

WEIRTON | WV

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

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

Honorable Dean M. Harris, *Mayor*

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Planning and Development Department

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Contents

Executive Summary..... 3

 ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b) 3

The Process 25

 PR-05 Lead & Responsible Agencies - 91.200(b) 25

 PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)..... 26

 PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c) 39

Needs Assessment 44

 NA-05 Overview 44

 NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f) 45

Housing Market Analysis..... 48

 MA-05 Overview 48

 MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f) 49

 MA-50 Needs and Market Analysis Discussion 56

 MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households -
91.210(a)(4), 91.310(a)(2)..... 58

 MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3) 59

Strategic Plan 60

 SP-05 Overview 60

 SP-10 Geographic Priorities - 91.415, 91.215(a)(1) 62

 SP-25 Priority Needs - 91.415, 91.215(a)(2)..... 67

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)..... 73

SP-40 Institutional Delivery Structure - 91.415, 91.215(k) 76

SP-45 Goals - 91.415, 91.215(a)(4) 80

 SP-65 Lead-based Paint Hazards - 91.415, 91.215(i) 87

 SP-70 Anti-Poverty Strategy - 91.415, 91.215(j) 88

 SP-80 Monitoring - 91.230 89

Expected Resources 91
 AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2) 91

Annual Goals and Objectives 94
 AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e) 94
 AP-35 Projects - 91.420, 91.220(d) 96
 AP-38 Project Summary 97
 AP-50 Geographic Distribution - 91.420, 91.220(f) 104
 AP-85 Other Actions - 91.420, 91.220(k) 107

Program Specific Requirements..... 113
 AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)..... 113

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Executive Summary

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

1. Introduction

The City of Weirton, West Virginia is an entitlement community under the U.S. Department of Housing & Urban Development's (HUD) Community Development Block Grant (CDBG) Program. In addition, the City of Weirton is a member of the Northern Panhandle HOME Consortium of West Virginia, which is administered by the City of Wheeling. In compliance with HUD regulations, the City of Weirton has prepared this FY 2025-2029 Five-Year Consolidated Plan for the period of July 1, 2025, through June 30, 2029. This Five-Year Consolidated Plan is a strategic plan for the implementation of the city's Federal Programs for housing, community, and economic development within the City of Weirton.

The Five-Year Consolidated Plan establishes the city's goals for the next five (5) year period and outlines specific initiatives the city will undertake to address its needs and objectives in creating a suitable living environment. Strategies that will principally benefit low- and moderate-income residents include promoting the production and preservation of affordable housing; promoting homeownership; improving public services, infrastructure, and facilities; expanding economic opportunities; removing slum and blighting conditions; and improving social and human services.

CDBG funds are used to address the needs outlined in this Strategic Plan. HUD's CDBG grant awards over the five-year planning period are estimated to be approximately \$ \$1,892,897. The three (3) overarching objectives, set by HUD, guiding proposed activities providing decent housing, creating sustainable living environments, and creating economic opportunity.

The City of Weirton is the lead administrator for the CDBG funds. As a member of the Northern Panhandle HOME Consortium, HOME Investment Partnerships Program (HOME Program) funds are available to the city as well. The City of Wheeling is the administering Participating Jurisdiction (PJ) for the Northern Panhandle HOME Consortium. Because the City of Wheeling is the Consortium PJ and the City of Weirton is a member jurisdiction of the Consortium, the City of Weirton's Five-Year Consolidated Plan and Annual

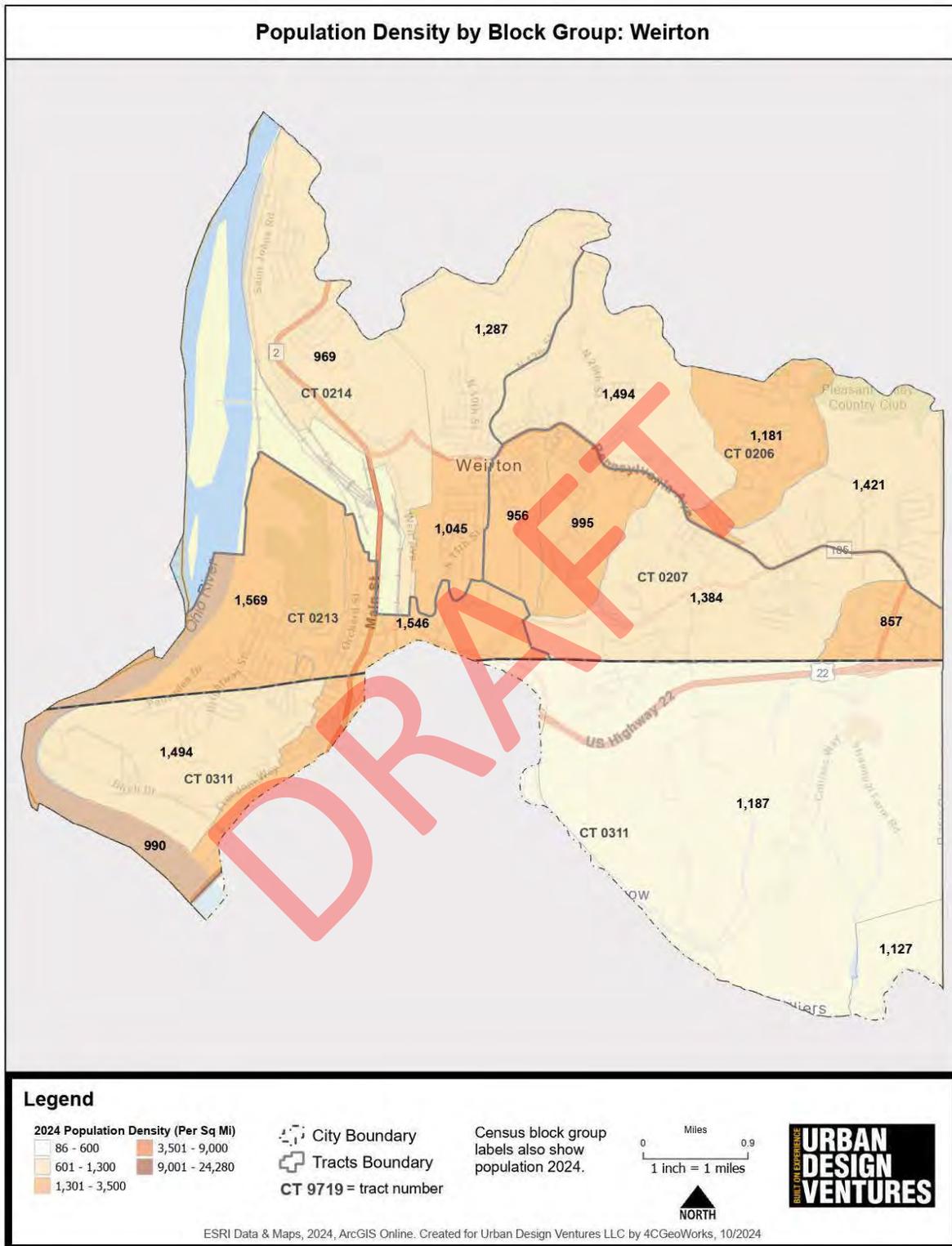
Action Plan are submitted in conjunction with the City of Wheeling's Five-Year Consolidated Plan and Annual Action Plan. The City of Wheeling's Five-Year Consolidated Plan includes the sections for the entire HOME Consortium in the Process Section (PR), Needs Assessment (NA), and Market Analysis (MA), except for the Non-Housing Community Development Needs, and the Strategic Plan. The housing-related default data in the lead entity's template is based on the entire HOME Consortium geography. Therefore, the Comprehensive Housing Affordability Strategy (CHAS) data required to be used by HUD for the period of 2016-2020 (derived from the American Community Survey's Five-Year Estimates for 2016-2020) is provided for the Northern Panhandle HOME Consortium geographical area, which includes all the cities of Weirton and Wheeling and counties of Hancock, Brooke, Ohio, and Marshall.

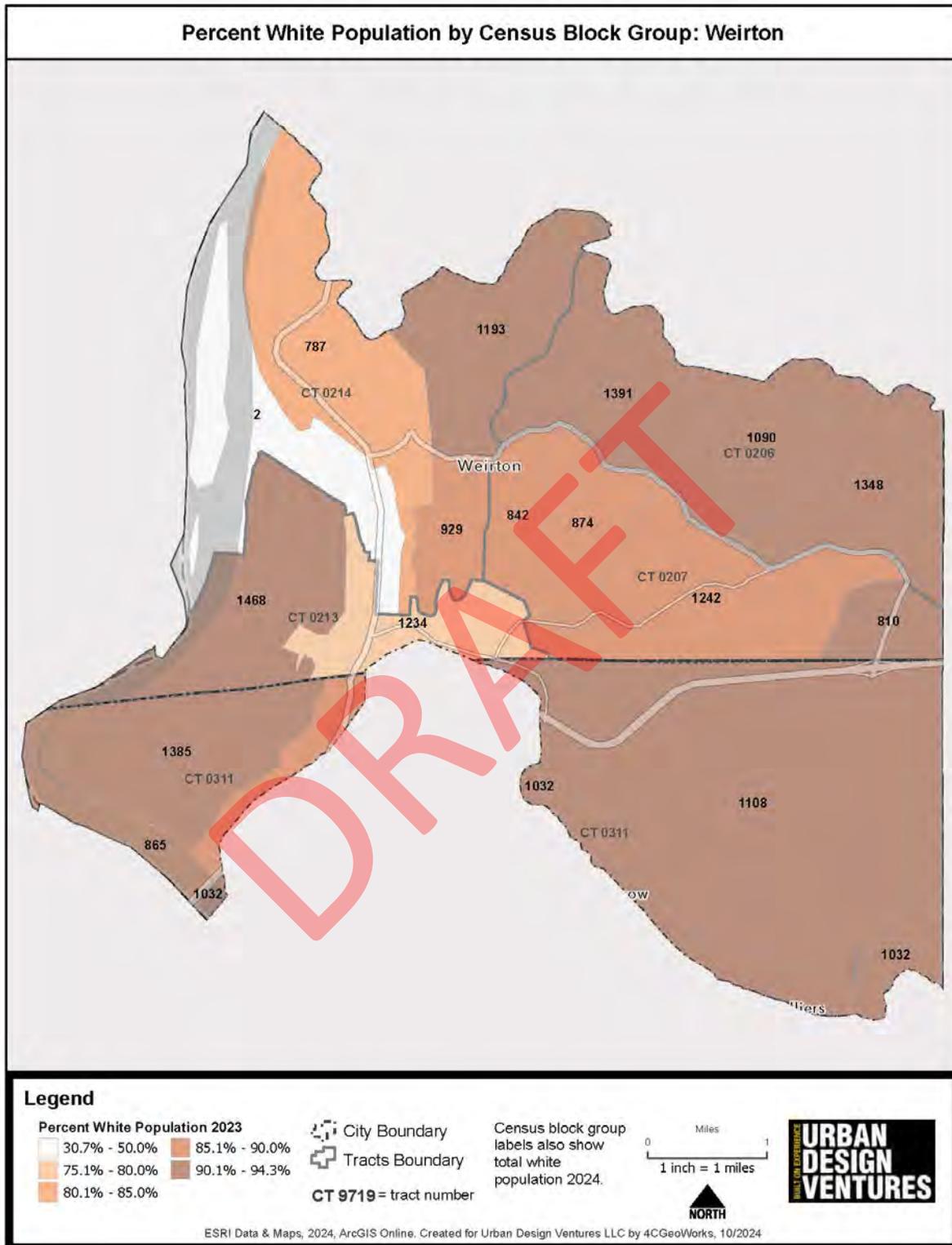
This Five-Year Consolidated Plan is a collaborative effort of the City of Weirton, City of Wheeling, the Northern Panhandle HOME Consortium Members, residents, social and human service providers, housing developers, community development agencies, and economic development groups. The planning process was accomplished through a series of public meetings, stakeholder interviews, resident surveys, statistical data analysis, and review of previous community development plans.

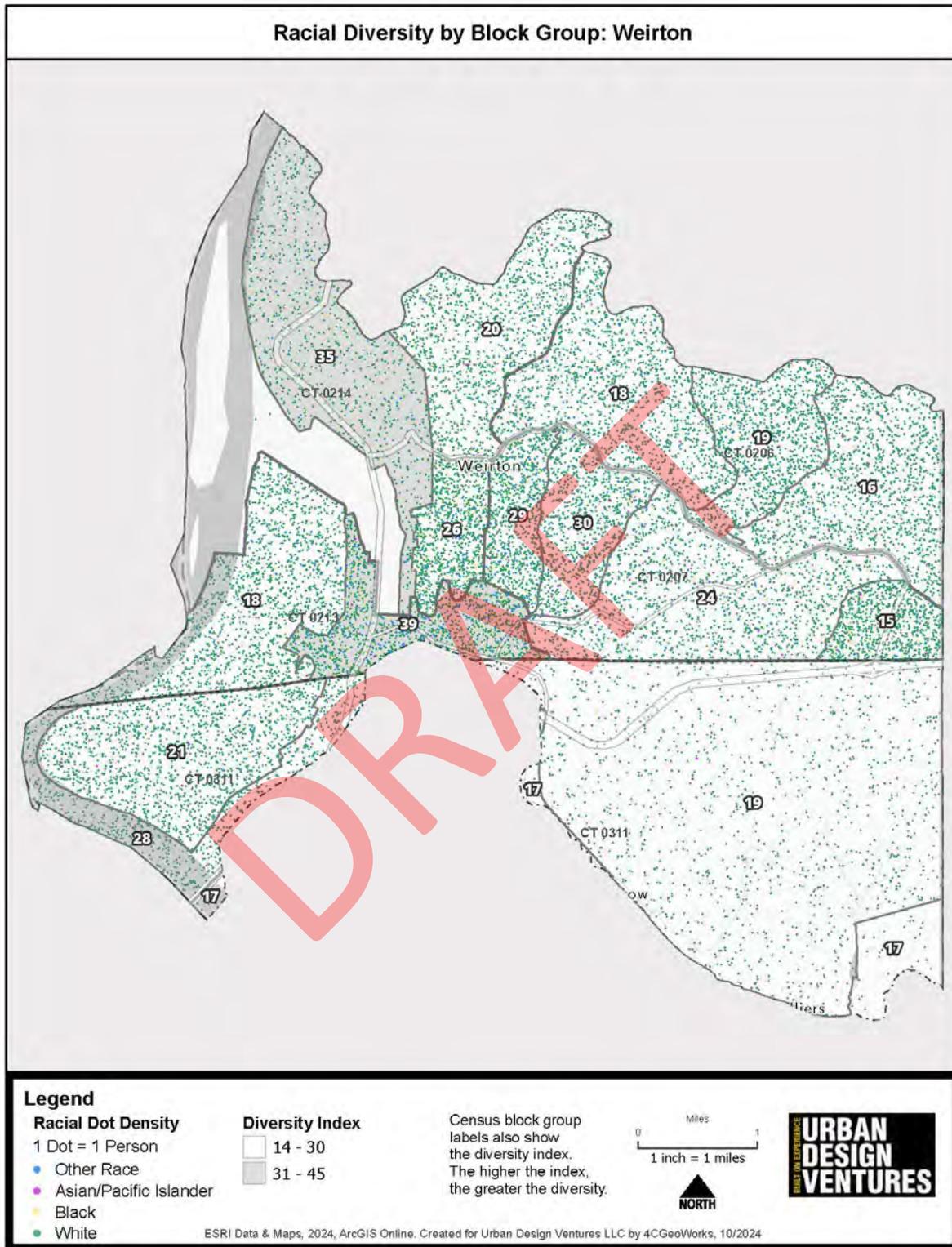
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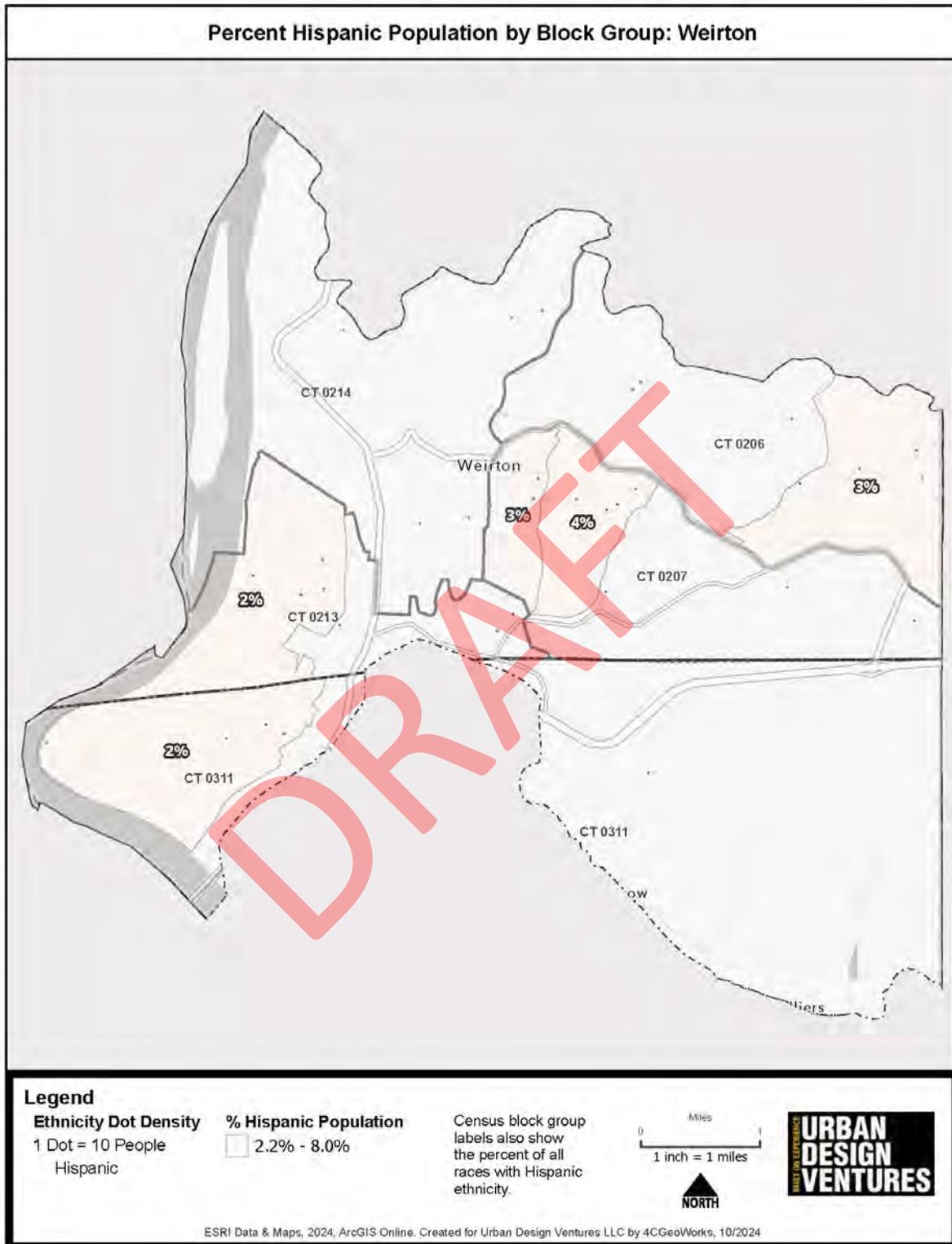
Below are the following maps which illustrate the demographic characteristics of the City of Weirton:

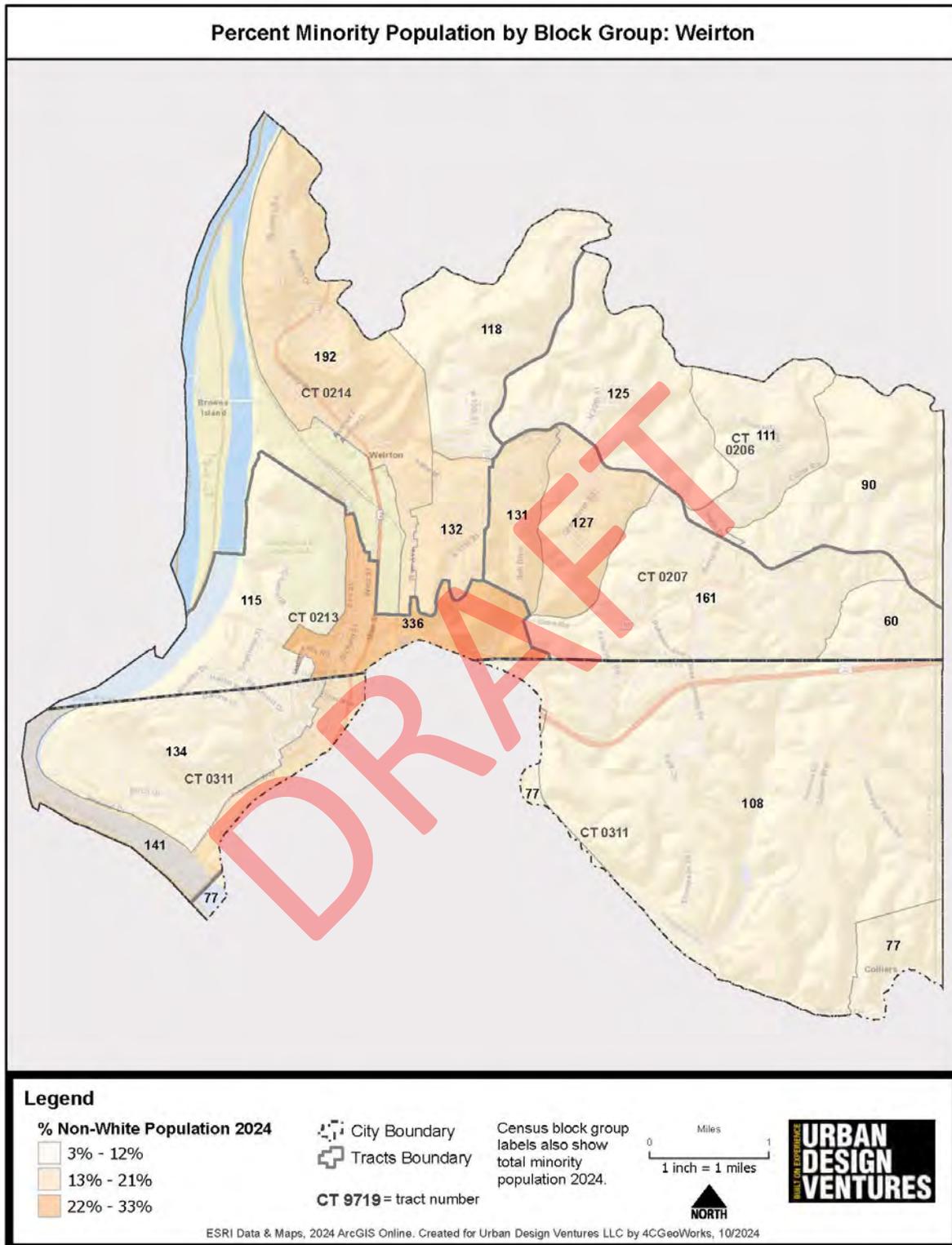
- Population Density by Block Group
- Percent White Population by Block Group
- Racial Diversity by Block Group
- Percent Hispanic Population by Block Group
- Percent Minority Population by Block Group
- Percent Population Age 65+ by Block Group
- Total Housing Units by Block Points
- Percent Owner-Occupied Housing Units 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 with Minority Percentage by Block Group
- Commercial Hotspots by Census Tract
- Percent Owner Occupied Housing units with No Vehicles by Block Group
- Percent of Households with Income Below Poverty Level by Block Group

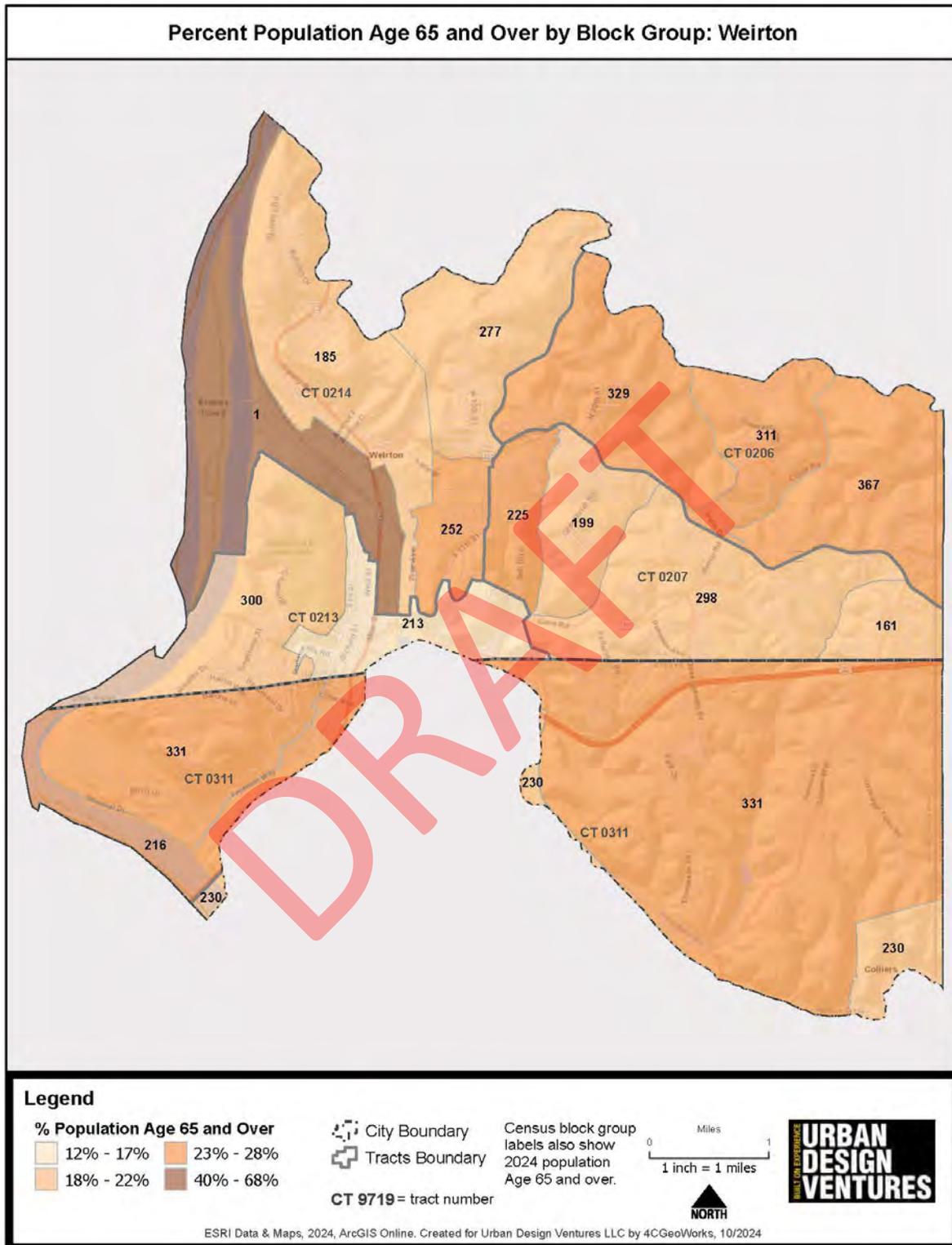


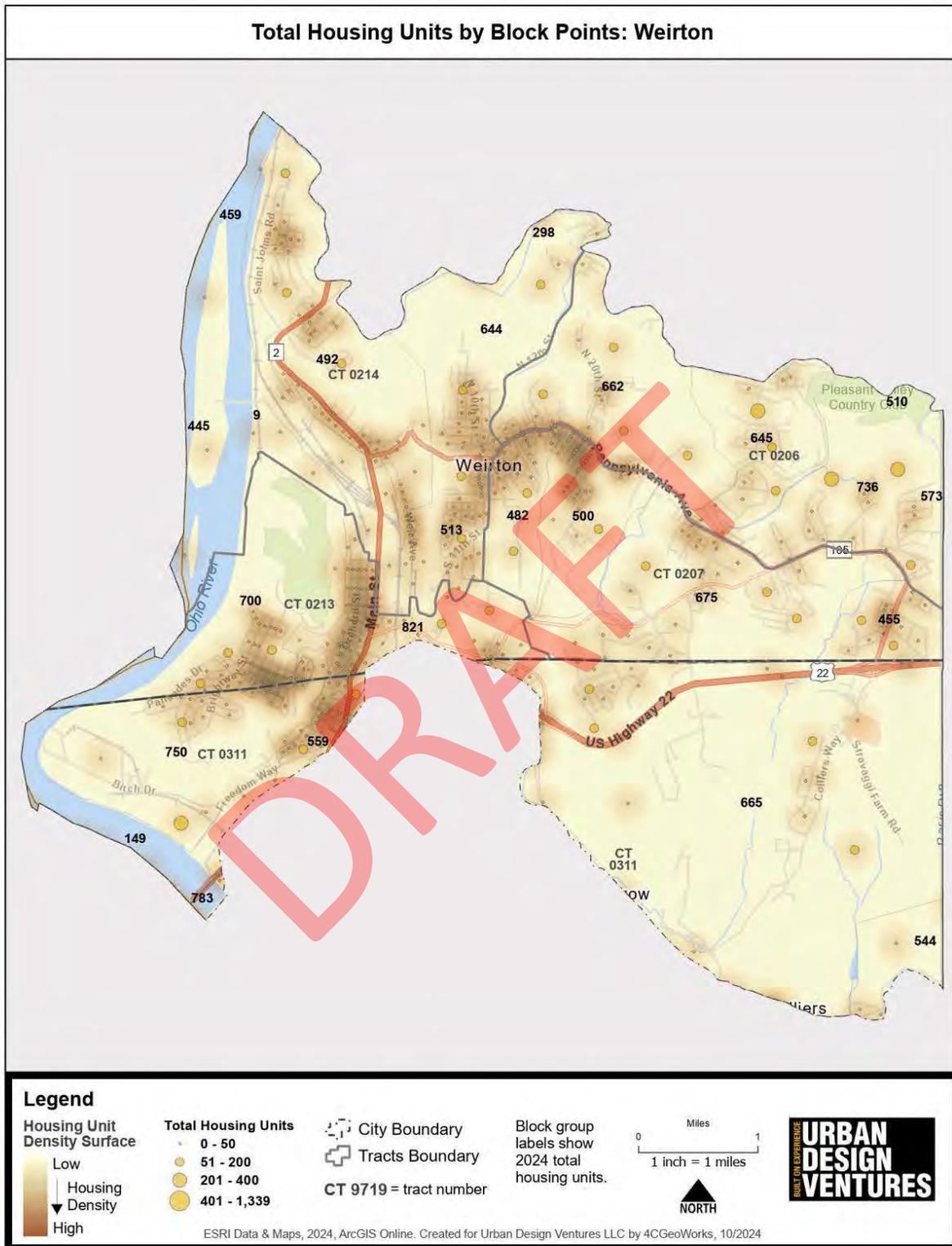


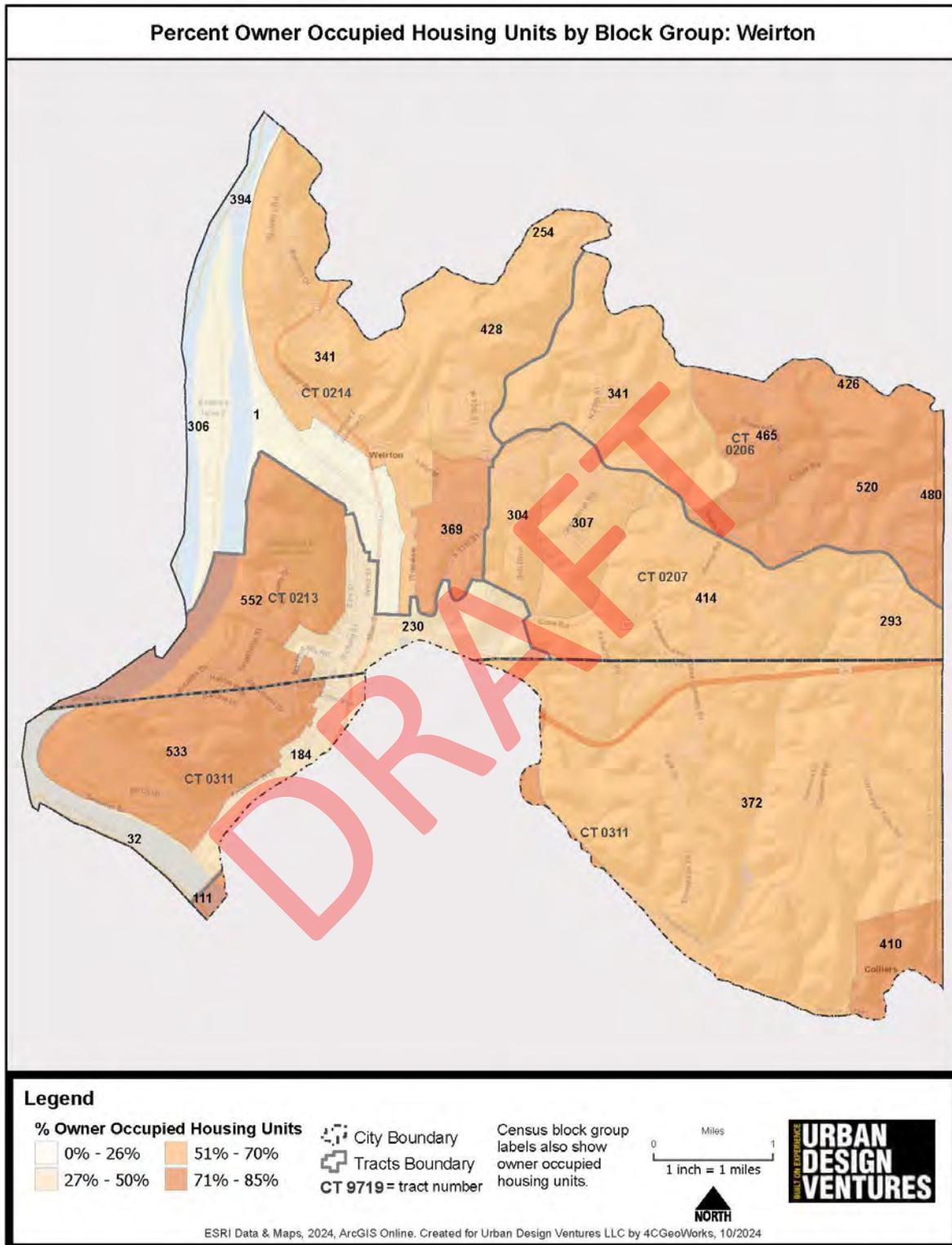


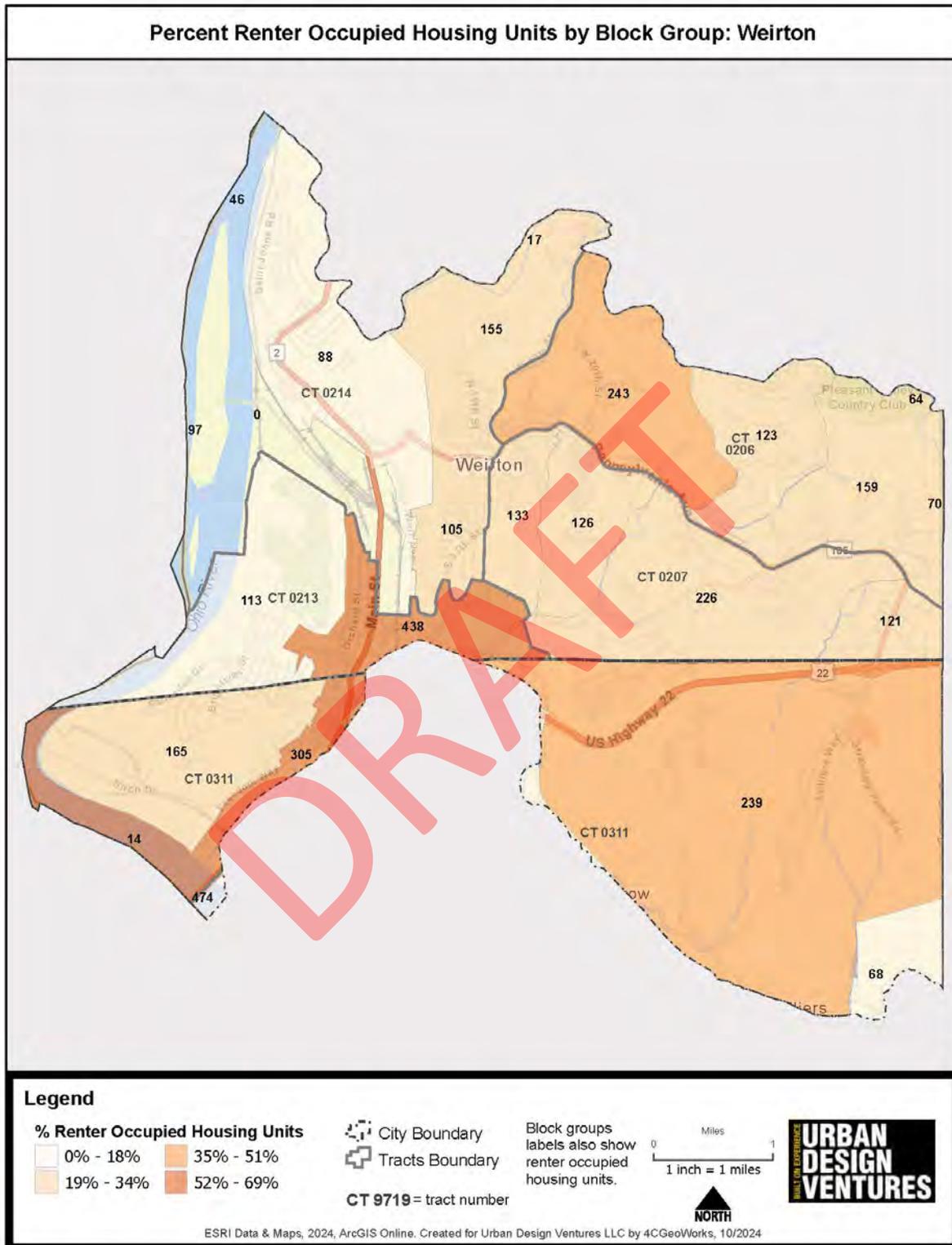


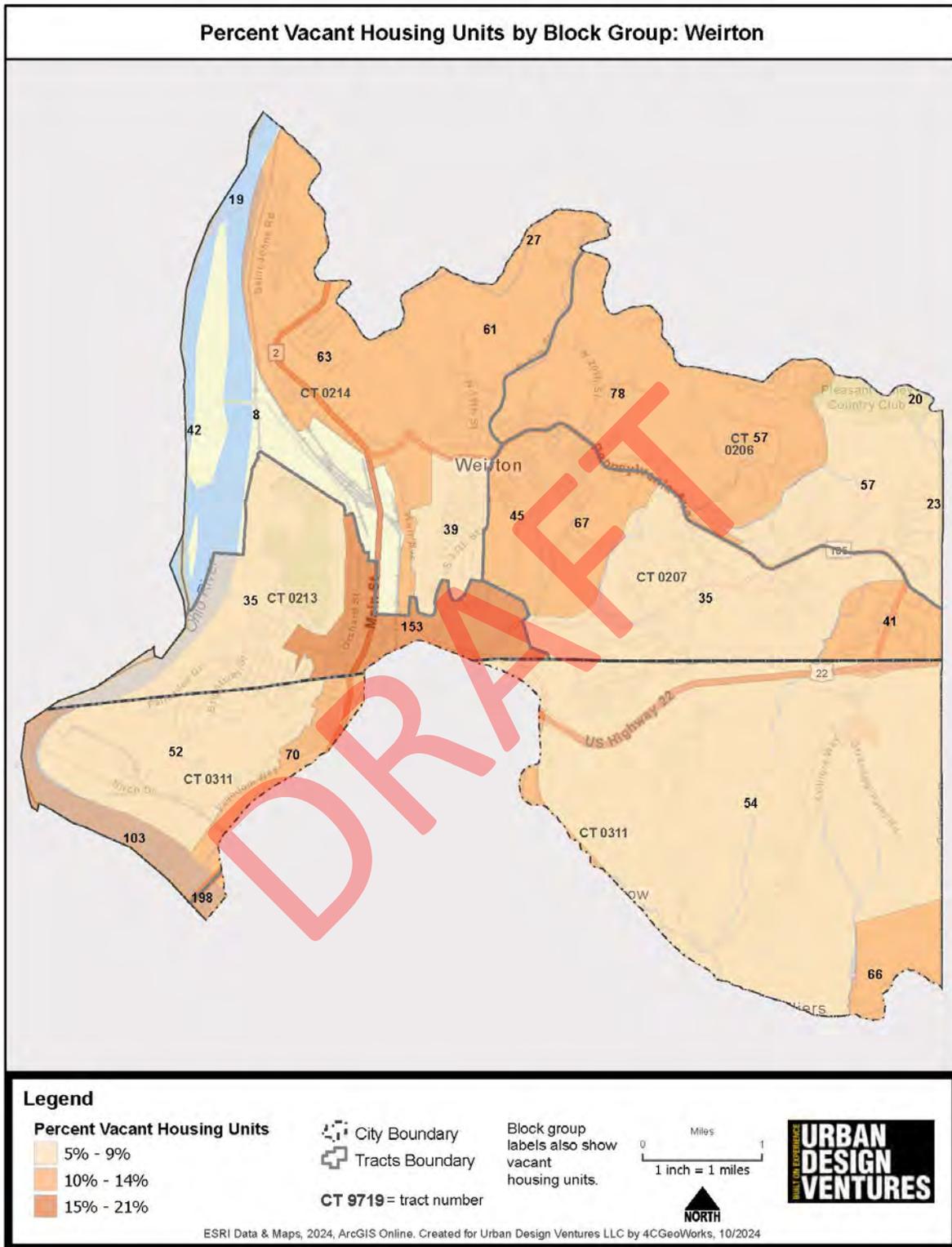


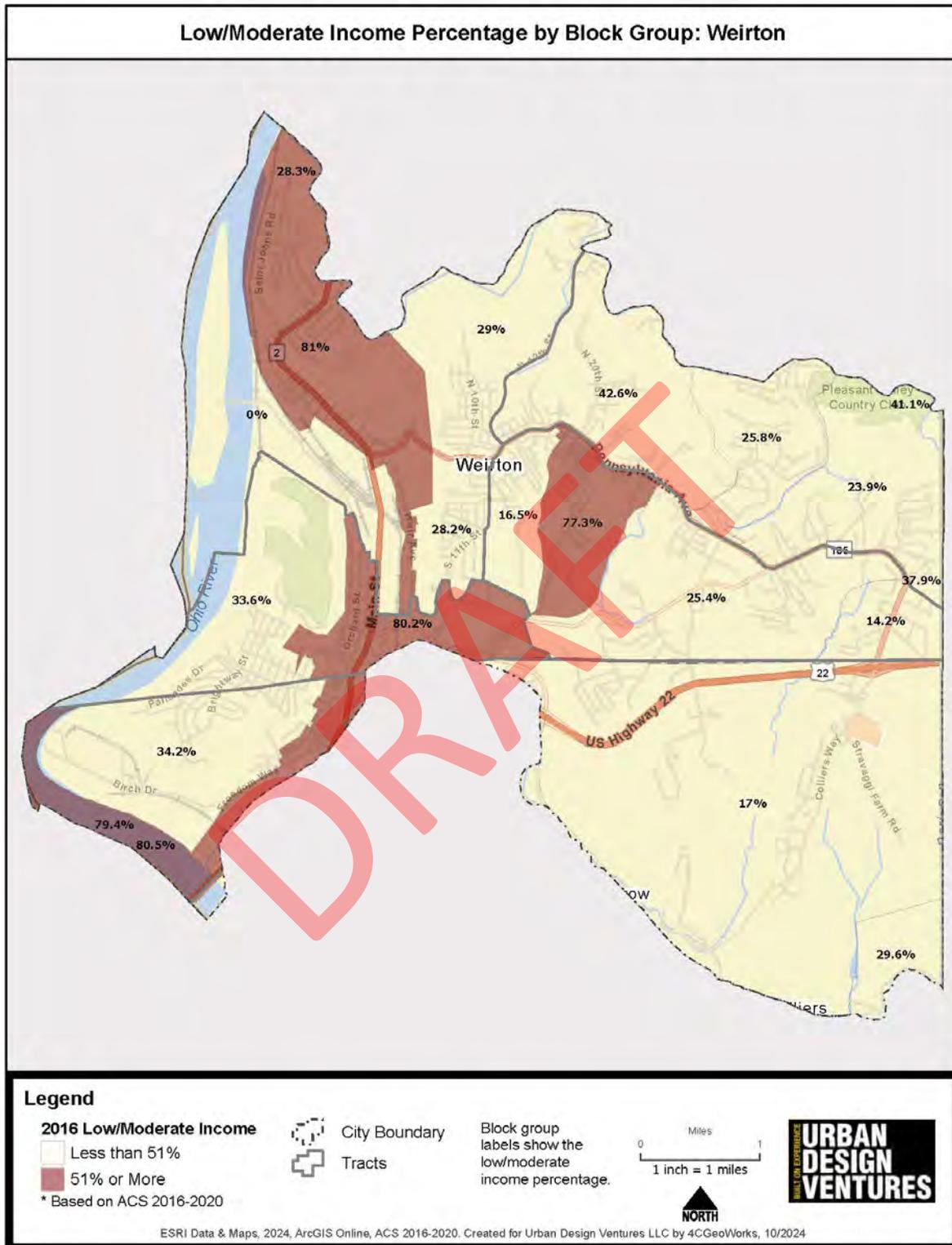


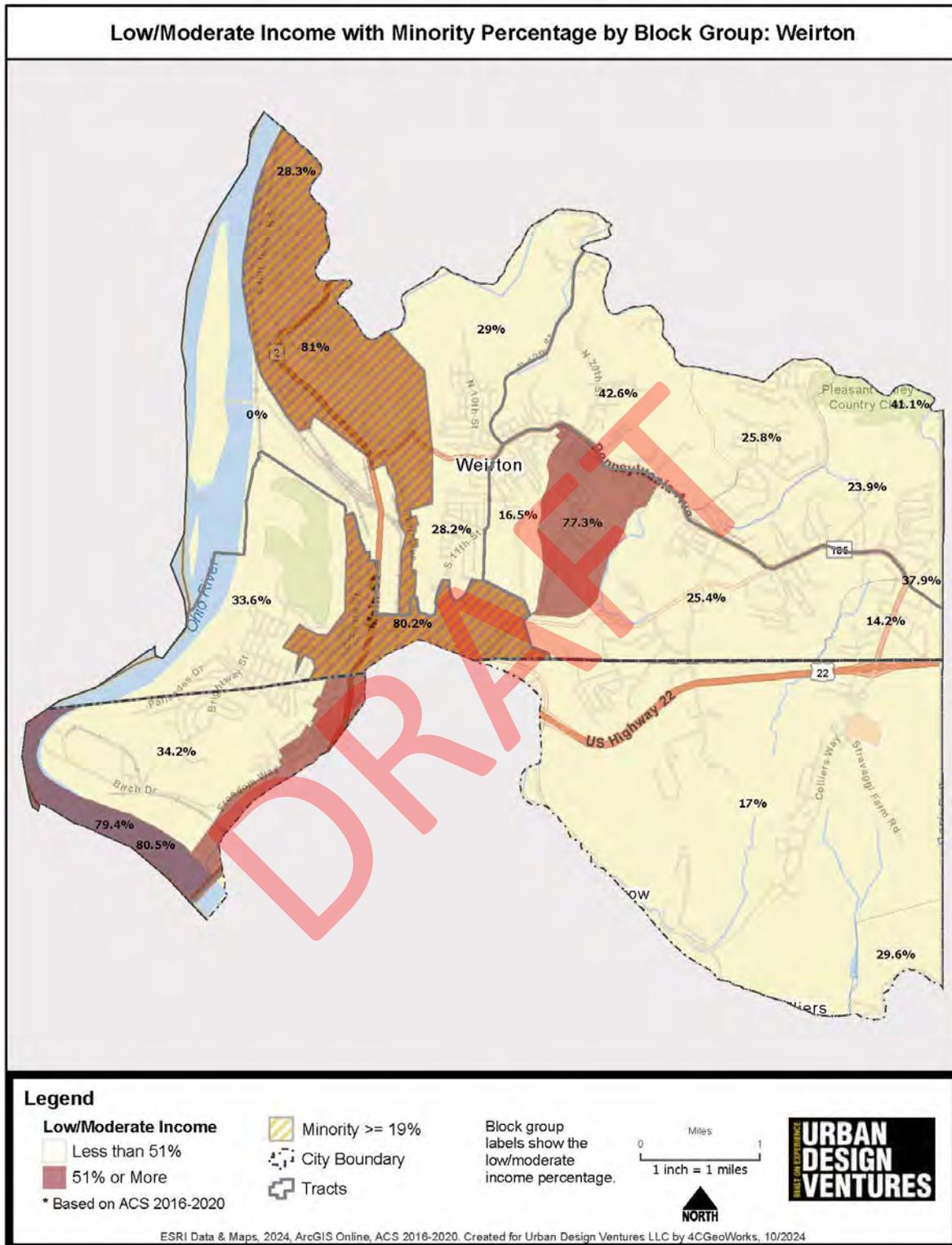


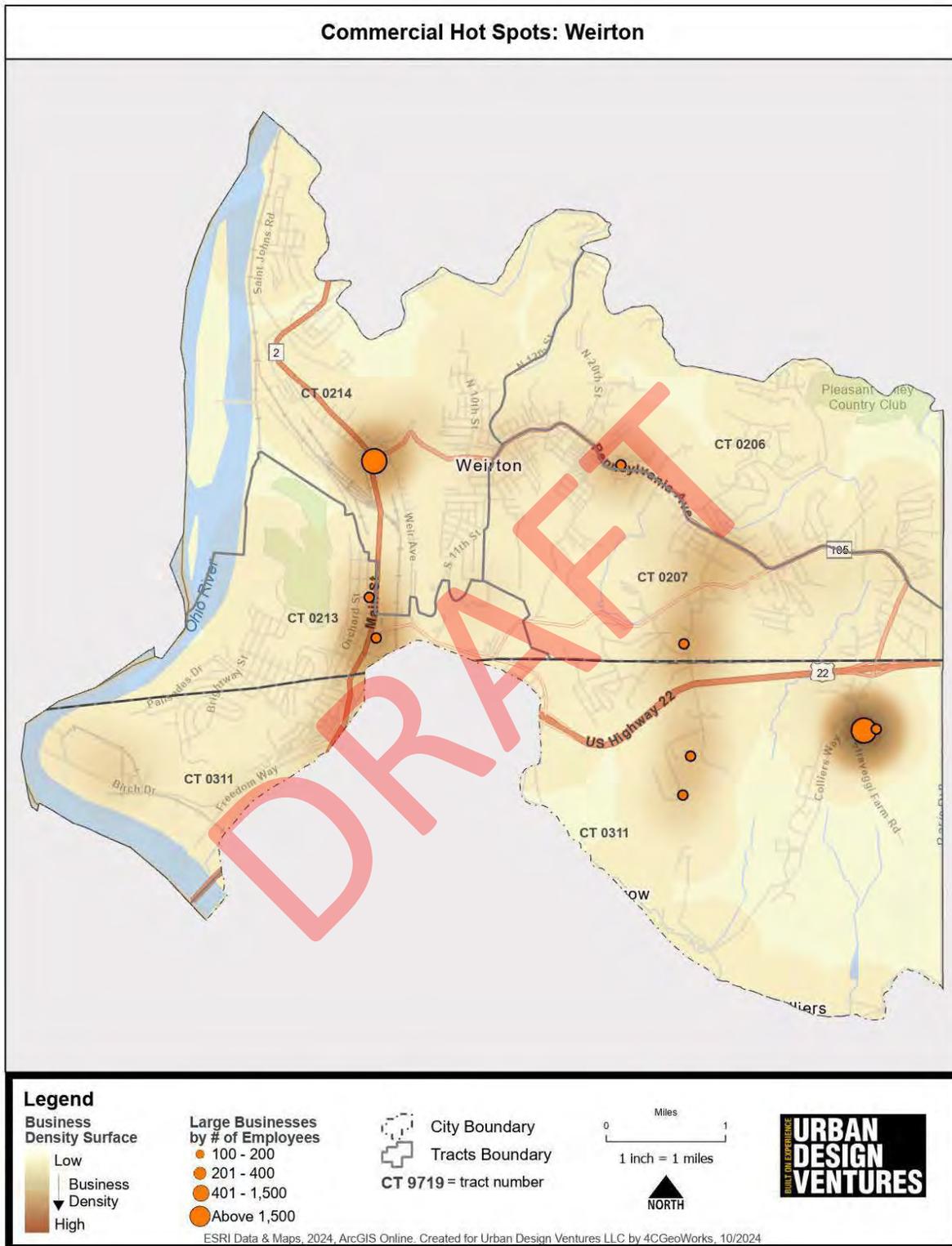


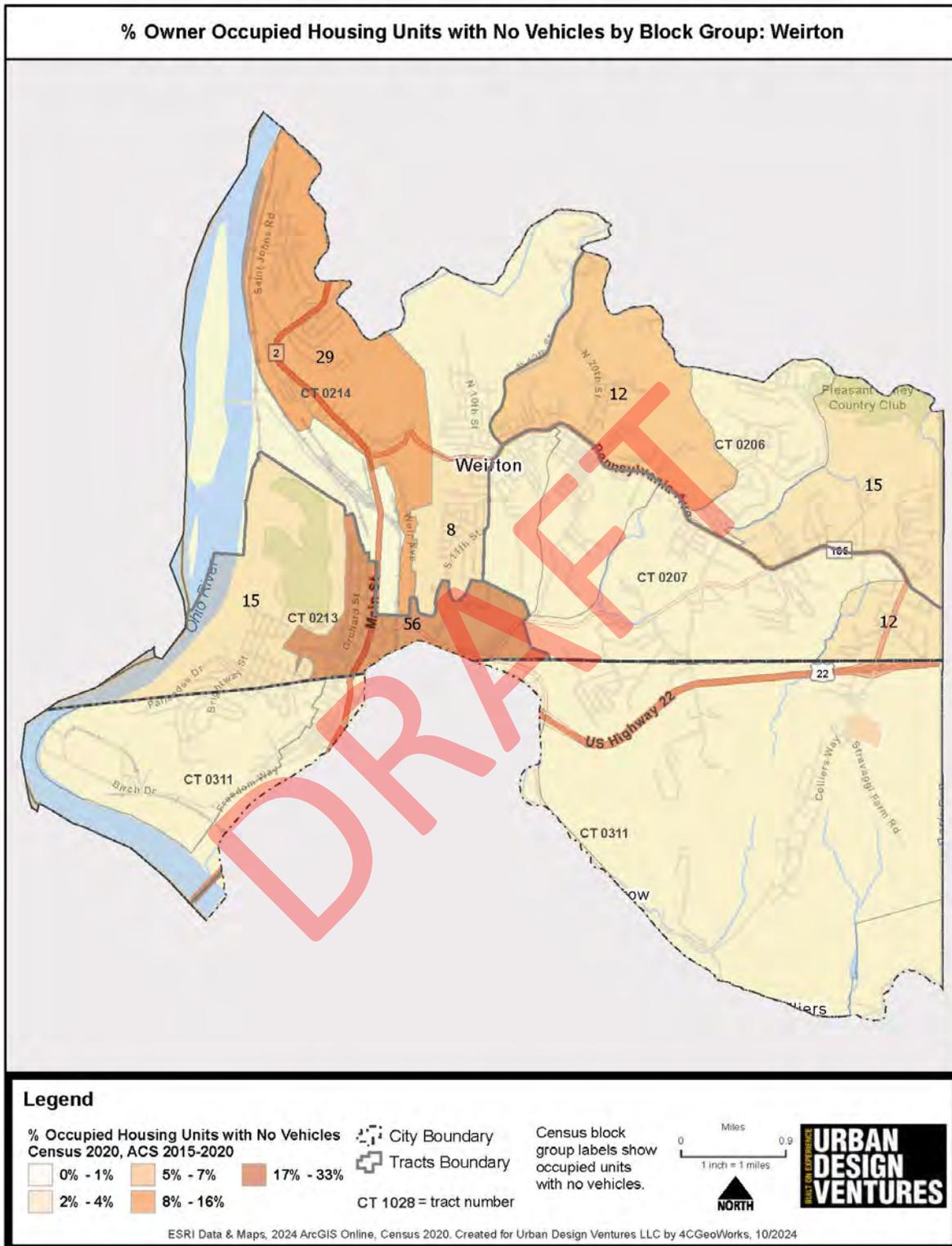


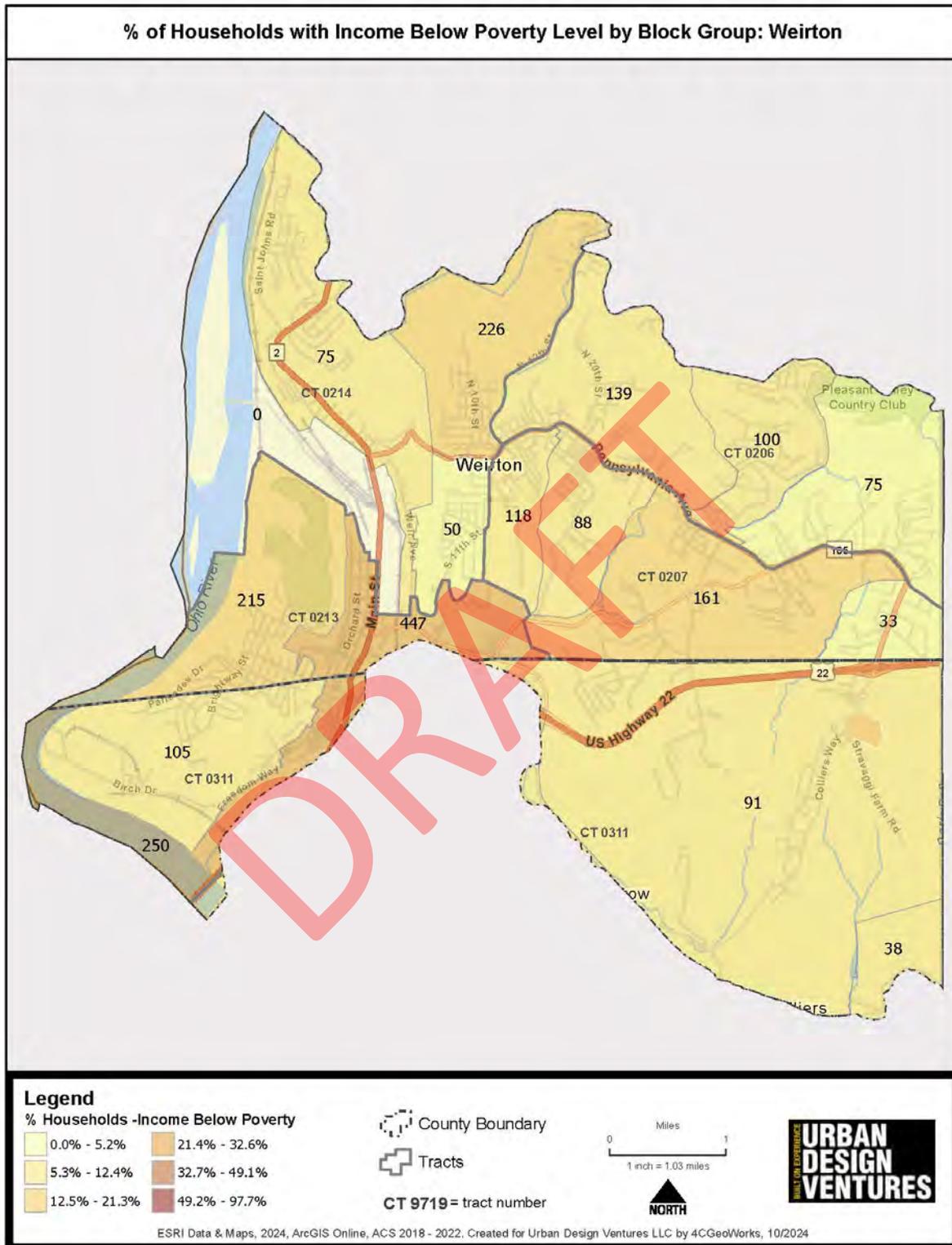












2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

The purpose of this Five-Year Consolidated Plan is to serve as a consolidated planning document, an application, and a strategic plan for the City of Weirton. The following goals and outcomes have been identified for the five-year period of FY 2025 through FY 2029:

Housing Priority

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

Goals:

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

Homeless Priority

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

Goals:

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

Other Special Needs Priority

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

Goals:

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

Community Development Priority

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

Goals:

- **CDS-1 Revitalization.** Improve living conditions and reduce poverty; foster economic growth and opportunities; strengthen social ties and build a sense of community pride; and, create safe and vibrant environments for residents of all ages throughout the City and particularly downtown and neighborhoods with high concentrations of blight.
- **CDS-2 Community Facilities.** Improve and enhance the quality, location, and accessibility of the City's parks, recreational facilities, public spaces, trails, bikeways, and all public and community facilities.
- **CDS-3 Infrastructure.** Improve and enhance the City's public infrastructure and spaces through rehabilitation, restoration, reconstruction, and new construction of streets, sidewalks, bridges, curbs, walkways, waterlines, sanitary sewers, stormwater management, hillside stabilization, etc. and the removal of architectural accessibility barriers to persons with disabilities.
- **CDS-4 Public Services.** Improve and enhance social and human services, programming, food and nutrition assistance, and transportation for low- and moderate-income persons and households, the youth, the elderly, and persons with disabilities within the City of Weirton.
- **CDS-5 Public Safety.** Improve and enhance public safety facilities, equipment, programming, and emergency response and preparedness within the City of Weirton.
- **CDS-6 Clearance/Demolition.** Remove and eliminate slum and blighting conditions throughout the City of Weirton.

Economic Development Priority

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

Goals:

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

Administration, Planning, and Management Priority

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

Goals:

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

Overview

3. Evaluation of past performance

The City of Weirton meets the performance standards established by HUD. Each year the city prepares its Consolidated Annual Performance Evaluation Report (CAPER). This report is submitted to HUD within ninety (90) days after the start of the new program year. Copies of the CAPER are available for review at the city's Planning and Development Department.

The FY 2023 CAPER is the most recent report completed, which was the fourth program year for the FY 2020-2024 Five-Year Consolidated Plan period. The FY 2024 CAPER will be prepared and submitted to HUD by September 29, 2025.

In the FY 2023 CAPER, the City of Weirton expended 100% of its CDBG funds to benefit low- and moderate-income persons. The city spent 19.33% of its funds during the FY 2023 CAPER period on public services, which is above the statutory maximum of 15%. The city expended 38.74% of its funds during this CAPER

period on Planning and Administration, which is above the statutory maximum of 20%. The city was under the 1.5 maximum drawdown ratio with a drawdown ratio of 1.47.

4. Summary of citizen participation process and consultation process

The City of Weirton has followed its Citizen Participation Plan in the planning and preparation of the Five-Year Consolidated Plan. The city held public needs meetings on November 7, 2024 and December 11, 2024. This provided residents, agencies, and organizations the opportunity to discuss the city's CDBG Program. An online resident survey developed and marketed through the city's website and social media platforms. The city met in virtual groups sessions and in one-on-one interviews with key stakeholders representing agencies and organizations operating in the social and human services, housing development, community development, economic development, education, and faith-based spaces. The city's community engagement process was critical to gathering input necessary to develop this plan's priorities and strategies. Additionally, the city maintains a list of agencies and organizations offering programming, services, and assistance primarily benefiting low- to moderate-income residents and invites them to submit CDBG Program applications each year.

A copy of the "Draft FY 2025-2029 Five-Year Consolidated Plan and the FY 2025 Annual Action Plan" was placed on public display for 30 days following the related publication of a notice of same in the *Weirton Daily Times*, which is the local newspaper of general circulation. The following schedule was used in the preparation of the Plans:

- **Public Needs Meeting Notice Published:** Tuesday, October 22, 2024
- **First Public Needs Meeting:** Thursday, November 7, 2024
- **Second Public Needs Meeting:** Wednesday, December 11, 2024
- **30-day Public Display and Public Hearing Notice Published:** Monday, June 02, 2025
- **Plans went on Display:** Tuesday, June 3, 2025
- **Public Hearing:** Wednesday, June 25, 2025
- **End of 30-day Review/Comment Period:** Wednesday, July 2, 2025
- **City Council Adoption of the Plans:** Monday, July 7, 2025
- **Plans submitted to HUD Pittsburgh Office:** on or before Monday, July 14, 2025
- **Program Year Begins:** July 1, 2025

A more detailed description of the city's citizen participation process is provided in section PR-15 Citizen Participation.

5. Summary of public comments

The City of Weirton held its first public needs meeting on Thursday, November 7, 2024 at 3 p.m. in Room 200 of the Weirton Municipal Building, 200 Municipal Plaza. Participants were afforded the opportunity to attend and participate in-person and virtual through the Zoom meeting platform. The city held its second public needs meeting (in-person) on Wednesday, December 11, 2024 at 5:00 p.m. in the Community Room of the Millsop Community Center, 3420 Main Street. The “draft” FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan were placed on a 30-day public display beginning Tuesday, June 3, 2025. A public hearing was held on Wednesday, June 25, 2025, at 2:30 p.m. in Room 201 of the Weirton Municipal Building, 200 Municipal Plaza. Notices, summaries of public meetings survey responses, sign-in sheets, public hearing minutes are provided in the appendix section at the end of this Five-Year Consolidated Plan.

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

All comments and suggestions were accepted and incorporated into the planning document.

7. Summary

The objectives of the Five-Year Consolidated Plan are to improve the living conditions for residents of the City of Weirton through enhancing housing conditions, creating suitable and sustainable living environments, and addressing community and economic development needs of the city.

The Five-Year Consolidated Planning process requires that the City of Weirton prepare in a single document its priorities, goals, and strategies to address the needs for housing, homelessness, other special needs, community development, economic development, and administration and planning. The city will use the Consolidated Plan priorities to allocate its CDBG funds over the next five (5) years and to provide direction for its strategic partners, participating agencies, and stakeholder organizations to address the housing and community development needs of the city’s low- and moderate-income residents. HUD will evaluate the city’s performance based on the goals established in the Five-Year Consolidated Plan.

The 30-day public display and comment period ran from Tuesday, June 2, 2025 through Wednesday, July 2, 2025. The public hearing was held Wednesday, June 25, 2025, at 2:30 p.m. in Room 201 of the Weirton Municipal Building, 200 Municipal Plaza to discuss proposed activities and solicit citizen comments on the Five-Year Consolidated Plan and the FY 2025 Annual Action Plan. The City of Weirton submitted the FY 2025-2029 Five-Year Consolidated Plan and FY 2025 Annual Action Plan to the U.S. Department of Housing and Urban Development Pittsburgh Office on or before Monday, July 14, 2025.

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	City of Weirton	Planning and Development Department

Table 1– Responsible Agencies

Narrative

The City of Weirton is the administering lead agency for the CDBG and HOME Programs. The City of Weirton Building and Planning Department prepares the Five-Year Consolidated Plan, Annual Action Plans, ERRs, and the Consolidated Annual Performance and Evaluation Reports (CAPER), processes pay requests, performs contracting, and oversight of the programs on a day- to-day basis. In addition, the City has a private planning consulting firm available to assist the City on an as needed basis.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**1. Introduction**

While preparing the FY 2025-2029 Five-Year Consolidated Plan and FY 2025 Annual Action Plan, the City of Weirton consulted with the various social and human services agencies, housing providers, and the City of Wheeling and Catholic Charities of West Virginia concerning the unsheltered population. Separate online surveys were also created for stakeholders and for residents to complete, which identified needs and possible program goals for the next Five-Years. Input from the public hearings, stakeholder interviews, phone interviews, agency questionnaires, and resident surveys were used in the development of specific priorities and goals for the Five-Year Consolidated Plan.

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(I)).

The City of Weirton works with the following agencies to enhance coordination:

- **City of Weirton** - oversees the CDBG program.
- **Weirton Housing Authority** - Section 8 Housing Choice Vouchers, improvements to public housing communities, and scattered site housing.
- **Social Services Agencies** - funds to improve services to low- and moderate-income persons.
- **Housing Providers** - fund to rehab and develop affordable housing - funds to improve housing options for low- and moderate-income families and individuals.
- **Catholic Charities of West Virginia** - oversees the Continuum of Care.
- **City of Wheeling** - Participating Jurisdiction for the Northern Panhandle HOME Consortium.

These groups participated in the planning process through interviews, questionnaires, public hearings.

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

The City of Weirton is a member of the Northern Panhandle Continuum of Care (CoC). The City coordinates its activities with the CoC and supports its applications for funding. The city helps the CoC to address homelessness by working together to develop a framework to deliver housing and supportive services those who are unsheltered.

The Northern Panhandle Continuum of Care, or NPCoC has a strong relationship with the mental health and drug courts in this region. The NPCOC holds quarterly meetings focused on the homeless and health care situation affecting the area. Quarterly provider meetings are held as a sub-subcommittee of the

NPCoC, which involves social service providers including emergency shelter, rapid rehousing, prevention, supportive housing and SSVF (Supportive Services for Veteran Families). Some of the providers who participate are from the Weirton area.

Transitional shelter housing is provided based on admission, which considers both the need and the ability of the applicant. Transitional Housing in the City of Weirton is mainly supported by CHANGE, Inc. and The Lighthouse Domestic Violence Shelter. The Lighthouse seeks to provide protection, intervention, and support to victims of domestic violence. The Lighthouse is a safe location for victims of domestic violence and their children. While a resident at the Lighthouse, assistance is be given to help the victim obtain and maintain self-sufficiency. All services are confidential.

Chronically homeless (CH) can enter Permanent Housing for People with Disabilities or permanent supportive housing. However, many prefer not to. In some cases, when income is sufficient, an affordable unit is secured in the private market. The CH are housed using Rapid Re-Housing (RRH) and provided services through a Behavioral Health Community Engagement grant. However, housing the CH without support services in the community typically nets unfavorable results.

Veteran services have never been more comprehensive, with three (3) Supportive Services for Veteran Families (SSVF) programs in the region providing case management support and referral to community resources, as well as short-term rental assistance for RRH and homelessness prevention. However, the relationship with the closest Veteran's Administration facility, the Pittsburgh VA Hospital, is insufficient, and there are zero per diem or VA supportive housing programs.

Youth Services System, the recipient of Homeless Runaway Youth funds, consistently reports serving no homeless youth that are not current wards of the state during the annual Housing Inventory Count of available shelter beds.

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

The NPCoC consults with its ESG recipients as well as the West Virginia Community Development Office (WVCAD) to determine the recipients, allocation, and planning of ESG funds. The NPCoC shares its performance and evaluation data with participating agencies and local shelters to determine outcomes. The NPCoC shares its ESG performance and evaluation reports at its semi-annual Board of Directors meetings.

For the past 23 years (2002), the NPoC has been using a "Homeless Management Information System (HMIS)" within its area of operation. HMIS offers an accurate tally of clients served within the Continuum of Care (CoC), which represents the comprehensive network of homeless services in the region. The HMIS application serves to organize, streamline, and safeguard data integrity and exchange among Partner Agencies, fostering coordinated service provisions and reporting across the CoC region. Designated by

HUD, the Catholic Charities of West Virginia acts as the HMIS Lead Agency for the Northern Panhandle Continuum of Care (NPCoC). The HMIS system allows the CoC to track clients’ progress through case plans and services by funding sources and give the local service providers an interconnected system of care. HMIS also allows the CoC to keep a comprehensive history of client’s assistance and enable the CoC and local agencies to share data to improve efficiency within the CoC’s area of operation. Detailed and customizable reports provided by the HMIS also helps the CoC and local agencies provide the best form of assistance possible.

Every year the NPCoC completes the Point-in-Time (PIT) Count. The PIT Count is a tally of sheltered and unsheltered people experiencing homelessness on a single night in January. The PIT Count was conducted and took place during a single 24-hour period from 4 p.m. Wednesday, January 24, 2024, to 4 p.m. Thursday, January 25, 2024. Because of the sensitive information that this count includes, the process takes several weeks/months to complete. When all PITC data is completed, the results are submitted to HUD via the Homeless Data Exchange or HDX and is used to complete a report for all members of the Northern Panhandle Continuum of Care (NPCoC).

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

1.	Agency/Group/Organization	Catholic Charities of West Virginia
	Agency/Group/Organization Type	Services - Housing Services-homeless Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Catholic Charities was interviewed for their input on the homeless needs and goals for the Continuum of Care and City of Weirton.

2.	Agency/Group/Organization	Greater Wheeling Coalition for the Homeless
	Agency/Group/Organization Type	Services - Housing Services-homeless Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Greater Wheeling Coalition for the Homeless was interviewed for their input on the homeless needs and goals for the Continuum of Care and City of Weirton.
3.	Agency/Group/Organization	CHANGE, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Health Services-Employment Health Agency Regional organization Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CHANGE, Inc. was interviewed for their input on the housing, health, and employment needs and goals for the City of Weirton.

4.	Agency/Group/Organization	Weirton Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Weirton Housing Authority was interviewed for their input on the housing needs and goals for the City of Weirton.
5.	Agency/Group/Organization	Mary H. Weir Library
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Services-Employment Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Mary H. Weir Library was interviewed for their input on the needs and goals for the City of Weirton.
6.	Agency/Group/Organization	Weirton Transit (City Department)
	Agency/Group/Organization Type	Other government - Local Regional organization Transportation
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Weirton Transit Corporation was interviewed for their input on the needs and goals for the City of Weirton dealing with transportation.
7.	Agency/Group/Organization	Community Bread Basket, Inc.
	Agency/Group/Organization Type	Regional organization Services - Feeding
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Bread Basket, Inc. was interviewed for their input on the needs and goals for the City of Weirton.
8.	Agency/Group/Organization	Comfort House Child Advocacy Center
	Agency/Group/Organization Type	Services-Children Services-Health Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CHANGE/Comfort House Child Advocacy Center was interviewed for their input on the needs and goals for the City of Weirton youth.
9.	Agency/Group/Organization	Child Care Resource Center
	Agency/Group/Organization Type	Services-Children Services-Health Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Child Care Resource Center was interviewed for their input on the needs and goals for the City of Weirton youth.

10.	Agency/Group/Organization	Weirton Area Board of Realtors
	Agency/Group/Organization Type	Services – Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Weirton Area Board of Realtors was interviewed for their input on the housing needs and goals for the City of Weirton.
11.	Agency/Group/Organization	A Child's Place CASA, Ltd.
	Agency/Group/Organization Type	Services-Children Child Welfare Agency Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CASA was interviewed for their input on the needs and goals for the City of Weirton abused and neglected youth.
12.	Agency/Group/Organization	Northern Panhandle Head Start
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Northern Panhandle Head Start was interviewed for their input on the economic development needs and goals for the City of Weirton.

13.	Agency/Group/Organization	Weirton Area Chamber of Commerce
	Agency/Group/Organization Type	Regional organization Economic Development
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Weirton Area Chamber of Commerce was interviewed for their input on the economic development needs and goals for the City of Weirton.
14.	Agency/Group/Organization	Business Development Corp of the Northern Panhandle
	Agency/Group/Organization Type	Regional organization Economic Development
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Business Development Corporation of Northern Panhandle was interviewed for their input on the economic development needs and goals for the City of Weirton.
15.	Agency/Group/Organization	Weirton Christian Center
	Agency/Group/Organization Type	Services-Children Services-Education Services - Recreation Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Weirton Christian Center provided information on community development and non-homeless special needs in the City of Weirton.

16.	Agency/Group/Organization	Salvation Army
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Salvation Army was interviewed for their input on the needs and goals for the City of Weirton.
17.	Agency/Group/Organization	Weirton Madonna High School
	Agency/Group/Organization Type	Services-Education Services-Children
	What section of the Plan was addressed by Consultation?	Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Madonna High School was interviewed for their input on the needs and goals for the City of Weirton.
18.	Agency/Group/Organization	City of Weirton
	Agency/Group/Organization Type	Other government - Local Planning organization Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City Department heads were interviewed for their input on the needs for the City of Weirton.

19.	Agency/Group/Organization	Weirton Board of Parks & Recreation
	Agency/Group/Organization Type	Other government - Local Other - Recreation
	What section of the Plan was addressed by Consultation?	Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Weirton Board of Parks & Recreation provided information on community development needs.
20.	Agency/Group/Organization	City of Wheeling
	Agency/Group/Organization Type	Housing Services - Housing Other government - Local Planning organization Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Wheeling, as the PJ of the Northern Panhandle HOME Consortium, funded the Homebuyer Program in FY 2020 on a first come, first serve basis.
21.	Agency/Group/Organization	John D. Rockefeller Career Center
	Agency/Group/Organization Type	Services-Education Services-Children
	What section of the Plan was addressed by Consultation?	Economic Development Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	John D. Rockefeller Career Center was interviewed for their input fair housing on the needs and goals for the City of Weirton.
22.	Agency/Group/Organization	Human Rights Commission
	Agency/Group/Organization Type	Services-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Fair Housing

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Weirton Human Rights Commission was interviewed for their input fair housing on the needs and goals for the City of Weirton.
23.	Agency/Group/Organization	West Virginia Department of Health and Human Resources
	Agency/Group/Organization Type	Services-Health Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Other government - State Planning organization
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Weirton received the Blood Lead Level Screening Plan provided through the West Virginia Department of Health and Human Resources - West Virginia Childhood Lead Poisoning Prevention Program (CLPPP).
24.	Agency/Group/Organization	St. Paul's Roman Catholic Church
	Agency/Group/Organization Type	Other – Faith Based
	What section of the Plan was addressed by Consultation?	Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	St. Paul's Roman Catholic Church was interviewed for their input the needs and goals for the City of Weirton.
25.	Agency/Group/Organization	Weirton Nazarene
	Agency/Group/Organization Type	Other – Faith Based
	What section of the Plan was addressed by Consultation?	Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Weirton Nazarene Church was interviewed for their input the needs and goals for the City of Weirton.

26.	Agency/Group/Organization	Mercy Baptist Church
	Agency/Group/Organization Type	Other – Faith Based
	What section of the Plan was addressed by Consultation?	Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Mercy Baptist Church was interviewed for their input the needs and goals for the City of Weirton.

Table 2– Agencies, groups, organizations who participated

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

A variety of agency types and specialties were consulted during the planning process. Agencies were invited to stakeholder interviews and asked to complete questionnaires to assist in developing priorities and goals for the Five-Year Consolidated Plan. No agency types were excluded from the community engagement and agency consulting process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Catholic Charities of West Virginia	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
PHA Plan	Weirton Housing Authority	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
City of Weirton Comprehensive Plan	City of Weirton	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
FY 2025-2029 Five-Year Consolidated Plan	City of Wheeling	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
West Virginia State Broadband Plan 2020-2025	West Virginia Broadband Enhancement Council	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.

Table 3– Other local / regional / federal planning efforts

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

The City of Weirton is the administrating agency for the CDBG Program. The City of Weirton's Director of Planning and Development and the CDBG Program Manager coordinate with the other City departments. CDBG projects are coordinated with the Public Works Department, Weirton Board of Parks & Recreation, Building Inspections & Code Enforcement Department, Water Board, Sanitary Board, Police Department, Fire Department, and City Manager.

Development policies are promoted by the City Manager with approval and oversight by the Mayor and City Council. The City works closely with the Hancock County and Brooke County Commissions and counties staff to address projects and activities that extend beyond the City limits. The City and Hancock and Brooke Counties have a good working relationship. The City is a member of the Northern Panhandle HOME Consortium and the Northern Panhandle Continuum of Care. As part of the Northern Panhandle HOME Consortium (four county region) and the Continuum of Care (five county region), the City of Weirton ensures the needs of the area are adequately addressed through the regional approach of these partnerships.

Narrative

The City of Weirton has consulted and coordinated with various agencies and organizations, locally, countywide, and state-wide. The culmination of these efforts has resulted in the FY 2025-2029 Five-Year Consolidated Plan.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

During the development of the FY 2025-2029 Five-Year Consolidated Plan and FY 2025 Annual Action Plan, the City of Weirton used various methods to engage and encourage citizen participation. Methods included one-on-one and group stakeholder meetings with social and human service providers, housing providers, community development agencies, economic development organizations, community advocates, and faith-based organizations; an online stakeholder questionnaire; solicited funding applications for FY 2025 CDBG eligible projects/activities/programs; an online resident survey (59 completed resident surveys were submitted); two (2) public community needs meetings (one in-person and virtual and one in-person); and, a public hearing and 30-day public comment period for the draft Five-Year Consolidated Plan and Annual Action Plan. The City of Weirton utilized strategically placed posters with QR Code links to access the online resident survey and the draft planning documents. The city provided weekly reminders over a period of approximately 45 days during the months of November and December 2024 using press releases, the city’s website, and the city’s social media platforms. The city also used the same communication methods when the draft planning documents were placed on public display for the 30-day public review and comment period.

All comments and input are included in the Consolidated and Annual Action Plans in the Exhibit Section. The city relied heavily on its’ community engagement and citizen participation efforts to develop these planning documents and set the priorities and goals to serve low- and moderate-income residents over the five-year planning period.

The City has followed its approved Citizens Participation Plan to develop its Five-Year Consolidated Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1.	Newspaper Ad	Minorities Persons with disabilities	A notice was published on TUE, 22 OCT 2024 in the Weirton Daily Times,	None.	None.	Not applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
		Non-targeted/broad community Residents of Public and Assisted Housing Agencies/ Organizations	which is the local newspaper of general circulation.			
2.	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/ Organizations	The City held its first Public Needs Meeting on THU, 07 NOV 2024 to discuss housing and community development needs over the next five years. Attendees were afforded the opportunity to participate either in-person or virtually through the Zoom meeting platform.	A meeting summary and sign-in sheet can be found in the appendix section of the Five-Year Consolidated Plan.	None.	Not applicable.
3.	Public Meeting	Minorities Persons with disabilities	The City held its a second Public Needs Meeting (in-person) on WED, 11 DEC 2024, to discuss	A meeting summary and sign-in sheet can be found in the appendix	None.	Not applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
		Non-targeted/broad community Residents of Public and Assisted Housing Agencies/ Organizations	housing and community development needs over the next five years.	section of the Five-Year Consolidated Plan.		
4.	Resident Surveys	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/ Organizations	The online Resident Survey was publicized through the city's website and social media platforms. The survey instrument was emailed to local agencies, organizations, and the housing authority to assist with distribution. The survey instrument was passed out during public needs meetings.	Fifty-nine (59) resident surveys were submitted. Summaries of the resident survey are provided in the appendix section of the Five-Year Consolidated Plan.	All comments were accepted.	https://www.surveymonkey.com/r/WeirtonCDBG2025-2029
4.	Agency/ Organization Surveys	Minorities Persons with disabilities	Key stakeholders representing agencies and organizations	A summary of the survey responses is	All comments were accepted.	Not applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
		Non-targeted/broad community Residents of Public and Assisted Housing Agencies/ Organizations	operating in the social and human services, housing development, community development, economic development, education, and faith-based spaces were invited to participate in a survey/questionnaire.	provided in the appendix section of the Five-Year Consolidated Plan.		
5.	Stakeholders Meetings	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/ Organizations	The city held virtual group meetings and one-on-one interviews with key stakeholders representing agencies and organizations operating in the social and human services, housing development, community development, economic development, education, and faith-based spaces.	Stakeholder engagement summaries are provided in the appendix section of the Five-Year Consolidated Plan.	All comments were accepted.	Not applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
6.	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/ Organizations	A notice was published on MON, 02 JUN 2025 in the Weirton Daily Times, which is the local newspaper of general circulation.	None.	None.	Not applicable.
7.	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/ Organizations	The city held a public hearing on WED, 25 JUN, 2025.	The hearing summary and sign-in sheet are provided in the appendix section of the Five-Year Consolidated Plan.	All comments were accepted.	Not applicable.

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The HUD Comprehensive Housing Affordability Strategy (CHAS) data was used as the basis for the statistical data analysis to prepare estimates and projects based on housing need. The tables in this section were prepopulated with HUD data sets based on the American Community Survey (ACS) five-year estimates for 2016-2020. This data is the most current information available to assess:

- Housing needs
- Homeless needs
- Special needs
- Social service needs
- Economic development needs, etc.

The CHAS data also provides a summary of the number of households in each income category by tenure and household type along with the percentage of such households that have a housing problem. The needs of various households, by household type within each income category, are described in this section. The extent to which the households within each group are cost burdened, severely cost burdened, and/or living in substandard housing, was examined. Lastly, the extent to which such problems impact minority households is described.

The City of Weirton defines “standard condition” as the condition of a housing unit that meets the City of Weirton’s adopted building code, specifically the current edition of the International Code Council’s International Property Maintenance Code (ICC IPMC) as authorized under Legislative Rule by the West Virginia State Legislature. The City’s definition for “substandard condition suitable for rehabilitation” is the condition of a housing unit that fails to meet the current authorized edition of the ICC IPMC, but the cost to rehabilitate the housing unit to comply with ICC IPMC standards is less than the fair market value of the housing unit after the rehabilitation work is completed.

Weirton is part of the Northern Panhandle Continuum of Care (NPCoC). The data used for the preparation of the homeless needs section was obtained from the NPCoC.

Additional needs for the City of Weirton were obtained from community meetings/public hearings, interviews with and questionnaire responses from various social service agencies, housing providers, and city staff and from resident survey responses.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

No, Not Applicable.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The following are the needs for improvement to the City of Weirton's public facilities:

- The City of Weirton needs to prepare and implement a downtown strategic and neighborhood revitalization strategy area plan that outlines a vision for the future development and revitalization of the city's downtown area and adjoining residential neighborhoods to improve its economic vitality, public spaces, housing options, and overall quality of life.
- The Weirton Board of Parks and Recreation needs to prepare and implement a parks and recreation master plan to provide a roadmap for decision-making regarding park improvements, new facility development, facility retirement, and strategic resource allocation.
- Parks and recreation facilities within the city, particularly neighborhood serving assets, need refurbishment or repurpose to support current and projected demand, improve quality of life in terms of physical and mental health, social connections, personal growth, and sense of community, and attract new residents.
- Public and community facilities need to be updated and continue to be supported by the city to improve and maintain the desired quality of life expressed by residents and attract new residents.
- Public and community facilities need to be ADA compliant in accordance with the City's Section 504 Plan and be open and available to all residents of the City on a fair and impartial basis.

How were these needs determined?

These needs for public facility improvements were determined through resident surveys, agency interviews and questionnaires, interviews with City staff, City Manager, Mayor, and other city and county agencies, public meeting/hearing comments, and the City's Comprehensive Plan.

Describe the jurisdiction's need for Public Improvements:

The following are the City of Weirton's needs for public improvements:

- The city needs to remove slum and blighting conditions, particularly in the downtown, within adjoining residential neighborhoods, and at the city's primary gateways.
- The city needs to reconstruct and improve its streets, alleys, curbs, ADA ramps, and walkways.
- The city needs to provide additional handicap accessibility at intersections, public buildings, and community, public, and recreational facilities.
- The city needs to install sidewalks in areas that do not have sidewalks and repair sidewalks in both residential and commercial neighborhoods.
- The city needs to improve its parks, recreation, and playground equipment.

- The city needs to continue its public improvements through public greening and beautification activities.
- The city needs to enhance the rail-trail facility and provide connections to the downtown and to residential neighborhoods.

How were these needs determined?

These needs for public facility improvements were determined through resident surveys, agency interviews and questionnaires, interviews with City staff, City Manager, Mayor, and other city and county agencies, public meeting/hearing comments, and the City's Comprehensive Plan.

Describe the jurisdiction's need for Public Services:

The following are the public services needs for the City of Weirton:

- The city needs to support and encourage fair housing throughout its neighborhoods.
- The city needs to support community-based organizations involved in facilitating or developing affordable and attainable housing.
- The city needs to support community-based organizations involved in facilitating or developing commercial development, entrepreneurship, and job training activities in the city.
- The city needs to support food programs for low- and moderate-income residents.
- The city needs to support mental health and addiction services for residents.
- The city needs to support programs that serve the elderly and frail elderly residents, particularly food and mobility programs.
- The city needs to support programs for the youth through afterschool, education, and recreational programs.
- The city needs to support programs that assist the unsheltered population and those at-risk of homelessness.
- The city needs to support programs that assist victims of domestic violence and abuse and children experiencing neglect and abuse.
- The city needs to support medical facilities serving low- to moderate-income residents.
- The city needs to support housing counseling services for low- and moderate-income residents.

The following are the city's need for municipal services categorized as public services:

- The city needs to improve and expand its public transit serving low-income individuals to ensure convenient access to social service activities, healthcare, employment, shopping, etc.
- The city needs to continue and enhance its code enforcement to ensure the health and safety of its residents and ensure building and property maintenance code violations are addressed.

- The city needs to continue to provide fire protection to its residents, including upgrades to fire stations, fire safety equipment, and vehicles.
- The city needs to continue to provide its high level of public safety to its residents.

How were these needs determined?

These needs for public facility improvements were determined through resident surveys, agency interviews and questionnaires, interviews with City staff, City Manager, Mayor, and other city and county agencies, public meeting/hearing comments, and the City's Comprehensive Plan.

DRAFT

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Based on the 2022 American Community Survey (ACS), nearly three-quarters of the City's housing stock (72.4%) was built prior to 1970. Only 3.9% of its housing stock was built after 2009. The oldest housing stock in the region is within the core of the City of Weirton, with approximately 11.6% of the City's housing stock was built prior to 1939.

Although there is a variety of housing types in the City of Weirton, the overwhelming majority is single-family attached and detached (81%). This includes the following:

- **Single-family dwellings (attached and detached)** = 7,531 housing units
- **Two- to four-family dwellings** = 488 housing units
- **Five- to nineteen-family dwellings** = 659 housing units
- **Greater than twenty-family dwellings** = 330 housing units
- **Mobile homes** = 288 housing units

According to www.zillow.com, the median home value in the City of Weirton is \$138,758. Weirton's home values have increased 4.7% over the previous year. The 2022 ACS 5-Year Estimates reported that the median value of a single-family home in the City was \$114,200.

According to www.zillow.com, the median rental price in Weirton is \$700 for a two-bedroom apartment, which is higher than the Fair Market Rent (FMR) according to HUD. The FY 2024 Steubenville-Weirton, OH-WV MSA Area FMRs are the following:

- **Efficiency** - \$660
- **One-Bedroom** - \$678
- **Two-Bedroom** - \$860
- **Three-Bedroom** - \$1,177
- **Four-Bedroom** - \$1,279

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The goal of the City of Weirton’s economic development policy is to foster economic growth in the community, improve the local economy, promote job opportunities, and increase the local tax base.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	278	1	3.3%	0.0%	-3.3
Arts, Entertainment, Accommodations	802	216	9.3%	2.5%	-6.8
Construction	367	263	4.3%	3.1%	-1.2
Education and Health Care Services	2,261	2,868	26.2%	33.4%	7.2
Finance, Insurance, and Real Estate	422	532	4.9%	6.2%	1.3
Information	67	35	0.8%	0.4%	-0.4
Manufacturing	914	1,278	10.6%	14.9%	4.3
Other Services	253	158	2.9%	1.8%	-1.1
Professional, Scientific, Management Services	735	279	8.5%	3.2%	-5.3
Public Administration	309	188	3.6%	2.2%	-1.4
Retail Trade	1,314	868	15.3%	10.1%	-5.2
Transportation & Warehousing	617	346	7.2%	4.0%	-3.3
Wholesale Trade	268	154	3.1%	1.8%	-1.3
TOTAL	8,616	8,585	-	-	-

Table 5 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	9,216
Civilian Employed Population 16 years and over	8,442
Unemployment Rate	8.4%
Unemployment Rate for Ages 16-24	38.66%
Unemployment Rate for Ages 25-65	4.26%

Table 6 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	2,615
Farming, fisheries and forestry occupations	0
Service	1,714
Sales and office	1,678
Construction, extraction, maintenance and repair	851
Production, transportation and material moving	1,584

Table 7 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	5,552	68.4%
30-59 Minutes	1,997	24.6%
60 or More Minutes	576	7.1%
Total	8,125	96.48%

Table 8 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	339	13	179
High school graduate (includes equivalency)	2,197	153	855
Some college or associate’s degree	2,777	119	810
Bachelor’s degree or higher	1,973	24	350

Table 9 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age (years)				
	18–24	25–34	35–44	45–65	65+
Less than 9th grade	0	15	50	58	103
9th to 12th grade, no diploma	174	46	106	189	203
High school graduate, GED, or alternative	538	644	473	2,000	1,923
Some college, no degree	433	655	466	1,130	810
Associate’s degree	110	366	536	710	302
Bachelor’s degree	61	354	311	563	501
Graduate or professional degree	0	44	283	357	368

Table 10 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$21,467
High school graduate (includes equivalency)	\$28,625
Some college or Associate’s degree	\$34,131
Bachelor’s degree	\$42,981
Graduate or professional degree	\$67,232

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

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

The steel industry has significantly impacted the City of Weirton's local and regional economies by once providing many well-paying jobs, generating substantial tax revenue, supporting related industries through supply chains, and contributing to the overall economic stability. However, like many industrial communities across the country, the decline of the steel industry has caused large-scale job losses, decreased spending power, a shrinking tax base, and depressed local and regional economies. The last steel production in Weirton ended when the remaining tinplate facility was indefinitely idled in April 2024.

The three (3) largest categories of jobs by sector included:

- **Education and Health Care Services** - 2,049 jobs
- **Manufacturing** - 1,271 jobs
- **Retail trade** - 1,171 jobs

These three categories represent 53.2% of the total number of jobs in the city.

The largest private employers in Brooke and Hancock Counties included:

1. Weirton Medical Center
2. Mountaineer Park, Inc
3. Form Energy
4. Wal-Mart Stores, Inc.
5. The Kroger Company

Except for Mountaineer Park, Inc., these employers are located within or have locations within the City of Weirton.

Form Energy has constructed Form Factory 1 in the city on a site once occupied by a portion of the steel mill. The factory includes a 550,000 square foot iron-air battery plant with the goal of creating 750 jobs.

Describe the workforce and infrastructure needs of the business community:

The City of Weirton realizes that there is a need to increase employment, self-sufficiency, educational training, and empowerment that allows residents to live a decent standard of life. The city's workforce and infrastructure needs include:

- Planning and promotion of the development, adaptive reuse, and redevelopment of vacant, abandoned, and underutilized commercial and industrial sites, particularly in the downtown area.
- Support and encourage new job creation, job retention, workforce development, employment, and job training.
- Support and encourage entrepreneurship opportunities, including incubators and accelerators for minority-owned and women-owned businesses.

- Support business and commercial growth through expansion and new development.
- Encourage business development and job training in neighborhoods that have traditionally experienced disinvestment.
- Encourage local schools and institutions of higher education to promote staying and living in the city following completion.
- Support the expansion and affordability of internet access across the city.
- Promote the development of open space, parking, landscaping, roads, walkways, trails, and other forms of infrastructure.

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

The continued redevelopment of the former steel mill site will have major implications and impact on the community. The continued redevelopment of the mill area will provide potential developers with almost 1,300 acres of land. The first significant effort in this regard is Form Energy's construction of the Form Factory 1, which is the company's first high-volume iron-air battery manufacturing facility. In early 2024, Form Energy completed construction of a 550,000 square foot facility that is planned to expand to 1 million square feet of manufacturing space and employ over 750 people.

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

According to the 2022 ACS Estimates, the total number of eligible workers (population 16 years and over) in Weirton city was 15,968 persons. In 2022, 58.5 percent (9,345 persons) of eligible workers were in the labor force and 4.5 percent (729 persons) of eligible workers in the work force were unemployed. The unemployment rate is much larger in the 16-24 age group as opposed to the older age cohorts. This suggests that the younger members of the workforce need to develop skills and experience to be better able to find employment and contribute to the local economy.

According to the 2018-2022 American Community Survey data, there are job deficiencies (the number of qualified workers exceeds the number of jobs available) in the following sectors:

- **Agriculture, Mining, Oil and Gas Extraction** - 100% of sector workforce is utilized
- **Arts, Entertainment, Accommodations** - 100% of sector workforce is utilized
- **Construction** - 100% of sector workforce is utilized
- **Information** - 100% of sector workforce is utilized
- **Other Services** - 100% of sector workforce is utilized

- **Professional, Scientific, Management services** - 100% of sector workforce is utilized
- **Retail Trade** - 100 % of sector workforce is utilized
- **Wholesale Trade** - 100% of sector workforce is utilized
- **Transportation and Warehousing** - 100% of sector workforce is utilized
- **Public Administration** - 100% of sector workforce is utilized

The City of Weirton is also experiencing an employment deficiencies (the number of jobs available exceeds the number of qualified workers) in the following sectors:

- **Education and Healthcare Services** - 78.83% of the available jobs are filled
- **Manufacturing** - 71.51% of the available jobs are filled
- **Finance, Insurance, and Real Estate** - 79.32% of the available jobs are filled
- **Transportation and Warehousing** - 91.3% of the available jobs are filled

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

West Virginia Northern Community College (WVNCC) has a campus located in Weirton, WV and offers workforce development classes that are short-term and noncredit. WVNCC offers secondary education opportunities to all residents of Weirton and alleviates the monetary barrier of higher education that some residents may not be able to overcome. Workforce West Virginia provides both employers and job seekers, a common place to advertise available jobs and to seek employment. The Governor's Workforce Investment Division is a new statewide initiative to link qualified workers with available jobs. The John D. Rockefeller Career Center located in Hancock County provides high school courses and adult programs in career technical education (CTE), simulated workplaces, and classroom to careers programming that includes GED, computer and technical labs, practical nursing, CDL truck driving, etc.

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

No

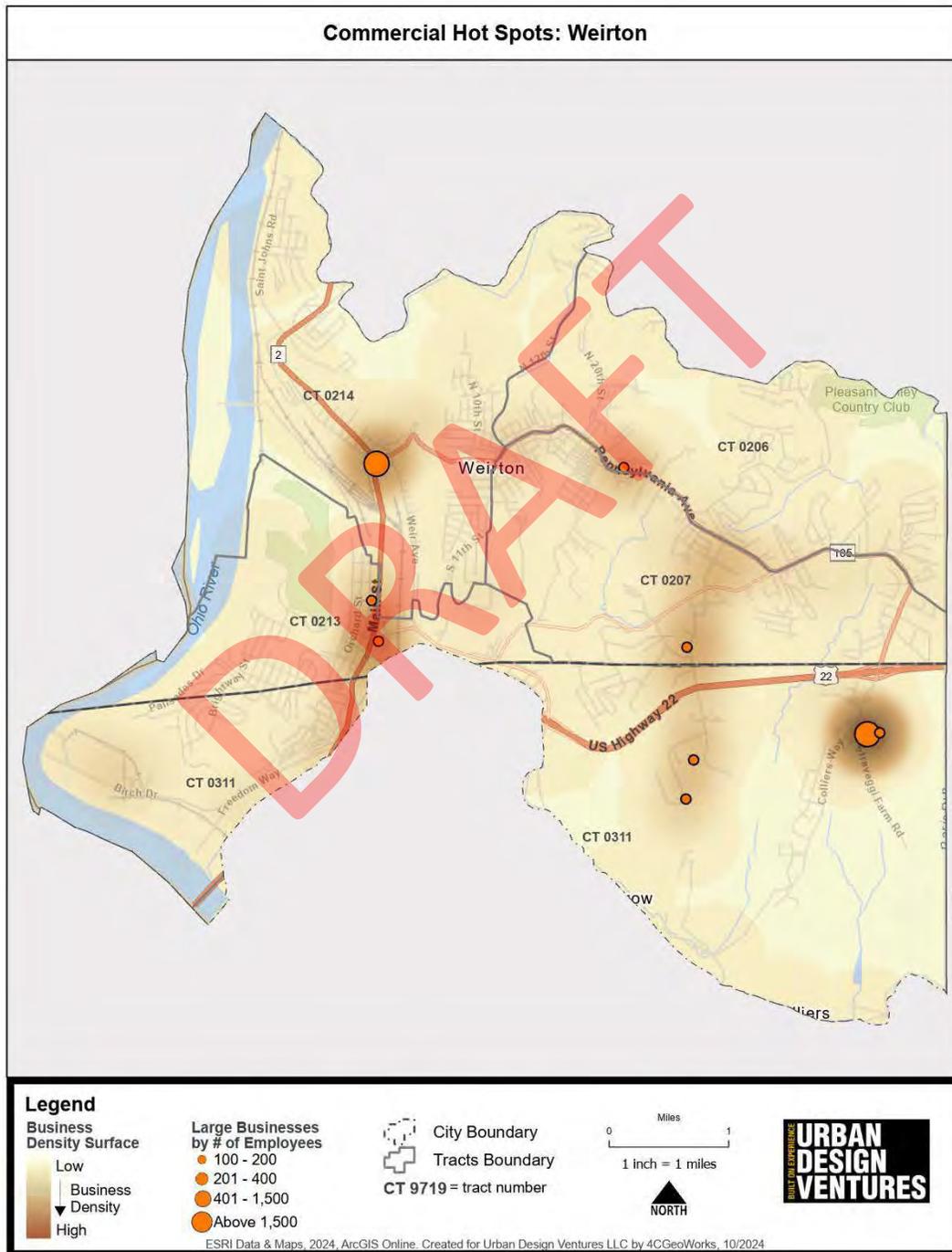
If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Weirton's Consolidated Plan was approved in 2025 and describes several economic development initiatives to be undertaken in the city. Goals include the planning and promotion of the development, adaptive reuse, and redevelopment of vacant, abandoned, and underutilized commercial and industrial sites, particularly in the downtown area and advancing new living wage job creation, job

retention, workforce development, employment, and job training. Workforce development goals are founded on increasing the number of residents who will remain in the community and possess advanced skills necessary to attract and support the next generation of manufacturing and industrial employers.

Discussion

Attached is a map showing the Commercial Hot Spots in the City of Weirton.



MA-50 Needs and Market Analysis Discussion

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

Data available on the concentration of households with multiple housing problems is available for extremely low-income, low-income, and moderate-income households. Based on the data, there are no areas with a concentration of households with multiple housing problems in either the low-income or moderate-income categories.

However, there is a concentration of households where over 80% of the block groups' population is considered low- to moderate-income [C.T. 214, B.G. 2, C.T. 213, B.G. 2, and C.T. 311.03, B.G. 2]. These block groups are generally in the area of the Weircrest Neighborhood to the north, southwardly through and including the valley below the Weirton Heights and Marland Heights neighborhoods where Weirton Steel once occupied, the downtown central business district, and the adjoining residential neighborhoods, southwardly toward Harmon Creek and the Ohio River.

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

An area of minority concentration is defined as a Census Tract or Block Group containing ten percentage points more minority residents than the total percentage of minority resident's jurisdiction wide. According to this definition and the census data, there are no areas of minority concentration within the City of Weirton. The Census Tract with the highest minority population is C.T. 213, with a minority population of 15.6%.

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

The real estate market in the City of Weirton is classified as a "seller's market" according to rocket.com. According to rocket.com, the "median sold price" for homes is \$147,750. This price is a \$13,550 increase or a 10.1% increase over the past 12 months. The average sale time for a home in Weirton increased from 70 days in 2023 to 81 days in 2024, which is a year-over-year increase of 15.2%.

According to the 2016-2020 American Community Survey, owner-occupied households in Weirton outnumber renter households at 67.2% to 32.8%, respectively. Forty-two percent (42.43%) of owner-occupied households were cost burdened by more than 30% of their income, compared with 57.56% of renters. Nearly three quarters (72.4%) of the housing stock was built prior to 1970, and 11.6% was constructed prior to 1939. A considerable segment of the housing stock requires substantial rehabilitation and in many cases demolition, particularly in the downtown and adjoining residential neighborhoods.

According to zumper.com, the median rent in the city experienced a year-over-year increase between 2023 and 2024 to \$750. The 1-bedroom (average \$733/month) units and two-bedroom (average

\$814/month) were the most expensive units, with an increase of 24% and 33% year-over-year respectively.

Dwelling units in the downtown and adjoining residential neighborhoods are listed for between \$19,900 and \$179,900. This area has the city's highest concentration of low/mod income households, aging housing stock, rental housing, vacant and underutilized structures, vacant storefronts, dilapidation, and aging infrastructure.

Are there any community assets in these areas/neighborhoods?

The City of Weirton contains many community assets across the municipality including neighborhood parks and playgrounds, the Greater Weirton Area Senior Center, the Weirton Thomas E. Millsop Community Center, the Starvaggi Memorial Pool and Park, the Northern Panhandle Rail-Trail, the Mary H. Weir Public Library, several places of worship, community social and human service providers, and a walkable downtown central business district and adjoining residential neighborhoods. Except for the Starvaggi Memorial Pool and Park facility, most of these community assets are in the downtown and in the adjoining neighborhoods.

Are there other strategic opportunities in any of these areas?

The preparation and implementation of a downtown strategic plan is needed to outline a vision and implement actionable steps and timelines toward future development and revitalization that will serve to improve its economic vitality, public spaces, housing options, and overall quality of life. Anticipated strategic opportunities include:

- Removal of blighting conditions through demolition, rehabilitation, adaptive reuse, and new construction.
- Economic development initiatives and cultural programming to serve the employment, shopping, service, socialization, and entertainment needs of residents living in and adjoining the downtown central business district.
- Variation of housing types within and adjoining the downtown.
- Increase in homeownership within and adjacent to the downtown.
- Investment in downtown and adjoining neighborhood infrastructure and public spaces to ensure utilization, public safety, convenience, and a sense of community.
- Investment in downtown and adjoining neighborhood pedestrian improvements to ensure connections to public transit and less reliance on personal vehicles.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Based on the 2018-2022 ACS, it is estimated that 10.5% of residents of the City of Weirton do not have an Internet subscription of any kind. The State of West Virginia has allocated \$1.5 million in CDBG funding to improve the broadband planning and infrastructure using six (6) projects across 37 counties and has initiated broadband planning among county commissions to increase broadband access throughout West Virginia. The Brooke County Commission is the lead applicant for a \$125,000 grant for Brooke and Hancock Counties to develop a plan to supply faster affordable internet.

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

On December 31, 2019, the State of West Virginia Published its' 2020-2025 Broadband Plan. The Broadband Plan expands on the State's efforts to increase access to broadband services, including, but not limited to, middle mile, last mile, and wireless applications. The West Virginia State Broadband Plan 2020-2025 details those efforts, while recognizing barriers and challenges to development.

The State of West Virginia conducted speed tests of all broadband providers in each West Virginia county. Brooke County has five (5) internet providers, only one of which has a download speed above 100 mb/s: XFINITY/Comcast. Subsequently, it has 1,596 subscribers, which is considerably more than Jefferson Cable, its closest competitor in Brooke County. Broadband is comparatively competitive in Hancock County with four (4) providers. Average download speeds are also highest for Comcast/XFINITY in Hancock County, and it is also the only internet provider with download speeds above 100 mb/s. Comcast/XFINITY has the most subscribers (5,372). There is a need to build the capacity of smaller internet providers and effectively market service provider options to consumers in the area.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

In recognition of the growing risks to communities within the State of West Virginia posed by climate change, the State of West Virginia offers a variety of hazard mitigation grants, recovery grants, and preparedness trainings. Emergency Management responsibilities in the City of Weirton are under the direction and leadership of the Hancock County Office of Emergency Management. The Office delivers resources to those experiencing emergencies in the city and offers mailers and volunteer opportunities for interested residents.

According to FEMA's National Risk Index [<https://hazards.fema.gov/nri/>], Hancock County has a "Very Low" Risk Index (27.8), a "Very Low" Expected Annual Loss (27.0), and "Relatively Low" Social Vulnerability (39.3), and a "Relatively Moderate" Community Resilience (51.2). The highest risk index scores for the county included landslide at "Relatively High", Riverine Flooding at "Relatively Moderate", and Lightning at "Relatively Moderate."

Hancock County utilizes an emergency dialer, known as Rave Mobile Alert, to automatically call areas affected by a disaster or emergency. Rave Mobile Alert is a "smart 911 opt-in" service, which means residents have to sign up for the service and are not automatically enrolled. The emergency notification system is designed to make phone calls or text messages to specific people or areas in the event of an emergency/disaster or for sharing important information. This system also notifies citizens by phone or text of information regarding their property. The system can make thousands of calls and/or texts in a minute to convey vital information. These messages may include information on floods, fires, water emergencies, road closures, missing persons, evacuation orders, and weather emergencies.

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

The City of Weirton does have areas located in 1-Percent Annual Chance Floodplains and the Federal Flood Risk Management Standard Floodplains along the Ohio River, Kings Creek, and Deckers Creek. However, there are very limited flood-prone areas where residential uses are located, regardless of household income cohort. The Expected Annual Loss (EAL) for riverine flooding county-wide is \$1,429,583. There are currently no active or known potential unstable hillsides that pose a threat to residential uses, regardless of household income cohort. The Expected Annual Loss (EAL) for landslide county-wide is \$417,708. The land area of the City of Weirton is approximately 18.05 square miles, while the land area of Hancock County is approximately 82.61 square miles.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Five-Year Consolidated Plan is a HUD required planning document that assists the City of Weirton to assess their affordable housing and community development needs and market conditions, and to 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 funding for HUD's CPD formula block grant programs: Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships (HOME) Program.

The Strategic Plan's portion of the Consolidated Plan establishes the City's priorities and strategies in relation to the following community quality of life areas:

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

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

- meetings with agencies/organizations,
- community meetings,
- public hearing,
- resident surveys,
- agency/organization questionnaires,
- consultations with city departments and key stakeholders, and
- Needs Assessment and Market Analysis of the Five-Year Consolidated Plan.

The City of Weirton's overriding priority is to assist low- and moderate-income residents (household income of less than 80% of the area median income) through these strategies. These residents are referred to as the "target income" group. The city has an overall low- and moderate-income percentage of its total population at 39.70%. The city abides by the Federal Regulation that at least 70% of all its CDBG funds must principally benefit low- and moderate-income persons. The City is committed to this and has developed its Strategic Plan to meet that requirement.

The principles of the FY 2025-2029 Five-Year Consolidated Plan are as follows:

- **Assist** by developing comprehensive strategies to support and assist those residents who are low- and moderate-income.
- **Involve** the community and provide opportunities for citizen input in the planning process and the preparation of the plan.
- **Collaborate** between public, private, and non-profit agencies and organizations to ensure that activities and services will be efficient and effective.
- **Leverage** CDBG funds and other local resources to maximize the effectiveness of programs and services.
- **Promote** involvement of agencies and organizations to undertake specific projects and activities to assist low- and moderate-income persons.

The priority needs of the Five-Year Consolidated Plan were determined based on the following:

- Review of existing reports and previous plans and special studies
- Research and mapping of existing data on the needs of the city
- Consultation with city staff, officials, and Mayor
- Interviews and roundtable conversations with stakeholders
- Public hearings
- Community meetings
- Resident survey
- Agency/organization questionnaire
- Follow-up phone interviews

The key factors affecting the determination of the priorities and strategies for the Five-Year Consolidated Plan include the following:

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

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

1	Area Name:	Citywide
	Area Type:	Local Target area
	Other Target Area Description:	-
	HUD Approval Date:	-
	% of Low/ Mod:	-
	Revitalization Type:	Other
	Other Revitalization Description:	Low- and Moderate-Income qualifying areas through the City of Weirton.
	Identify the neighborhood boundaries for this target area.	-
	Include specific housing and commercial characteristics of this target area.	-
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Agency/organization questionnaires, resident surveys, community meetings, public hearings, stakeholders meetings, and the City's Comprehensive Plan.
	Identify the needs in this target area.	-
	What are the opportunities for improvement in this target area?	-
	Are there barriers to improvement in this target area?	-
2	Area Name:	Low/Mod Areas
	Area Type:	Local Target area
	Other Target Area Description:	-
	HUD Approval Date:	-
	% of Low/ Mod:	-
	Revitalization Type:	Other
	Other Revitalization Description:	Low- and Moderate-Income qualifying Census Tracts and Block Groups.
	Identify the neighborhood boundaries for this target area.	-
	Include specific housing and commercial characteristics of this target area.	-
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Agency/organization questionnaires, resident surveys, community meetings, public hearings, stakeholders meetings, and the City's Comprehensive Plan.
Identify the needs in this target area.	-	

What are the opportunities for improvement in this target area?	-
Are there barriers to improvement in this target area?	-

Table 12 - Geographic Priority Areas

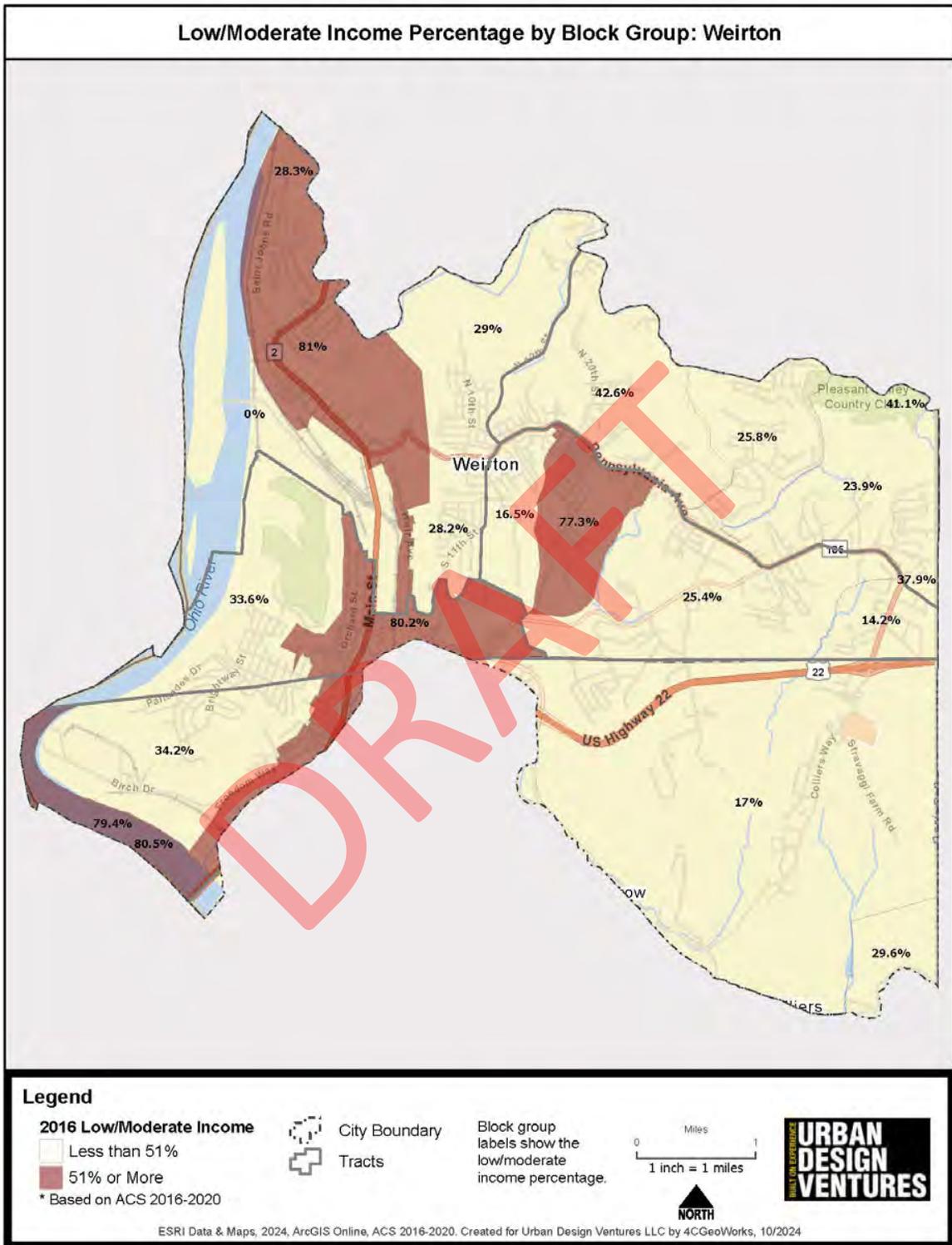
General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction

The City of Weirton will allocate its CDBG funds to those geographic areas whose population is over 51% low- and moderate-income. At least 70% of all the City's CDBG funds are budgeted for activities which principally benefit low- and moderate-income persons. The following guidelines for allocating CDBG funds will be used by the City for the FY 2025-2029 Five-Year Consolidated Plan:

- The “public services” projects/activities are for social service organizations whose clientele are low-income or in certain cases, a limited type of clientele with a presumed low- and moderate-income status.
- The “homeless” projects/activities are for homeless agencies/organization that serve a specific type of clientele with a presumed low- and moderate-income status.
- The “other special needs” projects/activities are limited to a clientele with a presumed low- and moderate-income status.
- The “community and public facilities” projects/activities are either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or a limited clientele which is low- and moderate-income.
- The “infrastructure improvement” projects/activities are either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or a limited clientele which is low- and moderate-income.
- The “acquisition and demolition of structures” are either located in a low- and moderate-income census area or these activities are eligible by preventing or eliminating slums and blight on a spot or area basis.
- The “housing” projects/activities have income eligibility criteria; therefore, the income requirement limits funds to low- and moderate-income households throughout the City.
- The “economic development” projects/activities will either be located in a low- and moderate-income census tract/block group, or a poverty census tract greater than 20%, or part of a redevelopment plan, or makes 51% of the jobs available to low- and moderate-income persons.

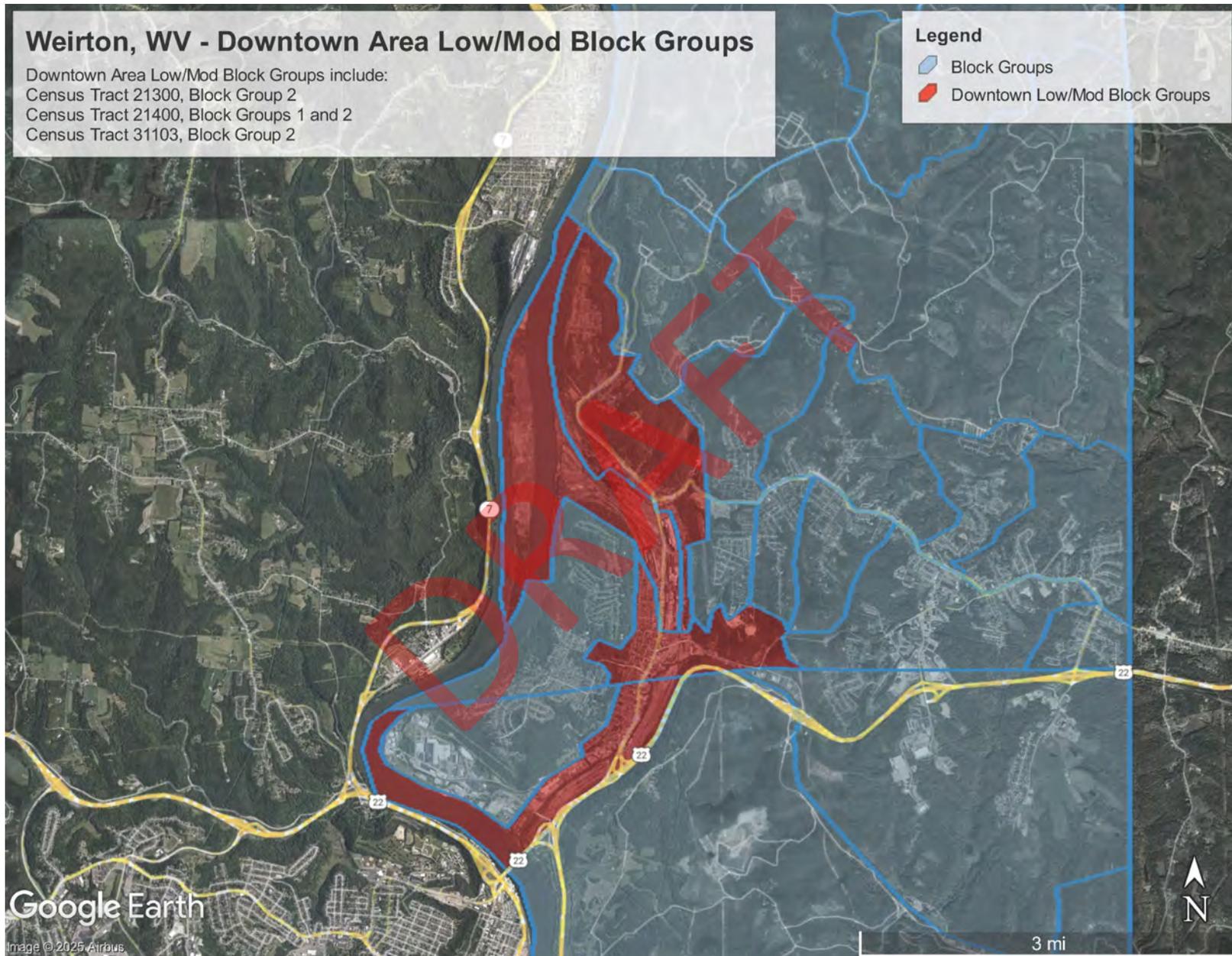
The HOME funds will be used for administration and for housing projects. These funds will be targeted to low-income persons and projects designed to provide affordable housing to low-income persons and/or are located in low- and moderate-income areas.



Low- and Moderate-Income in the City of Weirton, WV by Block Group

TRACT	BLKGRP	LOWMOD	LOWMODUNIV	LOWMODPCT
20600	1	520	1,220	42.60%
20700	1	170	1,030	16.50%
21300	1	510	1,520	33.60%
21400	1	0	0	0.00%
31103	1	535	1,565	34.20%
31104	1	195	1,145	17.00%
20600	2	370	1,435	25.80%
20700	2	630	815	77.30%
21300	2	1,400	1,745	80.20%
21400	2	680	840	81.00%
31103	2	785	975	80.50%
31104	2	225	760	29.60%
20600	3	340	1,420	23.90%
20700	3	220	865	25.40%
21400	3	305	1,080	28.20%
20700	4	170	1,195	14.20%
21400	4	405	1,395	29.00%
Total:		7,460	19,005	37.59%

American Community Survey 5-Year 2016-2020 Low- and Moderate-Income Summary Data; hud.gov



SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

1.	Priority Need Name	Housing Strategy
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	HSS-1 Homeownership HSS-2 Housing Rehabilitation HSS-3 Housing Construction
	Description	There is a continuing need to improve the quality and range of the housing stock in the City of Weirton by increasing the supply of decent, safe, sound, and accessible housing for homeowners, renters, and homebuyers, which is affordable to low- and moderate-income persons and households.

	Basis for Relative Priority	This priority was determined through consultations, data analysis, and resident input.
2.	Priority Need Name	Homeless Strategy
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	HMS-1 Housing HMS-2 Operation/Support HMS-3 Prevention and Re-Housing
	Description	There is a continuing need for housing and supportive services for unsheltered persons, families, those at risk of becoming homeless, and victims of domestic violence.
	Basis for Relative Priority	This priority was determined through consultations, data analysis, and resident input.
3.	Priority Need Name	Other Special Needs Strategy
	Priority Level	Low

<p>Population</p>	<p>Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p>
<p>Geographic Areas Affected</p>	<p>Citywide</p>
<p>Associated Goals</p>	<p>SNS-1 Housing SNS-2 Services/Facilities</p>
<p>Description</p>	<p>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.</p>
<p>Basis for Relative Priority</p>	<p>This priority was determined through consultations, data analysis, and resident input.</p>

4.	Priority Need Name	Community Development Strategy
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Citywide
Associated Goals	CDS-1 Revitalization CDS-2 Community Facilities CDS-3 Infrastructure CDS-4 Public Services CDS-5 Public Safety CDS-6 Clearance/Demolition	

	Description	There is a continuing need to improve public and community facilities, infrastructure, public social/welfare services, food programming, public safety, demolition and clearance, and quality of life for all City of Weirton residents.
	Basis for Relative Priority	This priority was determined through consultations, data analysis, and resident input.
5.	Priority Need Name	Economic Development Strategy
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development Other
	Geographic Areas Affected	Citywide
	Associated Goals	EDS-1 Employment EDS-2 Development EDS-3 Redevelopment Program
	Description	There is a continuing need to increase and expand employment, job training, technical assistance, work force development, and economic empowerment of low- and moderate-income residents in the City of Weirton.
	Basis for Relative Priority	This priority was determined through consultations, data analysis, and resident input.
6.	Priority Need Name	Administration, Planning, and Management Strategy
	Priority Level	High
	Population	Other
	Geographic Areas Affected	Citywide
	Associated Goals	AMS-1 Overall Coordination AMS-2 Fair Housing

	Description	There is a continuing need for sound planning, administration, management, and oversight of Federal, State, and local funding, programming, and investment.
	Basis for Relative Priority	This priority was determined through consultations, data analysis, and resident input.

Table 13 – Priority Needs Summary

Narrative (Optional)

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

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

DRAFT

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$392,897	0	0	\$392,897	\$1,500,000	The expected amount available for the remainder of the Consolidated Plan period assumes the city will receive an Annual CDBG grant award of \$375,000.

Table 14 - Anticipated Resources

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

The following financial resources may be available during the FY 2025-2029 Five-Year Consolidated Plan period, including anticipated funds to address the priorities and strategies identified in this five-year plan.

- Northern Panhandle HOME Consortium.** The Northern Panhandle HOME Consortium, administered by the City of Wheeling, will receive \$293,744.16 under the FY 2025 HOME funds. HOME funds will be used to provide deferred, forgivable loans to qualified, eligible homebuyers who require downpayment and closing cost assistance toward the purchase of their home within the Northern Panhandle HOME Consortium Area, which consists of the City of Wheeling, the City of Weirton, and Hancock, Brooke, Ohio, and Marshall Counties. These funds for the Homebuyer Program will be awarded on a first-come, first-served basis to eligible homebuyers in the six (6) jurisdictions.

- **Weirton Housing Authority.** The Weirton Housing Authority (WHA) receives Capital Fund, Operating Subsidies, to operate and manage its 111 public housing units. WHA also receives Section 8 Housing Choice Voucher Program (HCV) funds provide rental assistance to low-income households, the elderly, and people with disabilities. WHA is currently allocated 535 vouchers within Hancock and Brooke Counties.
- **Northern Panhandle Continuum of Care (NPCoC).** Catholic Charities West Virginia recently assumed the role of lead agency for the NPCoC. NPCoC members include representatives from mental health providers, substance abuse providers, homeless veterans' services, domestic violence providers, law enforcement, and shelter and transitional housing providers serving the unsheltered and at-risk of homelessness populations across Hancock, Brooke, Ohio, Marshall, and Wetzel Counties. The NPCoC receives ESG funds through the West Virginia Community Advancement and Development.
- **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 Weirton will work directly or in collaboration with local public/private entities seeking funding through annual Congressional Appropriations Bills to address needs identified in the City's Five-Year Consolidated Plan and implemented under the city's Annual Action Plan.
- **Other Resources.** The City of Weirton will leverage public and private financial resources to address the needs identified in the City's Five-Year Consolidated Plan and implemented through the city's Annual Action Plans. The resources through the following sources may be available for activities/projects within the City of Weirton during this consolidated plan period to address the plan priorities and strategies:
 - West Virginia Housing Development Fund (WVHDF) Home Purchase Programs
 - West Virginia Neighborhood Investment Program.
 - Low-Income Housing Tax Credit (LIHTC) Program
 - New Market Tax Credits (NMTC) Program
 - West Virginia Neighborhood Investment Program
 - West Virginia Division of Rehabilitation Services
 - Federal Home Loan Bank Affordable Housing Program (AHP)
 - Historic Preservation Tax Credit (HPTC) Program
 - Home Equity Conversion Mortgage (HECM) Program
 - FHA Title I

- FHA 203(k) Mortgage Insurance Program
- Low Income Housing Preservation Program
- Supportive Housing Program
- Housing Opportunities for Persons with AIDS Program (HOPWA)
- Shelter Plus Care
- Supplemental Assistance to Facilities to Assist the Homeless (SAFAH)
- Section 8 Moderate Rehabilitation Program for Single Room Occupancy (SRO)
- Safe Havens Demonstration Program
- Land or Property Resources

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

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

Discussion

Not applicable.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Weirton	Government	Public Facilities, Neighborhood Improvements, Public Services, Economic Development, Planning	Jurisdiction
City of Weirton Public Works Department	Government	Public Facilities, Neighborhood Improvements, Public Services	Jurisdiction
Weirton Board of Parks and Recreation	Government	Public Facilities, Neighborhood Improvements, Public Services	Jurisdiction
Weirton Transit	Government	Public Services	Jurisdiction
Weirton Housing Authority	PHA	Affordable Housing - Rental, Public Housing, Planning	Jurisdiction
Mary H. Weir Library	Government	Public Facilities, Public Services	Jurisdiction
Business Development Corporation of the Northern Panhandle	Non-profit Organization	Economic Development, Planning	Region
Brooke Hancock Jefferson Planning Commission	Public Institution	Planning	Region
Catholic Charities West Virginia	Continuum of Care	Rental, Homelessness, Non-homeless Special Needs, Public Services, Planning	Region
CHANGE, Inc.	Non-Profit Organization	Public Services	Region
Greater Weirton Senior Center	Non-Profit Organization	Public Facility, Public Services	Jurisdiction
A Child’s Place CASA, Ltd	Non-Profit Organization	Public Services	Region
Weirton Christian Center	Non-Profit Organization	Public Services	Jurisdiction
Comfort House Child Advocacy Center	Non-Profit Organization	Public Services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Salvation Army	Non-Profit Organization	Public Services	Region
Brooke Hancock Family Resource Network	Non-Profit Organization	Public Services	Region
Norwood Health Systems	Non-Profit Organization	Public Services	Region

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Weirton’s strength is that it is committed to continuing its participation and coordination with federal, state, county, and local agencies, as well as with the private and non-profit sectors, to serve the needs of target income individuals and families in the city. The limited resources available to effectively support affordable housing, community and economic development, and social services agencies for target income populations is the most significant gap in the delivery system.

Gaps in affordable housing identified during the consolidated planning process include the lack of decent, affordable, attainable, and varied housing options, accessible housing, landlords willing to work with the Weirton Housing Authority’s Section 8 Housing Choice Voucher Program, housing options for people with previous criminal histories and/or previous housing evictions, resources available to rehabilitate renter- and owner-occupied housing, and local shelter and transitional housing options for the unsheltered.

Gaps in public services identified during the consolidated planning process included affordable childcare, mental health and addiction services, food programming in the downtown area, and limiting transit availability (operational hours, headways, etc.)

The city collaborates with housing providers and social and human service agencies that assist persons living at or below the poverty level. The city supports community enhancement programs through its CDBG Program to improve the living environments of low- to moderate-income persons, specifically improving the lives of income-eligible youth, individuals, and families to break the cycle of poverty.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	-
Legal Assistance	X	-	-
Mortgage Assistance	X	-	-
Rental Assistance	X	X	-
Utilities Assistance	X	-	-
Street Outreach Services			
Law Enforcement	-	-	-
Mobile Clinics	-	-	-
Other Street Outreach Services	X	X	-
Supportive Services			
Alcohol & Drug Abuse	X	X	-
Child Care	X	-	-
Education	X	-	-
Employment and Employment Training	X	X	-
Healthcare	X	-	-
HIV/AIDS	X	-	-
Life Skills	X	-	-
Mental Health Counseling	X	X	-
Transportation	X	X	-
Other			
Other	X	X	-

Table 16 - Homeless Prevention Services Summary

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

The Northern Panhandle Continuum of Care (NPCoC) plans to continue currently successful strategies used to help clients access mainstream benefits. Catholic Charities West Virginia recently assumed the lead agency responsibilities for the NPCOC from the City of Wheeling. As the lead agency, Catholic Charities has taken responsibility for developing, implementing, and continuing to refine innovative programs designed to increase the access of mainstream benefits by homeless clients enrolled in CoC-funded projects.

Catholic Charities is a statewide non-profit organization that provides programs and services to assist the poor and vulnerable in all 55 counties of West Virginia. The programs they support include: Case Management, Child & Adult Care Food Program, Child Care Resource Center, Disaster Services, Emergency Financial Assistance, Food Assistance, Hospital Transition Program, Refugee Resettlement & Immigration

Services, Relatives as Parents Program, SNAP Outreach, and WV Birth to Three programming. While Catholic Charities is a faith-based institution, the services provided are available to all faiths and all walks of life.

Catholic Charities and its NPCoC member partners conduct daily coordinated intake assessments with clients applying for shelter and these interviews include a screening of current utilization of benefit sources, as well as direct assistance with applications for other available benefits. NPCoC members provide case management time to continue the ongoing use of SSI/SSDI Outreach, Access, & Recovery Initiative (SOAR)-trained staff to help clients navigate the process of applying for other mainstream benefits such as Supplemental Security Income as well as other resources such as CHIP, food stamps, Medicaid, TANF and Head Start. The NPCoC has longstanding partnerships with employment training organizations to assist homeless populations. Given the predominantly rural nature of the region the NPCoC serves and the limited availability of public transportation options, many unsheltered clients experience difficulty visiting locations where benefits are accessed. Members of the NPCoC will continue to advocate for developing more widespread public transportation options throughout the region.

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

The lack of funding available to operate local homeless services, shelter, and transitional housing is the most prominent gap in the local response to homelessness. Although homeless services are available to those unsheltered in Weirton, service providers, shelters and transitional housing options are primarily located in Wheeling, WV, Steubenville, OH, and Washington, PA, which are not easily accessible to those experiencing homelessness or at risk of homelessness.

Additionally, navigating several agencies within the three-state Ohio Valley area can be complicated, especially for those in crisis. Ending homelessness requires an easier, coordinated way for those at risk of or experiencing homelessness to access local support and assistance. The current lack of local assistance leaves many clients alone to navigate resources and often means that individuals and families receiving services may not be through programs that best suit their needs and/or move them quickly out of homelessness.

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

The leading agency for the Northern Panhandle Continuum of Care (NPCoC) has been in a state of transition for the past few years going from the Greater Wheeling Coalition for the Homeless to the City of Wheeling and now to Catholic Charities West Virginia. The City of Weirton is committed to continuing its participation, coordination, and advocacy within the NPCoC for more local homeless services and shelter and transitional housing options to more effectively serve the needs of Weirton's unsheltered and at-risk populations. The City will continue to work with Catholic Charities and NPCoC member agencies, particularly CHANGE, Inc. and the Lighthouse Domestic Violence Shelter to address homeless, housing, and community development needs.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HSS-1 Homeownership	2025	2029	Affordable Housing	Citywide	Housing Priority	CDBG: \$0	Direct Financial Assistance to Homebuyers: 0 Households Assisted
2	HSS-2 Housing Rehabilitation	2025	2029	Affordable Housing	Citywide	Housing Priority	CDBG: \$0	Rental units rehabilitated: 0 Household / Housing Unit Homeowner Housing Rehabilitated: 0 Household / Housing Unit
3	HSS-3 Housing Construction	2025	2029	Affordable Housing	Citywide	Housing Priority	CDBG: \$0	Rental units constructed: 0 Household / Housing Unit Homeowner Housing Added: 0 Household / Housing Unit
4	HMS-1 Housing	2025	2029	Homeless	Citywide	Homeless Priority	CDBG: \$0	Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	HMS-2 Operation/Support	2025	2029	Homeless	Citywide	Homeless Priority	CDBG: \$0	Homeless Prevention: 0 Persons Assisted
6	HMS-3 Prevention and Re-Housing	2025	2029	Homeless	Citywide	Homeless Priority	CDBG: \$0	Tenant-based rental assistance/Rapid Rehousing: 0 Persons Assisted
7	SNS-1 Housing	2025	2029	Non-Homeless Special Needs	Citywide	Other Special Needs Priority	CDBG: \$0	Rental units rehabilitated: 0 Household / Housing Unit
8	SNS-2 Services/Facilities	2025	2029	Non-Homeless Special Needs	Citywide	Other Special Needs Priority	CDBG: \$0	Public service activities other than low/moderate-income housing benefit: 0 Persons Assisted
9	CDS-1 Revitalization	2025	2029	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$0	Other: 0 Other
10	CDS-2 Community Facilities	2025	2029	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$34,000	Other: 0 Other
11	CDS-3 Infrastructure	2025	2029	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$1,052,697	Public facility or infrastructure activities other than low/moderate-income housing benefit: 12,925 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	CDS-4 Public Services	2025	2029	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$251,700	Public service activities other than low/moderate- income housing benefit: 1,100 Persons Assisted
13	CDS-5 Public Safety	2025	2029	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$18,000	Other: 4 Other
14	CDS-6 Clearance/Demolition	2025	2029	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$150,000	Buildings Demolished: 6 Buildings
15	EDS-1 Employment	2025	2029	Economic Development	Citywide	Economic Development Priority	CDBG: \$0	Jobs created/retained: 0 Jobs
16	EDS-2 Development	2025	2029	Economic Development	Citywide	Economic Development Priority	CDBG: \$0	Businesses assisted: 0 Businesses Assisted
17	AMS-1 Overall Coordination	2025	2029	Administration and Planning	Citywide	Administration, Planning, and Management Priority	CDBG: \$376,500	Other: 8 Others
18	AMS-2 Fair Housing	2025	2029	Administration and Planning	Citywide	Administration, Planning, and Management Priority	CDBG: \$10,000	Other: 5 Others

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	HSS-1 Homeownership
	Goal Description	Increase the supply of affordable owner-occupied housing units through housing counseling and eligible direct assistance to homebuyers including mortgage principal reductions, interest rate reductions, downpayment and closing cost assistance, etc.
2	Goal Name	HSS-2 Housing Rehabilitation
	Goal Description	Conserve and rehabilitate existing affordable housing units for owners and renters in the City by addressing maintenance issues, code violations, emergency repairs, and the removal of architectural accessibility barriers to persons with disabilities.
3	Goal Name	HSS-3 Housing Construction
	Goal Description	Increase the supply and range of new affordable and accessible housing units in the City for owners and renters through the new construction and rehabilitation and adaptive reuse of existing buildings.
4	Goal Name	HMS-1 Housing
	Goal Description	Support the Continuum of Care's efforts to provide emergency shelter and transitional housing and to develop permanent supportive housing and other permanent housing opportunities for unsheltered individuals and families.
5	Goal Name	HMS-2 Operation/Support
	Goal Description	Assist homeless providers in the operation of housing and support services for those who are unsheltered and persons who are at-risk of becoming homeless.
6	Goal Name	HMS-3 Prevention and Re-Housing
	Goal Description	Assist in the prevention of homelessness through anti-eviction and other programs for rapid re-housing.
7	Goal Name	SNS-1 Housing
	Goal Description	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.

8	Goal Name	SNS-2 Services/Facilities
	Goal Description	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.
9	Goal Name	CDS-1 Revitalization
	Goal Description	Improve living conditions and reduce poverty; foster economic growth and opportunities; strengthen social ties and build a sense of community pride; and, create safe and vibrant environments for residents of all ages throughout the City and particularly downtown and neighborhoods with high concentrations of blight.
10	Goal Name	CDS-2 Community Facilities
	Goal Description	Improve and enhance the quality, location, and accessibility of the City’s parks, recreational facilities, public spaces, trails, bikeways, and all public and community facilities.
11	Goal Name	CDS-3 Infrastructure
	Goal Description	Improve and enhance the City’s public infrastructure and spaces through rehabilitation, restoration, reconstruction, and new construction of streets, sidewalks, bridges, curbs, walkways, waterlines, sanitary sewers, stormwater management, hillside stabilization, etc. and the removal of architectural accessibility barriers to persons with disabilities.
12	Goal Name	CDS-4 Public Services
	Goal Description	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 Weirton.
13	Goal Name	CDS-5 Public Safety
	Goal Description	Improve and enhance public safety facilities, equipment, programming, and emergency response and preparedness within the City of Weirton.
14	Goal Name	CDS-6 Clearance/Demolition
	Goal Description	Remove and eliminate slum and blighting conditions throughout the City of Weirton.

15	Goal Name	EDS-1 Employment
	Goal Description	Support and encourage new and varied job creation, job retention, workforce development, employment, and job training opportunities for unemployed and underemployed persons, including youth training and employment programs.
16	Goal Name	EDS-2 Development
	Goal Description	Support and encourage the planning and promotion of business and commercial enterprise growth, variation, and expansion through new development, revitalization, and redevelopment.
17	Goal Name	AMS-1 Overall Coordination
	Goal Description	Provide program management and oversight for the successful administration of Federal, State, and local funded programs and compliance with related laws and regulations, including planning services for special studies, the five-year consolidated plan, annual action plans, substantial amendments, consolidated annual performance and evaluation reports, environmental reviews and clearance, etc.
18	Goal Name	AMS-2 Fair Housing
	Goal Description	Provide funds for training, education and outreach pertaining to fair housing in the City of Weirton.

DRAFT

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

The City of Weirton proposes to assist the following over the FY 2025-2029 Consolidated Plan period through the Northern Panhandle HOME Consortium funds:

- Extremely Low-Income: 3 households
- Low-Income: 6 households
- Moderate-Income: 8 households

DRAFT

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Environmental quality is one aspect of determining the decent, safe, and sound condition of housing units. The most significant environmental factor of housing facing residents today is the incidence and hazard of lead-based paint. Although lead was banned from residential paint in 1978, more than half of the total housing stock in the United States (an estimated 57 million older homes) contains some lead-based paint. Approximately 20 million housing units contain lead hazards including flaking or peeling lead-based paint and/or excessive levels of tiny lead particles in household dust. HUD estimates that 3.8 million homes containing such immediate lead hazards are occupied by families with young children who are at immediate risk of poisoning. Half of these families own their homes and half have incomes above \$30,000 per year.

Severe health risks for children can be caused by lead-based paint in the residential units. HUD provides a general formula to estimate the potential presence of lead-based paint (LBP) in housing units built prior to 1979, before this type of paint was banned in the United States. HUD estimates that 90% of units built before 1939 have lead-based paint, 80% of units built between 1940 and 1959 have lead-based paint, and that 62% of units built between 1960 and 1979 have lead-based paint.

The City of Weirton will explore funding housing rehabilitation programming over the FY 2025-2029 Consolidated Plan period. Rehabilitation programming will comply with the current version of HUD's "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing," including testing and mitigation as a part of the environmental review process.

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

Due to the age of the housing stock, the number of housing units in Weirton containing lead-based paint is relatively high, with more owner-occupied units than renter-occupied units built before 1960 containing lead-based paint. Owner occupied units built between 1940 and 1959 have the highest number of units estimated to contain lead-based paint. Based on 2022 ACS Data, approximately 58% of all housing units in the City of Weirton were constructed prior to 1960, and approximately 46% of the housing units were constructed between 1940 and 1959. The West Virginia Office of Maternal, Child, and Family Health is responsible for all monitoring and prevention programs and tracks the number of blood lead tests that are performed in children each year.

Based on the CDC county-level estimates from the 2021 CDC Childhood Blood Lead Surveillance Data Report, there were not enough tests conducted in Brooke or Hancock Counties to draw adequate conclusions. However, in neighboring Ohio County, 10% of children tested have Blood Lead Levels greater than 5 µg/dL, and 3.8% of children tested in Ohio County have Blood Lead Levels greater than 10 µg/dL. Similar rates can be assumed for Brooke and Hancock counties due to similarly aged housing stocks.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

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

According to the 2018-2022 American Community Survey Data, approximately 11.7% of the City of Weirton's residents live in poverty, while 13.4% of Hancock County and 16.8% of the State of West Virginia residents live in poverty. Female-headed households with children are particularly affected by poverty at 20.5%. The city's goal is to reduce the extent of poverty by 5%, based on actions the City can control and work with other agencies/organizations.

The City's anti-poverty strategy is based on attracting a range of businesses and supporting workforce development including job-training services for low-income residents. In addition, the city's strategy is to provide supportive services for target income residents.

Planned economic development goals include:

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

Additionally, the preparation and implementation of a downtown strategic Neighborhood Revitalization Strategy Area (NRSA) plan will focus on actionable policies and projects to reverse decades of disinvestment, vacancy, and economic restructuring driven by the decline of the steel industry. The removal of slum and blight, strategic public and private investment, redevelopment, adaptive reuse, rehabilitation, new construction, and the production and preservation of affordable housing and commercial opportunities will serve to reduce poverty in the city's concentrated area of low-income and poverty.

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

Providing access to and increasing the supply of decent, safe, affordable, attainable, varied housing options is integrally tied to the City's anti-poverty strategy. The most successful way to implement this is through job training/creation activities while supporting the production and preservation of affordable housing. Continued membership and partnership with the Northern Panhandle HOME Consortium will ensure the success of the Homebuyer Assistance Program to advancing these objectives.

SP-80 Monitoring - 91.230

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

The City of Weirton's Department of Planning and Development has a "Monitoring Process" that is directed towards the following:

- Program Performance
- Financial Performance
- Regulatory Compliance

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

Department staff conducts monitoring of Community Development Block Grant (CDBG) funds for both city lead projects/activities and subrecipient projects/activities.

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

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

The following procedures are included in the financial monitoring process: letters of transmittal from the subrecipient accompany each "Reimbursement Request" with supportive expenditure documentation and a project activity progress report.

Internal monitoring review of each Reimbursement Request is conducted by the Program Manager for compliance with 2 CFR Part 200 "Uniform Administrative Requirements, Cost Principles, and Audit Requirements." On-site financial monitoring of non-profit groups is conducted as needed.

The City requests copies of independent audits, or use of auditing procedures as outlined in 2 CFR Part 200, for all subrecipients with Federal contracts over \$750,000.

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

DRAFT

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$392,897	0	0	\$392,987	\$1,500,000	The expected amount available for the remaining four years of the Consolidated Plan period assumes the city will receive \$375,000 per year. The city will fund 9 projects/activities under the FY 2025 Annual Action Plan.

Table 18 - Expected Resources – Priority Table

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

The following financial resources may be available during the FY 2025-2029 Five-Year Consolidated Plan period, including anticipated funds to address the priorities and strategies identified in this five-year plan.

- **Northern Panhandle HOME Consortium.** The Northern Panhandle HOME Consortium, administered by the City of Wheeling, will receive \$293,744.16 under the FY 2025 HOME funds. HOME funds will be used to provide deferred, forgivable loans to qualified, eligible homebuyers who require downpayment and closing cost assistance toward the purchase of their home within the Northern Panhandle HOME Consortium Area, which consists of the City of Wheeling, the City of Weirton, and Hancock, Brooke, Ohio, and Marshall Counties. These funds for the Homebuyer Program will be awarded on a first-come, first-served basis to eligible homebuyers in the six (6) jurisdictions.
- **Weirton Housing Authority.** The Weirton Housing Authority (WHA) receives Capital Fund, Operating Subsidies, to operate and manage its 111 public housing units. WHA also receives Section 8 Housing Choice Voucher Program (HCV) funds provide rental assistance to low-income households, the elderly, and people with disabilities. WHA is currently allocated 535 vouchers within Hancock and Brooke Counties.
- **Northern Panhandle Continuum of Care (NPCoC).** Catholic Charities West Virginia recently assumed the role of lead agency for the NPCoC. NPCoC members include representatives from mental health providers, substance abuse providers, homeless veterans' services, domestic violence providers, law enforcement, and shelter and transitional housing providers serving the unsheltered and at-risk of homelessness populations across Hancock, Brooke, Ohio, Marshall, and Wetzel Counties. The NPCoC receives ESG funds through the West Virginia Community Advancement and Development.
- **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 Weirton will work directly or in collaboration with local public/private entities seeking funding through annual Congressional Appropriations Bills to address needs identified in the City's Five-Year Consolidated Plan and implemented under the city's Annual Action Plan.
- **Other Resources.** The City of Weirton will leverage public and private financial resources to address the needs identified in the City's Five-Year Consolidated Plan and implemented through the city's Annual Action Plans. The resources through the following sources may be available for activities/projects within the City of Weirton during this consolidated plan period to address the plan priorities and strategies:
 - West Virginia Housing Development Fund (WVHDF) Home Purchase Programs
 - West Virginia Neighborhood Investment Program.
 - Low-Income Housing Tax Credit (LIHTC) Program
 - New Market Tax Credits (NMTC) Program

- West Virginia Neighborhood Investment Program
- West Virginia Division of Rehabilitation Services
- Federal Home Loan Bank Affordable Housing Program (AHP)
- Historic Preservation Tax Credit (HPTC) Program
- Home Equity Conversion Mortgage (HECM) Program
- FHA Title I
- FHA 203(k) Mortgage Insurance Program
- Low Income Housing Preservation Program
- Supportive Housing Program
- Housing Opportunities for Persons with AIDS Program (HOPWA)
- Shelter Plus Care
- Supplemental Assistance to Facilities to Assist the Homeless (SAFAH)
- Section 8 Moderate Rehabilitation Program for Single Room Occupancy (SRO)
- Safe Havens Demonstration Program

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 any land, property, or buildings with CDBG funds that are available for sale.

Discussion

Not applicable.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	CDS-2 Community Facilities	2025	2029	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$10,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Other
2	CDS-3 Infrastructure	2025	2029	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$252,697	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,720 Persons Assisted
3	CDS-4 Public Services	2025	2029	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$51,700	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
4	AMS-1 Overall Coordination	2025	2029	Administration and Planning	Citywide	Administration, Planning, and Management Priority	CDBG: \$76,500	2 Other
5	AMS-2 Fair Housing	2025	2029	Administration and Planning	Citywide	Administration, Planning, and Management Priority	CDBG: \$2,000	1 Other

Table 19 – Goals Summary

Goal Descriptions

1	Goal Name	CDS-2 Community Facilities
	Goal Description	Improve and enhance the quality, location, and accessibility of the City’s parks, recreational facilities, public spaces, trails, bikeways, and all public and community facilities.
2	Goal Name	CDS-3 Infrastructure
	Goal Description	Improve and enhance the City’s public infrastructure and spaces through rehabilitation, restoration, reconstruction, and new construction of streets, sidewalks, bridges, curbs, walkways, waterlines, sanitary sewers, stormwater management, hillside stabilization, etc. and the removal of architectural accessibility barriers to persons with disabilities.
3	Goal Name	CDS-4 Public Services
	Goal Description	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 Weirton.
4	Goal Name	AMS-1 Overall Coordination
	Goal Description	Provide program management and oversight for the successful administration of Federal, State, and local funded programs and compliance with related laws and regulations, including planning services for special studies, the five-year consolidated plan, annual action plans, substantial amendments, consolidated annual performance and evaluation reports, environmental reviews and clearance, etc.
5	Goal Name	AMS-2 Fair Housing
	Goal Description	Provide funds for training, education and outreach pertaining to fair housing in the City of Weirton.

Table 20 – Goals Summary

AP-35 Projects - 91.420, 91.220(d)

Introduction

#	Project Name
1.	General Program Administration
2.	Fair Housing
3.	Master Recreation Plan
4.	Child’s Place CASA, Ltd.
5.	Weirton Transit Bus Passes
6.	Weirton Christian Center - Transportation Insurance
7.	CHANGE, Inc. - Cortexflo Equipment
8.	Comfort House Roof Replacement
9.	Sidewalk Reconstruction in Low/Mod Areas

Table 21 – Project Information

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

The City of Weirton will allocate its CDBG funds to those geographic areas whose population is over 51% low and moderate income. At least 70% of all the City's CDBG funds that are budgeted for activities must principally benefit low- and moderate-income persons. The following guidelines for allocating CDBG funds will be used by the City for the FY 2025-2029 Five Year Consolidated Plan:

- The Revitalization, Community Facilities, and Infrastructure activities will either be located in a low- and moderate-income census area or have a low- and moderate-income service area.
- The Public Services and Public Safety activities will be limited to pursuits that principally serve low- to moderate-income persons or whose clientele qualify under HUD’s presumed benefit category of the regulations.
- The Housing activities will have income eligibility criteria and will therefore directly assist low- and moderate-income households throughout the city.

AP-38 Project Summary

Project Summary Information

1.	Project Name	General Program Administration
	Target Area	Citywide
	Goals Supported	AMS-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Strategy
	Funding	CDBG: \$61,500.00
	Description	CDBG funds will be used to facilitate the effective management of the CDBG program in accordance with federal regulations to meet the community development needs of the City of Weirton.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Other: 1 Organization
	Location Description	City of Weirton Municipal Building, 200 Municipal Plaza, Weirton, WV 26062
	Planned Activities	The project matrix code is 21A, General Program Administration [24 CFR 570.205]
2.	Project Name	Fair Housing
	Target Area	Citywide
	Goals Supported	AMS-2 Fair Housing
	Needs Addressed	Administration, Planning, and Management Strategy

	Funding	CDBG: \$2,000.00
	Description	CDBG funds will be used for citywide fair housing activities, trainings, education, testing, and promotions.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Other: 1 Organization
	Location Description	City of Weirton Municipal Building, 200 Municipal Plaza, Weirton, WV 26062
	Planned Activities	The project matrix code is 21D Fair Housing Activities (subject to Admin Cap) [570.206(c)]
3.	Project Name	Master Recreation Plan
	Target Area	Citywide
	Goals Supported	AMS-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Strategy
	Funding	CDBG: \$15,000.00
	Description	CDBG funds will be used for the development of a comprehensive Master Recreation Plan aimed at enhancing recreational opportunities for residents, particularly those in low- and moderate-income neighborhoods, that will serve as a strategic framework for the development, improvement, and maintenance of parks and recreational facilities within the City of Weirton.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Other: 1 Organization

	Location Description	3420 Main Street, Weirton, WV 26062
	Planned Activities	The project matrix code is 20 – Planning [570.205]
4.	Project Name	A Child's Place CASA, Ltd.
	Target Area	Citywide
	Goals Supported	CDS-4 Public Services
	Needs Addressed	Community Development Strategy
	Funding	CDBG: \$27,000.00
	Description	CDBG funds will be used to assist in the operating expenses associated with the care and advocacy of abused/neglected Weirton children as they enter the court system.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than low/moderate-income housing benefit: 275 Persons Assisted
	Location Description	613 Main Street, Follansbee, WV 26037
	Planned Activities	The national objective is Low/Mod Income Clientele Benefit (LMC). The project matrix code is 05D Youth Services [570.201(e)]
5.	Project Name	Weirton Transit Bus Passes
	Target Area	Citywide
	Goals Supported	CDS-4 Public Services
	Needs Addressed	Community Development Strategy

	Funding	CDBG: \$8,000.00
	Description	CDBG funds will be used to provide bus passes to low- to moderate-income eligible City of Weirton residents and for program administration (application processing, advertising, etc.).
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than low/moderate-income housing benefit: 16 Persons Assisted
	Location Description	200 Municipal Plaza, Weirton, WV 26062.
	Planned Activities	The national objective is Low/Mod Income Clientele Benefit (LMC) The project matrix code is 05E Transportation Services [570.201 (e)]
6.	Project Name	Weirton Christian Center – Transportation Insurance
	Target Area	Citywide
	Goals Supported	CDS-4 Public Services
	Needs Addressed	Community Development Strategy
	Funding	CDBG: \$8,000.00
	Description	CDBG funds will be used for liability insurance associated with transporting children to and from the center for youth educational and enrichment programming.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than low/moderate-income housing benefit: 134 People Assisted

	Location Description	117 Ivy Lane, Weirton, WV 26062
	Planned Activities	The national objective is Low/Mod Income Clientele Benefit (LMC). The project matrix code is 05D Youth Services [570.201(e)].
7.	Project Name	CHANGE, Inc. – Cortexflo Equipment
	Target Area	Citywide
	Goals Supported	CDS-4 Public Services
	Needs Addressed	Community Development Strategy
	Funding	CDBG: \$8,700.00
	Description	CDBG funds will be used to support the purchase of Cortexflo System equipment to enable high-quality, evidence-grade photos and videos for forensic medical exam documentation in alleged abuse and neglect cases.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than low/moderate-income housing benefit: 150 Persons Assisted
	Location Description	3245 West Street, Weirton, West Virginia, 26062.
	Planned Activities	The national objective is Low/Mod Income Clientele Benefit (LMC) The project matrix code is 05N Services for Abused and Neglected 570.201(e)
8.	Project Name	Comfort House Roof Replacement
	Target Area	Citywide
	Goals Supported	CDS-2 Community Facilities

	Needs Addressed	Community Development Strategy
	Funding	CDBG: \$10,000.00
	Description	CDBG funds will be used to replace the roof of the Comfort House building, where support and advocacy services are delivered to children who are alleged victims of abuse and neglect.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Other: 1 Organization
	Location Description	3245 West Street, Weirton, West Virginia 26062
	Planned Activities	The national objective is Low/Mod Income Clientele Benefit (LMC) The project matrix code is 03Q Facilities for Abused and Neglected Children [570.201(c)]
9.	Project Name	Sidewalk Reconstruction in Low/Mod Areas
	Target Area	Low/Mod Areas
	Goals Supported	CDS-3 Infrastructure
	Needs Addressed	Community Development Strategy
	Funding	CDBG: \$252,697.00
	Description	CDBG funds will be used to reconstruct and rehabilitate continuous sidewalks and pedestrian ways and construct curb ramps within the predominantly low/mod residential neighborhoods adjacent to the central business district (C.T. 213, B.G. 2 and C.T. 311.03, B.G. 2). The project will serve to enhance pedestrian safety, improve accessibility, increase neighborhood walkability and access to public transit and community services, and support neighborhood revitalization. Work will include the demolition and removal of sidewalks, grading and preparation of sub-base, installation of new sidewalks, upgrades to

	curb ramps to meet current ADA standards, and restoration of adjacent landscaping, curbs, and/or pavement disturbed during construction.
Target Date	6/30/2026
Estimate the number and type of families that will benefit from the proposed activities	Public facility or infrastructure activities other than low/moderate-income housing benefit: 2,585 Persons Assisted
Location Description	C.T. 213, B.G. 2 and C.T. 311.03, B.G. 2
Planned Activities	The national objective is Low/Mod Income Area Benefit (LMA) The project matrix code is 03L, Sidewalks [570.201 (c)]

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AP-50 Geographic Distribution - 91.420, 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 Weirton. This information was obtained from the U.S. Census Bureau American Factfinder website, <http://data.census.gov>. The 2019-2023 American Community Survey 5-Year Estimates were used as required by HUD to analyze the social, economic, housing, and general demographic characteristics of the City of Weirton.

POPULATION:

The City of Weirton's overall population as reported in the 2019-2023 ACS Five Year Estimates was 18,785:

- Between 2017 and 2023, the population decreased from 19,081 to 18,785
- Since 2017, the population decreased by 1.55%

AGE:

The City of Weirton's age of population:

- Median Age in the city was 45.4 years old
- Youth under age 18 accounted for 17.8% of the population
- Adults between the ages of 35 and 54 accounted for 24.7% of the population
- Seniors over the age of 65 accounted for 23.7% of the population

RACE/ETHNICITY:

Racial/ethnic composition of the City of Weirton from the 2019-2023 ACS Five Year Estimates:

- 91.33% were White
- 2.69% were Black or African American
- 2.10% were Hispanic or Latino

INCOME PROFILE:

The median income for a family of four (4) in the Steubenville-Weirton, OH-WV MSA is \$80,200 for 2025. At the time of the 2019-2023 American Community Survey, the median household income in the City of Weirton was \$72,523.

- 40.8% of households had earnings received from Social Security Income
- 4.7% of households had earnings received from public assistance
- 31.6% of households had earnings received from retirement income

- 31.5% of female-headed households with children under the age of 18 were living in poverty
- 19.3% of all families with youth under 18 years of age were living in poverty

The City of Weirton has an overall low- and moderate-income percentage of 37.59%, which 4 out of 17 block groups with populations over 51% low- and moderate-income.

ECONOMIC PROFILE:

The following illustrates the economic profile for the City of Weirton according to the 2019-2023 American Community Survey:

- 7.8% of the employed civilian population had occupations classified as professional, scientific, and management, and administrative, and waste management services
- 26.7% were considered employed in the educational services, health care, and social assistance
- 10.3% of workers were arts, entertainment, and recreation, and accommodation and food service
- 16.6% of workers were considered retail trade
- 78.6% of workers were considered in private wage and salary workers class
- 3.3% of workers were considered in the self-employed workers in their own not incorporated business

According to the U.S. Labor Department, the preliminary unemployment rate for Weirton-Steubenville, WV-OH in March 2025 was 5.8%, compared to 3.8% for the State of West Virginia, and a national unemployment rate of 4.2%.

The City of Weirton has allocated FY 2025 CDBG funds to projects/activities that principally benefit low- to moderate income residents and areas of the city.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	35.7%
Low/Mod Areas	64.3%

Table 22 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Weirton has allocated its CDBG funds for FY 2025 to principally benefit low- and moderate-income persons.

- The Community Facilities activity exclusively serves and therefore benefits clientele who are generally presumed by HUD to be principally L/M income persons (abused and neglected

children).

- The Infrastructure activity will serve areas within two (2) block groups that have a combined low- to moderate-income population of 80.3%
- The Public Services activities will be limited to pursuits that principally serve low- to moderate-income persons or whose clientele are generally presumed by HUD to be principally L/M income persons.

The FY 2025 CDBG proposed projects/activities are in areas of the city with the highest percentages of low- and moderate-income persons. The following census tracts and block groups have at least 51% of the households with low- and moderate-incomes:

- C.T. 20700, B.G. 2
- C.T. 21300, B.G. 2
- C.T. 21400, B.G. 2
- C.T. 31103, B.G. 2

Discussion

The geographic locations and the public benefit for the FY 2025 CDBG funded projects/activities are as follows:

- **CD-25-01 General Program Administration** - Citywide
- **CD-25-02 Fair Housing** - Citywide
- **CD-25-03 Master Recreation Plan** – Citywide
- **CD-25-04 A Child's Place CASA, Ltd.** - Citywide
- **CD-25-05 Weirton Transit Bus Passes** - Citywide
- **CD-25-06 Weirton Christian Center - Transportation Insurance** - Citywide
- **CD-25-07 CHANGE, Inc. - Cortexflo** - Citywide
- **CD-25-08 Comfort House Roof Replacement** - Citywide
- **CD-25-09 Sidewalk Reconstruction in Low/Mod Areas** - Low/Mod Area Benefit (LMA)

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The City of Weirton has developed the following actions that are planned to; address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based hazards, reduce the number of poverty-level families, develop institutional structures, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

Despite efforts made by the city and social service providers, several significant obstacles to meeting underserved needs remain. Because resources are scarce, funding becomes the greatest obstacle. Insufficient resources hinder maintenance and limit the availability of funding to the many worthy public service programs, activities, and agencies. Planning and effective use of these limited resources will prove critical in addressing Wheeling's needs and improving the quality of life of its residents. The following obstacles need to be overcome to meet underserved needs:

- Shortage of jobs that provide a living wage
- Instability in household income
- Lack of affordable childcare and limited availability for second and third shifts and weekends
- High cost of housing
- Aging house stock requiring significant rehabilitation
- Lack of decent, sound, and affordable rental housing
- Increase in the number of persons requiring accessible housing
- Drug and alcohol abuse
- Shortage in mental health services
- Shortage in wraparound services and transitional housing for the unsheltered
- Aging population
- Programs needed for the youth and the elderly
- Modernization and accessibility of community and recreational facilities

The City of Weirton will work to address these obstacles through the agencies and programs to be funded in FY 2025, along with the city's continued participation in the Northern Panhandle HOME Consortium through which HOME funds are made available through downpayment assistance to purchase homes

within the City of Weirton. Some of the activities to address these obstacles include:

- CD-25-04 A Child's Place CASA, Ltd.
- CD-25-05 Weirton Transit Bus Passes
- CD-25-06 Weirton Christian Center - Transportation Insurance
- CD-25-07 CHANGE, Inc. - Cortexflo
- CD-25-08 Comfort House Roof Replacement
- CD-25-09 Sidewalk Reconstruction in Low/Mod Areas

Actions planned to foster and maintain affordable housing

The City of Weirton will fund projects/activities under the following FY 2025-2029 Five-Year Consolidated Plan goals and strategies to foster and maintain affordable housing and continue its participation in the Northern Panhandle HOME Consortium through which HOME funds are made available through downpayment assistance to purchase homes within the City of Weirton.:

- **CDS-2 Community Facilities.** Improve and enhance the quality, location, and accessibility of the City's parks, recreational facilities, public spaces, trails, bikeways, and all public and community facilities.
- **CDS-3 Infrastructure.** Improve and enhance the City's public infrastructure and spaces through rehabilitation, restoration, reconstruction, and new construction of streets, sidewalks, bridges, curbs, walkways, waterlines, sanitary sewers, stormwater management, hillside stabilization, etc. and the removal of architectural accessibility barriers to persons with disabilities.
- **CDS-4 Public Services.** Improve and enhance social and human services, programming, food and nutrition assistance, and transportation for low- and moderate-income persons and households, the youth, the elderly, and persons with disabilities within the City of Weirton.

Actions planned to reduce lead-based paint hazards

Under the Northern Panhandle HOME Consortium's First Time Homebuyer Assistance Program, the City of Weirton and the Consortium members will continue to ensure that:

- Applicants for homeownership assistance receive adequate information about lead based paint requirements.
- Staff determine whether proposed projects are exempt from some or all lead based paint requirements.
- A proper visual assessment is performed to identify deteriorated paint in the dwelling unit, any

common areas servicing the unit, and exterior surfaces of the building or soils.

- Prior to occupancy, properly qualified personnel perform paint stabilization, and the dwelling passes a clearance exam in accordance with the standards established in 24 CFR Part 35.
- The home purchaser receives the required lead-based paint pamphlet and notices.

If any rehabilitation projects are funded, the City of Weirton will ensure that:

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

Actions planned to reduce the number of poverty-level families

According to the 2019-2023 American Community Survey, 14.3% of the residents of Wheeling were living in poverty. Nearly 20% of female-headed households were living in poverty. Of female-headed households with children under the age of 18, 31.4% were living below the poverty level. Of the female-headed households with children under the age of 5, 25.5% are living in poverty. Nearly 10% of all Weirton's families were living in poverty.

The city's anti-poverty strategy is based on attracting a range of businesses that provide living wages, advancing work force development and job-training, and furthering supportive services for low-income

residents. During the FY 2025 program year, the City of Wheeling will fund the following:

- CD-25-04 A Child's Place CASA, Ltd.
- CD-25-05 Weirton Transit Bus Passes
- CD-25-06 Weirton Christian Center - Transportation Insurance
- CD-25-07 CHANGE, Inc. - Cortexflo
- CD-25-08 Comfort House Roof Replacement

Actions planned to develop institutional structure

Effective implementation of the Consolidated Plan and Annual Action Plan involves a variety of agencies both in the community and in the region. Coordination and collaboration between agencies are important to ensure that the needs in the community are addressed. The key agencies involved in the implementation of the Plan as well as additional resources that may be available are described below.

Public Sector:

- **City of Weirton.** The City's Department of Planning and Development will be responsible for the administration of the city's community development programs, including some of the local programs that assist target income residents. The Department's responsibilities will include managing and implementing the city's affordable housing policies, including the Consolidated Plan and related documents. Several other City Departments and Divisions will also be involved, including Code Enforcement, Public Works, Police, Fire, Park Board, Water Board, and Sanitary Board.
- **The Weirton Housing Authority.** The Weirton Housing Authority is one of the primary owners of affordable housing within the community. The Housing Authority also administers the Housing Choice (Section 8) Voucher Program. The city will continue to work in close consultation with the Housing Authority regarding affordable housing issues in Weirton.
- **Brooke-Hancock-Jefferson (BHJ) Metropolitan Planning Organization.** The city will continue to actively support and provide technical assistance to BHJ in meeting the region's multi-modal transportation and redevelopment strategies.
- **Business and Development Corporation of the Northern Panhandle (BDC).** The city will continue to support and partner with the BDC in meeting its organizational objectives and supports their economic efforts with an annual financial contribution.
- **WV Bureau of Employment Programs.** The Bureau is the primary employment service provider within the community. The city will continue to assist in meeting the Bureau's employment and workforce development objectives.

Non-Profit Agencies:

There are several non-profit agencies that serve target income households in the greater Weirton area.

The city will continue to collaborate with these essential service providers. Some of them include:

- CHANGE, Inc.
- Northern Panhandle Continuum of Care (NPCoC)
- Catholic Charities of West Virginia
- Salvation Army
- Weirton Christian Center
- Community Bread Basket
- A Child's Place CASA, Ltd.
- Comfort House Child Advocacy Center
- Weirton Senior Center
- United Way of Upper Ohio Valley
- Brooke Hancock Family Resource Center
- WV Division of Health and Human Services

Private Sector:

The private sector is an important collaborator in the services and programs associated with the Consolidated Plan. The private sector brings additional resources and expertise that can be used to supplement existing services or fill gaps in the system. Lenders, affordable housing developers, business and economic development organizations, and private service providers offer a variety of assistance to residents such as healthcare, small business assistance, home loan programs, and assisted housing, among others. The city will work closely with this sector to meet Consolidated Plan goals and objectives. Funds for affordable housing are also provided through the Federal Home Loan Bank of Pittsburgh through its member banks.

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

The City of Weirton is committed to continuing its participation and coordination with social service agencies, housing agencies, community and economic development agencies, County, Federal, and State agencies, as well as with the private and non-profit sectors, to serve the needs of target income individuals and families in the City. The City solicits funding requests for CDBG funds. The City staff will provide help and assistance to the public agencies that receive funding.

The City of Weirton is committed to continuing its participation and coordination with public, housing, and social service agencies. The city solicits applications for CDBG funds each year. Upon request, the city sends out applications to agencies, organizations, and housing providers that have expressed an interest in submitting an application. The public service applications are reviewed by the Department of Planning and Development and the City Manager to discuss any questions with the applicant. The city provides technical assistance to its public and private agencies that they fund.

Discussion

Weirton Housing Authority

The mayor appoints members to the Weirton Housing Authority Board of Directors and the City Council confirms appointments. The Housing Authority and the city staff work in conjunction on affordable

housing developments and continue to cooperate and address housing needs for low-income residents.

The Housing Authority has an active Resident Advisory Board that reviews the Public Housing Authority Plan and makes recommendations on the plan, policies, and procedures. The Board of Commissioners interviews all residents interested in serving on the Resident Advisory Board and selects three (3) to serve. One member of the Resident Advisory Board serves as the representative on the Board of Commissioners.

The Weirton Housing Authority received \$275,860 as a HUD Capital Fund Grant in FY 2025. These funds were used for the following activities:

- Operations - \$13,001
- Administration - \$29,260
- General Capital Activity - \$233,599
- **Total = \$275,860**

The Weirton Housing Authority is not classified as "troubled" by HUD and is performing satisfactorily according to HUD guidelines and standards.

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Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

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.

Program Income		
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
Total Program Income:		\$0.00

Other CDBG Requirements

Other CDBG Requirements		
1	The amount of urgent need activities	\$0.00
2	The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.0%

Discussion

The Northern Panhandle HOME Consortium, administered by the City of Wheeling, is anticipating that it will receive \$293,744.16 under FY 2025 HOME Investment Partnership Program (HOME Program) funds. The HOME Consortium and the City of Wheeling have included the following HOME budget in Wheeling's FY 2025 Annual Action Plan:

- HOME Administration - \$29,374.00 (10%)

- CHDO Set-Aside - \$44,062.00 (15%)
- HOME Consortium First Time Homebuyer Program - \$220,308.16 (75%)
- **Total: \$293,744.16**

AFFORDABLE HOUSING CHART:

The City of Weirton will utilize the Northern Panhandle HOME Consortium's HOME funds for affordable housing. The one-year goals for affordable housing as stated in the City of Wheeling's FY 2025 Annual Action Plan covering the jurisdiction members of the Consortium, which includes the City of Weirton, are as follows:

One-Year Goals for the Number of Households to be Supported by the HOME Consortium in FY 2025:

- Homeless - 0
- Non-Homeless - 22
- Special-Needs - 0
- **Total = 0**

One-Year Goals for the Number of Households Supported Through:

- Rental Assistance - 0
- The Production of New Units - 1
- Rehab of Existing Units - 0
- Acquisition of Existing Units - 22
- **Total = 23**

During the FY 2025 CDBG Program Year, the City of Weirton does not have any projects that are dedicated to homeless and special needs households. Due to the limited resources, the City is not funding projects/activities to advance rental assistance, production of new units, or the rehabilitation or acquisition of existing units.

CDBG Percentage:

- **Administrative Percentage:** 19.98%
- **Public Service Percentage:** 13.16%
- **Low- and Moderate-Income Percentage:** 100.0%
- **Slum and Blight Activities Percentage:** 0.0%