Table of Contents

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) 2

PR-05 Lead & Responsible Agencies – 91.200(b) 22

AP-10 Consultation – 91.100, 91.200(b), 91.215(l) 23

AP-12 Participation – 91.105, 91.200(c) 36

AP-15 Expected Resources – 91.220(c)(1,2) 40

AP-20 Annual Goals and Objectives 43

AP-35 Projects – 91.220(d) 44

AP-38 Project Summary 45

AP-50 Geographic Distribution – 91.220(f) 47

AP-55 Affordable Housing – 91.220(g) 50

AP-60 Public Housing – 91.220(h) 51

AP-65 Homeless and Other Special Needs Activities – 91.220(i) 54

AP-75 Barriers to affordable housing – 91.220(j) 57

AP-85 Other Actions – 91.220(k) 59

AP-90 Program Specific Requirements 65

Exhibits:

- SF 424 Forms
- Certifications
- Resolution
- Citizen Participation
    - First Public Hearing
    - Second Public Hearing

Executive Summary

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

1. Introduction

The City of Beckley, West Virginia is a Federal entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. In compliance with the HUD regulations, the City of Beckley has prepared this FY 2026 Annual Action Plan for the period of October 1, 2026, through September 30, 2027. This Annual Action Plan is a strategic plan for the implementation of the City's Federal Programs for housing, community, and economic development within the City of Beckley. This is the third Annual Action Plan under the City's FY 2024-2028 Five-Year Consolidated Plan.

The FY 2026 Annual Action Plan is a collaborative effort of the City of Beckley, the community at large, social service agencies, housing providers, community development agencies, and economic development groups. The planning process was accomplished through public meetings, statistical data, and review of the City's Comprehensive Plan and other community plans.

During the FY 2026 Program Year, the City of Beckley, WV will receive the following Federal funds:

- **CDBG:** $305,484.00
- **CDBG Program Income:** $ 0.00
- **Total: $305,484.00**

The City of Beckley proposes to undertake the following activities with the FY 2026 CDBG Funds:

CDBG Activities:

- General Administration - $61,096.00
- Street Improvements - $244,388.00
  Total CDBG: $305,484.00

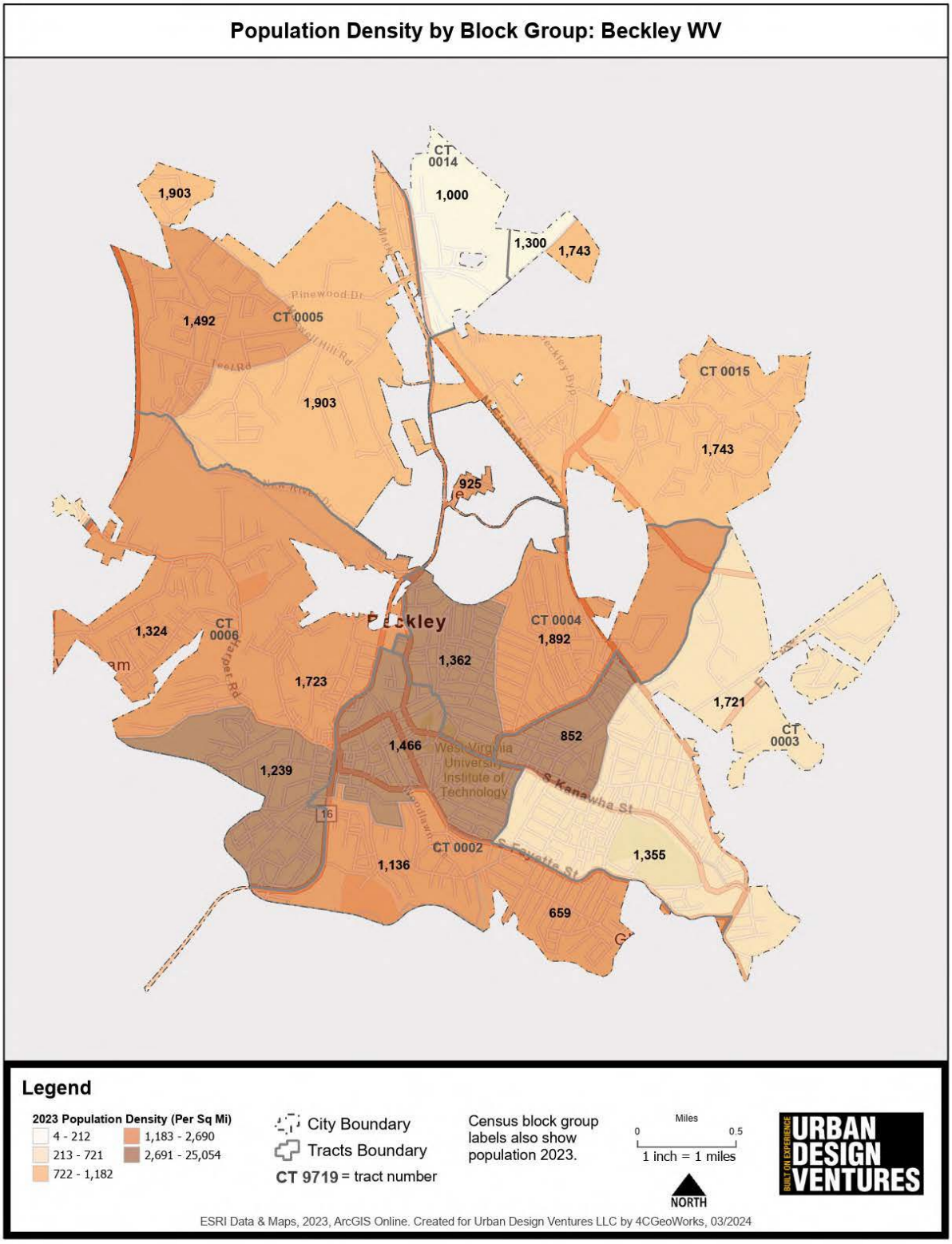
Maps:

The following maps illustrate the demographic characteristics of the City of Beckley:

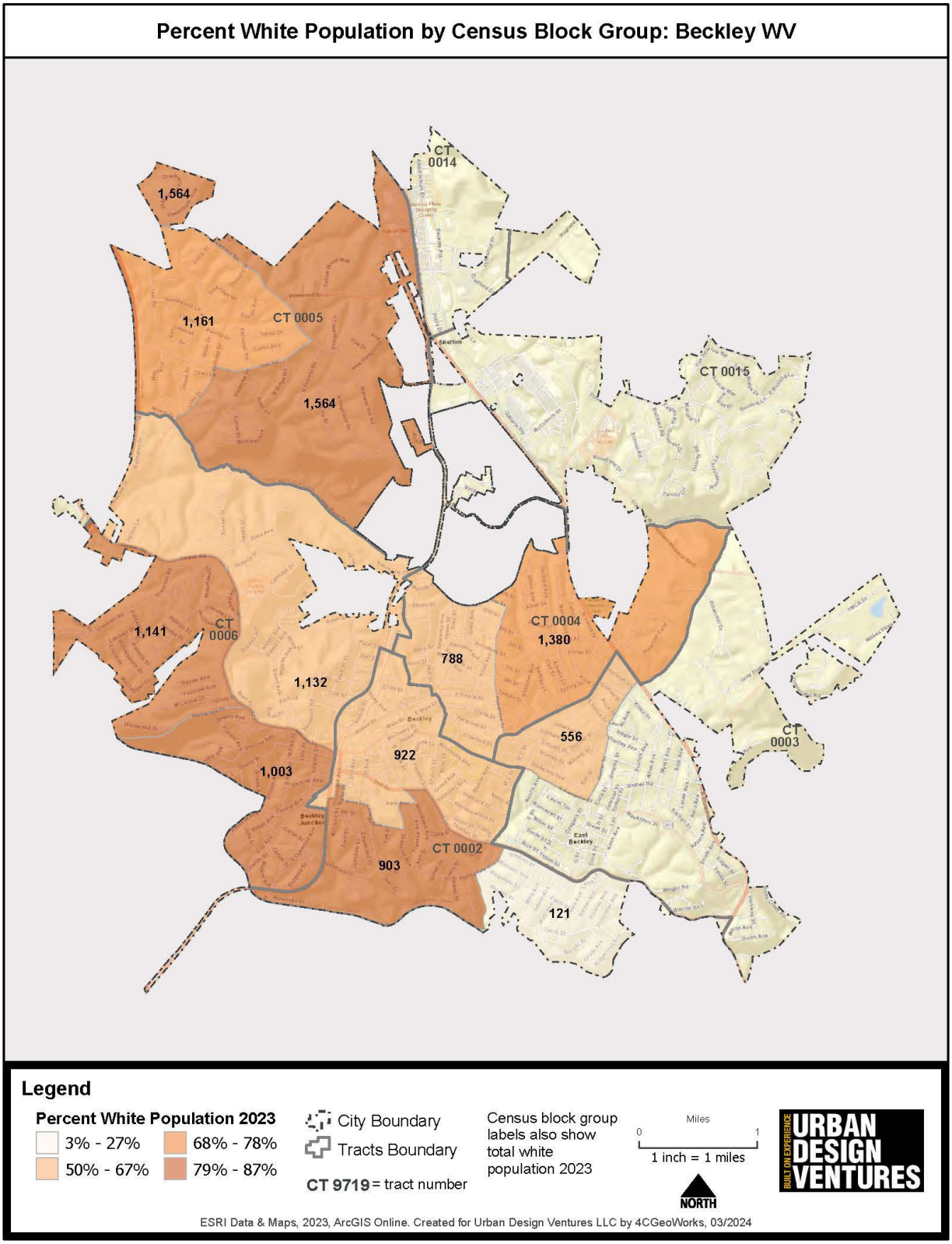
- Population Density by Block Group
- Percent White Population by Block Group
- Percent Minority Population by Block Group
- Percent Population Age 65+ by Block Group
- Housing Density
- Percent Owner-Occupied Housing Units by Block Group
- Percent Renter-Occupied Housing Units by Block Group
- Percent Vacant Housing Units by Block Group
- Low/Moderate Income Percentage by Block Group
- Low/Moderate Income Percentage with Minority Overlay by Block Group

Attached is the Low- and Moderate-Income Chart per Census Tract and Block Groups for the City of Beckley.

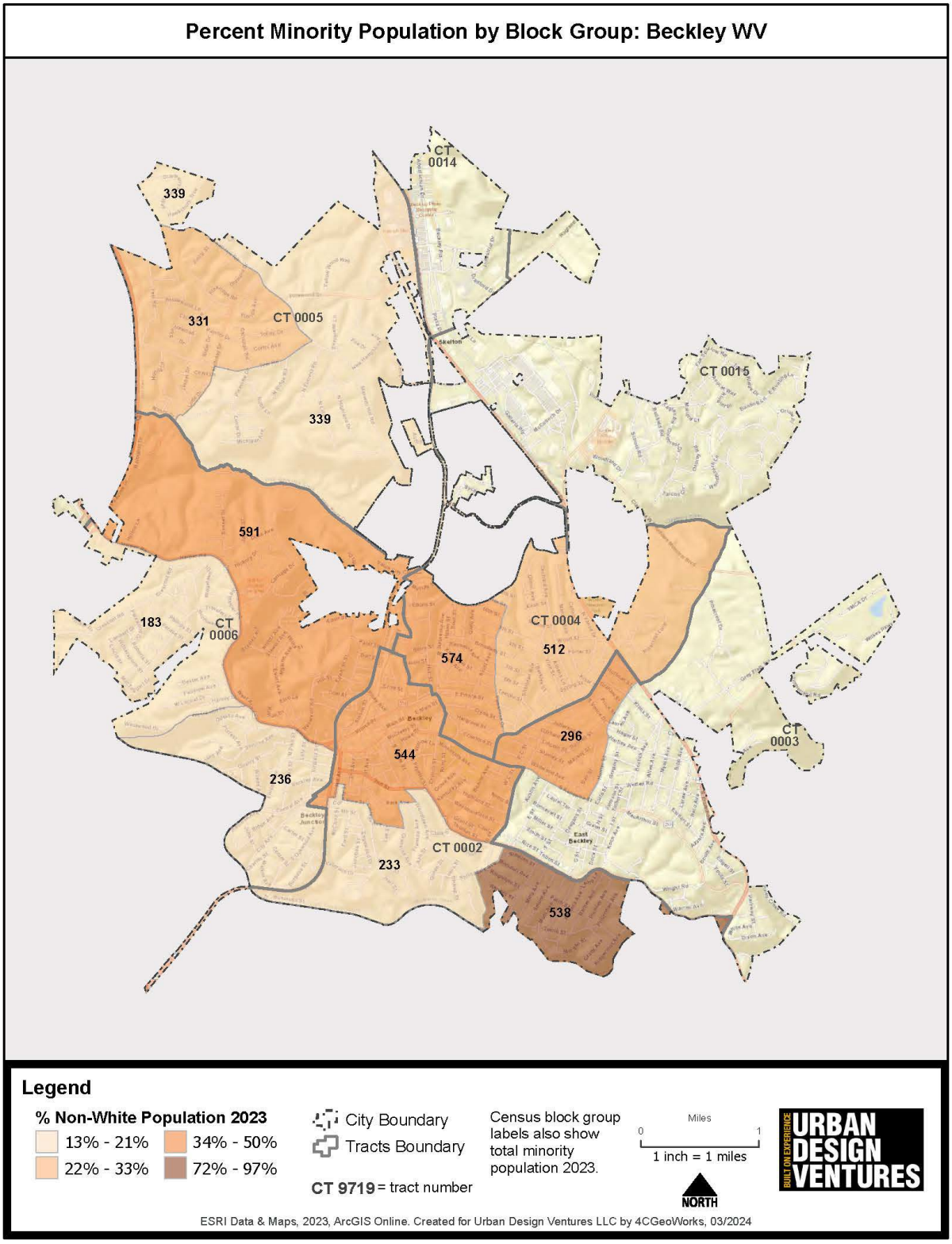
Population Density by Block Group



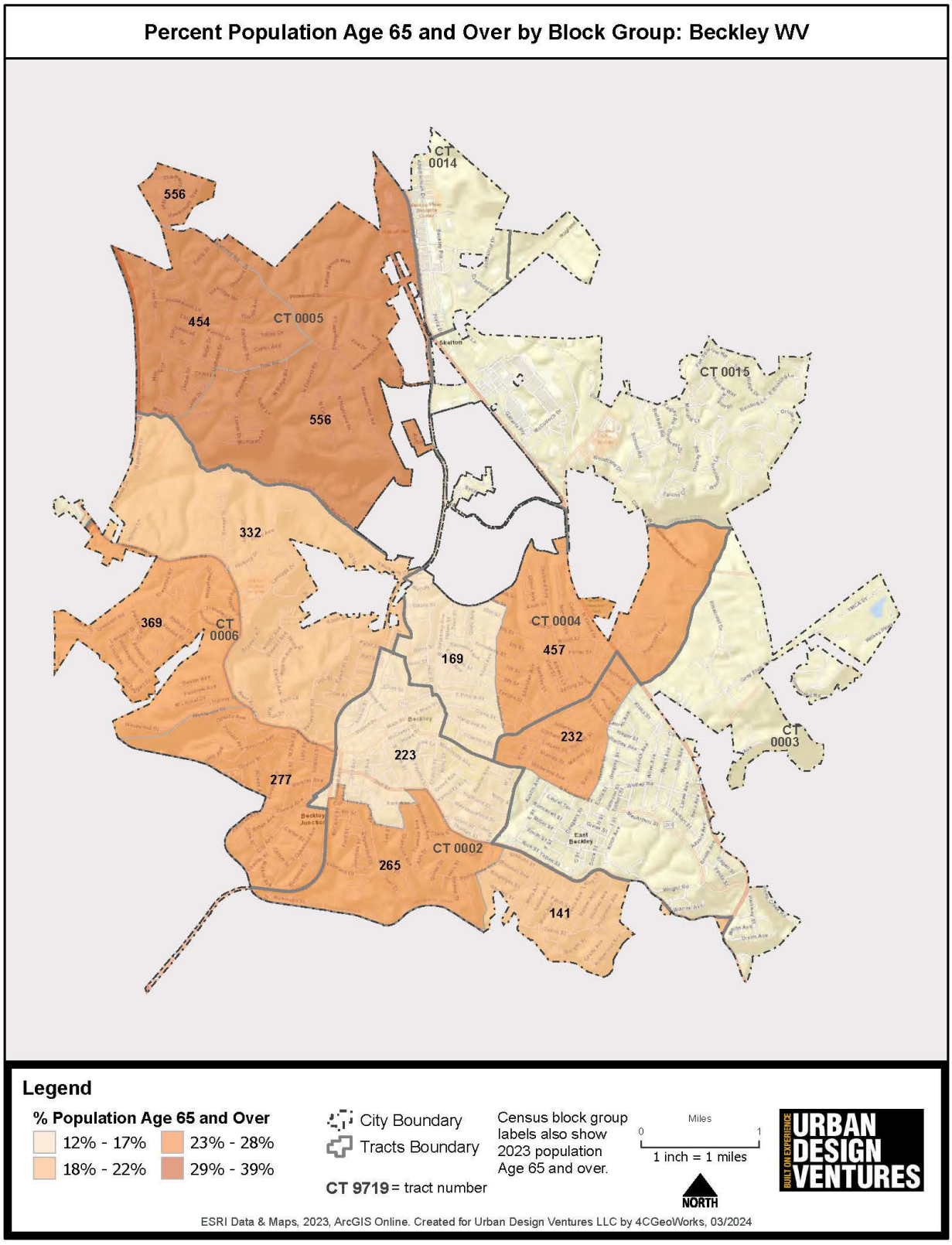
Percent White Population by Block Group



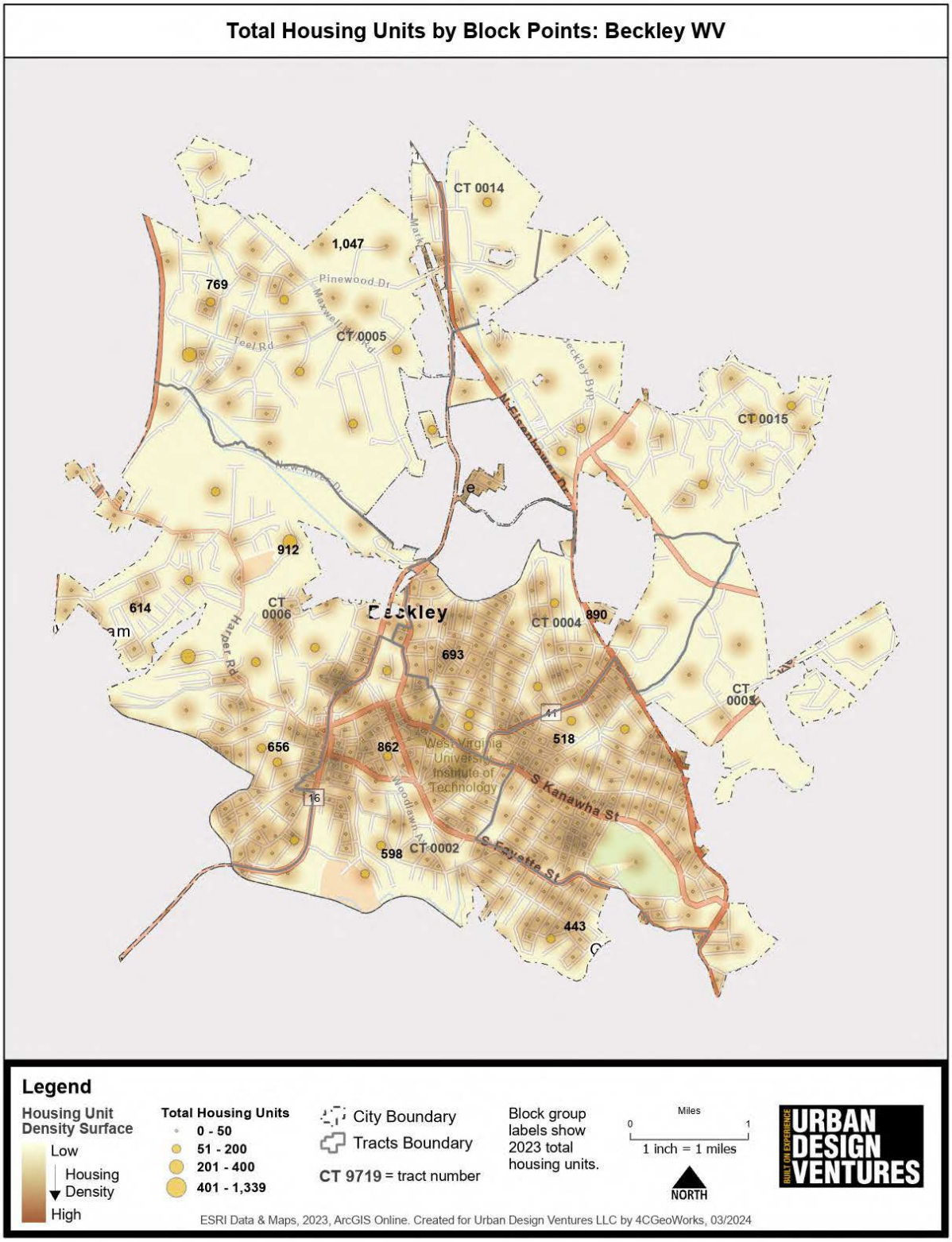
Percent Minority Population by Block Group



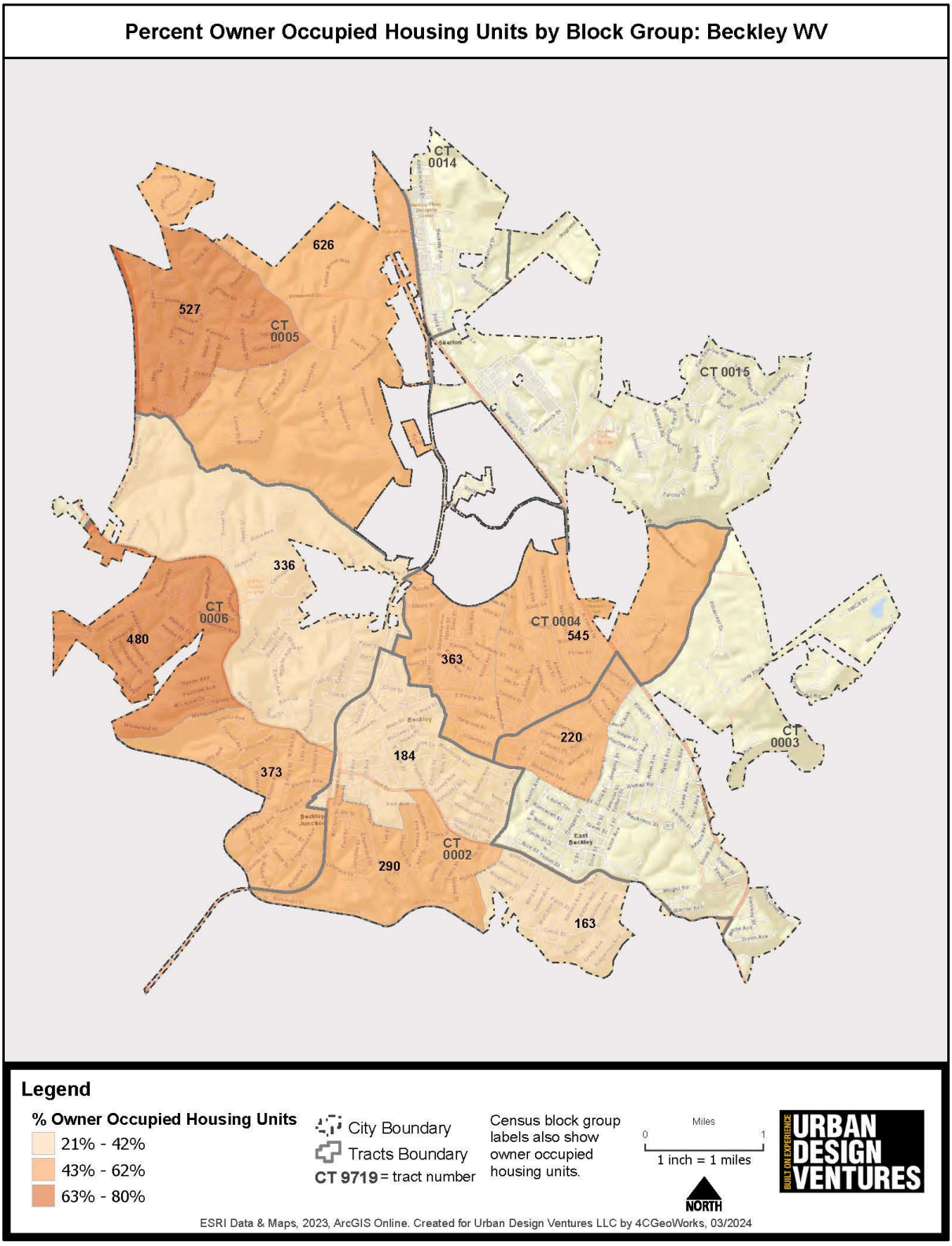
Percent Population Age 65+ by Block Group



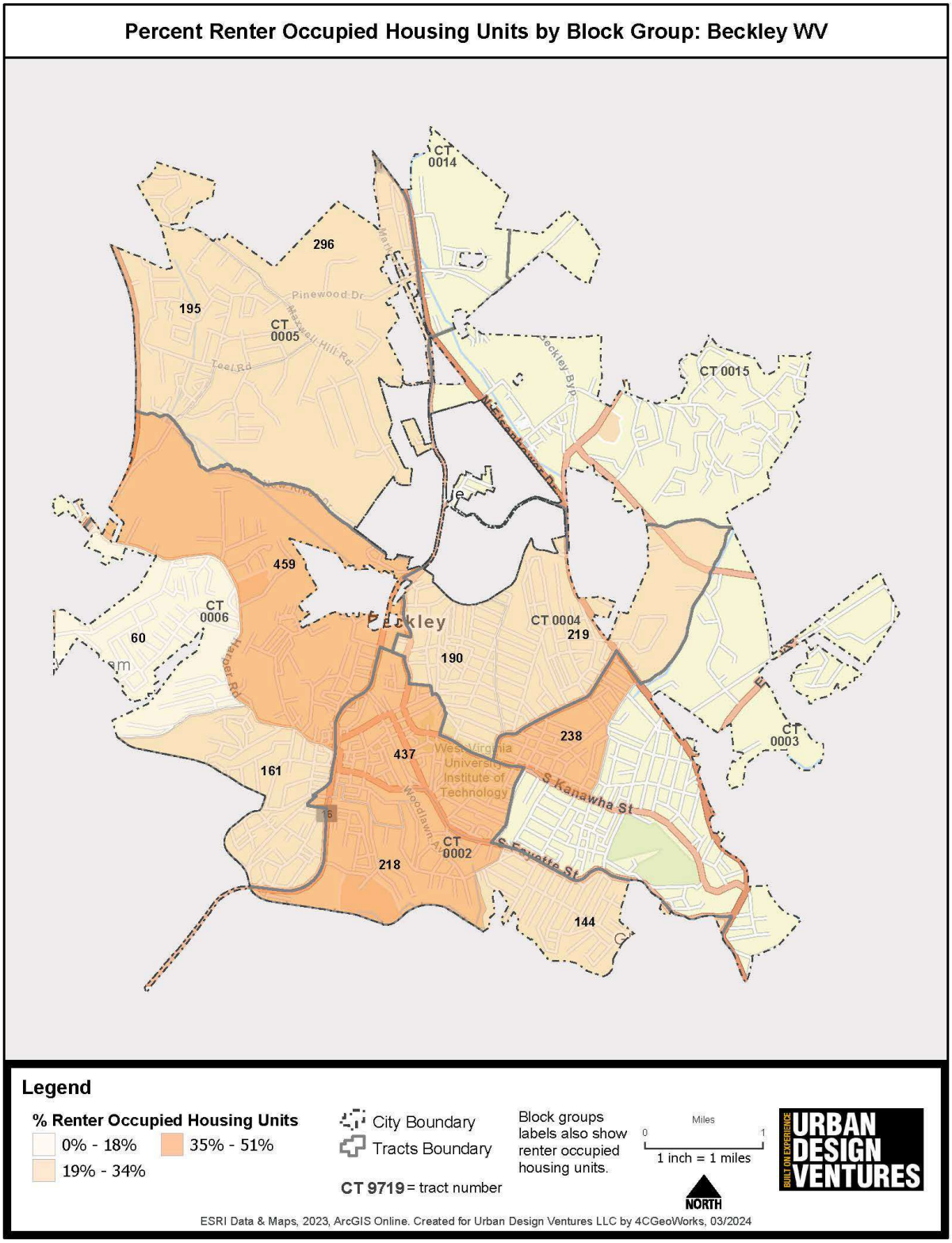
Housing Unit Density by Block Points



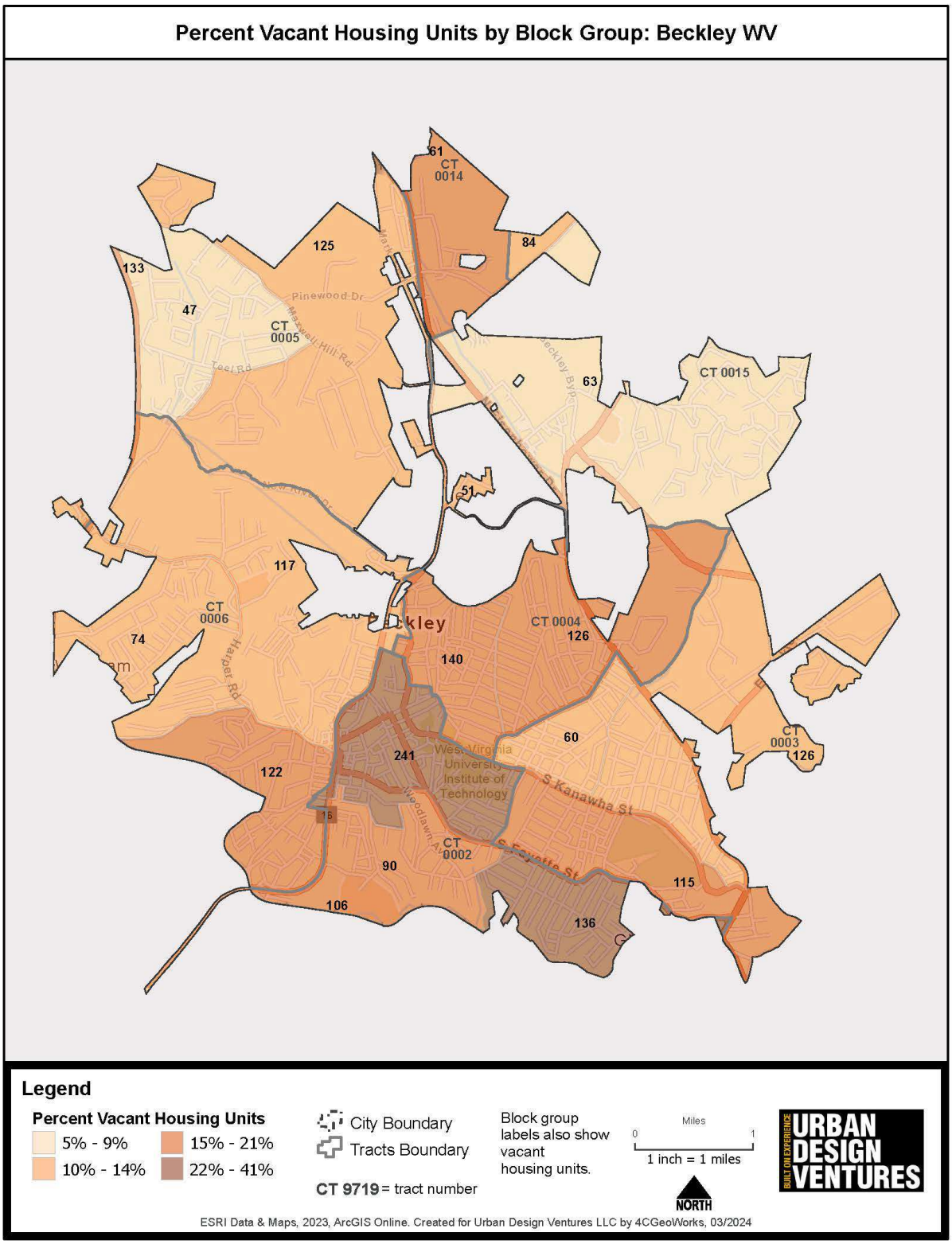
Percent Owner-Occupied Housing Units by Block Group



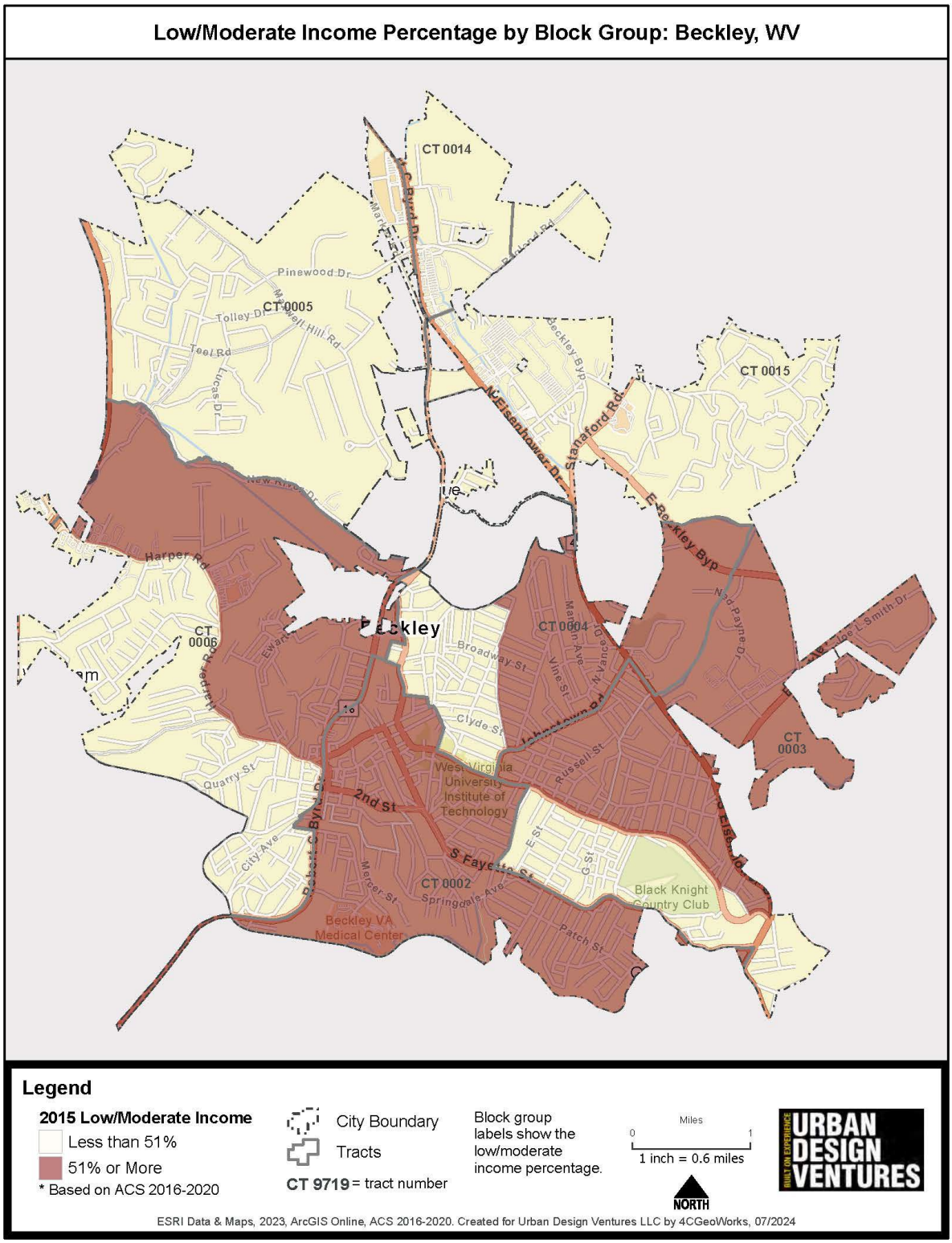
Percent Renter-Occupied Housing Units by Block Group



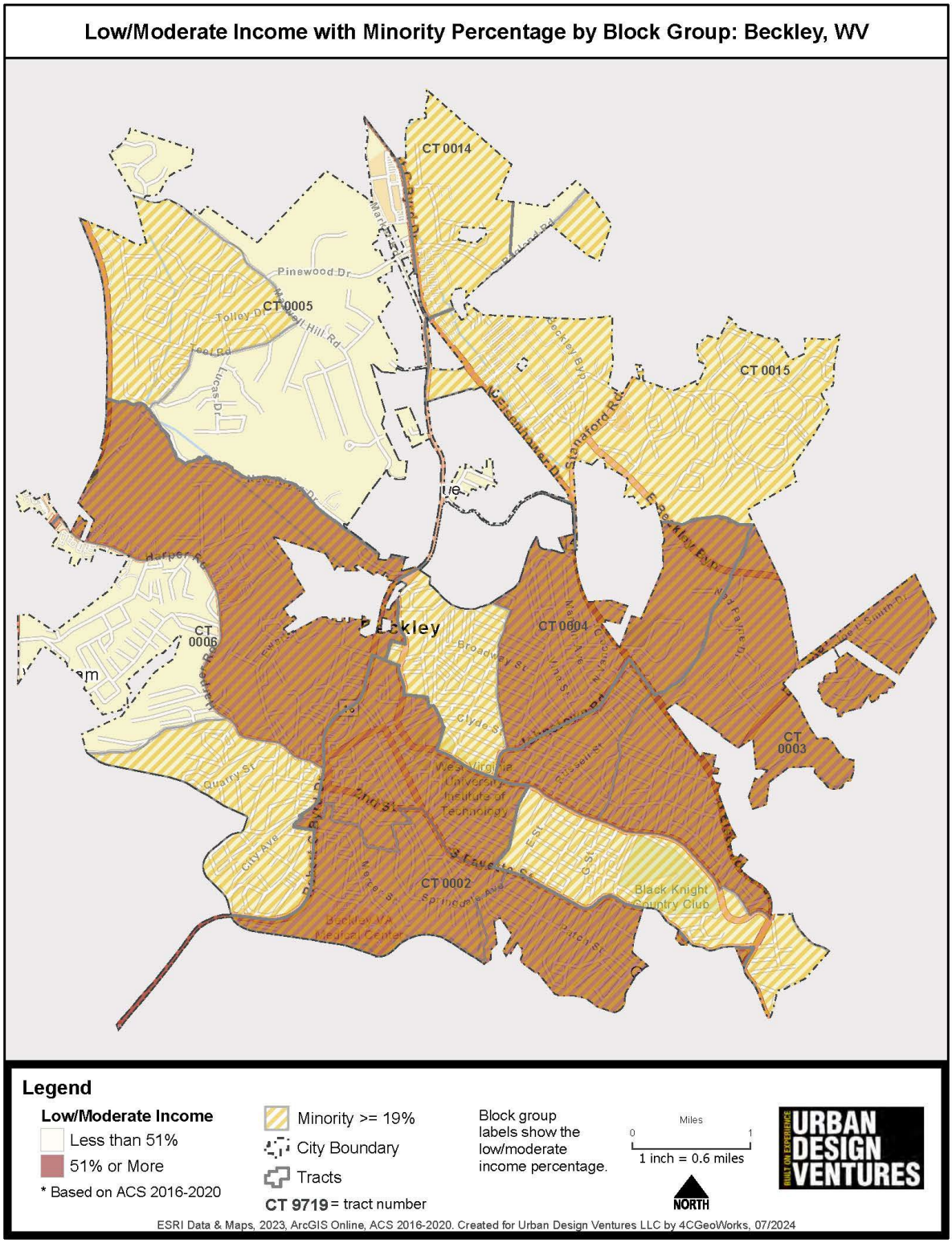
Percent Vacant Housing Units by Block Group



Low/Moderate Income Percentage by Block Group



Low/Moderate Income Percentage with Minority Overlay by Block Group



Low/Moderate Income Chart

Tract	Block Group	Lowmod	Lowmoduniv	Lowmod %
200	1	565	1,040	54.30%
300	1	975	1,750	55.70%
400	1	605	1,245	48.60%
500	1	455	1,370	33.20%
600	1	890	1,690	52.70%
700	1	1,340	1,960	68.40%
1400	2	215	935	23.00%
200	2	315	535	58.90%
300	2	680	825	82.40%
400	2	980	1,730	56.60%
500	2	625	2,105	29.70%
600	2	285	1,125	25.30%
1500	3	445	1,220	36.50%
200	3	785	1,530	51.30%
300	3	350	1,165	30.00%
500	3	135	480	28.10%
600	3	305	1,320	23.10%

Note: The City has an overall Low/Mod percentage of 43.73%

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Five-Year Consolidated Plan serves as a consolidated planning document, an application, and a strategic plan for the City of Beckley, WV. The following goals and objectives have been identified for the five-year period of 2024 through FY 2028.

Housing Priority – HS (Low Priority)

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 – HM (Low Priority)

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 – SN (Low Priority)

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

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 – CD (High Priority)

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 – ED
(Low Priority)

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.
- **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 Priority – AM
(High Priority)

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

Goals:

- **AM-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.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City annually prepares and submits its CAPER to HUD within ninety (90) days after the start of the new program year. Copies of the CAPER are available for review at the office of the City of Beckley's Grants Administrator. The FY 2024 CAPER was completed as part of the City's eleventh CDBG program year as a Federal Entitlement Community. As reported in the FY 2024 CAPER, the City expended 100% of its CDBG funds for the benefit of low- and moderate-income persons. The City expended 0.00%on public service, which is below the 15% public service cap and 20% on administration which is at the 20% administrative cap. The City has been carrying out its activities in a timely manner. The City's timeliness ratio was 1.16 at the time of the FY 2024 CAPER, which is below the 1.5 drawdown ratio. The City of Beckley is working to continue carrying out its projects in a timely manner and in accordance with all HUD activity guidelines.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Annual Action Plan has many components to gather resident participation which includes citizen participation plan; requests for proposals for funding (RFP's) from agencies/organizations; citizen participation process; Consultation Process; and the development of the annual action

plan. Each component of this plan principally serves the needs of the low- and moderate-income population in the City.

The City emailed out CDBG funding applications to its list of agencies/organizations. This list is updated regularly.

The City developed the plan based on resident input, the information obtained from agencies/organizations, and meetings with other City staff and departments.

A "draft plan" and budget are annually prepared and placed on public display for at least 30-day review and comment period. This is advertised in a local newspaper of general circulation in the City, with the times, dates, and locations where the plan may be examined. A second public hearing on the application and plan was also advertised and conducted. Resident, agency, and organization comments were either incorporated into the plan, or if not included, the reason why the comments were not accepted are included in the plan.

The City of Beckley held a public hearing to seek input from interested residents and community organizations for the FY 2026 funds. The City of Beckley advertised in “The Register Herald” on Friday, April 24, 2026. In addition, the City sent out an email blast to its list of agencies/organizations.

The needs hearing was held on Monday, May 18, 2026 at 5:00 PM at the City Council Chambers. At the Needs Public Meeting, residents gave their input and ideas on how the funds should be spent to help low- and moderate-income persons. On Wednesday, July 1, 2026, the City of Beckley published the Public Hearing Notice in “The Register-Herald.” The Second Public Hearing was held on Monday, July 20, 2026 at 5:00 PM in the City Council Chambers, allowing residents to give their input on the draft version of the FY 2026 Annual Action Plan before the approval of the Plan by the Beckley City Council on Tuesday, August 4, 2026, and submission of the Plan to HUD on or before August 14, 2026.

The "FY 2026 Annual Action Plan" was on display for at least a 30-day period from Thursday, July 2, 2026 to Monday, August 2, 2026. The availability for review of the "draft plan" was advertised in the local newspapers and the plan was on display at the City of Beckley website http://www.beckley.org.

A more detailed analysis and description of the citizen participation process is contained in Section PR-15 Citizen Participation.

The following schedule was used in the preparation of the FY 2026 Annual Action Plan:

- **Publish the Public Needs Meeting Notice** – Monday, April 20, 2026 (The Register-Herald)
- **Public Needs Meeting** – Monday, April 18, 2026, 5:00 PM
- **Publish Public Hearing in the newspaper** – Wednesday, July 1, 2026 (The Register-Herald)
- **Annual Action Plan on display** – Thursday, July 2, 2026
- **Public Hearing** – Monday, July 20, 2026, Beckley City Hall at 5:00 PM

- **End of FY 2026 Annual Action Plan on display** – Monday, August 3, 2026
- **City Council adopts FY 2026 Annual Action Plan** – Tuesday, August 4, 2026
- **Submission of Annual Action Plan to HUD** – On or before Friday, August 14, 2026

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The City held its public needs meeting on the needs of the community and its residents on Monday, May 18, 2026, at 5:00 PM in the City Council Chambers. This provided the residents, agencies and organizations with the opportunity to discuss the City's CDBG program and to provide suggestions for future CDBG Program priorities and activities.

The FY 2026 Annual Action Plan was placed on public display on Thursday, July 2, 2026, and a Public Hearing was held on Monday, July 20, 2026, Beckley City Hall at 5:00 PM. No public comments were received during the Second Public Hearing. A transcript is included in the appendix.

A copy of the "Draft FY 2026 Annual Action Plan" was placed on public display for review by the general public, agencies, and organizations in the community. A newspaper notice announcing that these documents were placed on public display was published on Thursday, July 2, 2026, in "The Register-Herald," a newspaper of general circulation in the area. The "Draft FY 2026 Annual Action Plan" was on public display at the City's website at: http://www.beckley.org and 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

Comments received at the Public Hearings and during the display period are included in the Citizen Participation section at the end of this plan. The Citizen Participation includes the newspaper ads, sign-in sheets, agendas, and summaries of the minutes from the public hearings.

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

7. Summary

The FY 2026 Annual Action Plan for the City of Beckley includes the City's CDBG Program and outlines which activities the City will undertake during the program year beginning October 1, 2026, and ending September 30, 2027. This is the City's third year of the FY 2024-2028 Five-Year Consolidated Plan.

During the FY 2026 Program Year, the City of Beckley, West Virginia anticipates the following Federal financial resources:

- **CDBG:** $305,484.00
- **CDBG Program Income:** $0.00
- **Total: $305,484.00**

During the FY 2026 CDBG Program Years, the City of Beckley proposes to address the following goals from its Five-Year Consolidated Plan:

Community Development Strategy - CDS

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

Objective: Improve the community facilities, infrastructure, public services, public safety, along with the elimination of blighting influences 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.

Administration, Planning, and Management Strategy -

Priority Need: There is a need for planning, administration, management, and oversight of federal, state, and local funded programs.

Objective: Provide sound and professional planning, administration, oversight and management of Federal, State, and local funded programs and activities.

Goals:

- **AMS-1 Overall Coordination** – Provide program management and oversight for the successful administration of Federal, State, and locally funded programs, including planning services for special studies, Annual Action Plans, Five Year Plans, Consolidated Plans, substantial amendments, Consolidated Annual Performance and Evaluation

Reports (CAPER), environmental review clearances, fair housing reports and outreach, and compliance with all Federal, State, and local laws and regulations.

The City of Beckley has a good performance record with HUD and regularly meets its performance established standards. Each year, the City prepares its Consolidated Annual Performance and Evaluation Report (CAPER), which is submitted to HUD.

A "draft" of the FY 2026 Annual Action Plan was placed on public display on the City's website at: http://www.beckley.org. The display period started on Thursday, July 2, 2026, and ended on Monday August 3, 2026, for at least 30-day display period. A Public Hearing was held on Monday, July 20, 2026, to discuss the proposed activities and solicit resident comments. Upon completion of the comment period, the City of Beckley submitted the FY 2026 Annual Action Plan online to the U.S. Department of Housing and Urban Development Pittsburgh Office on or before August 14, 2026.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
Lead Agency	Beckley	-
CDBG Administrator	Beckley	-

Table 1 – Responsible Agencies

Narrative (optional)

The City of Beckley is the administration agency for the CDBG program. The City prepares the Five-Year Consolidated Plans, Annual Action Plans, Environmental Review Records (ERRs), the Consolidated Annual Performance and Evaluation Reports (CAPERs), monitoring, pay requests, contracting, IDIS, and oversight of the programs on a day-to-day basis. In addition, the City of Beckley has retained the services of a private planning consulting firm to assist the City on an as-needed basis.

Consolidated Plan Public Contact Information

Ms. Angela King, Grants Administrator
City of Beckley
409 South Kanawha Street
Beckley, WV 25801
Phone: (304) 256-1759
Fax: (304) 256-1767
E-mail: aking@beckley.org
Website: http://www.beckley.org

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

While preparing the FY 2026 Annual Action Plan, the City of Beckley staff consulted with the Beckley Housing Authority, local agencies and organizations, members of the Local Continuum of Care, and City Department representatives. Input from meetings, public hearings and CDBG funding requests were used to develop the Annual Action 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(l))

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

- **Beckley Housing Authority –** Section 8 Housing Choice Vouchers and improvements to public housing communities.
- **Raleigh County Community Action Agency –** Local CoC representative; empowers individuals and families to reach their highest levels of social and economic self-sufficiency, while identifying and eliminating the causes of poverty.
- **New River Community and Technical College –** provides accessible, affordable, quality education and work force programs to meet the needs of the region it serves.
- **Social Services Agencies –** funds to improve services to low- and moderate-income persons.
- **Housing Providers –** funds to rehabilitate and develop affordable housing and provide housing options for low- and moderate-income households.

During the Citizen Participation Process, the City asked local agencies and organizations to submit proposals for CDBG funds for eligible activities. These groups participated in the planning process by attending the public hearings, follow-up via email and phone interviews.

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.

Beckley is located in the South-Central Continuum of Care (Raleigh, Fayette, Nicholas, Mercer, Pocahontas, Greenbrier, Summers, and Monroe Counties), which is part of the West Virginia Balance of State Continuum of Care. West Virginia now has four (4) Continua of Care of which the Balance of State Continuum of Care is the largest and is comprised of eight (8) geographic district Continuums of Care. Data for the development of the needs for the homeless in the area has been obtained from the Balance of the State Continuum of Care. 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 CoC funding to benefit the City.

The City of Beckley does not receive a direct Emergency Solutions Grants Program (ESG) entitlement for the local shelter activities. Funds are provided to the Raleigh County Community Action Association and supports the Pine Haven Center, which offers emergency shelter to men, women, children, and families.

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

Raleigh County Community Action Association (RCCAA) is the primary provider of housing and supportive services for the City of Beckley's homeless and at risk of being homeless populations and is a participating member of the West Virginia Balance of State Continuum of Care. As a community action agency, it is RCCAA's Mission to empower individuals and families to reach their highest levels of social and economic self-sufficiency, while identifying and eliminating causes of poverty. RCCAA's Vision to strive to eliminate poverty by serving as a leader, resource, and advocating for individuals and families in need.

One of the goals of the West Virginia Balance of State (BoS) Continuum of Care (CoC), is the ability of CoCs to coordinate with their respective Emergency Solutions Grant (ESG) grantee to create and implement common performance goals and monitoring protocols for CoC projects and ESG subgrantee projects. To that end, the BoS CoC, performs regular annual monitoring of all Supportive Housing Program (SHP) Projects, and uses common measures and monitoring protocols based on both CoC and ESG Performance Goals. This integration is required by HUD.

Coordination of programs and funds is accomplished by the local CoC participant agencies in the area along with the administration of the HMIS System. The Homeless Management Information System (HMIS) project is sponsored by the WV Coalition to End Homelessness, the Lead Agency for the Balance of State Continuum of Care (WVCEH/BoS CoC) as mandated by the U.S. Department of Housing and Urban Development (HUD). The purpose of HMIS is to provide a comprehensive system for collecting and disseminating information about persons experiencing homelessness and the service system within the BoS CoC.

By streamlining and consolidating recordkeeping requirements, HMIS allows providers to produce an accurate and effective presentation of homelessness on program, agency, continuum, and statewide levels. The reports generated using HMIS data serves as the foundation on which the BoS CoC can plan and prepare to prevent, reduce, and eliminate homelessness.

The WVCEH/BoS CoC is required by federal regulation to develop an HMIS Policies and Procedures manual that should include data quality standards and a plan for monitoring data quality; policies to protect the privacy of consumers; and security policies designed to protect the data contained within. The Policies and Procedures Manual was last updated in February of 2013 and is being adhered to by all contributing HMIS organizations in the State.

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

Table 2 – Agencies, groups, organizations who participated

1.	Agency/Group/Organization	Raleigh County Community Action Association, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Employment Service-Fair Housing Child Welfare Agency Regional organization Correctional Institutions Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Community Development Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Raleigh County Community Action Association, Inc., was contacted about needs and they submitted a funding request. Raleigh County Community Action Association is the primary contact under the West Virginia Balance of State Consortium of Care, which was consulted to ascertain the homeless needs for the City of Beckley including consultation with health service agencies, publicly funded institutions that may discharge persons into homelessness, such as health-care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions. The City did not fund the funding request.
2.	**Agency/Group/Organization**	**Beckley Housing Authority**
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs HOPWA Strategy Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Authority was contacted about needs and the Capital Fund Application. The Beckley Housing Authority submitted two (2) funding requests for floor improvements and window replacements, the City did not fund either requests.
3.	**Agency/Group/Organization**	**Women's Resource Center - Beckley**
	Agency/Group/Organization Type	Housing Services-Children Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Women's Resource Center - Beckley was contacted about needs. The City did not receive a funding request.
4.	**Agency/Group/Organization**	**YMCA of Southern West Virginia**
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Child Welfare Agency Regional Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The YMCA of Southern West Virginia was contacted about needs. The YMCA did not submit a funding request.
5.	**Agency/Group/Organization**	**Beckley-Raleigh Chamber of Commerce**
	Agency/Group/Organization Type	Regional organization Planning organization Business Leaders Business and Civic Leaders Community Development Financial Institution Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Beckley-Raleigh Chamber of Commerce was contacted about needs. The City did not receive a funding request.

6.	**Agency/Group/Organization**	**New River Gorge Regional Development Authority**
	Agency/Group/Organization Type	Services-Employment Child Welfare Agency Regional organization Business Leaders Civic Leaders Business and Civic Leaders Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The New River Gorge Regional Development Authority was contacted about needs. The City did not receive a funding request.
7.	**Agency/Group/Organization**	**Fuller Center for Housing of Beckley**
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy Lead-based Paint Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Fuller Center for Housing of Beckley was contacted about needs. The City did not receive a funding request.

8.	**Agency/Group/Organization**	**United Way of Southern West Virginia**
	Agency/Group/Organization Type	Housing Services-Children Services-homeless Services-Education Child Welfare Agency Regional organization Planning organization Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	United Way of Southern West Virginia was contacted about needs. The City did not receive a funding request.
9.	**Agency/Group/Organization**	**Raleigh County Commission on Aging, Inc.**
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health Health Agency Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Raleigh County Commission on Aging, Inc. was contacted about needs. The City did not receive a funding request.

10.	**Agency/Group/Organization**	**West Virginia Department of Health and Human Resources**
	Agency/Group/Organization Type	Services-Children Services-Health Child Welfare Agency Publicly Funded Institution/System of Care Other government - State Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Lead-based Paint Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The West Virginia Department of Health and Human Relations was consulted to determine the lead-based paint needs in the City of Beckley.
11.	**Agency/Group/Organization**	**Salvation Army**
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services - Victims Regional organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Salvation Army Beckley Branch was contacted about needs. The City did not receive a funding request.
12.	**Agency/Group/Organization**	**Mountain State Centers for Independent Living**
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Regional organization Planning organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Mountain State Centers for Independent Living was contacted about needs. The City did not receive a funding request.
13.	**Agency/Group/Organization**	**Beckley Human Rights Commission**
	Agency/Group/Organization Type	Services-Education Service-Fair Housing Other government - Local Planning organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Beckley Human Rights Commission was contacted about needs. The City did not receive a funding request.
14.	**Agency/Group/Organization**	**Legal Aid of West Virginia**
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Employment Service-Fair Housing Services - Victims Regional organization Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Legal Aid of West Virginia was contacted about needs. The City did not receive a funding request.
15.	**Agency/Group/Organization**	**West Virginia Broadband Enhancement Council**
	Agency/Group/Organization Type	Services - Narrowing the Digital Divide Other government - State Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The West Virginia Broadband Enhancement Council's Broadband Enhancement Plan was reviewed to identify the needs for the City of Beckley.
16.	**Agency/Group/Organization**	**West Virginia**
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Narrowing the Digital Divide Health Agency Child Welfare Agency Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - State Regional organization Planning organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The State of West Virginia was consulted on the needs for the City of Beckley. The West Virginia Office of Community Advancement and Development, Resiliency Plan was consulted for the emergency management needs.
17.	**Agency/Group/Organization**	**Raleigh County**
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - County Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Raleigh County Emergency Management Department was consulted to determine the emergency management needs for the City of Beckley.
18.	**Agency/Group/Organization**	**Frontier Communications**
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Regional organization Business Leaders
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Community Development Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Frontier Communications internet plans were examined to see the services they offer for the City of Beckley residents.
19.	**Agency/Group/Organization**	**Suddenlink Communications**
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Regional organization Business Leaders
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Suddenlink Communications internet plans were examined to see the services they offer for the City of Beckley residents.
20.	**Agency/Group/Organization**	**Beckley – Raleigh County Convention Center**
	Agency/Group/Organization Type	Regional Organization Business Leader
	What section of the Plan was addressed by Consultation?	Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Beckley-Raliegh County Convention Center was contacted for needs, and they submitted a funding request for new doors for the facility. The City did not fund the funding request.

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

All known agency types were consulted and contacted during the planning 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	**West Virginia Balance of State Consortium of Care**	Raleigh County Community Action Association (RCCAA) is the primary provider of housing and supportive services for the City of Beckley's homeless and at risk of being homeless population and is a participating member of the West Virginia Balance of State Consortium of Care. The goals of the City, RCCAA, and West Virginia Balance of State Consortium of Care are complementary.
Annual and Five-Year Capital Plans	**Housing Authority of the City of Beckley**	The Housing Authority of the City of Beckley is the lead agency providing public housing assistance and Section 8 Vouchers in the area. The goals of the City and the Housing Authority are complementary.
West Virginia State Health Profile	**West Virginia Department of Health and Human Relations**	The West Virginia State Health Profile provides lead-based paint poisoning statistics which informs the decision-making process of the City of Beckley's Five-Year Consolidated Plan and Annual Action Plans.
Broadband Enhancement Plan	**West Virginia Broadband Enhancement Council**	They are incorporated in the Five-Year Coordinated Plan for the Annual Action Plan.
Resiliency Plan	**West Virginia Office of Community Advancement and Development**	They are incorporated in the Five-Year Coordinated Plan for the Annual Action Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City of Beckley is the administering agency for the CDBG program. Close coordination is maintained with the other City departments including CDBG projects such as the Human Rights Department, Parks and Recreation Department, Public Works Department, Code Enforcement Department, and Police Department.

The City and Raleigh County work in conjunction to address needs and to implement projects and activities that extend beyond the City limits throughout the County. Close consultation is maintained between City and County departments to ensure the needs of the area are adequately addressed.

AP-12 Participation – 91.105, 91.200(c)

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

This Annual Action Plan was developed in accordance with the City's Citizen Participation Plan. Social service agencies and housing providers were notified of the availability of funds and requests for proposals for funding were due on Friday, May 29, 2026, by 4:00 PM. On Monday, May 18, 2026, the City of Beckley held a public needs meeting in the City Council Chambers on the needs of the City and requested input from the residents of the City.

A "draft" of the FY 2026 Annual Action Plan was placed on display on the City's website: http://www.beckley.org and also at the following locations: City of Beckley - City Hall - 409 South Kanawha Street, Beckley, WV 25801 and Raleigh County Public Library - 221 North Kanawha Street, Beckley, WV 25801.

The display period started on Thursday, July 2, 2026, and ended on Tuesday, August 4, 2026, for at least 30-day display period. A public hearing was held on Monday, July 20 , 2026, at 5:00 PM in the City Council Chambers at 409 South Kanawha Street to discuss the proposed activities and solicit resident comments. Upon completion of the comment period, the City of Beckley submitted the FY 2026 Annual Action Plan to the U.S. Department of Housing and Urban Development Pittsburgh Office on or before August 14, 2026.

Citizen Participation Outreach

#	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 #1**	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/Organizations	None.	None.	None.	Not Applicable
2.	**Public Needs Meeting #1**	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/Organizations	See public hearing sign-in sheets and agendas for the First Public Hearing. The City Grants Administrator attended the first Public Hearing.	No comments received.	None.	Not Applicable
3.	**Funding Applications**	Minorities Persons with disabilities	The City emailed the FY 2026 CDBG Funding Request to its list of agencies, organizations, and Department Heads to complete.	Addressed the needs of the Five-Year Consolidated Plan.	None.	Not Applicable

#	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 Agencies/Organization	The CDBG Funding Request was also available at City Hall.			
4.	**Newspaper Ad #2**	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/Organizations	None.	None.	None.	Not Applicable
5.	**Public Hearing**	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	See Public Hearing summary comments, the sign-in sheets, and agenda for the Second Public Hearing.	See the Public Hearing comments in the Exhibit section of the FY 2026 Annual Action Plan.	All comments were accepted.	Not Applicable
6.	**Internet Outreach**	Minorities Persons with disabilities	None.	None.	None.	http://www.beckley.org

#	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				

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The following financial resources are identified for the FY 2026 Annual Action Plan to address the priority needs and goals/strategies identified in the City of Beckley's FY 2024-2028 Five-Year Consolidated Plan.

The City of Beckley is receiving $305,484 in CDBG funds for the FY 2026 program year. The program year goes from October 1, 2026, through September 30, 2026. These funds will be used to address the following priority needs:

- Community Development Strategy
- Administration, Planning, and Management Strategy

The accomplishments of these projects/activities will be reported in the FY 2026 Consolidated Annual Performance and Evaluation Report (CAPER).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder 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	$305,484	0	0	**$305,484**	$305,484	Two (2) projects/activities were funded based on the FY 2026 CDBG allocation.

Table 5 - 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

In addition to the entitlement funds, the City of Beckley anticipates the following federal resources may be available to local non-profit and organizations to undertake the strategies identified in the Five-Year Consolidated Plan:

- National Highway Traffic Safety Administration
- Department of Justice Bureau of Justice Assistance
- Department of Homeland Security Department of Military Affairs and Public Safety
- Department of Commerce
- Department of Justice
- WV Development Office Legislative Digest
- West Virginia Division of Culture and History
- Veterans Affairs
- West Virginia ESG funds for Emergency Shelters
- United Way - Emergency Food and Shelter Program funds
- Continuum of Care Funds from the WV Balance of State Program for transitional and permanent supportive housing programs

The City anticipated that non-profit agencies/organizations in the City will receive West Virginia Community Participation Grants, but at this time no decisions have been made by the State.

The Beckley Housing Authority receives funds for the Section 8 Housing Choice Vouchers and funding through the Public Housing Capital Funds Program to correct physical and management deficiencies in the public housing communities to achieve an economy. The Housing Authority receives a Capital Grant Fund allocation each year.

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

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

Discussion

Private and non-Federal resources that may be available to the City of Beckley in FY 2026 to address needs identified in the FY 2024-2028 Five Year Consolidated Plan are listed below.

- **West Virginia Housing Development Fund Home Purchase Programs –** The West Virginia Housing Development Fund is a corporate and governmental instrumentality of the State of West Virginia established to increase the supply of residential housing for persons and families of low- and moderate-income, and to provide construction and permanent mortgage financing to public and private sponsors of such housing. To date, the Housing Development Fund has issued more than $4.3 billion in bonds and has financed more than 120,000 housing units since it began operation in 1969. The West Virginia Housing Development Fund is an Equal Housing Opportunity Lender.
- **West Virginia Neighborhood Investment Program –** The West Virginia Neighborhood Investment Program Act (W. Va. Code § 11-13J) provides credit to individuals and private sector businesses which make eligible contributions to community based nonprofit organizations that establish projects to assist neighborhoods and local communities. These projects provide services such as health care, counseling, emergency assistance, crime prevention, education, housing, job training and physical and environmental improvements.
- **West Virginia Division of Rehabilitation Services –** OVR will provide funds to make housing units accessible if such improvements assist persons with disabilities in an employment situation.
- **Federal Home Loan Bank Affordable Housing Program (AHP) –** Congress has mandated that ten percent (10%) of the Federal Home Loan Bank's profits be allocated to provide affordable housing. The FHLB encourages its members to work with public agencies and non-profit housing development organizations in creating highly leveraged affordable housing initiatives. Both sales and rental housing are eligible.
- **Financial Institutions –** Several local financial institutions have developed flexible underwriting criteria to encourage homeownership.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1.	CD-2 Infrastructure	2024	2028	Non-Housing Community Development	Citywide Low/Mod Eligible Areas	Community Development Strategy	CDBG: $61,096.00	Other: 1 Other
2.	AMS-1 Overall Coordination	2024	2028	Administration, Planning, and Management	Citywide Low/Mod Eligible Areas	Administration, Planning, and Management Strategy	CDBG: $244,388.00	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1.	Goal Name	CD-2 Infrastructure
	Goal Description	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.
2.	Goal Name	AM-1 Overall Coordination
	Goal Description	Provide program management and oversight for the successful administration of Federal, State, and locally funded programs, including planning services for special studies, Annual Action Plans, Five Year Plans, Consolidated Plans, substantial amendments, Consolidated Annual Performance and Evaluation Reports (CAPER), environmental review clearances, fair housing reports and outreach, and compliance with all Federal, State, and local laws and regulations.

Table 7 – Goal Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Beckley proposes to undertake the following activities with the FY 2026 CDBG funds:

#	Project Name
1.	General Administration
2.	Street Improvements

Table 8 - Project Information

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

The City of Beckley has allocated its CDBG funds for FY 2026 based on which activities will principally benefit low- and moderate-income persons.

- The Public Facilities Improvement activities are located in a low- and moderate-income census area and have a low- and moderate-income service area benefit or clientele over 51% low- and moderate-income.
- The infrastructure improvement 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 clientele over 51% low- and moderate-income.
- The public services activities are for social service organizations whose clientele have a low income or in certain cases a limited type of clientele with a presumed low- and moderate-income status.

The proposed activities under the FY 2026 CDBG Program Year are 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 have over 51% low- and moderate-income residents: C.T. 200, B.G. 1, B.G. 2, B.G. 3; C.T. 300, B.G. 1, B.G. 2; C.T. 400, B.G. 2; C.T. 600, B.G. 1; and C.T. 700, 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.

AP-38 Project Summary

Project Summary Information

1.	**Project Name**	**General Administration**
	Target Area	Citywide
	Goals Supported	AMS-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Strategy
	Funding	CDBG: $61,096.00
	Description	Funds will be used for administration and preparation of the Five-Year Consolidated Plan, Annual Action Plan, AI, ERR, CAPER for the CDBG program.
	Target Date	9/30/2027
	Estimate the number / type of families that will benefit from the proposed activities	The City will assist approximately 15,550 Low/Mod Universal Population.
	Location Description	City Hall, 409 S. Kanawha Street, Beckley, WV 25801
	Planned Activities	The project matrix code is 21A, General Program Administration 570.206.
2.	**Project Name**	**Street Improvements**
	Target Area	Low/Mod Eligible Areas
	Goals Supported	CDS-2 Infrastructure
	Needs Addressed	Community Development Strategy
	Funding	CDBG: $244,388.00
	Description	Funds will be used for street reconstruction in low-income eligible areas.
	Target Date	9/30/2027
	Estimate the number / type of families that will benefit from the proposed activities	Approximately 1 Public Facility.
	Location Description	Low/Mod Eligible Areas in C.T. 200, B.G. 1; C.T. 300, B.G. 1; C.T. 600, B.G. 1; C.T. 700, B.G. 1; C.T. 200, B.G. 2; C.T. 300, B.G. 2; C.T. 400, B.G. 2; and C.T. 200, B.G. 3.

	Planned Activities	The National Objective is Low/Moderate Income Area Benefit (LMA). The project matrix code is 03K, Street Improvements 570.201 (c).

AP-50 Geographic Distribution – 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 Beckley. This information was obtained from the U.S. Census Bureau website, https://data.census.gov/cedsci/. The 2020-2024 American Community Survey 5 Year Estimates were used to analyze the social, economic, housing, and general demographic characteristics of the City of Beckley. The 5-year estimates are the most recent data available for the City. The 2010 American Community Survey estimates are included when necessary.

Population

Key points are:

- The City population was 17,503 in the 2010 ACS.
- The City's population is now 16,818 according to the 2020-2024 ACS (a 3.91% decrease from 2010).

Age

Key points are:

- The median age in Beckley is 42 years of age.
- Youth under age 18 account for 23.4% of the total population.
- Seniors aged 62 or over are 23.9% of the total population.

Race/Ethnicity

Composition from the 2020-2024 American Community Survey:

- 71.07% of the population is White.
- 16.45% of population is Black or African American.
- 2.65% of population is Asian.
- 8.63% of population is Two or More Races.
- 3.57% of the population is of Hispanic or Latino origin.

Income Profile

Per HUD's FY 2025 Income Limits Documentation System, the Median Family Income for the Raleigh County, WV HUD Metro FMR Area is $78,500 for FY 2025. The following is a summary of income statistics for the City of Beckley:

- At the time of the 2020-2024 American Community Survey, median household income in the City of Beckley was $71,816 which was lower than Raleigh County ($73,225) and the State of West Virginia ($81,114).
- 46.60% of households have earnings received from Social Security income.
- 2.50% of households have earnings received from public assistance.
- 28.60% of households have earnings received from retirement income.
- 69% of female-headed households with children were living in poverty.
- 39.9% of all youth under 18 years of age were living in poverty.

Low/Mod Income Profile

The low- and moderate-income profile for the City of Beckley is a measure of the area's need. The City of Beckley has an overall low- and moderate-income percentage of 43.73%, per the most recent data.

Economic Profile

The following illustrates the economic profile for the City of Beckley as of the 2020-2024 American Community Survey:

- 36.3% of the employed civilian population had occupations classified as management, business, science, and arts.
- 23% of the employed civilian population had occupations classified as sales and office.
- 24% were in the service sector.
- The educational, health, and social service industries represented 37.1% of those employed.
- 21% of workers were considered in the government class of employment.

According to the U.S. Labor Department, the preliminary unemployment rate for the City of Beckley, WV Metropolitan Statistical Area was 5.0% in December of 2025, which is slightly higher than the preliminary December 2025 rate of 4.6% in Raleigh County. Beckley's unemployment rate was lower than the December 2024 rates of the State of West Virginia (4.6%) and nationwide (4.4%).

Geographic Distribution

Target Area	Percentage of Funds
Citywide	20%
Low/Mod Eligible Areas	80%

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Beckley has allocated the majority of its CDBG funds to those geographic areas whose populations are over 51% low- and moderate-income. Of the City's CDBG funds budgeted for activities other than administration, 100% will principally benefit low- and moderate-income persons. The following guidelines for allocating CDBG funds for the FY 2026 Program Year:

- The Public Facilities Improvement activities are located in a low- and moderate-income census area and have a low- and moderate-income service area benefit or clientele over 51% low- and moderate-income.
- The infrastructure improvement 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 clientele over 51% low- and moderate-income.
- The public services activities are for social service organizations whose clientele have a low income or in certain cases a limited type of clientele with a presumed low- and moderate-income status.

The proposed activities under the FY 2026 CDBG Program Year are 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 have over 51% low- and moderate-income residents C.T. 200, B.G. 1; C.T. 300, B.G. 1; C.T. 600, B.G. 1; C.T. 700, B.G. 1; C.T. 200, B.G. 2; C.T. 300, B.G. 2; C.T. 400, B.G. 2; and C.T. 200, B.G. 3.

The total amount of FY 2026 CDBG funds is $305,484.00 of which 20% ($61,096) is for administration and 80% (244,388) is allocated for project activities. The City allocated the remaining $244,388.00 for activities that principally benefit low- and moderate-income persons (100%).

Discussion

The geographic locations and the public benefit for the FY 2026 CDBG Activities are as follows:

- **General Administration** – Citywide
- **Street Improvements –** Low/Mod Eligible Census Tracts and Block Groups; Low/Mod Income Area Benefit (LMA)

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Due to limited resources and funding, the City of Beckley is not utilizing its CDBG funds to support housing activities during this program year.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total:	0

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total:	0

Table 11 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Beckley is not funding housing projects with the FY 2026 CDBG funds. Not Applicable.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the City of Beckley, often called the Beckley Housing Authority, is the public housing agency that serves the City of Beckley. The mission of the Housing Authority is to provide decent, safe, and sanitary housing to the residents receiving assistance through the Public Housing and one Section 8 Housing Choice Voucher Program in an efficient and professional manner.

Actions planned during the next year to address the needs to 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 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

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.

Actions 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.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not Applicable. The Beckley Housing Authority is not designated as a troubled housing authority.

Discussion

The Beckley Housing Authority is making progress in meeting its mission and goals through: Continued high-performer status for the Section Eight Management Assessment Program (SEMAP), and the continuation of training of its staff members.

The Housing Authority's current operating budget is providing funds for routine maintenance and operating costs. Beckley Housing Authority obtains 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's biggest challenges are renovating the existing public housing units and the lack of sufficient Housing Choice Vouchers to meet the demand for housing by low-income persons. 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 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's FY 2025 Capital Fund Grant Budget was as follows:

- **Operations -** $304,924.00
- **Dwelling Improvement -** $145,000.00
- **Non-dwelling Improvements -** $288,192.00
- **Total - $738,166.00**

The improvements in the FY 2025 Capital Fund Program Grant consists of both dwelling improvements to be made to the physical properties and the residential areas of the properties, the non-dwelling improvements was made to non-residential areas of properties as well.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

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.

Priority Need: There is a need for housing opportunities and services for homeless persons and persons at-risk of becoming homeless.

Goals:

- **HM-1 Housing –** Support the Continuum of Care's 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 Re-housing –** Assist the Continuum of Care's efforts in prevention of homelessness through anti-eviction activities and programs for rapid rehousing.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The unsheltered homeless population is that segment of the homeless community who do not have ordinary lawful access to facilities in which to sleep, as referred to in the HUD definition as persons occupying "place not meant for human habitation" (examples: bus stop, beach, riverbed, van, RV, sidewalk). The City will work with shelters that are at capacity, and homeless service providers, to find shelter for this segment of the population in the form of emergency and transitional housing.

The sheltered homeless are those in an emergency shelter, in transitional housing, or existing an institution where they temporarily resided, lacking a fixed nighttime residence. People will be considered homeless if they are excited to an institution where they reside for up to 90 days (it was previously 30 days), and people who are losing their primary nighttime 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 will also refer homeless providers to groups that can offer permanent housing solutions for the homeless and chronically homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

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 housing providers such as Carpenter's Corner. This

group is part of First Christian Church, located in the downtown area of the City.

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: 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); or, 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.

Discussion

The City has identified the following Goals for Homeless Strategy but elected not to fund any projects with FY 2026 CDBG Funds.

- **HM-1 Housing –** Support the Continuum of Care's 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 Re-housing –** Assist the Continuum of Care’s efforts in prevention homelessness through anti-eviction activities and programs for rapid rehousing.

The City has identified the following Goals for Other Special Needs Strategy for the first year and elected

not to fund any projects during this program year.

- **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 new construction.
- **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.

Persons who are not homeless but have other special needs include those with HIV/AIDS, or physical mental handicaps. The City of Beckley maintains close coordination with Raliegh County, the Beckley Housing Authority, housing providers, economic development agencies, and social service providers to address the needs of those with special needs. Local, State and Federal funds are limited to addressing these issues.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City has identified barriers and obstacles to meeting affordable housing needs for City residents:

- Lack of decent, safe, sanitary, affordable, and accessible housing
- Cost of land for new housing development
- Cost of construction of new housing
- NIMBYism and other related community resistance
- Economic factors that limit a low- or moderate-income person's or family's opportunity to improve their income and wealth status (for example job opportunities, transportation accessibility, etc.)
- Limited access to public transportation to community social services and facilities (for example health care facilities, day care, etc.)

Actions it planned 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

The City of Beckley is committed to removing or reducing barriers to the development of affordable housing whenever possible throughout the City. A variety of actions include, among others, reducing the cost of housing to make it affordable. To achieve this goal, the City of Beckley may:

- Provide developers with incentives for construction of affordable housing
- Assist in acquiring sites for affordable housing
- Promote Federal and State financial assistance for affordable housing
- Support job creation and retention efforts
- Educate residents of their rights under the Federal Fair Housing Act

The City's Comprehensive Plan was last updated in 2024. As part of the update, it has been reviewed for compliance with the Federal regulations governing fair housing and identifying strategies to promote affordable housing development.

The City of Beckley intends to use the following strategies to remove or ameliorate the barriers to affordable housing during this program year:

- Continue the City's housing inspection program for code compliance in low- and moderate-income neighborhoods to address issues in the rental housing supply that are not decent, safe, and sanitary.
- Demolish vacant, dilapidated structures throughout the City which pose a health and safety

problem to adjacent residential structures.

- Support applications to the USDA and other federal and state agencies by non-profits to obtain grants for the rehabilitation and construction of affordable housing in the City.
- Support the efforts of the Beckley Human Rights Commission to promote Fair Housing through holding annual seminars, providing educational materials, and educating residents, landlords, realtors, insurance brokers, and bankers on their responsibilities and rights under the Fair Housing Act.

Discussion:

Specific to the FY 2026 Annual Action Plan, the City of Beckley intends to undertake, promote, and sponsor the following projects to remove or ameliorate the barriers to affordable housing:

- Continue to work with the Beckley Human Rights Commission to promote and foster Fair Housing activities in the City.
- The Beckley Human Rights Commission should continue to publicize and promote Fair Housing awareness in the community in partnership with the City and other organizations.
- The Beckley Human Rights Commission should continue to respond and answer questions and investigate complaints in regard to the Fair Housing Act.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Beckley works to develop actions to address underserved needs, foster affordable housing, reduce lead-based paint hazards, reduce the number of families living in poverty, develop institutional structure, and assist in coordination among public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The City of Beckley and social service providers have made efforts to reduce obstacles to meet underserved needs however obstacles remain. Funding resources are scarce, making funding one of the largest obstacles for the City of Beckley to meet its underserved needs. Insufficient funding lessens the ability to fund many worthwhile public service programs, activities, and agencies. The City through its planning efforts will use its limited resources to address the City of Beckley's greatest needs and improve the quality of life for its residents. The following obstacles need to be overcome in order to meet underserved needs:

- Lack of decent, safe, sound, accessible and affordable homeowner and rental housing
- High cost of rehabilitation work
- Aging in place population who need accessibility improvements
- Need major rehabilitation of the City's aging housing stock
- Increasing number of vacant and abandoned properties
- Low wages in the service and retail sector job market

Actions planned to foster and maintain affordable housing

To foster and maintain affordable housing, the City of Beckley proposes the following Five-Year Housing Goals and Objectives:

- Assist low- and moderate-income homebuyers to purchase homes through down payment / closing cost assistance and associated housing counseling and training.
- Increase the number of affordable, decent, safe, and sanitary housing units in the community for home buyers and renters through new construction.
- Conserve and rehabilitate existing affordable housing units occupied by owners and renters in the City by addressing code violations, emergency repairs and handicap accessibility.
- 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.
- Promote fair housing choice and affirmatively further fair housing through education, training, and outreach in the city.

Due to limited funds the City did not use CDBG funds to carry out any of these Goals and Objectives in the FY 2026 Annual Action Plan.

Actions planned to reduce lead-based paint hazards

The City of Beckley will comply with Title 24, Part 35: Lead-Based Paint Poisoning Prevention in Certain Residential Structures (Current Rule).

Rehabilitation Programs:

The City of Beckley will ensure that:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff determines whether proposed projects are exempt from some or all lead-based paint requirements.
- The level of federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel 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 monitors owner compliance with ongoing lead-based paint maintenance activities, when applicable.

Homeownership Programs:

The City of Beckley will ensure that:

- Applicants for homeownership assistance receive information regarding lead-based paint requirements.
- Staff properly determines 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 soil.
- 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.

Actions planned to reduce the number of poverty-level families

In 2024 approximately 23.6% of Beckley families were below the poverty level, which was greater than the poverty level of 12% across the entire state of West Virginia. 31.46% of high school graduates and 49.52% of non-high school graduates live in poverty.

According to the U.S. Labor Department, the preliminary unemployment rate for the City of Beckley, WV Metropolitan Statistical Area was 5.0% in December of 2025, which is slightly higher than the preliminary December 2025 rate of 4.6% in Raleigh County. Beckley's unemployment rate was lower than the December 2024 rates of the State of West Virginia (4.6%) and nationwide (4.4%). 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 through Workforce West Virginia
- Development of new commercial/industrial facilities
- Homeless prevention services
- Childcare assistance
- Promotion of new job opportunities

Actions planned to develop institutional structure

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

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

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.

Discussion:

Monitoring

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.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The City of Beckley receives an annual allocation of CDBG funds. Since the City receives this federal allocation, the questions below have been completed as they are applicable.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(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.

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

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.	100.0%

Discussion

The City of Beckley has allocated $61,096.00 for the general administration of the CDBG Program. The City has allocated $244,388 for low- and moderate-income benefit, which is above the 70% minimum requirement at 100%.

CDBG Percentages:

- Administrative Percentage: 20%
- Low- and Moderate-Income Percentage: 100%
- No Slum and Blight Activities