

City of Wheeling, WV
FY 2025-2029 Five-Year Consolidated
Plan

2025 Analysis of Impediments to Fair
Housing Choice

PUBLIC NEEDS MEETING

Thursday, November 21, 2024

2 p.m.

Wheeling City Council Chambers
City-County Building
1500 Chapline Street



**WHAT IS THE
CONSOLIDATED PLAN?**



The **Consolidated Plan** is designed to help grantees:

- Assess affordable housing and community and economic development needs and market conditions.
- Make data-driven, place-based investment decisions.

The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus CDBG funding.

WHAT IS THE CONSOLIDATED PLANNING PROCESS?

- **Consultation and Citizen Engagement.** Grantee jurisdictions engage the community, both in the process of developing and reviewing the proposed plan, and as partners and stakeholders in the implementation of HUD funding. By consulting and collaborating with other public and private entities and residents, grantees can align and coordinate community development programs with a range of other plans, programs, and resources to achieve greater impact.
- **The Consolidated Plan.** The “Con Plan,” which has a duration of five years, describes the jurisdiction’s community development priorities and multi-year goals based on an assessment of housing and community development needs, an analysis of housing and economic market conditions and available resources.

WHAT IS THE CONSOLIDATED PLANNING PROCESS?

- **The Annual Action Plan.** The Con Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified in the Con Plan.
- **Consolidated Annual Performance and Evaluation Report (CAPER).** In the CAPER, grantees report on accomplishments and progress toward Con Plan goals in the prior year.

FY 2025-2029 CONSOLIDATED PLAN SCHEDULE

EVENT	DATE
Send First Public Hearing Notice to the Newspaper	Tuesday, October 29, 2024
Stakeholder Interviews	October 21, 2024 – December 2, 2024
Public Needs Meeting Notice Published	Monday, November 11, 2024
Resident Survey Opens	Thursday, November 21, 2024
Public Needs Meeting	Thursday, November 21, 2024, at 2 p.m.
CDBG Application for Project Funding available	Friday, December 20, 2024
Resident Survey Closes	Saturday, December 21, 2024
CDBG Project Funding Applications due to the City	Wednesday, January 22, 2025

FY 2025 CDBG GRANT AWARD ESTIMATE

NOTE: Based on HUD's
FY 2024 grant award

**FY 2025 CDBG
\$1,139,554**

**FY 2025 HOME
Program**

\$302,231.65*

*The Northern Panhandle HOME Consortium anticipates receiving approximately **\$302,321** for Homebuyer Assistance funds for FY 2025, based on FY 2024 award levels. These funds will be awarded to Northern Panhandle HOME Consortium members on a first-come, first-serve basis.

CDBG NATIONAL OBJECTIVES

NATIONAL OBJECTIVE SUBCATEGORY	CONDITIONS FOR ELIGIBILITY	EXAMPLES
Low-Moderate Income (LMI) Area Benefit	<p>A facility or improvement will be used for a purpose that benefits all residents in a defined area primarily residential in which at least 51% are LMI households.</p> <p>Paying all or part of a special assessment on behalf of LMI Households qualifies under this objective.</p>	<p>The Installation of paved streets, sidewalks, curbs and gutters in a predominantly LMI household neighborhood.</p> <p>CDBG funds pay the assessment made to Low-Mod Income household homeowners when a new water/sewer system is installed in their neighborhood</p>
Low-Moderate Income Limited Clientele	<p>The majority of public service activities qualify under this national objective.</p> <p>Services provided to a specific group of people who are comprised of at least 51% LMI households.</p>	<p>Home ownership counseling provided to a group of LMI individuals.</p> <p>Renovation or expansion of a food pantry.</p>

CDBG NATIONAL OBJECTIVES

NATIONAL OBJECTIVE SUBCATEGORY	CONDITIONS FOR ELIGIBILITY	EXAMPLES
Low-Moderate Income Housing	The facility or improvement exclusively benefits housing to be occupied by LMI households.	A parking lot and landscaping are improved on the site of a rental property with 51% LMI households paying affordable rents.
Low-Moderate Income Jobs	<p>Public improvement is for an economic development project that creates or retains permanent jobs.</p> <p>In order for a CDBG funded economic development activity to qualify as an activity that benefits low- and moderate-income persons, at least 51% of the jobs created or retained (full time equivalent basis) will be held by or made available to low- and moderate-income persons.</p>	A new water tower will enable factory expansion and owners to commit to hiring at least 51% of new permanent jobs to LMI persons.

CDBG NATIONAL OBJECTIVES

NATIONAL OBJECTIVE SUBCATEGORY	CONDITIONS FOR ELIGIBILITY	EXAMPLES
Area Blight	Public improvements and facilities are in a designated blighted area and activity addresses conditions that contributed to blight.	An outdated fire hall is rehabilitated, and equipment is updated to prevent further loss of life and property due to fires.
Spot Blight	Public improvements or facility is outside designated blighted area, and activity is limited to eliminate specific conditions of blight or decay.	Historic library building located outside a designated area is rehabilitated.
Urgent Need	Acquisition, construction, or reconstruction of a public facility or improvement that is designated to alleviate recent serious and imminent threat to public health and safety and no other funds are available.	A storm sewer system is reconstructed after a severe flood damaged it. All other funding sources are unavailable or exhausted.

ELIGIBLE CDBG ACTIVITIES

§570.201 Basic Eligible Activities:

- (a) **Acquisition** – By purchase, long-term lease, and donation of real estate.
- (b) **Disposition** – Through sale, lease and donation of real property acquired with CDBG funds, including reasonable costs for temporary management.
- (c) **Public Facilities and Improvements** – Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements, including removal of architectural barriers. This includes streets, curbs, walks, parks, recreational facilities, etc.
- (d) **Clearance** – Demolition and removal of buildings and improvements.
- (e) **Public Services** – Labor, supplies and materials for public services concerned with employment, crime prevention, childcare, health, drug abuse, education, fair housing counseling, energy conservation, welfare, etc.
- (f) **Interim Assistance** – Activities that require immediate action to arrest deterioration and that permanent improvements will be carried out as soon as practicable; including clean-up, clearance, etc.
- (g) **Payment of Non-Federal Share** – Funds for the local share of eligible type activities and projects from other Federal or State Programs.

ELIGIBLE CDBG ACTIVITIES

- (h) **Urban Renewal Completion** – Payment of the cost of completing an urban renewal project.
- (i) **Relocation** – Payments and other assistance for permanently and temporarily relocating individuals, families, businesses, non-profit organizations, and farm operations as a result of a CDBG funded activity or project.
- (j) **Loss of Rental Income** – Payments to housing owners for loss of rental income incurred in holding, for temporary periods, housing units to be used for the relocation of individuals and families displaced by program activities.
- (k) **Housing Services** – Housing counseling in connection with tenant – based rental assistance and affordable housing projects.
- (l) **Privately Owned Utilities** – Funds for acquisition, construction, reconstruction, rehabilitation, or installation of distribution lines and facilities of privately owned utilities.
- (m) **Construction of Housing** – Funds for the rehabilitation of housing under Section 17 of the Housing Act of 1937, as amended.
- (n) **Homeownership Assistance** – Funds may be used to provide direct homeownership assistance to low- and moderate-income households to subsidize payments for homeowners, finance acquisition, mortgage guarantees, down payment assistance, and closing costs.

ELIGIBLE CDBG ACTIVITIES

- (o) **Microenterprise Assistance** – Provide financial assistance for small enterprises including credit, grants, loans, guarantees, technical assistance, etc.
- (p) **Rehabilitation and Preservation** – Funds to finance the rehabilitation of privately owned buildings and improvements for single family residential properties, low-income public housing, public or privately owned commercial or industrial buildings, manufactured housing, etc.
- (q) **Code Enforcement** – Cost incurred for inspection for code violations and enforcement of codes, limited to salaries and related expenses of code enforcement and legal proceedings.
- (r) **Historic Preservation** – Funding for the rehabilitation, preservation, or restoration of historic properties.
- (s) **Special Economic Development Activities** – Funds may be used for an economic development activity, including loans and grants to a for-profit business.
- (t) **Special CBDO Activities** – Funds may be used as grants or loans to a Community Based Development Organization (CBDO) to carryout neighborhood revitalization, community or economic development, or an energy conservation project.
- (u) **Planning and Management** – Funds may be used for planning activities which consist of all costs of data gathering, studies, analysis, preparation of plans and applications, environmental review records, mapping, etc.
- (v) **Administration** – Funds may be used for the reasonable administrative costs for general management, oversight, and coordination of the CDBG Program.

REVIEW OF PAST PERFORMANCE

CAPER

- City of Weirton has a good performance record with HUD and regularly meets its established performance standards.
- Each year the City prepares and submits to HUD a Consolidated Annual Performance and Evaluation Report (CAPER).
- FY 2023 CAPER is available for review at the City of Wheeling's Economic & Community Development Department's Office.
- FY 2023 CAPER was approved by HUD on October 8, 2024.
- The City of Wheeling expended 100% of its CDBG funds during that CAPER period to benefit low- and moderate-income persons.

OBSERVATIONS

RESIDENT SURVEY:

<https://www.surveymonkey.com/r/WheelingCDBG2025-2029>



UNMET NEEDS AND AREAS OF OPPORTUNITY TO EXPLORE

- HOUSING
- COMMUNITY DEVELOPMENT
- ECONOMIC DEVELOPMENT
- SOCIAL AND HUMAN SERVICES
- FAIR HOUSING



THANK YOU!