities | 2025       | 2026     | Non-Housing Community Development                 | Low/Mod Areas                         | Community Development Strategy                    | CDBG: \$236,248 | Other:<br>1 Public Facility   |
| 3          | CDS-2 Infrastructure       | 2025       | 2026     | Non-Housing Community Development                 | Low/Mod Areas<br>Citywide             | Community Development Strategy                    | CDBG: \$80,000  | Other:<br>1 Public Facility   |
| 4          | CDS-3 Public Services      | 2025       | 2026     | Non-Housing Community Development                 | Low/Mod Areas<br>Citywide<br>Downtown | Community Development Strategy                    | CDBG: \$60,000  | Public service activities other than Low/Moderate Income Housing Benefit:<br>2,692 Persons Assisted |

Table 5 – Goals Summary

**Goal Descriptions**

|   |                         |   |
|---|-------------------------|---|
| 1 | <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. |
| 2 | <b>Goal Name</b>        | <b>CDS-1 Community Facilities</b>   |
|   | <b>Goal Description</b> | Improve and enhance the quality and accessibility of the city's parks, recreational facilities, trails, bikeways, and all public and community facilities.  |
| 3 | <b>Goal Name</b>        | <b>CDS-2 Infrastructure</b>   |
|   | <b>Goal Description</b> | Improve and enhance the city's public infrastructure and improvements through rehabilitation, reconstruction, and new construction of streets, sidewalks, bridges, curbs, walkways, water, sanitary sewers, and stormwater management, etc. and the removal of architectural accessibility barriers to persons with disabilities.   |
| 4 | <b>Goal Name</b>        | <b>CDS-3 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 Morgantown.   |

**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 91.215(b):**

Due to limited resources and funding, the City of Morgantown is not utilizing its CDBG funds in FY 2025 to support housing activities during this program year.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The FY 2025 Annual Action Plan outlines the needs, resources, priorities, and proposed activities of the City of Morgantown to be undertaken with the FY 2025 Community Development Block Grant (CDBG) Program funds. The City of Morgantown has participated in CDBG as an Entitlement recipient each year between 2004 to the present.

The Morgantown City Manager’s Office is the Lead Agency that maintains and administers the city’s CDBG funds and responsibilities, including completion of the Annual Action Plan. The planning process actively encouraged participation of affordable housing providers, including the Fairmont-Morgantown Housing Authority, social and human service agencies, community development organizations, advocates, and other that assist the city’s low- and moderate-income and principally low- and moderate-income residents.

The City of Morgantown encourages citizens to provide input and participate in planning, implementation, and assessment of the CDBG Program. The FY 2025 Annual Action Plan was developed through public meetings and hearings, the use of existing data from previously approved plans and studies, consultation with local stakeholders, and discussions with city department heads. For-profit, non-profit, community, and faith-based organizations were engaged throughout the prior year to assessing city needs and priorities.

The City of Morgantown proposes undertaking the following activities with FY 2025 CDBG:

#### Projects

| #  | Project Name                                   |
|----|--|
| 1. | General Administration                         |
| 2. | MAYSP - Intervention Services                  |
| 3. | Milan Puskar Health Right                      |
| 4. | Morgantown Meals on Wheels                     |
| 5. | Legal Aid of WV                                |
| 6. | Lower Greenmont Neighborhood Park              |
| 7. | Pedestrian Crossing Accessibility Improvements |

**Table 6 - Project Information**

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

The City of Morgantown has allocated its CDBG funds based on principally benefiting Low/Mod income persons through:

- An activity that will benefit a specific group of peoples when at least 51% of the beneficiaries are low- to moderate-income persons or households.
- An activity that will benefit a clientele that HUD presumes to be principally low- to moderate-income persons or households (i.e., abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, and persons living with AIDS).
- An activity that will benefit residents in a specific area, where at least 51% of the residents are low- to moderate-income persons or households.

Many of the obstacles to addressing underserved needs are outside of the city's control. The largest obstacle is the lack of local, state, and federal resources available to the City of Morgantown to adequately address these needs. This reduction in federal and state funds, combined with increasing numbers of individuals in need of housing, social and human services, homeless assistance, or infrastructure support, unfortunately means that the City of Morgantown is at a disadvantage in addressing underserved needs in the community. However, the City of Morgantown maintains close cooperation with the county, the Fairmont-Morgantown Housing Authority, housing providers, community and economic development agencies, and social and human service providers, to address any underserved needs in the city.

The proposed activities under the FY 2025 CDBG Program Year are in areas with the highest percentages of low- and moderate-income persons and those Block Groups with a percentage of minority persons above the average for the City of Morgantown. The following Census Tracts and Block Groups have over 51% low- and moderate-income residents: C.T. 10101, B.G. 1, B.G. 2; C.T. 10103, B.G. 1, B.G. 2, B.G. 3; C.T. 10104, B.G. 1, B.G. 2, B.G. 3; C.T. 10202, B.G. 1, B.G. 2, B.G. 5; C.T. 10203, B.G. 1; C.T. 10204, B.G. 1, B.G. 2; C.T. 10400, B.G. 1, B.G. 5; C.T. 10601, B.G. 1, B.G. 3; C.T. 10602, B.G. 2; C.T. 10700, B.G. 1, B.G. 2, B.G. 3, B.G. 4, B.G. 5; C.T. 10800, B.G. 4; C.T. 10901, B.G. 2, B.G. 4; C.T. 10902, B.G. 4; C.T. 11000, B.G. 1, B.G. 2, B.G. 4; C.T. 11100, B.G. 3; C.T. 11200, B.G. 2; C.T. 11805, B.G. 4.

## AP-38 Project Summary

### Introduction

The City of Morgantown proposes undertaking the following activities with the FY 2025 CDBG funds:

### Project Summary Information

|           |  |  |
|-----------|--|--|
| <b>1.</b> | <b>Project Name</b>  | <b>General Administration</b>  |
|           | <b>Target Area</b>   | Citywide   |
|           | <b>Goals Supported</b>   | AMS-1 Overall Coordination   |
|           | <b>Needs Addressed</b>   | Administration, Planning, and Management Strategy  |
|           | <b>Funding</b>   | CDBG: \$96,061   |
|           | <b>Description</b>   | General administrative costs, including staff salaries/benefits, consulting services, preparation of application, annual action plans, environmental review record, CAPERs, advertising, audit, special studies, planning and management, and other administrative costs.  |
|           | <b>Target Date</b>   | 6/30/2026  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 1 Organization   |
|           | <b>Location Description</b>  | City Hall, 389 Spruce Street, Morgantown, WV 26505   |
|           | <b>Planned Activities</b>  | The project matrix code is 21A, General Program Administration, 570.206.   |
| <b>2.</b> | <b>Project Name</b>  | <b>MAYSP - Intervention Services</b>   |
|           | <b>Target Area</b>   | Citywide   |
|           | <b>Goals Supported</b>   | CDS-3 Public Services  |
|           | <b>Needs Addressed</b>   | Other Special Needs  |
|           | <b>Funding</b>   | CDBG: \$22,000.00  |
|           | <b>Description</b>   | CDBG funds will be used to fund operating costs for the Morgantown Area Youth Services Projects (MAYSP) Delinquency and Substance Abuse Youth Intervention Program which provides anti-poverty intervention services to low-income youth and families living in Morgantown experiencing delinquency, underage drinking, substance abuse problems, related crime, and homelessness. |
|           | <b>Target Date</b>   | 6/30/2026  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 125 Individuals  |
|           | <b>Location Description</b>  | 160 Chancery Row, Suite 4, Morgantown, WV 26505  |
|           | <b>Planned Activities</b>  | The National Objective is Low/Mod Clientele (LMC).<br>The HUD Matrix Code is 05F Substance Abuse Services [570.201(e)].  |
| <b>3.</b> | <b>Project Name</b>  | <b>Milan Puskar Health Right</b>   |
|           | <b>Target Area</b>   | Citywide   |

|           |  |  |
|-----------|--|--|
|           | <b>Goals Supported</b>   | CDS-3 Public Services  |
|           | <b>Needs Addressed</b>   | Community Development Strategy   |
|           | <b>Funding</b>   | CDBG: \$8,000  |
|           | <b>Description</b>   | CDBG funds will be used to assist in purchasing pharmaceuticals and consumable medical supplies for a free health clinic that serves the very low-income and the homeless.   |
|           | <b>Target Date</b>   | 6/30/2026  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 27 persons   |
|           | <b>Location Description</b>  | 341 Spruce St, Morgantown, WV 26505  |
|           | <b>Planned Activities</b>  | The national objective is Low/Mod Clientele Benefit (LMC).<br>The project matrix code is 05M - Health Services [570.201(e)].   |
| <b>4.</b> | <b>Project Name</b>  | <b>Morgantown Meals on Wheels</b>  |
|           | <b>Target Area</b>   | Citywide   |
|           | <b>Goals Supported</b>   | CDS-3 Public Services  |
|           | <b>Needs Addressed</b>   | Community Development Strategy   |
|           | <b>Funding</b>   | CDBG: \$15,000   |
|           | <b>Description</b>   | CDBG funds will be used to meals at reduced or no cost to Morgantown elderly residents unable to pay the standard meal and delivery cost.  |
|           | <b>Target Date</b>   | 6/30/2026  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 27 persons   |
|           | <b>Location Description</b>  | 3375 University Ave, Morgantown, WV 26505  |
|           | <b>Planned Activities</b>  | The national objective is Low/Mod Income Clientele Benefit (LMC).<br>The matrix code is 05A, Senior Services [570.201(e)].   |
| <b>5.</b> | <b>Project Name</b>  | <b>Legal Aid of WV</b>   |
|           | <b>Target Area</b>   | Citywide   |
|           | <b>Goals Supported</b>   | CDS-3 Public Services  |
|           | <b>Needs Addressed</b>   | Community Development Strategy   |
|           | <b>Funding</b>   | CDBG: \$15,000   |
|           | <b>Description</b>   | CDBG funds will be used to support the Legal Help for Renters (LHFR) project which provides homeless prevention legal aid services through legal advice, brief preparation, negotiations, eviction avoidance, and in court representation for low- to moderate-income residents of the City of Morgantown. |
|           | <b>Target Date</b>   | 6/30/2026  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 40 persons   |

|           |  |  |
|-----------|--|--|
|           | <b>Location Description</b>  | 165 Scott Avenue, Suite 209, Morgantown, WV 26508  |
|           | <b>Planned Activities</b>  | The national objective is Low/Mod Income Clientele Benefit (LMC).<br>The matrix code is 05C, Legal Services [570.201(e)].  |
| <b>6.</b> | <b>Project Name</b>  | <b>Lower Greenmont Neighborhood Park</b>   |
|           | <b>Target Area</b>   | Low/Mod Area   |
|           | <b>Goals Supported</b>   | CDS-1 Community Facilities   |
|           | <b>Needs Addressed</b>   | Community Development Strategy   |
|           | <b>Funding</b>   | CDBG: \$236,248  |
|           | <b>Description</b>   | CDBG funds will be used to acquire, demolish, clear, and prepare property for the development of a recreation facility in the Lower Greenmont Neighborhood, including facility construction costs and related activity delivery costs (legal, engineering, design, architecture services, and project management services etc.). |
|           | <b>Target Date</b>   | 6/30/2026  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 1 Public Facility  |
|           | <b>Location Description</b>  | C.T. 10901, B.G. 4   |
|           | <b>Planned Activities</b>  | The National Objective is Low/Mod Area Benefit (LMA).<br>The HUD Matrix Code is 03F Parks, Recreational Facilities. 570.201(e).  |
| <b>7.</b> | <b>Project Name</b>  | <b>Pedestrian Crossing Accessibility Improvements</b>  |
|           | <b>Target Area</b>   | Citywide   |
|           | <b>Goals Supported</b>   | CDS-2 Infrastructure   |
|           | <b>Needs Addressed</b>   | Community Development Strategy   |
|           | <b>Funding</b>   | CDBG: \$80,000   |
|           | <b>Description</b>   | CDBG funds will be used for the reconstruction and/or installation of ADA-compliant accessibility improvements at pedestrian crossings citywide and related activity delivery costs (legal, engineering, design, architecture services, and project management services etc.).   |
|           | <b>Target Date</b>   | 6/30/2026  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 1 Public Facility  |
|           | <b>Location Description</b>  | Citywide   |
|           | <b>Planned Activities</b>  | Low/Mod Limited Clientele (LMC).<br>The project matrix code is 03K Street Improvements [570.201(c)].   |

Table 7 – 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 following information provides a profile of the population, age, and racial/ethnic composition of the City of Morgantown. This information was obtained from the U.S. Census Bureau American Factfinder website, [data.census.gov](https://data.census.gov). The 2018-2023 American Community Survey 5-Year Estimates (ACS) were used to analyze the social, economic, housing, and general demographic characteristics of the City of Morgantown. The 5-year estimates are the most recent data available for the city and 2010 U.S. Census data is included when necessary.

### Population

Key points are:

- Between 2010 and 2023, the population increased by approximately 4.11%
- The city population was 29,076 in the 2010 American Community Survey
- The city's population was 30,273 in 2020 according to the 2018-2023 ACS

### Age

Key points are:

- Median age in Morgantown is 24 years of age
- Youth under age 18 account for 9.5% of the total population

### Race/Ethnicity

Composition from the 2018-2023 American Community Survey 5-Year Estimates (ACS):

- 85.68% of the population is White alone
- 4.23% of population is Black or African American alone
- 3.87% of population is Asian alone
- 4.38% of population is Two or More Races
- 3.97% is Hispanic or Latino

### Income Profile

The current Median Income for a family of four (4) in the City of Morgantown, West Virginia Metropolitan Statistical Area (MSA) is \$90,900 according to HUD's FY 2024 Income Limits. The following is a summary of income statistics for the City of Morgantown:

- At the time of the 2018-2023 American Community Survey, the median household income in the City of Morgantown was \$42,245 which was lower than the State of West Virginia (\$57,917).

- 20.3% of households have earnings received from Social Security income.
- 18.3% of households have earnings, received from retirement income.
- 3.2% of households have earnings received from public assistance.
- 38% of female-headed households with children under 18 years of age were living in poverty.
- 31.1% of all youth under 18 years of age were living in poverty.

**Low/Mod Income Profile**

The low- and moderate-income profile for the City of Morgantown is a measurement of the area's needs. The City of Morgantown has an overall low- and moderate-income percentage of 59.64%.

**Economic Profile**

The following illustrates the economic profile for the City of Morgantown as of the 2018-2023 American Community Survey:

- 50.5% of the employed civilian population had occupations classified as management, business, science, and arts occupations.
- 18.7% of the employed civilian population had occupations classified as sales and office.
- 20.4% were in the service sector.
- The educational, health, and social service industries represented 40.2% of those employed.
- 27.1% of workers were considered in the government class of employment.

According to the U.S. Labor Department, the preliminary unemployment rate for the City of Morgantown in January of 2025 was 2.9%. Morgantown's unemployment rate was lower than the January of 2025 rates of the State of West Virginia (4.2%) but higher than the national percentage of 4%.

**Geographic Distribution**

| Target Area  | Percentage of Funds |
|--------------|---------------------|
| Low/Mod Area | 50.2%               |
| City-Wide    | 49.8%               |
| Downtown     | 0%                  |

Table 8 - Geographic Distribution

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

The proposed activities under the FY 2025 CDBG Program Year are located in areas with the highest percentages of low- and moderate-income persons and those Block Groups with a percentage of minority persons above the average for the City of Morgantown. The following Census Tracts and Block Groups

have over 51% low- and moderate-income residents: C.T. 10101, B.G. 1, B.G. 2; C.T. 10103, B.G. 1, B.G. 2, B.G. 3; C.T. 10104, B.G. 1, B.G. 2, B.G. 3; C.T. 10202, B.G. 1, B.G. 2, B.G. 5; C.T. 10203, B.G. 1; C.T. 10204, B.G. 1, B.G. 2; C.T. 10400, B.G. 1, B.G. 5; C.T. 10601, B.G. 1, B.G. 3; C.T. 10602, B.G. 2; C.T. 10700, B.G. 1, B.G. 2, B.G. 3, B.G. 4, B.G. 5; C.T. 10800, B.G. 4; C.T. 10901, B.G. 2, B.G. 4; C.T. 10902, B.G. 4; C.T. 11000, B.G. 1, B.G. 2, B.G. 4; C.T. 11100, B.G. 3; C.T. 11200, B.G. 2; C.T. 11805, B.G. 4.

The total amount of FY 2025 CDBG funds available is \$470,309 of which 20% (\$94,061) is for administration and 80% (\$376,248) is allocated for project activities. All of the \$376,248 allocated for project activities will benefit low- and moderate-income persons giving the city an 80% low- and moderate-income benefit percentage for FY 2025.

### Discussion

The geographic locations and the public benefit for the FY 2025 CDBG Activities are as follows:

- **General Administration:** 389 Spruce Street, Morgantown, WV 26505
- **MAYSP - Intervention Services:** 160 Chancery Row, Suite 4, Morgantown, WV 26505, Low/Mod Income Clientele Benefit (LMC)
- **Milan Puskar Health Right:** 341 Spruce St, Morgantown, WV 26505, Low/Mod Income Clientele Benefit (LMC)
- **Morgantown Meals on Wheels:** 3375 University Ave, Morgantown, WV 26505, Low/Mod Income Clientele Benefit (LMC)
- **Legal Aid of WV:** 165 Scott Avenue, Suite 209, Morgantown, WV 26508, Low/Mod Income Clientele Benefit (LMC)
- **Lower Greenmont Neighborhood Park:** C.T. 10901, B.G. 4, The National Objective is Low/Mod Area Benefit (LMA)
- **Pedestrian Crossing Accessibility Improvements:** Citywide, Low/Mod Limited Clientele (LMC)

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Due to limited resources and funding, the City of Morgantown is not utilizing its CDBG funds to support housing activities during this program year.

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

Table 9 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through |          |
|---|----------|
| Rental Assistance   | 0        |
| The Production of New Units                                   | 0        |
| Rehab of Existing Units                                       | 0        |
| Acquisition of Existing Units                                 | 0        |
| <b>Total:</b>   | <b>0</b> |

Table 10 - One Year Goals for Affordable Housing by Support Type

#### Discussion

Not Applicable.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Not Applicable - The Fairmont-Morgantown Housing Authority (FMHA) is the public housing entity for the City of Morgantown. There are no public housing units within the city. The FMHA administers Section 8 Housing Choice Vouchers throughout Monongalia, Marion, Preston, and Taylor Counties in West Virginia and within the City of Morgantown.

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

Not Applicable - The Fairmont-Morgantown Housing Authority (FMHA) administers approximately 1,156 Section 8 Housing Choice Vouchers throughout Monongalia, Marion, Preston, and Taylor counties in West Virginia. Approximately 51% of those Section 8 Housing Choice Vouchers are located in Monongalia County, where the City of Morgantown lies. The Section 8 Housing Choice Voucher program is currently open and contains approximately 1,646 individuals. Additionally, FMHA administers Veterans Administration Supportive Housing (VASH) Vouchers throughout the four (4) county jurisdiction. FMHA is currently administering 20 VASH Vouchers. FMHA also administers 105 vouchers under the Emergency Housing Voucher Program.

FMHA provides the following services to persons with its housing counseling services: Pre-Purchase Counseling; Foreclosure Prevention and Loss Mitigation Counseling; Post Purchase Non-Delinquency Counseling; and the Post Purchase Class.

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

Not Applicable - While the Fairmont-Morgantown Housing Authority (FMHA) does not own or operated public housing in the City of Morgantown, the organization provides Section 8 Housing Choice Vouchers for residents of the city. FMHA participates in the Section 8 Housing Choice Voucher Homeownership Program. The Section 8 Housing Choice Voucher Homeownership (VHOP) Program offers home loans at below-market interest rates to Section 8 tenants who wish to purchase their own homes. This program allows eligible borrowers to use their Section 8 Housing Choice Vouchers towards a monthly mortgage payment. Presentations are given at all Section 8 Orientations regarding homeownership opportunities and descriptions of the VHOP Program. FMHA contacts orientation attendees who express interest in homeownership to discuss housing counseling and homeownership options.

FMHA offers pre-purchase and post-purchase Homebuyer Education Classes. The pre-purchase classes focus on the advantages and disadvantages of home ownership. This class covers: budgeting, credit, lending, shopping for a home, inspections, insurance, predatory lending, and preventative maintenance. This class is held monthly based on demand at the FMHA Offices (103 12th Street, Fairmont, WV 26501) or at the Spruce Center (430 Spruce Street, Suite 203, Morgantown, WV 26505) as well as online. The classes average approximately nine (9) participants per month. Approximately, 25 families from the City

of Morgantown have gone through the program in the past year.

The Fairmont-Morgantown Housing Authority also participates in the Family Self Sufficiency Program (FSS). Many participants in this program have selected homeownership as a long-term goal.

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

The Fairmont-Morgantown Housing Authority (FMHA) is not designated as “troubled” by HUD and is performing satisfactorily according to HUD guidelines and standards. FMHA’s recent Section 8 Management Assessment Plan (SEMAP) scoring criteria found FMHA to be scored a “high performer.” No assistance is needed to improve the operations of this Public Housing Authority.

**Discussion**

Not Applicable.

DRAFT

## AP-65 Homeless and Other Special Needs Activities – 91.220(i)

### Introduction

The West Virginia Coalition to End Homelessness (WVCEH) is the Continuum of Care for balance of the State of West Virginia. The City of Morgantown falls under the WVCEH Balance of the State CoC.

The Governance Structure of WVCEH is two-fold: The WVCEH Board of Directors and the Governance Structure for the WV Balance of State Continuum of Care (WV BoS CoC). WVCEH strives to make the governance of the BoS CoC representative across disciplines, geographies, and lived experiences of homelessness across four (4) main groups currently:

- The WV Balance of State (BOS)CoC Steering Committee
- The WV BoS HMIS User Group
- The WV BoS CoC Independent Rating and Ranking Committee
- The WV BoS CoC Youth Homelessness Advisory Committee

The City of Morgantown works closely with the homeless service providers within the city to identify and resolve issues of homelessness within the community. The City Manager's Office takes an active role in establishing the "Point-in-Time" count annually and securing funding for shelters and services. The focus of the statewide effort is to get all providers statewide on the HMIS system and establish a data warehouse.

The most recent published annual Point-In-Time count was completed in January 2024 and revealed 122 unsheltered Monongalia County residents. There was no data available for the City of Morgantown specifically. The following demographics of the homeless counts were identified in Monongalia County in 2024:

- **Unsheltered:** 29 individuals
- **Emergency Shelter:** 79 individuals
- **Transitional Housing:** 14 individuals

The Continuum of Care funded the following projects in the City of Morgantown during FY 2024.

- West Virginia Coalition to End Homelessness – Rapid Re-housing

The FY 2025 awards have not yet been announced.

**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**

All Continuum of Care (CoC) funded entities must participate in the Coordinated Entry process in the Balance of State. The process includes referrals of all persons experiencing homelessness to the

Centralized Intake hub/hotline for immediate assessment for permanent housing. The CoC lead agency also employs Outreach Workers who work in coordination with providers to locate, assess, and access permanent housing solutions for persons who are unsheltered. The CoC utilizes the VI-SPDAT assessment tool for prioritization of persons into permanent housing. The VI-SPDAT is an evidence-based assessment used in over 400 communities across the US and Canada. The tool focuses on those who are most vulnerable, thus prioritizing them higher for permanent housing.

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

The Balance of State Continuum of Care (BoS-CoC) will continue to work with local shelters to ensure that proper emergency shelter and/or triage services are available toward the goal of providing safe temporary accommodation until permanent housing can be arranged through either Rapid Re-housing or Permanent Supportive Housing resources. Prevailing data shows that Transitional Housing (TH) is not an effective means of stabilizing individuals and families toward the goal of permanent housing, and therefore the CoC will not make any move to ensure that TH is provided but rather will look to right-size the permanent housing resources for the community in lieu of additional TH resources. Given that research shows approximately 80% of people experiencing homelessness can self-resolve their homelessness, the BoS-CoC will take steps to ensure that a comprehensive Diversion process is in place, providing Homelessness Diversion as a service, not the lack thereof. Data shows that many communities, utilizing tested Diversion protocols, have realized between a 35-85% reduction in the number of persons entering the homeless shelter and service system by allocating staff time and resources to assisting potential participants with housing help, family reunification, and light-touch resources, empowering those individuals to solve their own homelessness quickly, while leaving true shelter and permanent housing slots open for individuals and families with complex needs.

**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 Balance of State Continuum of Care (BoS-CoC) will ensure that the following five basic actions will continue:

- Aggressive Outreach to locate and connect people experiencing homelessness with complex needs.
- 100% utilization of the BoS-CoC Centralized Intake system for placement into permanent housing.
- Comprehensive Diversion to ensure that the right people are connected with the right resources, and those with lower needs are empowered to solve their own homelessness.
- Rapid and intentional placement into permanent housing for those who need it, based on need,

eligibility, and availability.

- Quality, intensive case management to ensure that housing stabilization occurs, and individuals and families do not become homeless again.

These actions, when executed diligently with fidelity, create a quality system locally for all potential populations experiencing homelessness. The BoS-CoC, realizing that homelessness among unaccompanied youth poses particular challenges, is also working with HUD technical assistance providers and other outside consultation to formulate a plan of appropriate access, triage, and flexible subsidies for youth experiencing homelessness, with specific attention paid to the most effective ways to ensure that unaccompanied youth can be located, assessed, housed, and stabilized.

The BoS-CoC has maintained a focus on chronic and those with long-term homelessness and will continue to do so. The BoS-CoC will also continue to, albeit under challenging circumstances, work with the Veteran Administration to create a more effective system of entry, assessment, and housing placement and stabilization for veterans.

Underscoring the totality of these issues is the need for local agencies, across the disciplines, to work more effectively together and with the BoS-CoC to collect and use pertinent data to address the issues of access to the housing programs offered, and the ability to look at localized impact as efforts continue, increase, and are refined.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The Balance of State Continuum of Care (BoS-CoC) pursues “no wrong door” approach of Coordinated Access utilizing an HMIS-generated, BoS-CoC wide “By-Name List” (BNL) based on VI-SPDAT scores that communities utilize to place people into housing locally. This approach has met with moderate success since communities do not often maintain the fidelity of the referral and housing process, prioritization meetings often turn into case conference meetings regarding client issues, and/or lower acuity persons are targeted for housing versus higher acuity persons.

The intention of Coordinated Access is to:

- Target the correct housing intervention to the correct individual (family), particularly for those with high acuity and high need.
- Divert people away from the system who can solve their own homelessness.
- Greatly reduce the length of homelessness by moving people quickly into the appropriate

housing.

- Greatly increase the possibility of housing stability by targeting the appropriate housing intervention to the corresponding needs.

The VI-SPDAT assessment has been instrumental in assisting the CoC determine who most needs the permanent housing available and who can be diverted away into other options.

The BoS-CoC has also implemented HUD's Order of Priority (CPD 16-11) and updated Prioritization Notice (CPD 17-01) for serving persons experiencing chronic homelessness, those with high service needs, and those with high acuity levels.

The CoC has been focusing more on training providers to correctly implement diversion as a service and not the absence of a service. If all providers can adequately attempt diversion at the outset, then the likelihood of successful housing retention is greater and the likelihood of those who most need housing being able to access it is also greater.

#### **Discussion**

Given limited resources and funding, the City of Morgantown is not funding any activities in FY 2025 with CDBG funds to address the needs of individuals and families with children who are homeless or imminent at risk of becoming homeless. However, the Homeless Strategy will remain a high priority that the city anticipates addressing with CDBG funding during the FY 2024-2028 Five-Year Consolidated Plan period.

## AP-75 Barriers to affordable housing – 91.220(j)

### Introduction:

The City of Morgantown adopted an Analysis of Impediments to Fair Housing in 2024. The document outlined the following four (4) impediments to fair housing facing the City of Morgantown:

- **Impediment 1: Fair Housing Education and Outreach.** There is a continuing need to educate persons about their rights under the Fair Housing Act and to raise community awareness to affirmatively further fair housing choice, especially for low-income residents, minorities, and the disabled population.
- **Impediment 2: Continuing Need for Affordable Rental Housing.** The City of Morgantown has the greatest supply of rental housing in the region. However, the monthly cost of rent for apartments has steadily increased to the point that about 44.45% of all renter households in Morgantown with incomes at or less than 50% of the median income are considered cost overburdened.
- **Impediment 3: Continuing Need for Affordable Housing for Sale.** The median value and cost to purchase and maintain a single-family home in Morgantown that is decent, safe, and sound, has increased significantly to over \$231,100, which limits the choice of housing for lower income households.
- **Impediment 4: Continuing Need for Accessible Housing Units That Are For-Sale or Rent.** As an older built-up urban environment, there is a lack of accessible housing units and developable sites in the City of Morgantown, since 48.17% of the city's housing units were built over 50 years ago and do not have accessibility features, and 9.2% of the city's population is classified as disabled.
- **Impediment 5: Continuing Need to Improve Private Lending and Insurance Practices.** The HMDA data suggests that there may be a disparity between the approval rates of home mortgage loans originated from Whites and those originated from minority applicants.
- **Impediment 6: There is a Lack of Financial Resources.** The Federal Government continues to reduce the amount of CDBG, HOME, and funds for other housing programs in HUD's annual budget, which reduces the allocations to entitlement communities, thus putting a strain on limited financial resources due to the housing crisis and increased unemployment.

**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 Morgantown proposes to undertake the following activities during the FY 2024 Program Year to address the impediments to fair housing identified in the city's Analysis of Impediments to Fair Housing Choice:

- **Impediment 1: Fair Housing Education and Outreach**

There is a continuing need to educate persons about their rights under the Fair Housing Act and to raise community awareness to affirmatively further fair housing choice, especially for low-income residents, minorities, and the disabled population.

**Goal:** Improve the public and local officials' knowledge and awareness of the Fair Housing Act, related laws, regulations, and requirements to affirmatively further fair housing in the community.

**Strategies:** This is a continuing approach to fair housing choice. In order to meet this goal, the following activities and strategies should be undertaken:

- **1-A:** Continue to promote Fair Housing awareness through the media, conduct seminars, and provide training to educate persons to learn more about their rights under the Fair Housing Act and Americans With Disabilities Act.
- **1-B:** Continue to make available and distribute literature and informational material concerning fair housing issues, an individual's housing rights, and a landlord's responsibilities to affirmatively further fair housing.
- **1-C:** Continue to work with the local Board of Realtors to provide information on fair housing choices and ways to promote fair housing.

- **Impediment 2: Continuing Need for Affordable Rental Housing**

The City of Morgantown has the greatest supply of rental housing in the region. However, the monthly rent for apartments has steadily increased to the point that about 44.45% of all renter households in Morgantown with incomes at or less than 50% of the median income are considered cost overburdened.

**Goal:** Affordable rental housing that is decent, safe, and sound will be developed throughout the City of Morgantown and the surrounding region, especially for households whose income is less than 50% of the median income, through new construction and in-fill housing, the rehabilitation of vacant buildings, and the development of mixed-income housing, to reduce the number of lower income households who are cost overburdened.

**Strategies:** This is a continuing approach to fair housing choice. In order to meet this goal, the following activities and strategies should be undertaken:

- **2-A:** Support and encourage both private developers and non-profit housing providers to develop plans for the construction of new affordable mixed income rental housing that would be located throughout the City of Morgantown and Monongalia County.
- **2-B:** Support and encourage the rehabilitation of existing housing units in the city to become decent, safe, and sound rental housing that is affordable to lower income households.

- **2-C:** Promote the rehabilitation of upper stories of buildings in the downtown for affordable rental units.
- **2-D:** The City of Morgantown Housing Authority should partner with private and non-profit housing developers to construct Low Income Housing Tax Credit (LIHTC) rental housing.

- **Impediment 3: Continuing Need for Affordable Housing for Sale**

The median value and cost to purchase and maintain a single-family home in Morgantown that is decent, safe, and sound, has increased significantly to over \$231,100, which limits the choice of housing for lower income households.

**Goal:** Promote the development of for-sale single family homes for lower income households through new construction, in-fill housing, and rehabilitation of vacant houses, outside areas of low-income concentration.

**Strategies:** This is a continuing approach to fair housing choice. In order to meet this goal, the following activities and strategies should be undertaken:

- **3-A:** Continue to support and encourage plans from both private developers and non-profit housing providers to develop and construct new affordable housing that is for-sale.
- **3-B:** Continue to support and encourage the acquisition, rehabilitation, and resale of existing housing units to become decent, safe, and sound for-sale housing that is affordable to lower income households.
- **3-C:** Continue to support homebuyer education and training programs to improve homebuyer awareness and increase the opportunities for lower-income households to become homebuyers.
- **3-D:** Continue to support and provide funds for downpayment assistance to lower-income households to become homeowners.

- **Impediment 4: Continuing Need for Accessible Housing Units That Are For-Sale or Rent**

As an older built-up urban environment, there is a lack of accessible housing units and developable sites in the City of Morgantown, since 48.17% of the city's housing units were built over 50 years ago and do not have accessibility features, and 9.2% of the city's population is classified as disabled.

**Goal:** This is a continuing approach to fair housing choice. Increase the number of accessible housing units through new construction and rehabilitation of existing housing units for the physically disabled and developmentally delayed.

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

- **4-A:** Promote programs to increase the supply of accessible housing through the rehabilitation of the existing housing stock by homeowners and landlords who will make handicap improvements.
- **4-B:** Increase the amount of accessible housing through new construction of handicap units that are accessible and visitable through financial or development incentives on available vacant and developable land in the city.

- **Impediment 5: Continuing Need to Improve Private Lending and Insurance Practices**

The HMDA data suggests that there may be a disparity between the approval rates of home mortgage loans originated from Whites and those originated from minority applicants.

**Goal:** Approval rates for all originating home mortgage loans will be fair, unbiased, and equal, regardless of race, familial status, and location.

**Strategies:** This is a continuing approach to fair housing choice. In order to meet this goal, the following activities and strategies should be undertaken:

- **5-A:** Encourage the State Human Rights Commission should perform testing to determine if any patterns of discrimination are present in-home mortgage lending practices for minorities and for properties located in lower-income areas of the city and the Eastern Panhandle.
- **5-B:** Federal and State funding should be used to provide a higher rate of public financial assistance to potential homebuyers in lower income neighborhoods to improve the loan to value ratio, so that private lenders will increase the number of loans made in these areas.
- **5-C:** The City of Morgantown has limited CDBG funds, but it should continue to fund its community improvement programs in targeted low-income neighborhoods and increase public safety protection in these areas which will reduce the insurance risk factors for homeowner insurance underwriting.

- **Impediment 6: There is a Lack of Financial Resources**

The Federal Government continues to reduce the amount of CDBG, HOME, and funds for other housing programs in HUD's annual budget, which reduces the allocations to entitlement communities, thus putting a strain on limited financial resources due to the housing crisis and increased unemployment.

**Goal:** Increase Federal funding for the CDBG and HOME Programs, and other housing programs, to pre- FY 2010 budget levels which will allow entitlement communities to better achieve their housing and community development goals.

**Strategies:** This is a continuing approach to fair housing choice. In order to meet this goal, the following activities and strategies should be undertaken:

- **6-A:** Work with the national housing and community development organizations to increase the appropriations for the CDBG and HOME programs, as well as other HUD housing programs.
- **6-B:** Encourage and support non-profit housing agencies to apply for funding for housing from Federal, state, and private foundation resources to promote and develop affordable housing throughout the City of Morgantown.
- **6-C:** The Fairmont-Morgantown Housing Authority should promote, sponsor, and partner with private developers to build affordable housing using the Low-Income Housing Tax Credit (LIHTC) Program in the city.

**Discussion:**

The City of Morgantown proposes to undertake the following activities during the FY 2025 Program Year to address the impediments to fair housing identified in the city's 2024-2028 Analysis of Impediments to Fair Housing Choice:

- The City of Morgantown will continue to work with the Fairmont-Morgantown Housing Authority to address issues of accessible housing.
- The city continues to work with the Fairmont-Morgantown Housing Authority to mitigate the concentration of minority households and Section 8 Voucher holders.
- The City of Morgantown continues to collaborate with the Fairmont-Morgantown Housing Authority to implement strategies to provide consistent communication about the Section 8 Housing Choice Voucher program.
- The Fairmont-Morgantown Housing Authority is also administering the Emergency Housing Voucher program. They were allocated approximately 105 vouchers to administer.
- The City of Morgantown Human Rights Commission will hold monthly meetings to "provide leadership for addressing community interaction and fairness concerns. It will ensure that the city is not only providing services but maintaining ways in which a community can live together inclusively, functionally, and justly despite differences, complexities, and conflicts."
- The City of Morgantown will undertake the following fair housing activities: Proclaim April 2025 as Fair Housing Month; set-up fair housing displays at City Hall, Morgantown Public Library, and BOPARC Senior Center; provide Fair Housing programming on Channel 15 public broadcasting television and through social media fair housing educational campaign; and, include a fair housing pamphlet in the Morgantown Utility Board's monthly bills.

## AP-85 Other Actions – 91.220(k)

### Introduction:

The City of Morgantown has developed the following actions to address the obstacles in meeting underserved needs, foster affordable housing, reduce lead-based paint hazards, reduce the number of families living in poverty, develop institutional structures, and enhance coordination between public and private housing and social service agencies.

### Actions planned to address obstacles to meeting underserved needs

The City of Morgantown allocated FY 2025 CDBG funds to principally benefit low- and moderate-income persons through:

- **MAYSP - Intervention Services.** CDBG funds will be used to fund operating costs for the Morgantown Area Youth Services Projects (MAYSP) Delinquency and Substance Abuse Youth Intervention Program which provides anti-poverty intervention services to low-income youth and families living in Morgantown experiencing delinquency, underage drinking, substance abuse problems, related crime, and homelessness.
- **Milan Puskar Health Right.** CDBG funds will be used to assist in purchasing pharmaceuticals and consumable medical supplies for a free health clinic that serves the very low-income and the homeless.
- **Morgantown Meals on Wheels.** CDBG funds will be used to meals at reduced or no cost to Morgantown elderly residents unable to pay the standard meal and delivery cost.
- **Legal Aid of WV.** CDBG funds will be used to support the Legal Help for Renters (LHFR) project which provides homeless prevention legal aid services through legal advice, brief preparation, negotiations, eviction avoidance, and in court representation for low- to moderate-income residents of the City of Morgantown.

The City of Morgantown's Grant Writer continues to work with these organizations and looks for additional opportunities to provide affordable housing in the community.

### Actions planned to foster and maintain affordable housing

To foster and maintain affordable housing, the city included the following priorities and strategies in its FY 2024-2028 Five-Year Consolidated Plan:

- **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 of new affordable and accessible housing units in the city for owners and renters through the rehabilitation of existing buildings and new construction.
- **AMS-2 Fair Housing.** Provide funds for training, education, outreach, and monitoring to affirmatively further fair housing in the City of Morgantown.

The city will continue to partner with the Fairmont-Morgantown Housing Authority and other fair housing agencies to promote fair housing in the city, through fair housing trainings, education, and promotions.

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

According to the 2022 American Community Survey, 66.8% of the housing units in the City of Morgantown were built before 1980 and are therefore at risk for containing lead-based paint. According to the Centers for Disease Control and Prevention State Childhood Blood Lead Surveillance Data for 2017, there were 952 children under 72 months of age (15.2% of age cohort) tested for Blood Lead Levels ( $\mu\text{g}/\text{dL}$ ). No children with confirmed BLLs were reported. The WV Childhood Lead Poisoning Prevention Control's Data and Statistics website noted that updated data is coming soon.

The City of Morgantown's Residential Rental Registration Program, managed by the Code Enforcement Division, reduces the risk of lead poisoning from lead-based paint by testing each unit during the Letter of Compliance inspection once every three (3) years. The City of Morgantown will continue to inspect rental units and test for lead-based paint during this program year.

With the elimination of leaded gasoline and lead solder from cans, the pathways of lead exposure have decreased. The CDC ranks lead-based paint as the most common source of lead contributing to elevated blood lead levels. Based on the risk factors of poverty level, percent of older houses, and percent of population between the ages of zero (0) and six (6), the West Virginia Bureau for Public Health has identified the Counties in the State that have a predicted high risk for Blood Lead poisoning. Monongalia County was not listed as a high risk for blood lead poisoning based on the above risk factors.

The Fairmont-Morgantown Housing Authority (FMHA) supports the City of Morgantown in its endeavors to reduce lead poisoning and increase the number of safe units for low- and moderate-income households by assessing, testing, and clearing properties under their purview of lead-based paint as required with Federal Programs through the Section 8 Housing Choice Voucher Program under HUD's Lead-Safe Housing Rule (LSHR).

Federal law requires lead-based paint intervention on federally funded housing programs over \$5,000. The City of Morgantown and the FMHA will follow these regulations.

### **Actions planned to reduce the number of poverty-level families**

According to the 2022 American Community Survey, 34.4% of all people in the City of Morgantown have incomes below the poverty level. Additionally, 37.0% of female-headed households with no spouse

present live in poverty. Individuals living on the threshold of poverty were faced with a collection of obstacles that prevented them from escaping their situation. Some may need adequate affordable housing, job skills training, daycare for children, treatment for medical or substance abuse issues, or they may be children and adults with educational needs.

The city allocates its CDBG Program funds to improve the living environments of low- to moderate-income persons, specifically improving the lives of low- to moderate-income youth to break the cycle of poverty. During the FY 2025 Program Year, the City of Morgantown will fund the following activities to address the needs of individuals and households who live in poverty:

- **MAYSP - Intervention Services.** CDBG funds will be used to fund operating costs for the Morgantown Area Youth Services Projects (MAYSP) Delinquency and Substance Abuse Youth Intervention Program which provides anti-poverty intervention services to low-income youth and families living in Morgantown experiencing delinquency, underage drinking, substance abuse problems, related crime, and homelessness.
- **Milan Puskar Health Right.** CDBG funds will be used to assist in purchasing pharmaceuticals and consumable medical supplies for a free health clinic that serves the very low-income and the homeless.
- **Morgantown Meals on Wheels.** CDBG funds will be used to meals at reduced or no cost to Morgantown elderly residents unable to pay the standard meal and delivery cost.
- **Legal Aid of WV.** CDBG funds will be used to support the Legal Help for Renters (LHFR) project which provides homeless prevention legal aid services through legal advice, brief preparation, negotiations, eviction avoidance, and in court representation for low- to moderate-income residents of the City of Morgantown.

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

The City of Morgantown's CDBG program funds are administered by the City of Morgantown's Grant Writer through the City Manager's Office. The Grant Writer ensures compliance through monitoring of the sub-recipients. The city coordinates with subrecipient agencies to ensure that the organizations carry out the CDBG activity in a timely manner and act according to their respective subrecipient agreement. The Grant Writer meets regularly with each subrecipient.

The Fairmont-Morgantown Housing Authority administers the Section 8 Housing Choice Voucher program. The Housing Authority works closely with the City of Morgantown, West Virginia University, and the community to provide affordable housing to the residents of Morgantown.

The city collaborates with private non-profit social service agencies throughout the community to address anti-poverty and homeless programs. These organizations address the needs of the homeless, the elderly, persons with disabilities, persons who struggle with substance abuse, and persons with AIDS/HIV and their families. The organizations' expertise and program development are critical in identifying and addressing these needs in the community.

The Grant Writer works with the City's Public Works and Engineering Department, Development Services Department, Code Enforcement Division, Police Department, Fire Department, and Morgantown Board of Parks and Recreation to address community development, infrastructure, code enforcement, and public safety needs. These partnerships help identify areas of need throughout the community to address problems of access, barriers to affordable housing, recreation, and public safety.

The Grant Writer continues to look for gaps in the institutional structure. Maintaining and enhancing communication amongst all community and economic development stakeholders is essential in addressing the needs identified in the City of Morgantown's FY 2024-2028 Five-Year Consolidated Plan.

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

The City of Morgantown is committed to continuing its participation and coordination with public, housing, and social service agencies. The city solicits applications for CDBG funds. In addition, the city sends out applications to a list of agencies, organizations, and housing providers that have previously applied or have expressed an interest in applying.

The project selection process for FY 2025 is consistent with the selection process outlined in the FY 2024-2028 Five-Year Consolidated Plan. The activities are evaluated first by the Grant Writer and the Assistant City Manager for consistency with the Five-Year Consolidated Plan priorities and strategies and compliance with the CDBG National Objectives. Then the activities are submitted to City Council for approval. The city discusses questions that arise during the review of the application with the applicant. The city provides help and assistance to public and private agencies that are funded. City staff monitor these activities throughout the year to ensure compliance with CDBG program guidelines and provide technical assistance.

The city recognizes the importance of coordination among the community's housing and social and human service providers in meeting the community's priority needs. Throughout the program year, the city will coordinate with local housing and social and human service providers in the identification, documentation, and mitigation of community needs and opportunities to explore.

### **Discussion:**

#### **Monitoring:**

To ensure appropriate use of public dollars while maintaining consistency with Federal program requirements and regulations, the City Manager's Office implements and enforces a monitoring plan for all projects. In addition, this monitoring plan ensures satisfactory progress toward the Five-Year Consolidated Plan priorities, promotes program accountability, and further demonstrates compliance with Federal requirements and compliance with state and local fiscal requirements.

The City Manager's Office conducts on-site monitoring of subrecipient agencies, assuring compliance with the subrecipient agreements. As stated in each contract, payment is made by reimbursement only with

proper documentation. Quarterly progress reports and an end-of-year performance report are required for each project. The City Manager's Office works with the subrecipients on a regular basis as a resource for technical assistance in planning, implementation, project evaluation, and capacity building; staff evaluation; annual evaluation of the priorities set forth in the Five-Year Consolidated Plan; periodic site visits and program evaluations; financial monitoring (timeliness), record keeping, and reporting requirements.

The City Manager's Office conducts on-site monitoring at least once a year of the CDBG funded projects (more frequently if the subrecipient is having difficulty meeting program or contract requirements). The city requires subrecipients of CDBG funds to provide a project timeline with benchmarks for completion that are incorporated into the subrecipient contract. Regular review of quarterly progress reports, program evaluation, site visits, emails, and phone calls are part of program monitoring procedures. Program monitoring ensures that the subrecipient's performance is adequate and in compliance with Federal and local regulations (building code, licensing requirements, etc.), as determined by the subrecipient's contract agreement and proposed scope of service/work.

Components of project monitoring include compliance with eligible activities and National Objectives; HUD program rules and administrative requirements; progress against production goals; needs for technical assistance; and evidence of innovative or outstanding performance. Each subrecipient is required to attend the contract explanation meeting when the contract requirements are reviewed, including such topics as: timeliness; prevailing wage rates; Fair Housing; non-discrimination; a drug-free workplace; anti-lobbying restrictions; minority business promotion; record keeping; retention; and audits.

### Program Specific Requirements

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

##### Introduction:

The City of Morgantown receives an annual allocation of CDBG funds. Since the City has received this federal allocation, 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     |
| 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. | 80.0% |

#### CDBG Percentages:

- Administrative Percentage: 20.0%
- Public Service Percentage: 12.8%
- Low and Moderate-Income Percentage: 80.0%
- Slum and Blight Activities: 0.0%



# City Council Agenda Item Summary

Council Meeting Date: 09/02/2025

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**Item:** Resolution Setting Morgantown’s Trick-or-Treat Day and Time for 2025, and future years  
**Department:** N/A  
**Requested By:** City Council  
**Strategic Goal:** Compassionate and Engaged – Community Engagement

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**Recommended Motion:** I move to approve the resolution setting October 31 of each year, from 6:00 PM to 8:00 PM, as the official day and time for public trick-or-treating in Morgantown, except otherwise changed as described in the attached ordinance.

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**Item Summary:**

Historically, City Council has set the date and time for trick-or-treating each year to ensure consistency and safety across the community. This practice helps residents, schools, and local organizations plan Halloween activities and allows public safety departments to prepare accordingly.

To streamline this process and provide predictability for families and service providers, the proposed resolution establishes October 31 from 6:00 PM to 8:00 PM as the official trick-or-treating time each year. This time frame accommodates working parents, allows younger children to participate before it gets too late, and still provides enough time for older children to enjoy the evening.

The resolution also authorizes the City Manager to cancel or adjust the scheduled time in the event of emergencies or adverse weather conditions, with public notice to be provided as soon as reasonably possible.

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**Fiscal Impact:** N/A

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Resolution No. 2025-\_\_\_\_

**RESOLUTION**

The City Council of The City of Morgantown hereby resolves that the City of Morgantown will observe Trick or Treat for Halloween on October 31 from 6:00 p.m. to 8:00 p.m. each year, except as may later be provided by resolution of City Council; provided, that the City Manager may cancel or alter the observed time for trick or treating in case of emergency or adverse weather events, in the discretion of the City Manager, and in such event the City Manager shall provide public notice of the change as soon as reasonably possible upon determining that the cancellation or alteration is required.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk