

The City of Morgantown's Community Development Office 2009 Annual Report

The City of Morgantown's Community Development Office administers and apportions the Community Development Block Grant (CDBG) funding. Each November the Community Development Office schedules an application workshop for the next year's funding. Funding is capped at 15% for social service projects and 20% for administration and planning, HUD guidelines require that 70% of the CDBG funding be spent on low and moderate-income families and individuals.

The City of Morgantown participated in its fifth year of its first Five Year Consolidated Plan of the Community Development Block Grant (CDBG) Program. The 2009-2014 five-year Consolidated Plan was produced for the Community Block Grant Program setting new goals and objectives through 2014. The City used its CDBG Entitlement Program works to secure projects that result in:

- Securing decent housing
- Providing a suitable living environment
- Expanding economic development

Funds Received

The City of Morgantown has received the following funds during the time period of July 1, 2008, through June 30, 2009:

	CDBG	Total
FY 2008 Entitlement Grants	\$ 543,242	\$ 543,242
Program Income	\$ 34,148	\$ 34,148
Total Funds Received	\$ 577,390	\$ 577,390

This chart only includes funds received during July 1, 2008, through June 30, 2009. Any previous program year funds that were not spent or which might have been spent during this time period are not included.

The funds shown in this chart are funds that were expended during the time period of July 1, 2008 through June 30, 2009. These expenditures consist of previous program year funds that were not drawn down until this time-period and also include any reprogrammed funds from previous years.

Funding Sources	Total Funds Expended
CDBG	\$ 639,773
Total	\$ 639,773

Under the FY 2008 CDBG Program, the City of Morgantown received a grant in the amount of \$543,242 and program income in the amount of \$34,148. The City's total expenditures in this program year were \$639,773.39 [includes carry over] of which \$546,626 were expended for project activities credited to principally benefitting low- and moderate-income persons, which is a low/mod percentage benefit of 85%.

Leveraging Resources

In addition to its CDBG funds, the following other public resources have been received by agencies in the City of Morgantown:

- \$147,419 in CDBG-R American Recovery and Reinvestment Act Grant was awarded to the City of Morgantown
- \$150,500 in Energy Efficiency and Conservation Block Grant Program was awarded to the City of Morgantown
- \$34,148 in Program Income was received by the Morgantown Housing Authority
- \$9,000 in EFSP (FEMA) funds was received by the Bartlett House, Inc
- \$40,000 in ESG funds was received by the Bartlett House, Inc
- \$166,649 in DHHR Grant was received by the Bartlett House, Inc
- \$45,000 in BHHF Grant was received by the Bartlett House, Inc
- \$32,878 in SED Grant was received by the Bartlett House, Inc
- \$132,179 in HOPWA Grant was received by the Caritas House, Inc
- \$146,634 in HOPWA II Grant was received by the Caritas House, Inc
- \$124,398 in COLLIGO Grant was received by the Caritas House, Inc
- \$12,500 in WVSB Grant was received by the Caritas House, Inc
- \$14,000 in State CDBG Grant was received by the Caritas House, Inc
- \$9,000 in ESG Grant was received by the Caritas House, Inc

Regulatory Caps

The City of Morgantown CDBG program administration expenditures were within the regulatory cap. Shown in the chart below:

	CDBG
FY 2008 Entitlement Grant	\$ 543,242
2008 Program Income	\$ 34,148
Administrative Cap Allowance	20%
Maximum Allowable Expenditures	\$ 115,478
Total Administration Funds Actually Expended	\$ 93,146
Administrative Percentage	17.15%

The City of Morgantown's program administrative expenditure was \$93,146, which is 17.15%, which is below the 20% cap on administrative expenditures.

CDBG Public Service Activity Cap:

	CDBG
FY 2008 Entitlement Grant	\$ 543,242
2008 Program Income	\$ 34,148
Public Service Cap Allowable	15%
Maximum Allowable Expenditures	\$ 86,608

The City of Morgantown expended \$81,058.68 in funds for public services, which was 14.92% of the allowable expenditures, which is under the 15% cap on public services.

The chart below lists the 2008 activities that were funded:

Activities	2008 CDBG Budget	2008 CDBG Expenditures
Administration and Planning	\$ 108,648	\$ 80,499
City of Morgantown Streetscape	\$ 76,180	\$ 72,441
Night Shelter Bartlett House	\$ 53,986	\$ 53,896
Morgantown Area Youth Service Program	\$ 10,000	\$ 10,000
Wiles Hill Senior Center	\$ 50,000	\$ 50,000
Project Learn (Boys and Girls Club)	\$ 17,500	\$ 17,072
Housing Rehabilitation Program	\$ 181,328	\$ 36,036
ADA Park Improvements	\$ 4,000	\$ 1,671
Jerome Park Sub-division Infrastructure Engineering	\$ 28,600	\$ 16,618
RDVIC ADA Compliance Project	\$ 13,000	\$ 0

The City spent \$338,325 of its \$543,242 FY 2008 CDBG allocation, which is 62.3% of the allocation.

Summary of Accomplishments:

The chart below is a summary of the accomplishments during the FY 2008 program year as required in HUD Tables 2-A and 2-B:

CDBG Accomplishment Unit of Measure	2008 Program Year Accomplishments
Infrastructure Improvements	1
Public Service Activities	3
Homeless Persons Receiving Services	829
People Served by Fair Housing Education Program	0
Households Receiving Homebuyer Training	0
Housing Units Demolished	0
Housing Units Inspected for Code Compliance	8

Housing Units Rehabilitated	4
Housing Units Abated for Lead Hazards	0
Parks Improved and Constructed	1
Public Facilities Improved and Constructed	2
Public Facilities with Architectural Barriers Removed	0

The Community Development Office ensures compliance through monitoring of the sub-recipients. The City coordinates with the agencies to ensure that they perform in the time-frame that is stated in their application. The Community Development Office meets regularly with these agencies to promote coordination among these agencies.

The City of Morgantown Housing Authority administers housing activities under the CDBG grant. The Housing Authority has worked closely with the City Administration 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 programs. All sub-recipients serving low- and moderate-income clientele complete a form with the clientele income information required by HUD.

Activity	FY 2008 Budgeted	FY 2008 Expenditures	Proposed Accomplishments	Actual Accomplishments
City of Morgantown Streetscape	\$ 76,180	\$ 72,441	1 Public Facility	Public Facility
Night Shelter Bartlett House	\$ 53,986	\$ 53,986	556 People	1,113 People
Morgantown Area Youth Service Program	\$ 10,000	\$ 10,000	70 People	74 People
Wiles Hill Senior Center	\$ 50,000	\$ 50,000	1 Public Facility	1 Public Facility
Project Learn	\$ 17,500	\$ 17,072	125 People	125 People
ADA Park	\$ 4,000	\$ 1,671	2 Public Facilities	0 Public Facility

The Community Development Office coordinates with the City's Planning Department, Public Works Department, Police Department, and Board of Parks and Recreation to address infrastructure, code enforcement and public safety needs. These partnerships have identified areas of need throughout the community to address problems of access, barriers, recreation and public safety. The Community Development Office continues to look for gaps in the institutional structure as the program expands. It is important to maintain and broaden communication with many of the community's private and public institutions in order to provide a good community based program since this is historically the largest gap in the institutional structure.

The City allocated \$53,986 in CDBG funds to the Bartlett House, Inc.:

- Operation of an emergency shelter/public inebriation service at the University Avenue Site, this location opens at 5:00 pm and closes at 8:00 am, seven days a week. The clients of the Bartlett House Emergency Shelter receive comprehensive case management and a service plan design to break the cycle of homelessness.
- Day Labor Employment Drop-in Center is a structured program advertised to businesses looking for day laborers; a formal process of job opportunities are listed on a job posting board. Bartlett House has created an assessment tool to evaluate the clients' career interests and guide them into local employment, which they can maintain.

Bartlett House expended all the \$53,986 and assisted 1,113 individuals.

The Community Development Office worked with the Mon Valley Homeless Initiative in doing the "Point-In-Time" street count of homeless persons that was conducted on January 28, 2009. There were 103 homeless persons counted. Of those, 90 were adults and 13 were children. The most common unmet needs reported by social service agencies were proper housing, money, health services, and transportation.

Needs	2008 Budgeted Funds	% of Total	2008 Actual Expended	% of Total
Affordable Housing	\$ 181,328	41.7%	\$ 36,036	14.0%
Economic Development	\$ -	0.0%	\$ -	0.0%
Community Development	\$ 121,780	28.0%	\$ 90,731	35.2%
Neighborhood Stabilization	\$ -	0.0%	\$ -	0.0%
Homeless Services	\$ 53,986	12.4%	\$ 53,986	20.9%
Youth, Elderly and Special Needs Populations	\$ 77,500	17.8%	\$ 77,073	29.9%

Brownfield Grants

The Community Development Office wrote and received two Brownfield FOCUS Mini Grants to explore the concept of a footbridge and mini park in Greenmont area at the end of Decker Avenue and the Beaumont Glass Factory in Sunyside.

Decker Avenue

Preliminary research indicated the primary property owners were Allegheny Power and the State of West Virginia's Department of Transportation (County Tax Maps). Detail property research indicated a private corporation Victory Properties, LLC, owns the property considered for a mini-park originally thought to be Allegheny Power. The property owner (Victory Properties, L.L.C.) is not disposed at this time to discuss environmental assessment of the property.

The right of way for the bridge from the WVDOT is secure and the main concern for the connector bridge is it being directly below the Walnut Street Bridge on State Route Seven. The Construction of a footbridge requires to resolve right-of-way issues therefore, after reviewing the site, the West Virginia Department of Transportation found nothing to prevent an issuing of a right-of-way permit for the pedestrian bridge. The City of Morgantown will be working in partnership with the Friends of Decker Creek, the Greenmont Neighborhood Association, and WVDOT.

Beaumont Glass Factory

Contamination exists at the Beaumont Glass Factory site potentially affecting groundwater and site contamination Phase II Environmental Study has been completed.

Beaumont has a long history of environmental concerns with both state and federal agencies. In 1992, USEPA Region III conducted a Resource Conservation and Recovery Act (RCRA) compliance inspection that revealed elevated levels of lead and arsenic. In 1996, USEPA Criminal Investigation Division learned that numerous drums filled with Polychlorinated biphenyls (PCBs) transformer oil were being stored illegally on site. USEPA then performed an emergency assessment, which led to an emergency removal action. In 2000, USEPA performed a post-removal sampling of surface soils along the river and tested soil samples on site. Result of the sampling revealed a continued presence of lead and cadmium in the soil. River water contaminants were unremarkable.

There is a long list of community stakeholders on this site; The Northern WV Brownfield Assistance Center (NBAC) has served as a liaison between the site owner, WVDEP, USEPA, and other third party groups and organizations (Sunny Side-Up, City of Morgantown, Mon River Trail Association, BOPARC, West Virginia University, and WVU students).

Continued Community Action

Future development should capitalize on the riverfront location and adjacencies to the downtown Campus, the campus side district, and the potential Multi-Modal Transit Center. Potential uses vary from moderate to high intensity residential units, commercial activity, and recreational, as well as parking and possible waterfront accessibility such as a 'Sunny-Side Wharf'. Beaumont Glass Co. site provides an opportunity to further capitalize on the City of Morgantown, Sunny-Side-Up waterfront, West Virginia University, and the County of Monongalia. Economic development stimulation is essential to the vitality of this community. To let such prime real estate go vacant on such a key riverfront site is irresponsible.