

# City of Morgantown

## FY 2004

### Consolidated Annual Performance and Evaluation Report

#### CAPER



Prepared by Morgantown City Manager's Office  
Community Development  
389 Spruce Street  
Morgantown, WV 26505  
304-284-7508

## **EXECUTIVE SUMMARY**

The City of Morgantown is the County Seat, and the largest City, in Monongalia County. As the County Seat, downtown Morgantown is the focal point of all City, County government activities, including all judicial, and legislative functions of the City and County government. Morgantown's historic downtown continues to be a mix of residential, commercial, and retail businesses.

The Department of Housing and Urban Development (HUD) designated the City of Morgantown a Community Development Block Grant (CDBG) entitlement community on July 1, 2004. The City participates in the CDBG Program alone and each year, the City will prepare a CDBG Action Plan based on the annual entitlement grant to be received from HUD and the strategies and goals in the five year Consolidated Plan.

Disbursement of CDBG funding must address one of the National Objectives as directed by HUD to meet the obligations of this Grant by the City of Morgantown. The City of Morgantown will direct the CDBG funding to decent housing, a suitable living environment and expanded economic opportunities. In doing so at least 70 % of the funding will be used in assistance to low and moderate-income persons and families.

In Fiscal Year (FY) 2004 the City of Morgantown published a Five Year Consolidated Plan speaking to community development needs with a strategic plans and goals for years 2004-2009. The one year Action Plan lists all activities undertaken during each program fiscal year and how the City will use the federal resources to accomplish the state objectives and goals. In Section VI of the Consolidated Plan, the Strategic Plan publicizes the individual strategies and goals to be achieved over the five years of the plan.

### **FY 2004 ACTION PLAN STRATEGIES AND PRIORITY NEEDS AND OBJECTIVES**

Affordable Housing Strategy Goals:

- Establish a Home Improvement Program
- Establish an Emergency Repair Program
- Establish a Rental Rehabilitation Program
- Establish a Barrier Free Program
- Establish a Residential Property Acquisition Fund.

Homeless Strategy Goals:

- Facilitate the plan for a homeless needs assessment, and promote the development of a Continuum of Care approach to serving the homeless
- Support new and expanded services or activities for social service

#### Lead-based Paint Strategy Goals:

- Support the Code Enforcement Division of the Public Works Department in expanding services that lead to lead-based paint removal and tracking

#### Non-housing Community Development Strategy

- Public Facility Improvements, rehabilitate sidewalks in an area that is surrounded by low-and-moderate income households
- Remove barriers in public facilities for people with disabilities
- Park Improvements, funding would be matched by BOPARC to replace two sets of playground equipment with new equipment and special fall-zone material
- Senior Center, rehabilitating the Former Wiles Hill Elementary School into the new location for the BOPARC Senior Center and Recreation Center
- Encourage private businesses through economic development initiatives and incentives, to employ low-and moderate-income people
- Support the expansion and development of micro-enterprises, especially if they are located within historic buildings or historic commercial districts

#### Anti-poverty Strategy Goals:

- The City will work with support agencies identifying and resolving barriers to independent living and promoting self-sufficiency for individuals and families of low- to moderate-income through job training, literacy programs, after school programs, substance abuse and medical treatment, barrier removal and rehabilitation, and transportation

**CDBG Expenditure  
Summary**

CDBG Program	FY 2004 Funding	FY 2004* Expenditures	Priority Need	National Objective	Geographic Areas
Administration & Planning					Census
					Tract
Administration	\$97,200.00	\$82,527.98		LMA	City-wide
Homeless Survey & Street Count	\$12,500.00	\$7,897.64	Homeless	LMC	City-wide
Analysis to Impediments Fair Housing Choice	\$11,300.00	\$3,929.17	Housing	LMC	City-wide
Housing Program					
			Affordable Housing		
Housing Delivery Costs	\$15,000.00	\$15,000.00		LMH	City-wide
Home Improvement Program	\$60,000.00	\$29,001.00	Housing	LMH	City-wide
			Affordable Housing		
Emergency Repair Program	\$20,000.00	\$14,737.55		LMH	City-wide
			Affordable Housing		
Rental Rehab Program	\$50,000.00	\$48,345.73		LMH	City-wide
			Affordable Housing		
Barrier Free Program	\$20,000.00	\$4,449.50		LMH	City-wide
Residential Property Acquisition Program	\$36,000.00	\$0.00	Affordable Housing	LMH	Tract 107
Community Development					Tract
Public Inebriation Center	\$9,000.00	\$9,000.00	Homeless	LMC	101
Clinic Wide Participatory Prj.	\$12,410.00	\$21,410.00	Anti-Poverty	LMC	Tract 101
					Tract
CARES	\$6,510.00	\$6,510.00	Anti-Poverty	LMC	107
					Tract
Project Learn	\$5,660.00	\$5,660.00	Anti-Poverty	LMC	101
			Affordable Housing		
There's No Place Like Home	\$17,428.00	\$17,428.00		LMC	City-wide
					Tract
Literacy Center	\$3,100.00	\$3,100.00	Anti-Poverty	LMC	101
RDVIC Kitchen ADA Comp.	\$11,600.00	\$11,600.00	Homeless	LMC	
					Tract
Rock Forge Fire Code	\$35,292.00	\$35,292.00	Anti-Poverty	LMC	118.02

Non-Housing Community Development			Suitable Living Environment		Tract 101
Barriers to Public Facilities	\$25,000.00	\$499.59		LMC	
Sidewalks	\$150,000.00	\$13,361.64	Suitable Living Environment	LMA	Tracts 101, 107
Wiles Hill Senior Center	\$50,000.00	\$5,440.00	Suitable Living Environment	LMC	Tract 102
Marilla Park Playground Equip	\$25,000.00	\$4,018.00	Suitable Living Environment	LMA	Tract 107
Neighborhood Watch	\$2,000.00	\$712.58	Suitable Living Environment	LMA	City-wide
Totals	\$675,000.00	\$339,920.38	50%		

\*FY 2004 ended June 30, 2005, all programs not completed will be carried over into FY 2005 Program year.

**Insert CDBG Target Areas Map**

## **ASSESSMENT OF THE ONE-YEAR GOALS AND STRATEGIES**

Accomplishments by the City's CDBG strategies and goals are measured by the number of houses and rental units improved, the number of individuals assisted maintaining and independent lifestyle with barrier removal and through emergency assistance. The number of individuals that receive assistance from the anti-poverty programs intended to prevent homelessness and improve the quality of life. Infrastructure projects will be assessed by completed jobs and linear feet of sidewalk constructed.

In FY 2004 the City of Morgantown with the Fairmont/Morgantown Housing Authority introduced and implemented housing programs assisting homeowners and landlords maintain affordable housing and to improve the housing stock within the city. The City also took action to fund social service agencies serving several anti-poverty programs.

Many low and moderate-income neighborhoods are in need of sidewalk improvements. In 2004 the City funded new sidewalks for James and Darst Streets. City Hall and the City Library will receive door hardware to automatically open the doors for accessibility of the disabled.

The accomplishments in FY 2004 CDBG Program yielded overall success progressing towards achieving the five year strategies in the Consolidated Plan. Although not all housing projects and infrastructure work was completed by June 30, 2005 all projects are progressing in a timely manner and 85-90% of all actions undertaken during the 2004 program year will be completed by September 30, 2005.

## **ADMINISTRATION AND PLANNING**

The City used \$121,000 CDBG entitlement for Administration and Planning planning activities included an Analysis to Impediments Fair Housing Choices, and a Homeless Street Count and Survey with Continuum of Care Grant assistance. Both the Analysis to Impediments and the Homeless Street Count were accomplished in 2005.

The Homeless Street Count/Survey accomplished on January 25, 2005 was statistically analysed by Dr. Mohamad Alkadry of West Virginia University Public Administration Department. The analysis was accomplished and present on March 3, 2005 presented a good statistical analysis of the homeless, services, needs, age, sex and disability issues.

The Analysis to Impediments Fair Housing Choices was performed by to Urban Design Ventures of Pittsburgh, PA. They opened the research process in November 2004 conducting interviews with the interested agencies and organizations and analysed city zoning ordinances pertaining to housing in

Morgantown. The Analysis to Impediments Fair Housing Choice was presented and accepted by the City Council on June 23, 2005. (See summary of Impediments, p14)

**AFFORDABLE HOUSING STRATEGY**

Housing issues included a need for the rehabilitation of owner occupied homes, a provision for emergency home repair, rehabilitation, and repair of existing rental properties serving low and moderate-income persons and families, and the removal of physical barriers and the adaptation of homes and apartments to improve accessibility for the disabled and elderly

Many housing units require several re-inspections and 10% never pass. Low and moderate-income persons are faced with generally poor housing choices mainly because of the demand for housing and the high rent structure. There is little incentive for a landlord to improve property condition, especially exterior appearances due to student driven rent structure in Morgantown.

**2003 Income Limit Figures**

Household Size	Monongalia Co. Median Income	Moderate Income or 80 % of Median	Low Income or 50 % of Median	Very Low Income Or 30 % of Median
1 Person	\$36,500	\$29,250	\$18,250	\$10,950
2 People	\$41,800	\$33,400	\$20,900	\$12,550
3 People	\$47,000	\$37,600	\$23,500	\$14,100
4 People	\$52,200	\$41,750	\$26,100	\$15,650
5 People	\$56,400	\$45,100	\$28,200	\$16,900
6 People	\$60,600	\$48,450	\$30,300	\$18,150
7 People	\$64,700	\$51,800	\$32,350	\$19,400
8 People	\$68,900	\$55,100	\$34,450	\$20,650

There are several barriers to affordable housing in Morgantown. Housing cost generally exceed the 30% of gross income threshold to make homeownership or rental units affordable for the low and very-low income households. A down payment even at 15-16% of the annual gross income is hard for lower income families to make. This is primarily due to the demand for affordable housing

exceeding supply in the City. There is little developable, vacant land in the City increasing the price for the land and subsequently the house.

The supply of affordable housing is concentrated with the moderate-income group. There is a shortage of affordable housing for the very low-income households, which means some very low-income households are forced to pay more than 30% of their gross income on housing.

Again, this system of moderate and low-income groups occupying rental units of the very low-income supply creates a shortage of rental units available to the very low-income group causing them to pay a greater percentage of their income on housing.

The City focused the 2004 Action Plan housing efforts in improving the housing stock in the city. Previous housing studies had identified a great need to help low and extremely low-income homeowners and renters to maintain their homes in a safe and habitable condition.

The Fairmont/Morgantown Housing Authority administered the programs. They had to postpone the beginning of their program application process until CDBG funding was available. Due to this impediment the application and bidding, process for the housing projects extended through the winter with construction beginning in the spring.

In December of 2004, a lead based paint education seminar for contractors was conducted; however, a limited number of contractors participated has had an affect on the number of projects completed.

Another obstacle to a timely process of housing projects was the turn around time for review by the State Historic Preservation Office (SHPO). In some incidences, the lengthy review process impeded the number of projects able to be completed by June 30, 2005.

A total of 10 (ten) homes and rental units were served in the 2004 program year. The program application review and project bids were completed in early 2005 in time for the spring construction season. In the Home Improvement Program 2 (two) very low and 2 (two) low income individuals were served. The Rental Rehap Program had 5 (five) low income renters served by this rehab program and the Barrier Free Program served 1 (one) low income individual. At the end of the program year June 30, 2005 the Housing Authority had committed \$111,533.78 (74%) of the \$150,000 CDBG grant. These numbers reflect only the completed housing projects as of June 30, 2005. (See accompanying table) All the FY 2004 Housing Program contracts will be completed by September 30, 2005.

HOUSING PROGRAMS	# of Units	# of Individuals	5 yr Projections	FY 2004 Projections	FY 2004 Actual	% of 5 yr Projections
Program						
Home Improvement Program	1	2	15	3	1	6.60%
Emergency Repair Program	1	1	40	8	1	2.50%
Rental Rehab Program	8	14	30	6	8	26.60%
Barrier Free Program	0	0	20	4	0	0%
Residential Property Acquisition Program	0	0	10	2	0	0%

Number of units and persons served are for completed projects only on June 30, 2005.  
All recipients either renters or owner occupiers were low and extremely low income families and individuals.

## PROPERTY ACQUISITION

The property acquisition project of Habitat for Humanity will be completed in FY 2005. The two plus acre property in Jerome Park being considered is in probate with an expected released in July 2005. Habitat for Humanity anticipate owning the property by September 2005 allowing for construction of 12 housing units.

## HOMELESS STRATEGY

Based on the 2002 survey information the following priority assessments were determined: emergency and transitional housing needs for individuals and persons in families with children were a moderate need, while permanent housing is a low need under the respective categories. Job training and mental health care, as well as substance abuse treatment for persons in families with children were a moderate need of the Morgantown area. The seriously mentally ill and dually diagnosed individual homeless and persons in families with children also have a moderate need.

The Monongalia County street survey was conducted on Monday April 1, Tuesday April 2, Wednesday April 3, and Sunday April 7 of 2002. Based on the above data collected for homeless individuals there is an estimated need for 95 emergency shelter beds, 62 transitional housing beds, and 50 permanent housing units in Morgantown. The 2002 street count identified approximately 83 homeless individuals in Monongalia County.

Information was the biggest obstacle in meeting the underserved needs of the homeless was due to the lack of one all-inclusive survey that will address the

data required for homeless individuals, as well as homeless persons in families with children. In addition, there is a great need for a comprehensive plan that will guide local agencies through a strategic process to develop a continuum of care approach in serving the Morgantown homeless population.

The City of Morgantown will seek to ensure access to quality affordable housing for the homeless, as well as those in eminent danger of becoming homeless by supporting local public service agencies that provide assistance for the homeless population.

The city funded a street count/survey January 25, 2005, for the homeless with a needs assessment, and promoted the development of a continuum of care approach in serving the homeless.

The city will continue to support new and expanded services or activities for social service agencies that provide emergency and transitional shelter for the Morgantown homeless population. The city will also collaborate with local service agencies in addressing the supportive service needs of the homeless population.

January 25, 2005 the Caritas House administered a homeless street count and survey, although this count surveyed the Greater Morgantown area it concentrated on Morgantown proper. The count/survey focused on known homeless hangouts, homeless agencies, and soup kitchens. The count updated the 2003 street count providing important needs gaps analysis information. The survey identified 99 homeless individuals and followed with a pursuit of a Continuum of Care Grant for permanent housing for the chronic homeless with mental and physical disabilities and substance abuse. The 2005 Street Count/Survey indicated a need for permanent housing for the chronic homeless. The Community Development Office has worked closely with the Monongalia Valley Homeless Initiative to get the count done and in promoting a Continuum of Care Grant.

## **LEAD BASED PAINT STRATEGY**

In 2003, the City Code Enforcement Division inspected 1,424 rental units throughout the City and tested approximately 10% of the units for lead-based paint. Of those units, only 1% tested positive for lead-based paint. The City of Morgantown is committed to maintaining the strict inspection of rental units and testing for lead-based paint.

The Morgantown Housing Authority supports the Code Enforcement Division of the Public Works Department in expanding services that lead to lead-based paint removal and tracking lead-based paint hazards in rental units and other older building throughout Morgantown.

The Fairmont/Morgantown Housing Authority tested every home and rental unit inspected for the Affordable Housing Strategic Plan Program in the FY 2004

Action Plan. A contractor training for lead-based paint was conducted in December 2004. All rehabilitation projects where lead based is discovered in contained by properly certified contractors.

## ANTI-POVERTY STRATEGY

Individuals living on the threshold of poverty face an assortment of obstacles that prevent them from escaping their situation. Some may need adequate affordable housing, job skills, day care for children, treatment for medical or substance abuse issues or they may be children and adults with educational needs.

The city supports community enhancement programs through its CDBG program in order to improve the living environments of low to moderate-income persons, specifically improving the lives of low to moderate-income youth in order to break the cycle of poverty.

The City funded support agencies identifying and resolving barriers to independent living and promoting self-sufficiency for individuals and families of low to moderate-income through job training, literacy programs, after school programs, substance abuse and medical treatment, barrier removal and rehabilitation, and transportation

Approximately 1,138 individuals were assisted by CDBG through the social services programs.

Community Development	Strategic Measures	5yr Target	FY 2004 Target	FY 2004 Actual	% of 5 yr Target
	# of Clients				
Public Inebriation Center	Served	1880	376	652	34.60%
	# of Clients				
Clinic Wide Participatory Prj.	Served	250	50	87	34.80%
	# of Clients				
CARES	Served	500	100	34	6.80%
	# of Clients				
Project Learn	Served	400	80	158	39.50%
	Modified				
There's No Place Like Home	Units	36	36	14	38.80%
	# of Clients				
Literacy Center	Served	500	100	193	38.60%
	Project				
RDVIC Kitchen ADA Comp.	Completed	1	1	1	100%
	Project				
Rock Forge Fire Code	Completed	1	1	1	100%

RDVIC & Rock Forge were rehabilitation projects completed 100 %.

RDVIC kitchen changes impacted over 85 individuals.

Rock Forge Project has assisted over 2000 elderly and preschool participants.

The CDBG Anti-Poverty Strategy deals with many needs in the community. Bartlett House the local homeless emergency shelter utilized CDBG funding to increase the hours of the Public Inbreation Center (Night Shelter). The increased hours provides a safe place for homeless individuals to sleep rather than risk arrest and harm on the street.

The Morgantown Health Right, now Milan Health Right set up a new program educating clients about maintaining and treating diabetes. The Clinic Wide Participation Project deals with an area of healthcare previously receiving limited attention serving 87 clients in 2004.

The Monongalia County Schools system through their Kaleidoscope After School Program and the Mountaineer Boys and Girls Club expanded their after school programs to address summer needs. Summer is a particular difficult time for low

and extremely low income parents in assuring their children have safe and productive places to be while they work. These two projects provide needed assistance for these families allowing the parents to continue to work without concern about the safety of their children.

Monongalia County Senior Center was the lead agency for a collaborative effort evaluating and assisting the elderly with needed home improvements allowing them to remain in their homes when health issues limit their mobility and abilities. This project ran into two areas of difficulty. There were too few seniors within the city limits taking advantage of this opportunity and of those that did several chose to reject the service. Due to these problems the program had moderate success with the expected number of clients the cooperative efforts of the participating agencies and other service providers in the city did set a model for future projects.

Literacy Volunteers used CDBG funding to purchase computers and training materials to stock their Literacy Center located in the Morgantown City Library. The added computers to the Literacy Center have had a positive impact allowing the Literacy Volunteers to increase in the expected number of clients by 52%.

Two rehabilitation projects the kitchen at the Rape and Domestic Violence Information Center (RDVIC) Shelter and Rock Forge's fire code upgrades were completed 100%. Both of these projects involved the rehabilitation of the agency facilities. The RDVIC project rehabbed the shelter kitchen making it compliant with the Americans with Disabilities Act. The RDVIC project assisted 85 individuals utilizing the shelter. Rock Forge had to address several fire marshal violations or face closure. The loss of this shelter would have had long reaching rippling effects throughout the community. The Meals on Wheels uses the Shelter as one of their distribution points. The Shelter's before and after school

programs provide much needed child development opportunities and sanctuaries for working parents with preschool and school age children.

## **NON-HOUSING COMMUNITY DEVELOPMENT**

Many of the neighborhoods that incorporate a large concentration of low income residents need to have their sidewalks repaired and handicap access improved. In the past, any improvements to the sidewalk in these neighborhoods would include an assessment fee to property owners.

The goals of improving the living environment in the neighborhoods by the addition of sidewalks (about a quarter of low-income households do not have a car (compared to four percent of other households) individuals in these households must rely on walking and transit for many of their trips. For these travelers, safe and convenient walking routes, including routes to transit hubs and stops, are a critical element of the transportation system.” People of low and moderate-income are more likely to walk than other income groups. Providing safe and secure sidewalks improves mobility and the general appearance of the neighborhoods.

The City is committed to removing barriers at all public facilities in order to make all City Facilities (including all parks and recreation sites) ADA compliant. This does not only include removing physical barriers for people with mobility disabilities, but to support removing barriers from public facilities for sight and hearing disabilities.

Designs were completed and bids made for the construction of sidewalks and the compliance with the American with Disabilities Act for City Hall and the Library.

CDBG funding was provided in support BOPARC to improve parks, playgrounds, and other recreational opportunities that primarily serve low- and moderate-income neighborhoods. BOPARC had purchased playground equipment for the new fall free zone at Marilla Park.

The BOPARC Senior Center will be moving to the former Wiles Hill Elementary School Blackwood Associate, Inc. has a finished the design and it will soon go out to bid. The new design incorporates a number of improvements to the Wiles Hill School with a disability accessible entrance.

## **ECONOMIC DEVELOPMENT**

The City did not receive any proposals for Economic Development and set no programs for direct economic development projects.

## **FAIR HOUSING**

With the addition of Community Development Block Grant funding, the City will pursue an Analysis of Impediments to Fair Housing Choice (A/I). An A/I will provide important data on proposed impediments to fair housing.

Sub-population that can be at risk is elderly and people with disabilities. Although no data could be found to support a claim of discrimination, we cannot assume that discrimination does not occur and efforts will be made to further fair housing in these areas.

### **Summary of Impediments**

1. Local zoning may restrict unrelated persons from living together, establishes spacing requirements for group homes, lacks incentives or bonuses for development of affordable housing, adaptive reuse of large single-family homes, and limitations on in-fill properties. Better zoning practices can encourage affordable housing, further fair housing, and expand housing choices in the community.
2. A local Human Rights Commission can be an asset to a community and it should address fair housing complaints in the community, as well as other human rights violations. Persons must know a local Human Rights Commission is in the community and make it available from the protected classes.
3. Communities need to address the housing needs of the disabled and encourage the provisions of fair housing choice. There are an increasing number of persons who are disabled, on fixed incomes, and elderly. These persons cannot afford to make accommodations to their residences and may be unable to find accessible housing.
4. Private landlords often take advantage of low-income tenants and especially students. There is a need to educate and promote better landlords and to revise the State's Landlord/Tenant Law to protect the tenant's rights.
5. A community's comprehensive plan should address preservation of single-family neighborhoods, protect affordable housing units, address the conversion of single-family residences, and recommend improvements to the traffic circulation system, among other things. A community needs to monitor its plan and update it to address the changing needs of its neighborhoods.
6. College towns need to address increases in student enrollment. The lack of on-campus housing creates a demand for off-campus housing, which dictates the market, raises the area's rents, and reduces the amount of affordable housing for low-income families.
7. Communities need to be more pro-active in promoting more affordable housing by providing density bonuses for private housing and by

- developing affordable housing in cooperation with local public housing authorities and non-profit housing development corporations.
8. In many cities, most of the rental housing units are located in older buildings. Landlords have a tendency to convert properties into multi-family dwellings without regard for proper fire and safety codes. Through the annual inspection of rental properties, most violations can be addressed.
  9. Community facilities must be made accessible to the handicapped. In order to determine the accessibility of facilities and what modifications that needs to be done to make them fully accessible, a community needs to prepare a Section 504\* Survey.
  10. Multi-family new housing developments and major rehabilitation of multi-family buildings must comply with the Fair Housing Law and the Americans With Disabilities Act.
  11. The advertising practices of local realtors and homes for sale must comply with the Fair Housing Law.
  12. Education and training for local builders and developers on the requirements of the Fair Housing Act and the Americans With Disabilities Act will eliminate problems and non-compliance with Federal and State law.
  13. In order to affirmatively further Fair Housing, a community needs to develop a policy on Fair Housing and promote the principles of Fair Housing in its public laws and actions.

\* Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. Section 794, prohibits discrimination based on disability in federally assisted programs and activities. In 1978, Section 504 was amended to extend its coverage to programs and activities conducted by federal executive agencies, including HUD.

The City is evaluating these impediments to formulate an action plan. When needed the CDBG, funding will be utilized and taken up in the annual Action Plan.

## **LEVERAGING RESOURCES**

The City of Morgantown operated the CDBG program as a stand-alone program. Any leveraging of funds occurred at the sub-recipient level and not tracked by the City.

## **EVALUATION AND PROGRAM DISCUSSION**

In compliance with HUD CDBG guidelines, the City prepared the 2004-2009 Consolidated Plan. Within the Consolidated Plan, the Strategic Plan presents the overall goals to improvement the lives of low and moderate-income individuals and families. Using the CDBG National Objectives, decent housing, economic development, and a suitable living environment to guide this process the City established strategies of Affordable Housing, Homelessness, Barriers to

Affordable Housing, Lead-based Paint, Economic Development, Anti-Poverty Institutional Structure, and Fair Housing.

It is evident from the public meetings in March, June and November 2004 and comments from agencies meetings a lack of affordable housing and the ability to maintain one's house in a habitable manner was an immediate need. The Fairmont/Morgantown Housing Authority structured a program to check the needs indicated from these individuals and agencies serving the low and moderate income in the City.

Agency interviews indicated and the 2003 housing study cautioned about the deterioration of housing stock and emergency situations as the two biggest challenges. Over 64% of the housing stock in the City was constructed during or before 1950. Interest in the Home Improvement and Rental Rehab programs indicate the need for both programs. Each program ended FY 2004 with applicant waiting lists.

Seventy four percent of the people served by the housing program were low and very low income. Two of the homes rehabilitated under the Home Improvement and Barrier Free Programs had immense code issues threatening the safety and habitability of the structures. Corrective actions by Housing Programs prevented the loss of a home for two families.

The January 2005 Homeless Street Count/Survey provided good data on the homeless needs in the City. Having an updated census of the homeless and services available has allowed agencies to focus resources in the areas of unmet needs. The survey/count also specified the need for permanent housing for the chronic homeless with disabilities. The Caritas House drafted a Continuum of Care grant for permanent housing using the street count information in support of their claim.

The Bartlett House, Morgantown's homeless emergency shelter realized a 50% increase in usage over what they targeted for the Inebriation Center (Night Shelter, NS) program these changes allowed in this program due to funding from CDBG they have more than 90% of NS residents in case management services. The new substance use policy prohibits those under the influence from entering the shelter before 10 PM. The Bartlett House is another program that has been able to meet their objectives while receiving additional positive outcomes from the changes in the program.

## **OTHER ACTIONS TO OVERCOME BARRIERS**

The City discovered early in the Consolidated Plan Process that barriers to helping the homeless and improving housing was the lack of information. Two planning activities were funding in the 2004 program year. A homeless street count/survey and an Analysis to Impediments Fair Housing Choice would be

necessary not only to comply with regulatory requirements but also to gain a good understanding of these situations in Morgantown. Both of these projects were completed in 2005.

The Homeless Street Count/Survey administered by the Caritas House, which provided needed information about the homeless population in Morgantown and supportive services available. The information gained from this survey was used to draft a Continuum of Care grant for permanent housing in Morgantown. Just as important social service agencies have good information to make future funding decisions concerning aid to the homeless.

The Analysis to Impediments completed June 2005 presents the City a better understanding of barriers to housing for the protected classes in Morgantown. (See Impediments p. 13) The City will now begin a process of planning and training in addressing the findings in the Analysis of Impediments.

Given that 2004 is the first year for an CDBG entitlement for Morgantown, several public meetings were held in 2004 introducing and explaining the proposal process. However, some agencies still struggled to understanding the requirements to receive funding from the CDBG grant. A program newsletter was published and information posted on the City's web page, [www.morgantown.com](http://www.morgantown.com) informing the public and providing some guidance about a good proposal and the application process.

On September 30, 2004 a Technical meeting was held to explain in detail the application and proposal process. A question and answer session followed the discussion giving participants the opportunity to ask specific questions about the program..

All CDBG information has been published on the City's web page, [www.morgantown.com](http://www.morgantown.com), and advertised on the local cable channel 15 used by the City to televise meetings and current City information. Questions and comments are encouraged at all public meetings. Good communication of the community needs and concerns are important in keeping the CDBG Program current.

The 2004 program year had few problems or major obstecals for funded projects. All projects and sub-recipients are on schedule considering program funding was not available until October (second quarter) of 2004.

Subrecipients are making adjustments for the new program year (FY2005) taking into account the gap between program start dates and the availability funding. All projects can be considered timely with completion of 85% of 2004 programs expected within the first quarter of the 2005 program year.

Draws and disbursement of funds to vendors and sub-recipients has been timely and effortless.

## **PROGRAMATIC DISCUSSION**

CDBG funding is used entirely to forward the strategies and goals found in the 2004-2009 Consolidated Plan.

### **2004 Funding Summary**

#### **Administration & Planning - \$121,000**

CDBG Administration - \$97,200  
Planning Activities - \$23,800

#### **Housing Programs – \$201,000**

Housing Programs Delivery Cost - \$15,000  
Home Improvement Program - \$60,000  
Emergency Repair Program - \$20,000  
Rental Rehabilitation Program - \$50,000  
Barrier Free Program - \$20,000  
Residential Property Acquisition Program - \$36,000

#### **Community Development Activities - \$101,000**

Bartlett House Inc. - \$9,000  
Morgantown Health Right, Inc. - \$12,410  
Monongalia County Schools (Kaleidoscope) - \$6,510  
Mountaineer Boys & Girls Club - \$5,660  
Senior Monogalians, Inc. - \$17,428  
Monongalia County Literacy Volunteers, Inc. - \$3,100  
Rehabilitation Program – Rock Forge Neighborhood House - \$35,292  
Rehabilitation Program – Rape and Domestic Violence Information Center, Inc. (RDVIC) - \$11,600

#### **Non-Housing Community Development Activities - \$252,000**

City of Morgantown – ADA Compliance - \$25,000  
City of Morgantown – Infrastructure - \$150,000  
BOPARC – Parks and Playgrounds - \$25,000  
BOPARC – Senior Center - \$50,000  
Police Department - Neighborhood Watch - \$2,000

Administration and Planning funding supported two plans (previously discussed) for better use of social service resources.

Housing Programs received a large segment of funding (\$201,000) being used to improve the housing stock in Morgantown. The housing study finished in 2003 determined aging structures are in need of improvement, there are barriers to a safe and secure living environment for the elderly and disabled and rehabilitation of the rental units in Morgantown renting to low and moderate-income families and individuals are needed. These findings were supported in discussions with individuals and agencies during public meetings.

The Emergency Assistance Program was proposed and designed as a result of specific information provided by social service agencies that deplete their funding for emergencies early in their budget years.

The Home improvement Program and Rental Rehab Program currently have waiting lists. Based on the results from the 2004 program year while doing a careful review of the Housing Program in FY 2005 adjustments and changes to the programs may be made.

The housing activities have had a positive impact on the community. The Housing Program has resolved a number of rehabilitation needs that for a few households saved the house from condemnation.

Community Development activities received \$101,000 (15%) of the CDBG program the maximum amount allowed by statutory regulations. The community needs far exceeded the available funding and decisions were made with regard to the anti-poverty strategy. The first year funding request exceeded \$700,000. Several programs funded by the Community Development Strategy specifically supported afterschool and child programs providing safe environments for children of low and moderate-income families allowing parents to maintain employment without being concerned about the safety of their child after school.

The Community Development Programs will change in subsequent Action Plans as goals are reached and new needs identified.

Non-Housing Community Development Programs focused on infrastructure needs in low and moderate-income neighborhoods. In low and moderate-income neighborhoods where sidewalks are in need of repair or no sidewalk exist the Community Development Office looks to provide travelers, safe and convenient walking routes. The James Street and Darst Street sidewalks will be constructed by September 2005. The James Street sidewalk will provide a safe access to school for children using this route to Woodburn Elementary School.

Funding is also used to bring public facilities in compliance with the American's with Disabilities Act throughout the City including the parks.

Rehabilitation of the Wiles Hill School, for the BOPARC Senior Center offers the seniors a larger rent free facility. The new facility will allow an expansion of the

current programs and amenities. Most of 2004 was spent planning and designing the rehabilitation project. It is expected to go out to bid in the fall of 2005.

All entitlement funding provided by HUD for the Community Development Block Grant with the City of Morgantown has been use to achieve the National Objectives by using the strategies and goals published the Consolidated Plan and forwarding fair housing, suitable living environments, and economic development.

## **EVALUATION OF ACCOMPLISHMENTS**

Several issue caused delays for the Housing Program, the original delay in funding in October 2004, a limited number of contractors with approved lead-based paint certifications, (continued efforts need to be made to expand the number of certified contractors), and weather related construction delays. The Fairmont/Morgantown Housing Authority made a request for an extension of the original contract completion date to September 30, 2005. With a smaller than expected number of projects completed the Housing Program has been well received by the public. It is expected that continued community interest will remain for the housing programs.

Sidewalk improvements will be by providing at least \$150,000 each year on neighborhood and downtown sidewalk improvements and infrastructure changes that would make handicap accessibility possible. A design for sidewalks along James and Durst Streets were completed in May and the project bid in June 2005.

The achievements in Community Development Program exceeded the number of individuals targeted. These activities supported a good cross section of needs and services examined in the Consolidated Plan. The broad range of social programs funded by CDBG improve the lives of the individuals living on the threshold of poverty by assisting agencies that have a direct impact on the ability of individuals to improve their economic situation.

The Rock Forge Neighborhood House and the Rape and Domestic Violence Information Center rehabilitation projects improved safety and accessibility of the respective facilities. More important at Rock Forge approximately 1,500 extremely low-income individuals, 300 low income, 200 moderate, 600 elderly, and 340 physically disabled clients were served. The Rock Forge Happy School provides a safe environment before and after school for families to place their children while they work. RDVIC served 11 extremely low income, 53 low income, and 21 moderate-income individuals. These rehabilitation projects improved the lives of these individuals by maintaining Rock Forge's health and safety with fire code improvements and RDVIC with accessibility for disabled clients.

The Senior Monongalian's "There's No Place Like Home Project" had unexpected outcomes. Only 14 households were served due to a number of limiting factors. Elderly living within the city failed to apply, only 14 applications were received, and it was discovered that approximately 33% of the elderly in the city do not own their homes and were not living at the same residence that they occupied five years previously. The initial collaboration of the five social agencies working with this project was a model for future cooperative projects applications. Just as important is the project cooperation between the five senior organizations and other programs such as the Fairmont/Morgantown Housing Authority and the Weatherization Program. The sharing of findings from the assessments with other agencies provided information for assistance through these organizations. This is a desired outcome of the CDBG effort.

The CDBG FY 2004 Action Plan is on track with the identified strategies and goals in the Consolidated Plan, all projects should be 85% accomplished by the end of the first quarter in the 2005-program year. In some instances, the outcomes were not as high as projected however, other important information was gained, and in a small number of cases, the assistance received had a important impact on maintaining the housing structures to keep people in their homes. Two Housing Program project found code issues so great the house was close to condemnation. One household evaluated by the Senior Mon was able to receive additional assistance from the Housing Program. In both programs many obstacles limited the number of households and individuals completed but the program had important outcomes for the good of the participants.

The Night Shelter at the Bartlett House Homeless Shelter had better results than anticipated. The interest in the Inebriation Center and Night Shelter has allowed the Bartlett House to begin case management with many of these individuals improving their outlook at getting off the streets.

One of the real successes of the 2004 program year has been the Literacy Volunteers. With a small grant, they have been able to expand services to the community serving nearly 100 more clients than targeted improving their ability to gain and maintain employment.

All the infrastructure projects will be completed in the first quarter of 2005. All projects bids came in under budget allowing sidewalks to be completed on both James and Darst Streets. These sidewalks will improve the appearance of the neighborhoods as well as providing a safe and secure walkway for the residents.

Communication has been good between the sub-recipients and the Community Development Office making monitoring easy and keeping projects on track and in compliance. Communication with the general public will be the key to expanding and improving the scope of the CDBG influence on the community. The Community Development Office will continue to hold and use public meetings,

news releases, and umbrella organizations such as the Mon/Preston County United Ways to continue and improve contact with the public.

## **SUMMARY OF PUBLIC COMMENTS**

April 14, 2004

Jolynn Shine called to give this comment:

*She wanted to support Rock Forge, she has had a hard time finding day-care for her disabled son, and Rock Forge makes accommodations for him.*

April 23, 2004

Chris McClelland, Director of the Monongalia County Mental Health Association provided a written comment:

*Regret that the Friendship Room project was not funded in the 2004 Action Plan.*

*Looks forward to technical assistance for the 2005 application process*

CITY OF MORGANTOWN  
COMMUNITY DEVELOPMENT BLOCK GRANT

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION  
REPORT (CAPER)

The City of Morgantown's Community Development Office will submit its Consolidated Annual Performance and Evaluation Report (CAPER) to the Federal Department of Housing and Urban Development on September 28, 2005.

The report provides the Community Development Office an opportunity to evaluate the progress of the Community Development Block Grant (CDBG) Program to the specific strategies and goals identified in the 2004-2009 Consolidated Plan and the FY 2004 Action Plan. The CAPER also describes actions or changes to the Annual Action Plan because of this evaluation.

Copies of the report are available for review September 6, 2005 to September 20, 2005 at the following locations:

City of Morgantown's web page: [www.morgantown.com](http://www.morgantown.com)

Community Development Office  
389 Spruce Street  
Morgantown, WV 26505

Morgantown City Library  
373 Spruce Street  
Morgantown, WV 26505

BOPARC Senior Center  
1737 Listravia Avenue  
Morgantown, WV 26505

BOPARC Office  
Marilla Park  
Morgantown, WV 26505

Alternative Formats will be available for the visually impaired upon request. To make a comment for more information or please contact:

David W. Bott, Director  
Community Development Office  
389 Spruce Street  
Morgantown, WV 26505  
[dbott@cityofmorgantown.org](mailto:dbott@cityofmorgantown.org)  
(304) 284-7508, Fax 284-7430

***Attachments: Additional Requirements for End of Program Year Reporting***

1. *All Grantees Must Submit a Narrative Statement Addressing the Following:*

- *Assessment of Three- to Five-Year Goals and Objectives*

#### *Affordable Housing Strategy*

Five Year Objectives: The Housing Authority of the City of Morgantown is proposing a housing implementation plan that utilizes Community Development Block Grant funds through the City of Morgantown CDBG Program.

A total of 10 (ten) homes and rental units were served in the 2004 program year. The program application review and project bids were completed in early 2005 in time for the spring construction season. In the Home Improvement Program 2 (two) very low and 2 (two) low income individuals were served. The Rental Rehab Program had 5 (five) low income renters served by this rehab program and the Barrier Free Program served 1 (one) low income individual. At the end of the program year June 30, 2005 the Housing Authority had committed \$111,533.78 (74%) of the \$150,000 CDBG grant. These numbers reflect only the completed housing projects as of June 30, 2005.

#### *Homelessness Strategy*

Five Year Objectives: The City of Morgantown will seek to ensure access to quality affordable housing for the homeless, as well as those in eminent danger of becoming homeless by supporting local public service agencies that provide assistance for the homeless population.

Bartlett House the local homeless emergency shelter utilized CDBG funding to increase the hours of the Public Inbreation Center (Night Shelter). The increased hours provides a safe place for homeless individuals to sleep rather than risk arrest and harm on the street.

January 25, 2005 the Caritas House administered a homeless street count and survey, although this count surveyed the Greater Morgantown area it concentrated on Morgantown proper. The survey identified 99 homeless individuals and followed with a pursuit of a Continuum of Care Grant for permanent housing for the chronic homeless with mental and physical disabilities and substance abuse. The 2005 Street Count/Survey indicated a need for permanent housing for the chronic homeless.

#### *Non-Housing Community Development Strategy*

Five-year Objectives: Many of the neighborhoods that include a large concentration of low income residents need to have their sidewalks repaired and handicap access improved. In the past, any improvements to the sidewalk in these neighborhoods would include an assessment fee to property owners. Many parks need to be upgraded to include newer, safer playground equipment, and park areas must be accessible to people with handicaps.

Designs were completed and bids made for the construction of sidewalks and the compliance with the American with Disabilities Act for City Hall and the Library. BOPARC had purchased playground equipment for the new fall free zone at Marilla Park. The BOPARC Senior Center will be moving to the former Wiles Hill Elementary School Blackwood Associate, Inc. has a finished the design and it will soon go out to bid. The new design incorporates a disability accessible entrance.

#### *Barriers to Affordable Housing*

The property acquisition project of Habitat for Humanity will be completed in FY 2005. The two plus acre property in Jerome Park being considered is in probate with an expected released in July 2005. Habitat for Humanity anticipate owning the property by September 2005 allowing for construction of 12 housing units for low income residents.

#### *Lead Based Paint Strategy*

The Fairmont/Morgantown Housing Authority tested every home and rental unit inspected for the Affordable Housing Strategic Plan Program in the FY 2004 Action Plan. A contractor training for lead-based paint was conducted in December 2004. All rehabilitation projects where lead based is discovered in contained by properly certified contractors.

#### *Anti-Poverty Strategy*

Approximately 1,138 individuals were assisted by CDBG through the social services programs. These individuals were assisted in a various capacities in the Anti-Poverty Strategy. The Bartlett House with the Public Inebriation Center served 652 individuals; Morgantown Health Right served 87 clients; Kaleidoscope Project CARES served 34 with a modified program; The Moountaineer Boys and Girls Club Project LEARN 158 children; The Senior Monongalians evaluated and served 14 households; Literacy Volunteers was able to expand their program to 193 individuals.

The rehabilitation project at the Rape and Domestic Violence and Information Center to remodle their shelter kitchen for ADA compliance allowed 85 shelter residents to benefit from the expanded service. The Rock Forge Neighborhood House was able to maintain operation by correction of Fire Marshall code violations and continue service for 2000 elderly and low to moderate-income children.

#### *Fair Housing*

This Analysis of Impediments to Fair Housing Choice was undertaken by the City of Morgantown's Community Development Office under contract with Urban Design Ventures, LLC, a private housing and community development consulting firm. This work was performed over the six-month period of November 2004 to April 2005.

The 2004 Action Plan activities directly addressed the strategies identified in the City's 2004-2009 Consolidated Plan. Funding decisions were made for the 2004 Action Plan with Consolidated Plan goal achievement in mind. The Community Development Office worked to develop an institutional structure to foster good communication and continual review of the needs of the community. Proposals submitted and funded working to meet these strategies. The 2004 Action Plan address pertinent Strategic Plan objectives and areas of high priority identified in their three- to five- year Consolidated Plan.

With CDBG funding not being available until October 2004 these projects were working an eight month calendar instead of twelve months. This was the first year for entitlement funding so several programs had initial start up delays. The Housing Program had to

establish an application process, lead based paint certified contractors, bid projects and submit individual jobs to the State Office of Historic Preservation for review. Due to Davis-Bacon wage requirements the Rock Forge Neighborhood house had to work with church work camps for labor due to the size of the job no contractors would bid the project. The Senior Monongalians discovered the city resident limitation restricted the number of request received.

All programs were able to work through the minor obstacles and either complete the project or have it near completion by June 30, 2005. The Community Development Office feels all projects are timely and on track to be completed early in the 2005 program year.

- *Affirmatively Furthering Fair Housing*

The City of Morgantown is an entitlement community under the U.S. Dept. of HUD's Community Development Block Grant Program (CDBG). In accordance with the Housing and Community Development Act of 1974, as amended, each entitlement community must "affirmatively further fair housing." In order to "affirmatively further fair housing" the community must conduct a Fair Housing Analysis which identifies any impediments to fair housing choice. Fair housing choice is defined as: "the ability of persons, regardless of race, color, religion, sex, national origin, familial status, or handicap, of similar income levels to have available to them the same housing choices."

This Analysis of Impediments to Fair Housing Choice was undertaken by the City of Morgantown's Community Development Office under contract with Urban Design Ventures, LLC, a private housing and community development consulting firm. This work was performed over the six month period of November 2004 to April 2005.

In the Five Year Consolidated Plan, the City proposed to undertake an Analysis of Impediments to Fair Housing Choice prior to the beginning of its FY 2005 CDBG Program. The City has never previously performed an Analysis of Impediments.

The planning consultant interviewed various agencies groups, institutions and individuals who are involved in housing or who are advocates for members of the protected classes. These interviews were conducted during November and December 2004.

Sub-population that can be at risk is elderly and people with disabilities. Although no data could be found to support a claim of discrimination, we cannot assume that discrimination does not occur and efforts will be made to further fair housing in these areas.

- *Affordable housing*

The City focused the 2004 Action Plan housing efforts in improving the housing stock in the city. Previous housing studies had identified a great need to help low and extremely low-income homeowners and renters to maintain their homes in a safe and habitable condition.

A total of 10 (ten) homes and rental units were served in the 2004 program year. The program application review and project bids were completed in early 2005 in time for the spring construction season. In the Home Improvement Program 2 (two) very low and 2 (two) low income individuals were served. The Rental Rehap Program had 5 (five) low

income renters served by this rehab program and the Barrier Free Program served 1 (one) low income individual. At the end of the program year June 30, 2005 the Housing Authority had committed \$111,533.78 (74%) of the \$150,000 CDBG grant. These numbers reflect only the completed housing projects as of June 30, 2005.

- *Continuum of Care Narrative*

Bartlett House the local homeless emergency shelter utilized CDBG funding to increase the hours of the Public Inbreation Center (Night Shelter). The increased hours provides a safe place for homeless individuals to sleep rather than risk arrest and harm on the street.

January 25, 2005 the Caritas House administered a homeless street count and survey, although this count surveyed the Greater Morgantown area it concentrated on Morgantown proper. The count/survey focused on known homeless hangouts, homeless agencies, and soup kitchens. The count updated the 2003 street count providing important needs gaps analysis information. The survey identified 99 homeless individuals and followed with a pursuit of a Continuum of Care Grant for permanent housing for the chronic homeless with mental and physical disabilities and substance abuse. The 2005 Street Count/Survey indicated a need for permanent housing for the chronic homeless. The Community Development Office has worked closely with the Monongalia Valley Homeless Initiative to get the count done and in promoting a Continuum of Care Grant.

- *Other actions*

Given that 2004 is the first year for an CDBG entitlement for Morgantown, several public meetings were held in 2004 introducing and explaining the proposal process. However, some agencies still struggled to understanding the requirements to receive funding from the CDBG grant. A program newsletter was published and information posted on the City's web page, [www.morgantown.com](http://www.morgantown.com) informing the public and providing some guidance about a good proposal and the application process.

On September 30, 2004 a Technical meeting was held to explain in detail the application and proposal process. A question and answer session followed the discussion giving participants the opportunity to ask specific questions about the program..

All CDBG information has been published on the City's web page, [www.morgantown.com](http://www.morgantown.com), and advertised on the local cable channel 15 used by the City to televise meetings and current City information. Questions and comments are encouraged at all public meetings. Good communication of the community needs and concerns are important in keeping the CDBG Program current.

- *Leveraging Resources*

The City of Morgantown operated the CDBG program as a stand-alone program. Any leveraging of funds occurred at the sub-recipient level and not tracked by the City.

- *Citizen comments*

April 14, 2004

Jolynn Shine called to give this comment:

She wanted to support Rock Forge, she has had a hard time finding day-care for her disabled son, and Rock Forge makes accommodations for him.

April 23, 2004

Chris McClelland, Director of the Monongalia County Mental Health Association provided a written comment:

Regret that the Friendship Room project was not funded in the 2004 Action Plan.

Looks forward to technical assistance for the 2005 application process

- *Self-Evaluation*

The CDBG FY 2004 Action Plan is on track with the identified strategies and goals in the Consolidated Plan, all projects should be 85% accomplished by the end of the first quarter in the 2005-program year. In some instances, the outcomes were not as high as projected however, other important information was gained, and in a small number of cases, the assistance received had a important impact on maintaining the housing structures to keep people in their homes.

Communication has been good between the sub-recipients and the Community Development Office making monitoring easy and keeping projects on track and in compliance. Communication with the general public will be the key to expanding and improving the scope of the CDBG influence on the community. The Community Development Office will continue to hold and use public meetings, news releases, and umbrella organizations such as the Mon/Preston County United Ways to continue and improve contact with the public.

## *2. All Grantees Receiving CDBG Entitlement Funds Must Submit a Narrative Statement Addressing:*

- CDBG funding is used entirely to forward the strategies and goals found in the 2004-2009 Consolidated Plan.
- There were no changes to the Consolidated Plan during the 2004 Action Plan.
- The City has affirmed their compliance with HUD's Certifications for the Consolidated Plan.

Affirmatively Further Fair Housing (p. 14)

Anti-displacement and Relocation Act is not applicable in FY 2004

Drug Free Workplace has been complied with

Anti-Lobbying has been complied with

- Funding was used exclusively for CDBG projects under the 2004 Action Plan.
- The property acquisition project of Habitat for Humanity will be completed in FY 2005. The two plus acre property in Jerome Park being considered is in probate with an expected released in July 2005. Habitat for Humanity anticipate owning the property by September 2005 allowing for construction of 12 housing units.
- The City did not receive any proposals for Economic Development and set no programs for direct economic development projects.
- The only programmatic income was interest in the amount of \$7.49.

*3. All Grantees Receiving HOME Funds Must Submit the Following Narrative Information:*

- (N/A)

*4. All Grantees Receiving HOPWA Funds Must Submit Narrative Information Addressing the Following:*

- (N/A)

*5. Requirements for Grantees Receiving ESG Funds*

(N/A)

*6. Public Participation Requirements*

The report provides the Community Development Office an opportunity to evaluate the progress of the Community Development Block Grant (CDBG) Program to the specific strategies and goals identified in the 2004-2009 Consolidated Plan and the FY 2004 Action Plan. The CAPER also describes actions or changes to the Annual Action Plan because of this evaluation.

Copies of the report are available for review September 6, 2005 to September 20, 2005 at the following locations:

City of Morgantown's web page: [www.morgantown.com](http://www.morgantown.com)

Community Development Office  
389 Spruce Street  
Morgantown, WV 26505

Morgantown City Library  
373 Spruce Street  
Morgantown, WV 26505

BOPARC Senior Center  
1737 Listravia Avenue  
Morgantown, WV 26505

BOPARC Office  
Marilla Park  
Morgantown, WV 26505