BECKLEY, WEST VIRGINIA

409 South Kanawha Street, Beckley, WV 25801

FY 2024 Consolidated Annual Performance and Evaluation Report (CAPER)

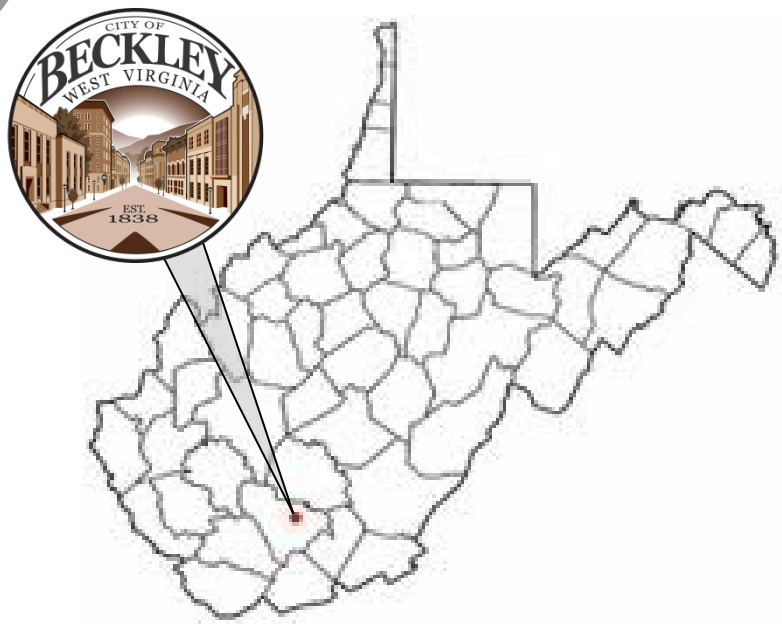
For Submission to HUD for the Community Development Block Grant Program

October 22, 2025

DRAFT

Ryan Neal
Honorable Mayor

Common Council:
Cody Reedy
Sherrie Hunter
Natalie Coots
Nancy Shoemaker
Frank Williams
Kip Buchanan
Janine Bullock



BUILT ON EXPERIENCE
URBAN DESIGN VENTURES

Table of Contents

CR-00 – Executive Summary 2
CR-05 – Goals and Outcomes 9
CR-10 – Racial and Ethnic composition of families assisted 15
CR-15 – Resources and Investments 91.520(a) 16
CR-20 – Affordable Housing 91.520(b) 19
CR-25 – Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) 21
CR-30 – Public Housing 91.220(h); 91.320(j) 23
CR-35 – Other Actions 91.220(j)-(k); 91.320(i)-(j) 26
CR-40 – Monitoring 91.220 and 91.230 32
CR-45 – CDBG 91.520(c) 34
CR-50 – HOME 91.520(d) 36
CR-58 – Section 3 Report 37
CR-60 – ESG 91.520(g) 39
CR-65 – HOPWA CAPER Report 40
CR-70 – IDIS Reports 41
CR-75 – Fair Housing 42
CR-80 – Citizen Participation 48

DRAFT

CR-00 – Executive Summary

In accordance with the Federal Regulations found in 24 CFR Part 570, the City of Beckley, West Virginia has prepared this Consolidated Annual Performance and Evaluation Report (CAPER) for the period of October 1, 2024, through September 30, 2025. This is the City of Beckley's eleventh CDBG program year as a Federal Entitlement Community. The City of Beckley became a Federal entitlement community receiving Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) in October 2014. This CAPER pertains to the first year of the City's FY 2024-2028 Five Year Consolidated Plan.

The Consolidated Annual Performance and Evaluation Report (CAPER) describes the activities undertaken during this time period for funding from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant Program (CDBG). The projects/activities and accomplishments described in this CAPER principally benefit low- and moderate-income persons and the funding has been targeted to neighborhoods where there is the highest percentage of low- and moderate-income residents in the City of Beckley. The City of Beckley is part of the West Virginia Balance of State Continuum of Care (CoC), which is the largest CoC in the State, comprising 44 counties in total. The following is the overall program narrative based on the Five-Year Consolidated Plan and Annual Action Plans.

The document provides information on how the funds received by the City through the HUD program were used, including an explanation of the leveraging and matching of funds.

The City of Beckley's FY 2024 Consolidated Annual Performance and Evaluation Report (CAPER) was made available for public display and comment on the City's website (http://www.beckley.org/). The "Draft" CAPER was advertised in "The Register-Herald" newspaper on Tuesday, October 21, 2025, for the required 15-day public comment period, which began on Wednesday, October 22, 2025, until Wednesday, November 5, 2025.

DRAFT

Grants Received –

The City of Beckley has received the following grant amounts during the time period of October 1, 2024, through September 30, 2025:

	CDBG	Total
FY 2024 Entitlement Grants	$ 300,555.00	**$ 300,555.00**
Program Income	$ 0.00	**$ 0.00**
Total Funds Received:	**$ 300,555.00**	**$ 300,555.00**

Table 1 – Grant Amounts for FY 2024

This chart only includes funds received during October 1, 2024, through September 30, 2025. Any previous fiscal year funds that were received or may have been spent during this time are not included.

Funds Expended –

The funds shown in the following chart are funds that were expended during the time period of October 1, 2024 through September 30, 2025. These expenditures consisted of previous program year funds that were not drawn down until this time period and also included reprogrammed funds from the previous year.

Funding Sources	Total Funds Expended During FY 2024
Community Development Block Grant (CDBG)	$ 86,723.79
Total:	**$ 86,723.79**

Table 2 – Total Funds Expended

The CDBG expenditures by type of activity are shown below.

Type of Activity	Expenditure	Percentage
Public Facilities and Improvements	$ 0.00	0.00%
Public Services	$ 0.00	0.00%
General Administration and Planning	$ 86,723.79	100.00%
Total:	$ 86,723.79	**100.00%**

Table 3 – Expenditure by Type of Activity

**Note: The numbers in this chart are taken from the PR-54 CDBG Community Development Block Grant Performance Profile downloaded from IDIS.*

The City of Beckley expended $86,723.79 in CDBG funds during FY 2024 Program Year (10/01/2024 – 09/30/2025).

DRAFT

Regulatory Caps and Set-Asides –

The City of Beckley's program administration expenditures were within the regulatory cap for the CDBG program. This is shown in the table below:

	CDBG
FY 2024 Entitlement Grant	$ 300,555.00
FY 2024 Program Income	$ 0.00
Administrative Cap Allowance	20.0%
Maximum Allowable Expenditures	$ 60,111.00
Total Administration Obligations	$ 60,111.00
Administrative Percentage:	**20.00%**

Table 4 – Regulatory Caps and Set-Asides

The City of Beckley's CDBG program administrative obligation was $60,111.00 or 20.00%, which is at the 20.0% cap for CDBG administrative expenditures.

CDBG Public Service Activity Cap –

	CDBG
FY 2024 Entitlement Grant	$ 300,555.00
Prior Year Program Income	$ 0.00
Public Service Cap Allowable	15.0%
Maximum Allowable Expenditures	$ 45,083.25
Total Public Services Funds Obligated	$ 0.00
Public Service Percentage	**0.00%**

Table 5 – CDBG Public Service Activity Caps

The City of Beckley's CDBG Public Service Activity obligation was $0.00 or 0.00%, which is below the 15.0% cap for CDBG public service expenditures.

DRAFT

Five Year Strategies and Goals –

The City of Beckley's FY 2024-2028 Five Year Consolidated Plan established the following strategies to address the needs in the City. The following Five-Year strategies and goals are:

Housing Priority:

Priority Needs: There is a need to increase the amount of affordable, decent, safe, and sanitary housing for homebuyers, homeowners, and renters.

Goals:

- **HS-1 Homeownership –** Assist low- and moderate-income homebuyers to purchase homes through down payment / closing cost assistance and associated housing counseling and training.
- **HS-2 Housing Construction** – Increase the number of affordable, decent, safe, and sanitary housing units in the community for home buyers and renters through new construction.
- **HS-3 Housing Rehabilitation** – Conserve and rehabilitate existing affordable housing units occupied by owners and renters in the City by addressing code violations, emergency repairs and handicap accessibility.
- **HS-4 Rent and Utility Assistance** – Provide funds for utility payments, deposits, and rental fees for low-income households who are faced with the threat of eviction and who may be at risk of becoming homeless.
- **HS-5 Fair Housing** – Promote fair housing choice and affirmatively further fair housing through education, training, and outreach in the city.

Homeless Priority:

Priority Need: There is a need to develop and preserve housing opportunities for homeless persons and persons or families at risk of becoming homeless.

Goals:

- **HM-1 Housing** – Support the Continuum of Care's and non-profit housing agencies' efforts to provide emergency shelter, transitional housing, permanent supportive housing, and other permanent housing opportunities.
- **HM-2 Operation Support** – Assist providers operating housing or providing support services for the homeless and persons or families at risk of becoming homeless.
- **HM-3 Prevention and Rapid Re-housing** – Assist the Continuum of Care's efforts in prevention of homelessness through anti-eviction activities and programs for rapid rehousing.

Other Special Needs Priority:

Priority Need: There is a need to increase housing opportunities, accessible housing, services, and facilities for persons with special needs.

DRAFT

Goals:

- **SN-1 Housing** – Increase the supply of affordable, accessible, decent, safe, and sanitary housing for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs through rehabilitation of existing buildings and construction of new housing.
- **SN-2 Social Services** – Support social service programs and facilities for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.
- **SN-3 Transportation** – Support the expansion of public transportation and ACCESS Service to assist the elderly, persons with disabilities, and persons with other special needs to have transportation for medical appointments and other essential needs.

Community Development Priority:

Priority Need: There is a need to improve community facilities, infrastructure, public services, and the quality of life for residents living in the City of Beckley.

Goals:

- **CD-1 Community Facilities** – Improve parks, recreational facilities, and trails including accessibility improvements to public buildings and all community facilities in the City.
- **CD-2 Infrastructure** – Improve the public infrastructure through rehabilitation, reconstruction, and new construction, of streets, sidewalks, bridges, curbs, walkways, water, storm water, sanitary sewer, handicap accessibility improvements/removal of architectural barriers, etc.
- **CD-3 Public Services** – Improve and enhance public services, programs for youth, the elderly, and disabled, and general social/welfare public service programs for low- and moderate-income persons.
- **CD-4 Food Programs** – Provide assistance for food and nutritional programs to address the needs of the unemployed, under employed and homeless.
- **CD-5 Public Safety** – Improve public safety facilities, equipment, crime prevention, community policing, and ability to respond to emergency situations.
- **CD-6 Clearance/Demolition** – Remove and eliminate slum and blighting conditions throughout the city, demolition of vacant, abandoned, and dilapidated structures.

Economic Development Priority:

Priority Need: There is a need to increase employment including workforce development, self-sufficiency, educational training, and empowerment for residents of the City of Beckley.

Goals:

- **ED-1 Employment** – Support and encourage job creation, job retention, and job training opportunities.

DRAFT

- **ED-2 Development** – Support business and commercial growth through expansion and new development.
- **ED-3 Redevelopment** – Plan and promote the development, redevelopment, and revitalization of vacant commercial and industrial sites.
- **ED-4 Financial Assistance –** Support and encourage new economic development through local, state, and Federal tax incentives and programs such as Tax Incremental Financing (TIF), tax abatements (LERTA), Enterprise Zones/Entitlement Communities, Section 108 Loan Guarantees, Economic Development Initiative (EDI) funds, Opportunity Zones, etc.
- **ED-5 Access to Transportation –** Support the expansion of public transportation and access to bus and automobile service to assist residents to get to work or training opportunities.

Administration, Planning, and Management Strategy:

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

Goals:

- **AMS-1 Overall Coordination** – Provide program management and oversight for the successful administration and management of Federal, State, and locally funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all Federal, State, and local laws and regulations.

FY 2024 CDBG Budget:

The following chart lists the FY 2024 CDBG activities that were funded:

DRAFT

Project ID Number	Project Title/Description	2024 CDBG Budget	2024 CDBG Expenditures	Comments
CD-24-01	**General Administration** - Funds will be used for General administrative costs, including staff salaries/benefits, advertising, technical assistance, fair housing initiatives, preparation of application, annual action plans, environmental review record, CAPERs, advertising, audit, special studies, planning and management, and other administrative costs.	$ 60,111.00	$ 0.00	The funds will be expended during the FY 2025 CAPER period.
CD-24-02	**Streets Reconstruction –** Funds will be used for street reconstruction in low-income eligible areas.	$ 240,444.00	$ 0.00	The funds were fully expended during the FY

				2025 CAPER period.

The City of Beckley expended 0.00 in FY 2024 CDBG funds during FY 2024 Program Year (10/01/2024 – 09/30/2025).

DRAFT

CR-05 – Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This is the City of Beckley's first year of the FY 2024-2028 Five-Year Consolidated Plan designed to address the housing and non-housing needs of City residents. This is also the City of Beckley's eleventh year as a Federal Entitlement Community. This year's CAPER reports on the actions and achievements the City accomplished in Fiscal Year 2024.

The CAPER for the City of Beckley's FY 2024 Annual Action Plan includes the City's CDBG Program and outlines which activities the City undertook during the program year beginning October 1, 2024, and ending September 30, 2025. The City of Beckley is the lead entity and administrator for the CDBG funds.

The CDBG Program and activities outlined in this FY 2024 CAPER principally benefited low- and moderate-income persons and funding was targeted to neighborhoods with the highest percentage of low- and moderate-income residents.

During this CAPER period, the City budgeted and expended FY 2024 CDBG funds on the following strategies:

- **Housing Strategy – HS –** Budget $0.00, expended $0.00.
- **Homeless Strategy – HMS –** Budget $0.00, expended $0.00.
- **Other Special Needs Strategy – SNS –** Budget $0.00, expended $0.00.
- **Community Development Strategy – CDS –** Budget $240,444.00, expended $0.00.
- **Administrative Strategy – AMS –** Budget $60,111.00, expended $0.00.

DRAFT

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources, and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
AMS-1 Overall Coordination	Administration, Planning, and Management	Other	Other	5	1	20.00%	1	1	100.00%
CDS-1 Community Facilities	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2,370	0	0.00%			
CDS-1 Community Facilities	Non-Housing Community Development	Other	Other	2	0	0.00%			
CDS-2 Infrastructure	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	7,760	0	0.00%			
CDS-2 Infrastructure	Non-Housing Community Development	Other	Other	3	0	0.00%	1	0	0.00%
CDS-3 Public Services	Non-Housing Community Development	Public service activities other than	Persons Assisted	40	0	0.00%			

DRAFT

		Low/Moderate Income Housing Benefit							
CDS-3 Public Services	Non-Housing Community Development	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
CDS-3 Public Services	Non-Housing Community Development	Other	Other	4	0	0.00%			
CD-4 Food Programs	Non-Housing Community Development	Other	Other	0	0				
CD-5 Public Safety	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
CD-5 Public Safety	Non-Housing Community Development	Other	Other	5	0	0.00%			
CD-6 Clearance/Demolition	Non-Housing Community Development	Buildings Demolished	Buildings	0	0				
ED-1 Employment	Economic Development	Jobs created/retained	Jobs	0	0				
ED-1 Employment	Economic Development	Businesses assisted	Businesses Assisted	0	0				
ED-2 Development	Economic Development	Businesses assisted	Businesses Assisted	0	0				
ED-3 Redevelopment	Economic Development	Businesses assisted	Businesses Assisted	0	0				

DRAFT

ED-4 Financial Assistance	Economic Development	Businesses assisted	Businesses Assisted	0	0				
ED-5 Access to Transportation	Economic Development	Businesses assisted	Businesses Assisted	0	0				
HM-1 Housing	Homeless	Homeless Person Overnight Shelter	Persons Assisted	0	0				
HM-1 Housing	Homeless	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
HM-2 Operation/Support	Homeless	Homeless Person Overnight Shelter	Persons Assisted	0	0				
HM-2 Operation/Support	Homeless	Other	Other	0	0				
HMS-3 Prevention and Re-housing	Homeless	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0				
HMS-3 Prevention and Re-housing	Homeless	Homelessness Prevention	Persons Assisted	0	0				
HMS-3 Prevention and Re-housing	Homeless	Other	Other	0	0				
HS-1 Homeownership	Affordable Housing	Direct Financial Assistance to Homebuyers	Households Assisted	0	0				
HS-2 Housing Construction	Affordable Housing	Rental units constructed	Household Housing Unit	0	0				
HS-2 Housing Construction	Affordable Housing	Homeowner Housing Added	Household Housing Unit	0	0				
HS-3 Housing Rehabilitation	Affordable Housing	Rental units rehabilitated	Household Housing Unit	0	0				

DRAFT

HS-3 Housing Rehabilitation	Affordable Housing	Homeowner Housing Rehabilitated	Household Housing Unit	4	0	0.00%			
HS-4 Rent and Utility Assistance	Affordable Housing	Direct Financial Assistance to Homebuyers	Households Assisted	0	0				
HS-5 Fair Housing	Affordable Housing	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
HS-5 Fair Housing	Affordable Housing	Other	Other	0	0				
SN-1 Housing	Non-Homeless Special Needs	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
SN-1 Housing	Non-Homeless Special Needs	Other	Other	0	0				
SN-2 Social Services	Non-Homeless Special Needs	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
SN-2 Social Services	Non-Homeless Special Needs	Other	Other	0	0				
SN-3 Transportation	Non-Homeless Special Needs	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				

Table 6 – Accomplishments – Program Year & Strategic Plan to Date

DRAFT

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During the FY 2024 CDBG Program Year, the City of Beckley proposed to address the following strategies and specific objectives from its Five-Year Strategic Initiatives:

Community Development Strategy:

Priority Need: There is a need to improve community facilities, infrastructure, public services, and the quality of life for residents living in the City of Beckley.

Goals:

CDS-2 Infrastructure – Improve the public infrastructure through rehabilitation, reconstruction, and new construction, of streets, sidewalks, bridges, curbs, walkways, water, storm water, sanitary sewer, handicap accessibility improvements/removal of architectural barriers, etc.

- **CD-24-02 - Street Reconstruction**

  The City proposed to assist 1 Public Facility and 100 low- and moderate-income persons. This project was funded with FY 2024 funds. This project was not completed during the 2024 CAPER period and will be completed during the FY 2025 CAPER period.

Administration, Planning, and Management Strategy:

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

Goals:

AMS-1 Overall Coordination – Provide program management and oversight for the successful administration and management of Federal, State, and locally funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all Federal, State, and local laws and regulations.

- **CD-24-01 General Administration**

  The City of Beckley proposed to assist one (1) other and assisted one (1) other during this CAPER period.

DRAFT

CR-10 – Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG
White	4
Black or African American	8
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Two or More Races	0
Total:	**12**
Hispanic	0
Not Hispanic	12

Table 7 – Table of Assistance to Racial and Ethnic Populations by Source of Funds

Narrative

During the FY 2024 CAPER period the City of Beckley assisted twelve families through their projects. The City of Beckley assisted twelve total families. Of these twelve families, four (4) were White and eight (8) were Black or African American.

DRAFT

CR-15 – Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	FY 2024	$ 300,555.00	$ 0.00

Table 8 – Resources Made Available

Narrative

The City of Beckley received the following grant amounts during the period of October 1, 2024, through September 30, 2025:

- **CDBG Allocation -** $300,555.00
- **CDBG Program Income -** $0.00
- **Total Funds Received - $300,555.00**

During this CAPER period, the City of Beckley did not expend any of its FY 2024 CDBG allocation. The City did expend $86,723.79 from prior year allocations.

During the FY 2023 CAPER period, the City spent all of its CDBG-CV funds. The City does not have any open CDBG-CV projects or activities.

DRAFT

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	50%	50%	The City funded one (1) project during this CAPER period: General Administration.
Low/Mod Eligible Areas	50%	50%	The City funded one (1) project during this CAPER period: Street Reconstruction.

Table 9 – Identify the geographic distribution and location of investments

Narrative

The City of Beckley allocated its CDBG funds based on principally benefiting low- and moderate-income persons. The City had a public benefit ratio of 100% of its funds, which principally benefited low- and moderate-income persons. In selecting projects for funding, the following criteria were used:

- The Public Facilities Improvement activities were either located in a low- and moderate-income census area or had a service area benefit or clientele of over 51% low- and moderate-income.

The activities under the FY 2024 CDBG Program Year were located in areas with the highest percentages of low- and moderate-income persons and block groups with a percentage of minority persons above the City of Beckley average. The following census tracts have over 51% low- and moderate-income residents within the City of Beckley: C.T. 200, B.G. 3; C.T. 600, B.G. 1; C.T. 200, B.G. 1; C.T. 300, B.G. 1; C.T. 400, B.G. 2; C.T. 200, B.G. 2, C.T. 700, B.G. 1, and C.T. 300, B.G. 2.

The Streets Reconstruction Project was located within C.T. 200, B.G. 1 (54.30% low-mod) and C.T. 400, B.G. 2 (56.60% low-mod).

Leveraging

Explain how Federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

In addition to its CDBG funds, the following other public resources were received by agencies in the City of Beckley:

- The Beckley Housing Authority received $677,898.00 in its FY 2024 Capital Fund Grant to improve the conditions of the public housing units and to provide a more suitable living environment.
- West Virginia Law Enforcement Liaison Program Grant – City was awarded a total of $655,020.00 for local regional highway safety initiatives, training, support for DUI reduction education and enforcement, and motorcycle safety.
- West Virginia Lifesavers Highway Safety Program - The City received $713,400.00 for law enforcement initiatives to encourage seatbelt use through education and enforcement.
- The City received $39,000.00 from Appalachia HIDTA to eliminate or reduce drug trafficking.
- The City received $12,750.00 from the Bulletproof Vest Partnership Grant to equip officers with armor vests.
- The City received $625,000.00 from the COPS Hiring Program to hire police officers.
- The City received $57,000.00 from the COPS Technology and Equipment Program.
- The City received $327,799.00 from FY 2024 Edward Byrne Memorial Justice Equipment Enhancement for equipment enhancement.
- The City received $24,055.00 from FY 2024 Project Safe Neighborhood for Funding for advanced analytic-capable surveillance cameras.
- The City received $15,000.00 from the FY 2024 Prevention Resources Officers program.
- The City received $487.00 from the Dilapidated Properties Program for demolition of abandoned and dilapidated properties.
- The City received $169,305.21 from Homeland Security Grant.
- The City received $1,909,000.00 from the Pre-Disaster Mitigation Grant.
- The City received $69,900.00 from the Pinecrest Business and Technology Park/Sheriff of Raleigh County for sewer line relocation replacement.
- The City received $69,900.00 from the WV Division of Culture and History for various projects.

DRAFT

- The City received $43,000.00 from the Governor's Cont. Fund.
- The City received $5,000.00 from BeActive WV.

The City and other organizations leveraged the CDBG, and other funds listed above to help the City work towards meeting its Five-Year Consolidated Plan Goals.

The City of Beckley did not have any publicly owned land or property within the jurisdictions that were funded with the CDBG program. The question is not applicable to the City of Beckley.

DRAFT

CR-20 – Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	0
Number of non-homeless households to be provided affordable housing units	0	0
Number of special-needs households to be provided affordable housing units	0	0
Total:	**0**	**0**

Table 10 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	0	0
Number of households supported through the acquisition of existing units	0	0
Total:	**0**	**0**

Table 11 – Number of Households Supported

DRAFT

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City did not fund any affordable housing projects using FY 2024 CDBG funds.

Discuss how these outcomes will impact future annual action plans.

The City of Beckley continued to work towards achieving its goal of providing decent, safe, sound, and affordable housing for its low- and moderate-income residents by partnering with non-profit housing

agencies. The City of Beckley continued to examine its housing stock and look at other ways to partner with housing providers.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual
Extremely Low-income	0
Low-income	0
Moderate-income	0
Total:	**0**

Table 12 – Number of Persons Served

Narrative Information

The City of Beckley continued to use its limited CDBG funds to address its numerous housing and community development needs. The City of Beckley has been looking at ways to partner with the non-profit housing providers to address the City's affordable housing needs.

The City did not provide any funds for "Worst-Case" Housing and Housing for the Disabled, but the City continued to look at ways to assist local agencies and nonprofit providers in the development of housing to serve these needs.

DRAFT

CR-25 – Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The State of West Virginia has four (4) Continuum of Care areas. The City of Beckley is part of the West Virginia Balance of State Continuum of Care (CoC), which is the largest CoC in the State, comprising 44 counties in total. Specific to the City of Beckley, Raleigh County Community Action Association is a member participant of the West Virginia Balance of State Continuum of Care and applies for CoC funding to benefit the City.

The West Virginia Point in Time Count (PIT) Statewide Report was performed by the West Virginia Coalition to End Homelessness in January 2025 and provided updated homelessness data across West Virginia. Continuums of Care are required to conduct a one-night Point-in-Time count of all homeless persons at least once every two years during January.

The PIT Count collects data from each of three (3) household types; Persons in Households with at least one Adult and one Child, Persons in Households without Children, and Persons in Households with only children. By household type, the report includes those who are living in Emergency Shelters (including Safe Havens), Transitional Housing Programs, and those who are Unsheltered. The Unsheltered population are those who are living in places not meant for human habitation: cars, abandoned buildings, outdoors, encampments, or any other place unfit for human habitation. The PIT count does not include persons who are "doubling up" with family or friends, in treatment facilities or emergency rooms, or are incarcerated. The PIT Count is a one-night snapshot of who is experiencing homelessness.

Additionally, the following goals and objectives for the City of Beckley's Homeless Strategy have been identified for the five-year period of FY 2024 through FY 2028.

Homeless Strategy –

Priority Need: There is a need to develop and preserve housing opportunities for homeless persons and persons or families at risk of becoming homeless.

Goals:

- **HM-1 Housing** – Support the Continuum of Care's and non-profit housing agencies' efforts to provide emergency shelter, transitional housing, permanent supportive housing, and other permanent housing opportunities.
- **HM-2 Operation Support** – Assist providers operating housing or providing support services for the homeless and persons or families at risk of becoming homeless.
- **HM-3 Prevention and Rapid Re-housing** – Assist the Continuum of Care's efforts in prevention of homelessness through anti-eviction activities and programs for rapid rehousing.

DRAFT

Addressing the emergency shelter and transitional housing needs of homeless persons

The sheltered homeless are those in an emergency shelter, in transitional housing, or exiting an institution where they temporarily resided, lacking a fixed nighttime residence. People will be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days), and people who are losing their primary night-time residence which may be a motel, hotel, or a doubled-up situation within 14 days and lack resources or support networks to remain housed. The City has continued to refer homeless providers to groups that can offer permanent housing solutions for the homeless and chronically homeless.

Given the shelter beds in and around the City are always full, there is an unsheltered homeless population. The City of Beckley supports the efforts of transitional and emergency housing providers such as AWAY and Southern West Virginia Fellowship Home.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Beckley will support the efforts of local agencies that provide transitional housing for veterans and their families, families with children and families that are victims of domestic violence, and individuals dealing with mental health or substance abuse problems, to move them into more permanent housing solutions. The City will also assist by matching homeless service providers with other supportive services that can help their clients to become self-sufficient.

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

The City of Beckley will support the efforts of local agencies that provide assistance to families and individuals in transitional states and will refer residents of the City that are at risk of becoming homeless to these agencies for help with financial literacy counseling, emergency rent/mortgage or utility payments, and job training so that they can remain self-sufficient and avoid homelessness.

DRAFT

CR-30 – Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Beckley Housing Authority's strategies for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year are listed below. All strategies were developed to address the shortage of affordable housing for all eligible populations in the City. Strategies can be affected by funding constraints; staffing constraints; limited availability of sites for assisted housing; extent to which particular housing needs are met by other organizations in the community; evidence of housing needs as demonstrated in the Five-Year Consolidated Plan and other information available to the PHA; influence of the housing market on PHA programs; community priorities regarding housing assistance; and results of consultation with local or state government.

Strategy 1 - Maximize the number of affordable units available to the PHA within it current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the City
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase Section 8 lease-up rates by marketing the program to owners

Strategy 2 - Increase the number of affordable housing units by:

- Apply for additional Section 8 units should they become available

Strategy 3 - Target available assistance to families at or below 30% of AMI:

- Adopt rent policies to support and encourage work

Strategy 4 - Target available assistance to families at or below 50% of AMI:

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to encourage work

DRAFT

Strategy 5 - Target available assistance to the elderly:

- Apply for special-purpose vouchers targeted to the elderly, should they become available.

Strategy 6 - Target available assistance to Families with Disabilities:

- Apply for special-purpose vouchers targeted to families with disabilities, should they become available.
- Affirmatively market to local non-profit agencies that assist families with disabilities.

Strategy 7 - Increase awareness of PHA resources among families of race and ethnicities with disproportionate needs:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Strategy 8 - Conduct activities to affirmatively further fair housing:

- Counsel Section 8 tenants to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the Section 8 program to owners outside of areas of poverty/minority concentrations.

The Housing Authority's current operating budget provided funds for routine maintenance and operating costs. The Beckley Housing Authority receives an annual grant from HUD through the Capital Fund Program (CFP) for capital improvements and renovation costs. The CFP funds include the construction of capital maintenance initiatives identified in the Housing Authority's Five-Year Plan, and implementation of the agency's Section 504 handicap accessibility improvements.

The Housing Authority received $677,898.00 through its HUD Capital Fund Grant for FY 2024.

In the FY 2024 Capital Budget, the Housing Authority proposed the following activities:

- **Operations -** $242,185.00
- **Dwelling Improvements -** $110,713.00
- **Non-dwelling Equipment -** $335,000.00
- **Total- $677,898.00**

The Housing Authority's biggest challenges continue to be renovating the existing public housing units as well as meeting the demand for housing by low-income persons though a lack of sufficient Housing Choice Vouchers funding. The Housing Authority has been working to make reasonable accommodations to its public housing units to satisfy the Section 504 requirements for persons with physical disabilities such as mobility, visual, and hearing impairments. The physical condition of the public housing is good, but maintenance and upgrading are needed due to the age of the units. There is a need to make more units

DRAFT

accessible to the physically handicapped tenants.

The Beckley Housing Authority is improving public safety and crime prevention at its public housing communities. Safety measures are a high priority due to the increase in violent and drug-related crimes, as well as occurrences of other low-level crimes such as vandalism and graffiti. The Housing Authority has previously worked with the Beckley Police Department by granting remote access to its on-site security cameras.

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

The Beckley Housing Authority currently follows and will continue to follow all federal regulations regarding community service requirements for public housing. The Housing Authority currently maintains a self-sufficiency program under the Housing Choice Voucher Program and will continue to follow all federal requirements governing this program.

Resident participation programs in the developments have not been very active. The Housing Authority has the required Resident Advisory Board, but no comments have been made or received from tenants who indicated their desire to serve on the Board.

Most resident initiatives or self-sufficiency programs have been discontinued due to lack of interest. The extra room/community room space in the developments is mostly used for storage.

A goal of the Housing Authority of the City of Beckley is to instill a sense of pride in their residents so that they choose to engage in “community policing”. When a person is approved to apply for public housing, the Housing Authority would like them to attend an orientation program where the rules and standards are reviewed, and residents understand the consequences of bringing crime into the community.

DRAFT

Actions taken to provide assistance to troubled PHAs

The Beckley Housing Authority is not designated as "troubled" by HUD and is performing satisfactorily according to HUD guidelines and standards. Therefore, no assistance is needed to improve the operations of this Public Housing Authority.

CR-35 – Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Zoning for the City of Beckley is codified as Section 15-1 through Section 15-336 of the Zoning Ordinance of the City of Beckley, West Virginia - 1971. The City of Beckley has assigned certain zoning responsibilities to the City of Beckley Planning Commission and the City of Beckley Board of Zoning Appeals as is prescribed in the West Virginia Code, Section 8-Article 24-Part 51 (Code 1971, App. A, § 2) and has a zoning officer to administer and enforce the zoning ordinance.

The Zoning Ordinance of the City of Beckley divides the City into ten (10) zoning districts. Each zoning district contains permitted and conditional land uses, along with associated development standards. These development standards establish minimum lot sizes, maximum lot coverage, parking requirements, minimum yard setbacks and related requirements. The City of Beckley has refined these broad categories into ten (10) use districts:

- R-1 - One-family district
- R-2 - General residential district
- R-3 - Multiple-family district
- R-4 - Mobile home district
- R-5 - Multiple-family high rise
- R-6 - Elderly high-rise
- B-1 - Neighborhood business district
- B-2 - Mall or general commercial business district
- B-3 - “Courthouse Square” C.B.D, multi-use district
- M - Manufacturing district

DRAFT

The Beckley Zoning Ordinance has not undergone significant revisions for many years, but it was updated in 2002 to a limited degree. As part of the Comprehensive Planning process this year, an effort was made to review the structure of existing zoning language.

The following issues have surfaced as needing attention and further consideration in subsequent efforts to update the zoning code:

Consider adding a new low-density residential zoning district(s):

About half of the City of Beckley is zoned R-1. For the most part, R-1 is aligned with development patterns evident in the Maxwell Hill and the Woodcrest Neighborhoods in northern areas of the City. These suburban type residential areas generally have lots that meet or exceed the 10,000 square foot minimum. Buildings are often setback a significant distance from the front lot line.

However, the R-1 District also extends throughout older sections of Beckley where lot sizes and setbacks are much smaller. Lots in neighborhoods such as East Park and the Bowling Addition, near downtown, are also zoned R-1, and most are considerably smaller than 10,000 square feet in area. Such smaller lots are considered nonconforming, but more importantly, it is likely that R-1 setbacks would create difficulty for even modest sized building additions. Seeking a variance is always an option for property owners, but the larger question is the appropriateness of the current zoning district designations.

Therefore, it is proposed that a new medium density residential district be created with reduced lot sizes and setback requirements that more closely match existing development patterns in the older sections of Beckley. It may also become apparent that closer examination of existing residential lot sizes may indicate the need for more than one new residential zoning district. This will allow permitted uses and lot requirements to better align with existing development patterns.

Update site plan review procedures and requirements:

Urban design criteria can be added to site plan review requirements to help articulate desirable design elements.

Add a Planned Unit Development (PUD) Zoning District:

The existing list of zoning districts in Beckley does not include a PUD district. PUDs are common zoning districts in municipal zoning codes. They provide flexibility in terms of permitted uses and development standards that allow for more creative design. Often, they include mixed uses and/or clustering of residential density to allow opportunities to create open space systems and shared recreational amenities. It is possible that a PUD zoning classification could be applied to areas along New River Drive to allow for more creative site design.

The existing zoning ordinance should include definitions for the “Americans with Disability Act (ADA), the “Fair Housing Act,” and “Disabled/Handicapped.” Since the last A.I the City has revised its definitions for “Family,” “Dwelling, Group Residential Facility,” and “Elderly Housing” which are all in compliance with the Fair Housing Act. Furthermore, there are no undue restrictions nor additional requirements placed on any residences for the protected classes versus non-protected classes.

Actions:

The following states actions that the City of Beckley took during this CAPER period to affirmatively further fair housing in the City:

- The Beckley Human Rights Commission continued to attend fair housing trainings.
- The Human Rights Commission continued to look at ways to partner with other agencies and organizations to affirmatively further fair housing.

DRAFT

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of Beckley allocated its CDBG funds for FY 2024 based on which activities will principally benefit low- and moderate-income persons.

- **General Administration -** Provide program management and oversight for the successful administration of federal, state, and local funded programs.
- **Street Reconstruction -** Improve public facilities and the City's infrastructure.

The activities under the FY 2024 CDBG Program Year were located in areas with the highest percentages of low- and moderate-income persons and those block groups with a percentage of minority persons above the average for the City of Beckley. The following census tracts are in the upper quartile of the low- and moderate-income residents: C.T. 200, B.G. 2; C.T. 300, B.G. 3; C.T. 400, B.G. 1; C.T. 500, B.G. 3; C.T. 600, B.G. 1; and C.T. 1500, B.G. 1.

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

DRAFT

Actions planned to foster and maintain affordable housing

To foster and maintain affordable housing, the City of Beckley continued to work on ways to partner with not-for-profit and for-profit housing developers. The City and the Beckley Human Rights Commission continued to do education and outreach during this CAPER period.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

During this CAPER period, the City did not abate for lead-based paint hazards. The City did not fund any rehabilitation activities during this CAPER period.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

According to the 2019-2023 American Community Survey (ASC) Five Year Estimates, approximately 27% of Beckley residents were below the poverty level, which was greater than the poverty level of 16.6% across the entire state of West Virginia. 31% of high school graduates and 41.5% of non-high school graduates live in poverty. The unemployment rate within the City was 3.7% as of April 2025, which is lower

that the State of West Virginia at 3.8% but higher that of Raliegh County's at 3.5%. The City's goal of reducing the extent of poverty is 5%, based on actions the City has controlled over, or actions in which the City will cooperate with outside agencies.

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 will continue to partner with local social service organizations that target low-income residents.

Planned economic development and anti-poverty programs include:

- Job-training services
- Development of new commercial/industrial facilities
- Homeless prevention services
- Use of the one-stop job center
- Childcare assistance
- Promotion of new job opportunities
- Redevelop underutilized properties

During this CAPER period, the City of Beckley tried to partner with economic development agencies to promote economic development activities in the City. The City did not fund any economic development projects with FY 2024 CDBG funds.

DRAFT

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City's Grant Administrator works to coordinate activities among public and private agencies as well as other organizations in the City. This ensures the goals and objectives of the Five-Year Consolidated Plan may be addressed by more than one agency. The Grant Administrator will assist to coordinate linkages between these public-private partnerships and potentially develop new partnership opportunities.

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

Public Sector:

- City of Beckley - Mayor's Office
- City of Beckley - Recorder/Treasurer
- City of Beckley - Code Enforcement Office
- City of Beckley - Human Rights Commission
- City of Beckley - Police Department
- City of Beckley - Fire Department

- City of Beckley - Sanitary Board
- City of Beckley - Board of Public Works
- City of Beckley - Park Department
- Beckley Housing Authority
- Beckley Veterans Affairs Medical Center
- Beckley-Raleigh Health Department
- Raleigh County Commission on Aging
- USDA - Rural Development
- Workforce West Virginia
- WV Housing Development Fund
- WV Department of Health and Human Resources
- WV Bureau of Employment Programs

Non-Profit Agencies:

There are several non-profit agencies that serve target income households in the City of Beckley. The City will collaborate with these essential service providers including:

- United Way of Southwestern West Virginia
- Raleigh County Community Action Association
- Cherry Hill Shelter
- Fuller Center for Housing of Beckley, Inc
- Beckley-Raleigh County Chamber of Commerce
- New River Gorge Regional Development Authority
- YMCA of Southern West Virginia
- Region One Planning & Development Council

Private Sector:

The private sector is important in the provision of 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 services to residents such as health care, small business assistance, home loan programs, and assisted housing, among others. The City will collaborate with the following private sector organizations:

- Small Business Development Center
- Federal Home Loan Bank (FHLB)Local Financial Institutions
- Private Housing Developers
- Local Realtors

DRAFT

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The primary responsibility for the administration of the Annual Action Plan is assigned to the Grant Administrator at the City of Beckley. This position coordinates activities among the public and private organizations, in their efforts to implement different elements and to realize the prioritized goals of the Annual Action Plan. The City is committed to continuing its participation and coordination with public, housing, and social service organizations. The City will solicit funding requests for CDBG funds. These requests are reviewed and discussed by the Grant Administrator and City Manager.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City and the Beckley Human Rights Commission continued to monitor and review public policies for discriminatory practices and/or impacts on housing availability throughout this program year. The City of Beckley funded the following activities during this CAPER period:

- The City continued the housing inspection program for code compliance in low- and moderate-income neighborhoods.

The Beckley Human Rights Commission and the City staff completed the following activities to promote fair housing during this CAPER period:

- The Human Rights Commission continued to investigate and answer questions on housing complaints.
- The Human Rights Commission supported Raleigh County Community Action Association on its Fair Housing Training in April of 2025.

For a more detailed list of affirmatively furthering fair housing outcomes, please see CR-75 Fair Housing.

DRAFT

CR-40 – Monitoring 91.220 and 91.230

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

The City of Beckley Grant Administrator has the responsibility for monitoring the City's Five-Year Consolidated Plan and Annual Action Plan and maintaining records on the progress toward meeting the goals and the statutory and regulatory compliance of activities. Service area documentation is maintained along with any income surveys. Timeliness of expenditures is achieved through scheduling activities, drawdown of funds, and maintenance of budget spread sheets which indicate the dates of expenditures. Program modifications are considered if project activities are not able to be completed within the allowable time limits of the grant. The Grant Administrator is also responsible for the on-going monitoring of sub-recipients for compliance.

The Grant Administrator has a monitoring checklist used when programs and activities are reviewed. This checklist was developed in accordance with 2 CFR PART 200—UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS FOR FEDERAL AWARDS. CDBG funded activities are monitored periodically, during the construction phase, and a final inspection is performed which details the cost benefit and benefit to low- and moderate-income persons. During the on-site inspections, compliance with the local building and housing codes are reviewed. Copies of financial statements and audit reports are required and kept on file. For those activities, which trigger Davis-Bacon Wage Rates, employee payrolls are required prior to payments and on-site employee interviews will be conducted. These monitoring standards are required for all City administered projects and sub-recipient activities.

For each activity authorized under the National Affordable Housing Act, the City of Beckley has established fiscal and management procedures that will ensure program compliances and fund accountability. Additionally, the Department will ensure that the reports to the U.S. Department of Housing & Urban Development (HUD) are complete and accurate.

The process is an on-going system of planning, implementation, communication and follow-up.

DRAFT

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City of Beckley placed the CAPER document on public display for a period of 15 days beginning on Wednesday, October 22, 2025, through Wednesday, November 5, 2025. A copy of the Public Display Notice is attached.

The FY 2024 CAPER was on display at the following locations in the City:

- Beckley City Hall - 409 South Kanawha Street, Beckley, WV
- Raleigh County Public Library - 221 North Kanawha Street, Beckley, WV
- the City's website at**:** http://www.beckley.org

Attached in CR-80 Citizen Participation section is the Public Display Notice that was published in "The Register-Herald," the local newspaper of general circulation in the area, on Tuesday, October 21, 2025.

DRAFT

CR-45 – CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Beckley has not made any changes to the FY 2024-2028 Five Year Consolidated Plan and its program objectives during this reporting period.

Describe accomplishments and program outcomes during the last year.

During this CAPER period, the City of Beckley expended CDBG funds on the following activities:

- **Public Facilities and Improvements –** $0.00, which is 0.00% of total expenditures.
- **Public Services –** $0.00, which is 0.00% of the total expenditures.
- **General Administration and Planning –** $86,723.79 which is 100.00% of the total expenditures.
  Total: $86,723.79

The City of Beckley Timeliness Ratio of unexpended funds as a percentage of the FY 2024 CDBG allocation was 1.16, which is under the maximum 1.5 ratio.

During this CAPER period, the CDBG program targeted the following with its funds:

- **Percentage of Expenditures Assisting Low- and Moderate-Income Persons and Households Either Directly or On an Area Basis –** 92.86%
- **Percentage of Expenditures that Benefit Low- and Moderate-Income Areas –** 92.86%
- **Percentage of Expenditures that Aid in the Prevention or Elimination of Slum or Blight –** 0.00%
- **Percentage of Expenditures Addressing Urgent Needs** – 0.00%

During this CAPER period, the City assisted the following beneficiaries at the following income levels:

- **Extremely Low income –** 92.86%
- **Low Income –** 0.00%
- **Moderate Income –** 0.00%
- **Non-Low and Moderate Income** – 7.42%

During this CAPER period, the City had the following CDBG accomplishments:

- **Actual Jobs Created or Retained –** 0
- **Households Receiving Housing Assistance –** 0
- **Persons Assisted Directly, Primarily by Public Services and Public Facilities –** 14
- **Persons for Whom Services and Facilities were Available –** 0
- **Units Rehabilitated - Single Units –** 0
- **Units Rehabilitated - Multi Units Housing –** 0

DRAFT

During this CAPER period, all of the CDBG funds were used to meet a National Objective. The City did not fund any projects that involved displacement and/or relocation with CDBG funds. The City did not make any lump sum agreements during this CAPER Period. The City did not float-fund any activities during this CAPER period.

Does this jurisdiction have any open Brownfields Economic Development Initiative(BEDI) grants?

No, Not Applicable.

DRAFT

CR-50 – HOME 91.520(d)

The City of Beckley did not receive a HOME Investment Partnership (HOME) Program entitlement allocation. Therefore, agencies must apply to the State of West Virginia for HOME funds. Not Applicable.

DRAFT

CR-58 – Section 3 Report

Total Labor Hours:

	CDBG
Total Number of Activities	0
Total Labor Hours	0
Total Section 3 Worker Hours	0
Total Targeted Section 3 Worker Hours	0

Qualitative Efforts - Number of Activities by Program:

	CDBG
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0
Direct, on-the job training (including apprenticeships).	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0
Held one or more job fairs.	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0
Assisted residents with finding childcare.	0
Assisted residents to apply for or attend community college or a four year educational institution.	0
Assisted residents to apply for or attend vocational/technical training.	0
Assisted residents to obtain financial literacy training and/or coaching.	0

DRAFT

Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0
Provided or connected residents with training on computer use or online technologies.	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0
Other.	0

Narrative:

The City requires all contractors to fill out a section 3 contract solicitation and commitment statement as a part of their bid. In addition, the City advertised its construction bid with Section 3 Requirements. The City did not have any projects that triggered section 3 compliance.

DRAFT

CR-60 – ESG 91.520(g)

The City of Beckley did not receive an Emergency Solutions Grant (ESG) entitlement allocation. Therefore, agencies must apply to the State of West Virginia for ESG funds. Not Applicable.

DRAFT

CR-65 – HOPWA CAPER Report

The City of Beckley did not receive a Housing Opportunities for People with AIDS (HOPWA) Grant as an entitlement community in FY 2024. Therefore, agencies must apply to the State of West Virginia for HOPWA funds. Not Applicable.

DRAFT

CR-70 – IDIS Reports

Attached are the following U.S. Department of Housing and Urban Development (HUD) Reports from IDIS for the period of October 1, 2024 through September 30, 2025.

Attached are the following IDIS reports:

- **IDIS Report PR26** – CDBG Financial Summary
- **IDIS Report PR26** – CDBG-CV Financial Summary

DRAFT

PART I: SUMMARY OF CDBG RESOURCES	
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	266,203.17
02 ENTITLEMENT GRANT	300,555.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	566,758.17
PART II: SUMMARY OF CDBG EXPENDITURES	
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	0.00
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	0.00
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	86,723.79
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	86,723.79
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	480,034.38
PART III: LOWMOD BENEFIT THIS REPORTING PERIOD	
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	0.00
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	0.00
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	0.00%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS	
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2024 PY: 2025 PY: 2026
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS	
27 DISBURSED IN IDIS FOR PUBLIC SERVICES	0.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	0.00
32 ENTITLEMENT GRANT	300,555.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	300,555.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	0.00%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	86,723.79
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	80,071.45
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	106,684.24
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	60,111.00
42 ENTITLEMENT GRANT	300,555.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	300,555.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	20.00%

DRAFT

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

No data returned for this view. This might be because the applied filter excludes all data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

No data returned for this view. This might be because the applied filter excludes all data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

No data returned for this view. This might be because the applied filter excludes all data.

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

No data returned for this view. This might be because the applied filter excludes all data.

DRAFT

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	**Drawn Amount**
2020	1	26	6950385	General Administration	21A		$2,634.79
2021	1	38	6950395	General Administration	21A		$24,348.00
2022	1	42	6950405	General Administration	21A		$59,741.00
					21A	Matrix Code	$86,723.79
Total							$86,723.79

PART I: SUMMARY OF CDBG-CV RESOURCES	
01 CDBG-CV GRANT	312,213.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL CDBG-CV FUNDS AWARDED	312,213.00
PART II: SUMMARY OF CDBG-CV EXPENDITURES	
05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	312,213.00
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	0.00
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	312,213.00
09 UNEXPENDED BALANCE (LINE 04 - LINE8)	0.00
PART III: LOWMOD BENEFIT FOR THE CDBG-CV GRANT	
10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	312,213.00
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	312,213.00
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	312,213.00
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	100.00%
PART IV: PUBLIC SERVICE (PS) CALCULATIONS	
16 DISBURSED IN IDIS FOR PUBLIC SERVICES	312,213.00
17 CDBG-CV GRANT	312,213.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	100.00%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	0.00
20 CDBG-CV GRANT	312,213.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	0.00%

DRAFT

LINE 10 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 10

No data returned for this view. This might be because the applied filter excludes all data.

LINE 11 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 11

No data returned for this view. This might be because the applied filter excludes all data.

DRAFT

LINE 12 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 12

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	5	30	6517011	CV-St. Stephens - Rent and Utilities	05Q	LMC	$64,265.17
	6	31	6517011	CV-Food Pantry Program - Commission on Aging	05W	LMC	$9,129.76
			6635778	CV-Food Pantry Program - Commission on Aging	05W	LMC	$8,869.76
		34	6517011	CV-Food Pantry Program - Food for Body and Soul	05W	LMC	$1,580.02
			6635778	CV-Food Pantry Program - Food for Body and Soul	05W	LMC	$8,419.98
	7	35	6517011	CV-Commission on Aging - Meals on Wheels	05A	LMC	$18,348.19
			6635212	CV-Commission on Aging - Meals on Wheels	05A	LMC	$40,474.81
			6725853	CV-Commission on Aging - Meals on Wheels	05A	LMC	$54,534.42
			6794831	CV-Commission on Aging - Meals on Wheels	05A	LMC	$49,096.78
			6803372	CV-Commission on Aging - Meals on Wheels	05A	LMC	$14,608.93
			6950356	CV-Commission on Aging - Meals on Wheels	05A	LMC	$41,386.41
			7007279	CV-Commission on Aging - Meals on Wheels	05A	LMC	$0.48
	8	36	6517011	CV-Salvation Army - Rent and Utilities	05Q	LMC	$1,498.29
Total							**$312,213.00**

LINE 16 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 16

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	5	30	6517011	CV-St. Stephens - Rent and Utilities	05Q	LMC	$64,265.17
	6	31	6517011	CV-Food Pantry Program - Commission on Aging	05W	LMC	$9,129.76
			6635778	CV-Food Pantry Program - Commission on Aging	05W	LMC	$8,869.76
		34	6517011	CV-Food Pantry Program - Food for Body and Soul	05W	LMC	$1,580.02
			6635778	CV-Food Pantry Program - Food for Body and Soul	05W	LMC	$8,419.98
	7	35	6517011	CV-Commission on Aging - Meals on Wheels	05A	LMC	$18,348.19
			6635212	CV-Commission on Aging - Meals on Wheels	05A	LMC	$40,474.81
			6725853	CV-Commission on Aging - Meals on Wheels	05A	LMC	$54,534.42
			6794831	CV-Commission on Aging - Meals on Wheels	05A	LMC	$49,096.78
			6803372	CV-Commission on Aging - Meals on Wheels	05A	LMC	$14,608.93
			6950356	CV-Commission on Aging - Meals on Wheels	05A	LMC	$41,386.41
			7007279	CV-Commission on Aging - Meals on Wheels	05A	LMC	$0.48
	8	36	6517011	CV-Salvation Army - Rent and Utilities	05Q	LMC	$1,498.29
Total							**$312,213.00**

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

No data returned for this view. This might be because the applied filter excludes all data.

No data returned for this view. This might be because the applied filter excludes all data.

DRAFT

CR-75 – Fair Housing

Affirmatively Furthering Fair Housing Overview:

During the FY 2024 CAPER period, the City undertook the following activities to affirmatively further fair housing.

- The City continued to make available literature on fair housing and educate its residents on their rights under the Fair Housing Act.
- The City promoted homeownership, reduced neighborhood blight, provided resources to home improvement, and encouraged private investment by banks, homeowners, commercial and industrial users, and landlords.
- The City continued to encourage development from private investors and non-profit housing providers to construct new affordable housing.
- The City continued to collaborate with the following special service providers:
  - United Way of Southwestern West Virginia
  - Raleigh County Community Action Association
  - Beckley-Raleigh County Chamber of Commerce
  - New River Gorge Regional Development AuthorityYMCA of Southern West Virginia
  - Region One Planning & Development Council
  - Small Business Development Center
  - Just for Kids, Inc.
  - Local Financial Institutions
  - Private Housing Developers
  - Local Realtors
- The City continued to enforce ADA and Fair Housing requirements in new multi-family housing developments.
- The City encouraged the Housing Authority to apply for special-purpose vouchers targeted to families with disabilities, as vouchers become available.
- The City consulted with the following agencies during the preparation and implementation of the City's FY 2024-2028 Five Year Consolidated Plan / FY 2024 Annual Action Plan:
  - United Way of Southwestern West Virginia
  - Raleigh County Community Action Association
  - Cherry Hill Shelter
  - Fuller Center for Housing of Beckley, Inc
  - Beckley-Raleigh County Chamber of Commerce
  - New River Gorge Regional Development AuthorityYMCA of Southern West Virginia

DRAFT

- Region One Planning & Development
- Small Business Development Center
- Federal Home Loan Bank (FHLB)Local Financial Institutions
- Private Housing Developers
- Local Realtors

Beckley Human Rights Commission:

During Fiscal Year 2024, the Beckley Human Rights Commission continued to receive complaints alleging discrimination in employment or places of public accommodations based on race, religion, color, national origin, ancestry, sex, age (forty or above), blindness, or handicap. The Beckley Human Rights Commission also received housing complaints based on the above, as well as familial status, which means that a person may not be refused housing because he or she has children. The Beckley Human Rights Commission would then forward all complaints to the West Virginia Human Rights Commission in Charleston, West Virginia.

FY 2024-2028 Analysis of Impediments to Fair Housing Choice:

The following actions were taken to address the impediments identified in the City of Beckley's 2024 Analysis of Impediments to Fair Housing Choice:

Impediment 1: Fair Housing Education and Outreach

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

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

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

- **1-A:** Continue to Promote Fair Housing awareness through the media, seminars, and training, to provide educational opportunities for all persons to learn more about their rights under the Fair Housing Act and Americans With Disabilities Act.

  Accomplishments: The City continued to make available literature regarding fair housing and an individual's rights under the Fair Housing Act. The City created and distributed coloring books geared towards children in order to educate them on the basics of Fair Housing.

- **1-B:** Make available and distribute literature and informational material concerning fair housing issues, an individual's housing rights, and landlord's responsibilities to affirmatively make reasonable accommodations.

DRAFT

Accomplishments: The City continued to make available literature regarding fair housing and an individual's rights under the Fair Housing Act. The City created and distributed coloring books geared towards children in order to educate them on the basics of Fair Housing.

- **1-C:** Continue to inform and promote that all residents have a right to live outside impacted areas.

  Accomplishments: The City continued to make available literature on fair housing and an individual's right to housing choice under the Fair Housing Act. The City created and distributed coloring books geared towards children in order to educate them on the basics of Fair Housing.

- **1-D:** Continue to work with the local Board of Realtors to provide information on fair housing choice and ways to affirmatively further fair housing.

  Accomplishments: The City continued to make available literature regarding fair housing and an individual's rights under the Fair Housing Act. The City created and distributed coloring books geared towards children in order to educate them on the basics of Fair Housing.

- **1-E:** Strive for better intergovernmental cooperation between Federal and State partners, as well as community groups, to effectively identify and address potential barriers to affordable housing choice.

  Accomplishments: The City continued to make available literature regarding fair housing and an individual's rights under the Fair Housing Act. The City created and distributed coloring books geared towards children in order to educate them on the basics of Fair Housing.

Impediment 2: Continuing Need for Affordable Housing.

The median value and cost to purchase and maintain a single-family home in Beckley that is decent, safe, and sound is $135,100, which limits the choice of housing for lower income households. About 15.2% of homeowners and 42.12% of renters in the City are cost burdened by more than 50% of their household income.

Goal: Promote the development of additional housing units for lower income households through new construction, in-fill housing, and rehabilitation of vacant houses, outside areas of low-income concentration.

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

- **2-A:** Continue to support and encourage plans from both private developers, the public housing authority and non-profit housing providers to develop and construct new affordable housing.

  Accomplishments: The City continued to encourage plans from private developers and non-profit housing providers to develop and construct new affordable housing.

DRAFT

- **2-B:** Continue to support and encourage the acquisition, rehabilitation, and resale of existing housing units to become decent, safe, and sound housing that is affordable to lower income households.

  Accomplishments: The City continued to work with the Beckley Housing Authority, whose mission is to provide decent, safe, and sanitary housing to the residents of Beckley. The Housing Authority employs effective maintenance and management policies to minimize public housing units off-line and reduce the turnover time for vacated public housing units.

- **2-C:** Partner with non-profits, the West Virginia Housing Development Fund, and local banks to provide financial assistance in the form of down payment assistance and low interest loans to lower-income households to become homebuyers.

  Accomplishments: The City continued to collaborate with local realtors, local financial institutions, and private housing developers to find ways to develop and pay for a homebuyer program. The City continued to consult with the Raleigh County Community Action Association (RCCAA) and the West Virginia Balance of State Continuum of Care, which provide housing and supportive services for homeless and low-income residents of the City of Beckley. In addition, the City collaborated with the following service agencies:
  - United Way of Southwestern West Virginia
  - Raleigh County Community Action Association
  - Cherry Hill Shelter
  - Fuller Center for Housing of Beckley, Inc
  - Beckley-Raleigh County Chamber of Commerce
  - New River Gorge Regional Development Authority
  - YMCA of Southern West Virginia
  - Region One Planning & Development Council

- **2-D:** Continue to support homebuyer education and training programs to improve homebuyer awareness and increase the opportunities for lower-income households to become homebuyers.

  Accomplishments: The Beckley Human Rights Commission supported Raleigh County Community Action Association's Fair Housing Training in April of 2025.

Impediment 3: Continuing Need for Accessible Housing Units

As an older built-up urban environment, there is a lack of accessible housing units and developable sites in the City of Beckley. Almost 53.24% of the City's housing units were built over 50 years ago and do not have accessibility features, and 25.6% of the City's population is classified as disabled.

Goal: Increase the number of accessible housing units through new construction and rehabilitation of existing housing units for the persons and families who are physically disabled and/or developmentally delayed.

DRAFT

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

- **3-A:** Promote programs to increase the amount of accessible housing through the rehabilitation of the existing housing stock by homeowners and landlords who will make handicap improvements.

  Accomplishments: No activity was funded during this CAPER period.

- **3-B:** Increase the amount of accessible housing through new construction of handicap units that are accessible and visitable through financial or development incentives on available vacant and developable land in the City.

  Accomplishments: The Housing Authority continues to apply for special-purpose vouchers targeted to families with disabilities when they become available through HUD.

- **3-C:** Continue to enforce the ADA and Fair Housing requirements for landlords to make "reasonable accommodations" to their rental properties so they become accessible to tenants who are disabled.

  Accomplishments: The City of Beckley continued to enforce ADA and Fair Housing requirements in multi-family housing developments. During this CAPER period, the City inspected 365 buildings for remodeling construction related inspections.

- **3-D:** Promote programs to assist elderly homeowners in the City to make accessibility improvements to their properties in order for these residents to remain in their own homes.

  Accomplishments: No activity was funded during this CAPER period.

DRAFT

Impediment 4: Economic Issues Affect Housing Choice.

There is a lack of economic opportunities in the City which prevents low-income households from improving their income and have the ability to live outside areas with concentrations of low-income households, which makes this a fair housing concern.

Goal: The local economy will provide new job opportunities, which will increase household income, and will promote fair housing choice.

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

- **4-A:** Continue to strengthen partnerships and programs that enhance local business, promote growth, expand the tax base, and create a more sustainable economy for residents and businesses.

  Accomplishments: The City of Beckley continued to support the efforts of local agencies that provide assistance to families and individuals in transitional states. The City referred residents of

the City to these agencies for help with financial literacy counseling and job training so that they could remain self-sufficient.

- **4-B:** Support and enhance workforce development and skills training that result in a "livable" wage and increases job opportunities.

  Accomplishments: The City forwards individuals to Workforce West Virginia for job training services.

- **4-C:** Support programming that enhances entrepreneurship and small business development, expansion, and retention within low- and moderate-income areas and minority neighborhoods.

  Accomplishments: 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 continued to partner with local social service organizations that target low-income residents.

- **4-D:** Continue to promote and encourage economic development with local commercial and industrial firms to expand their operations and increase employment opportunities.

- **Accomplishments:** The City continued to encourage economic development and increase employment opportunities in the City in conjunction with Work Force West Virginia, United Way of Southwestern West Virginia, the Region One Planning and Development Council, New River Gorge Regional Development Authority, Beckley Raleigh County Chamber of Commerce, and the WV Bureau of Employment Programs.

DRAFT

CITY OF BECKLEY, WV
OFFICE OF THE MAYOR
PROCLAMATION

Human Rights Commission
Fair Housing Month April 2025

WHEREAS, the Fair Housing Act, enacted on April 11, 1968, enshrined into federal law the goal of eliminating racial segregation and ending housing discrimination in the United States; and

WHEREAS, the Fair Housing Act prohibits discrimination in housing based on race, color, religion, sex, familial status, national origin, and disability, and commits recipients of federal funding to affirmatively further fair housing in their communities; and

WHEREAS, the City of Beckley is committed to the mission and intent of Congress to provide fair and equal housing opportunities for all; and

WHEREAS, our social fabric, the economy, health, and environment are strengthened in diverse, communities; and

WHEREAS, more than fifty years after the passage of the Fair Housing Act, discrimination persists, and many communities remain segregated; and

WHEREAS, acts of housing discrimination and barriers to equal housing opportunity are adverse to a common sense of decency and fairness.

NOW, THEREFORE, I, Ryan Neal, Mayor, and the City Council of the City of Beckley, Raleigh County, West Virginia do hereby proclaim the month of April 2025 as

Fair Housing Month

in the City of Beckley as a community committed to fair housing, and to promoting appropriate activities by private and public entities to provide and advocate for equal housing opportunities for all residents and prospective residents of the City of Beckley and thank the City of Beckley Human Rights Commission for their dedication to our community and commitment to ensuring fairness and equality amongst our citizens.

IN WITNESS THEREOF, I have hereunto set my hand and caused the official seal of the City of Beckley, West Virginia to be affixed this the 8th day of April 2025.

Ryan Neal, Mayor

DRAFT

CR-80 – Citizen Participation

The City of Beckley placed the FY 2024 CAPER document on public display for a period of 15 days beginning on Wednesday, October 22, 2025, through Wednesday, November 5, 2025. A copy of the Public Notice was published in the *Register Herald* on Tuesday, October 21, 2025.

The FY 2024 CAPER was on display at the following locations in the City:

- Beckley City Hall - 409 South Kanawha Street, Beckley, WV
- Raleigh County Public Library - 221 North Kanawha Street, Beckley, WV
- the City's website at**:** http://www.beckley.org

The following pages include the public display notices, etc.

DRAFT

CITY OF BECKLEY, WEST VIRIGINIA
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

NOTICE OF DISPLAY OF THE C.A.P.E.R.

FY 2024 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (C.A.P.E.R.)

In accordance with Title I of the National Affordable Housing Act of 1990, P.L. 101-625, the City of Beckley has prepared its Fiscal Year 2024 Consolidated Annual Performance and Evaluation Report (C.A.P.E.R.) for its Community Development Block Grant Program (CDBG). This report describes the level of housing assistance and other community development activities designed to benefit low- and moderate-income persons and households through various federal funding programs during Fiscal Year 2024 (October 1, 2024, through September 30, 2025).

The City of Beckley intends to submit the FY 2024 C.A.P.E.R. to the U.S. Department of Housing and Urban Development on or before December 29, 2025.

Copies of the FY 2024 C.A.P.E.R. are available for public viewing beginning Wednesday, October 22, 2025, through Wednesday, November 5, 2025, at the following locations:

City of Beckley – City Hall
409 South Kanawha Street, Beckley, WV 25801

Raleigh County Public Library
221 North Kanawha Street, Beckley, WV 25801

On the website at http://www.beckley.org

All interested persons are encouraged to review the FY 2024 C.A.P.E.R. Written comments on the C.A.P.E.R. will be considered until Wednesday, November 5, 2025. Written comments should be addressed to Ms. Angela King, Grant Administrator, City of Beckley, 409 South Kanawha Street, Beckley, WV 25801 or via email to aking@beckley.org or (304) 256-1768, or 7-1-1 for the TTY/TTD relay.

Phillip Jarrell
City Manager

DRAFT