

Included in this document are summaries of the amendments to the West Virginia ConPlan and the West Virginia Action Plan that relate to National Housing Trust Fund.

CONPLAN:

The following is a summary, produced by NLIHC, of the amendments within West Virginia’s 2015-2019 ConPlan, as pertaining to the National Housing Trust Fund (NHTF).

ES-05 Executive Summary – 91.300(c), 91.320(b)

1. Introduction

AMENDMENT: WVHDF staff conducted an NHTF outreach program that included public meetings and targeted consultations, newspaper advertising, online posting and comment forms. Two public meetings were conducted, and a 30-day comment periods were observed.

SP-10 Geographic Priorities- 91.315(a)(1)

AMENDMENT: The geographic area for the distribution of all of the programs included in this plan is the entire State of West Virginia, this includes both HOME and NHTF.

SP-25 Priority Needs- 91.315(a)(2)

16:

16	Priority Need Name	AMENDMENT: National Housing Trust Fund (NHTF)
	Priority Level	AMENDMENT: High
	Population	AMENDMENT: Extremely low income, Very low income, Family, Elderly, Homeless or at risk of homeless, Displaced, Handicapped, Disabled, Veteran, and other populations for which an adequate market exists.
	Geographic Areas Affected	
	Associated Goals	AMENDMENT: Increase the supply of affordable rental housing and provide operating costs assistance for said affordable rental housing.
	Description	The NHTF Program will provide funds for nonprofit and for profit developers for the development and operating costs, as applicable, of housing opportunities for qualified families (at or below 30% AMI and 50% AMI as applicable).

<p>Basis for Relative Priority</p>	<p>AMENDMENT: The basis for relative priority is to provide NHTF funds that will become part of the financing for nonprofit and for-profit developers of rental housing. As a result, there will be an increase in the stock of safe, rental housing for extremely low-income and very low income households. In addition, it is anticipated that developers will leverage NHTF funds with Low-Income Housing Tax Credits in order to increase the supply of safe, rental housing for households at or below 30% AMI, 40% AMI, and 50% AMI as applicable.</p>
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Narrative:

AMENDMENT: NHTF funds can be awarded in the entire state to increase the supply of affordable rental housing to qualified (at or below 30% AMI or at or below 50% AMI when permitted) individuals/families through the NHTF Program.

SP-30 Influence of Market Conditions – 91.315(b)

<p>Affordable Housing Type</p>	<p>Market Characteristics that will influence the use of funds available for housing type</p>
<p>New Unit Production</p>	<p>Lack of affordable housing that meets minimum property standards or code requirements and the number of low-income renter and owner households.</p> <p>AMENDMENT: Lack of affordable housing that meets minimum property standards or code requirements and the number of low-income renter households will be used to determine the demand for NHTF funds.</p>
<p>Rehabilitation</p>	<p>Lack of affordable housing that meets minimum property standards or code requirements, age of housing and number of low-income renter and owner households.</p> <p>AMENDMENT: Lack of affordable housing that meets minimum property standards or code requirements, age of housing and number of low-income renter households will be used to determine the demand for NHTF funds.</p>

SP-35 Anticipated Resources – 91.315(a)(4), 91.320(c)(1,2)

Program	Source of Funds	Uses of Funds	Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Expected Amount Available Reminder of ConPlan: \$
NHTF	Public – federal	AMENDMENT: Multifamily rental new construction, Multifamily rental acquisition or rental acquisition/rehab, Operating Cost Program	3,000,000	0	0	3,000,000	0

Goals Summary – 91.315(a)(4)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Increase the supply of affordable housing	2015	2016	Affordable Housing		HOME Priority 4 (HOMErent Program) HOME Priority 5 (CHDO Program) AMENDMENT: NHTF Program	HOME: \$3,429,971 NHTF: \$3,000,000	Rental units constructed: 23 Household Housing Unit Rental units rehabilitated: 20 Household Housing Unit (HOME) 50 Household Housing Rental Units (NHTF) and 10 units for Operating Cost Program

AP-50 Geographic Distribution- 91.230(f)

AMENDMENT: The geographic area for the distribution of all of the programs included in this 2015 Consolidated Action Plan is the entire State of West Virginia.

ACTION PLAN:

The following is a summary, produced by NLIHC, of the amendments within West Virginia’s 2016 Action Plan, as pertaining to the National Housing Trust Fund (NHTF).

AP-20 Annual Goals and Objectives – 91.320

Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
Local Community Development	2015	2016	Affordable Housing	NHTF	NHTF: \$3,000,000	Rental units constructed: 25 Household Housing Unit Rental units acquired or acquired/rehabilitated: 25 Household Housing Operating Cost Program: 10 units

AP-25 Allocation Priorities – 91.320(d)

Funding Allocation Priorities

	Development of Public Infrastructure (%)	Local Community Development (%)	Job creation and retention (%)	ESG Shelter Goal 2 (%)	ESG ReHousing and Prevention Goal 1 (%)	Provide Suitable Living Environment HOPWA (%)	Total (%)
CDBG	100	0	0	0	0	0	100
HOME	0	100	0	0	0	0	100
NHTF	0	100	0	0	0	0	100
HOPWA	0	0	0	0	0	100	100
ESG	0	0	0	40	60	0	100

Reason for Allocation Priorities

AMENDMENT: NHTF: The 2016 anticipated \$3,000,000 NHTF award allocated to the State of West Virginia will be allocated 100% to Local Community Development. Local Community Development is the entire priority since NHTF is used to expand the supply of safe, decent, sanitary, and affordable housing in the State for extremely low income and very low income populations. It is not used for the Development of Public Infrastructure or Job Creation and Retention.

How will the proposed distribution of funds will address the priority needs and specific

objectives described in the Consolidated Plan?

AMENDMENT: National Housing Trust Fund:

Rental Program: Up to 90% of the NHTF award (up to \$2,700,000) will be used to increase the supply of affordable rental units for extremely low income and very low income populations through the new construction or rehabilitation of rental units.

Operating Cost Program: Up to 33 1/3% of the NHTF award (up to \$999,999) will be used to provide operating cost funds to projects that have newly constructed or rehabilitated rental units to serve extremely low income and very low income populations.

Administration: 10% (\$300,000) will be used by the WVHDF for the administration of the NHTF program.

AP-30 Methods of Distribution – 91.320(d)&(k)

Distribution Methods

Table 9- Distribution Methods by State Program

	State Program Name:	National Housing Trust Fund (NHTF)
	Funding Sources:	NHTF
	Describe the state program addressed by the Method of Distribution.	The projected use of funds reflects the strategy of the State for the use of NHTF funds in order to increase the supply of decent, safe, sanitary, and affordable housing for extremely low income and very low income populations and to provide operating cost funds for NHTF projects. This strategy is based upon the consolidated plan, the identification of local priorities, and making commitments that are consistent with the objectives of the NHTF Program. The method of distribution is designed so that (a) the supply of decent, safe, sanitary, and affordable housing is increased by providing funds that will allow for the construction, acquisition, and acquisition/rehabilitation of rental units for extremely low income and very low income populations in the State; and (b) operating cost funds are available for NHTF projects.

	<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>NHTF Program: The criteria to be considered during the review will include: Applicant’s ability to undertake eligible activities in a timely manner; The extent to which to project has Federal, State or local project-based rental assistance so rents are affordable to extremely low income and very low income populations in the State; Meeting the priority housing needs of the State; and Extent to which the application make use of non-federal funding sources.</p>
	<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Not applicable here</p>
	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Not applicable here</p>
	<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Not applicable here</p>

	<p>Describe how resources will be allocated among funding categories.</p>	<p><u>NHTF Rental Program</u>: will provide funds for nonprofit and for profit developers for the development (new construction, acquisition, and/or acquisition/rehabilitation) of rental housing opportunities for extremely low income and very low income populations in the State. Up to 90% of the grant award (up to \$2,700,000) will be allocated to this funding category.</p> <p><u>NHTF Operating Cost Program</u>: will provide funds to rental projects for operating costs. Up to one third of the grant award (up to \$999,999) will be allocated to this funding category.</p> <p><u>Administration</u>: will be used by the West Virginia Housing Development Fund in the administration of the NHTF Program for the State. 10% of the grant award (\$300,000) will be allocated to this funding category.</p>
	<p>Describe threshold factors and grant size limits.</p>	<p><u>NTF Program</u>: funding per award is limited to \$2,700,000 and must comply with the HUD maximum per unit subsidy limit.</p> <p><u>Operating Cost Program</u>: funding per award is limited to \$999,999.</p> <p><u>Administration</u>: funding is limited to 10% of the annual NHTF allocation that the State receives.</p>
	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p><u>NHTF Program</u>: as a result of the method of distribution, the outcome measure is 50 rental units.</p> <p><u>Operating Cost Program</u>: as a result of the method of distribution, the outcome measure is 10 rental units.</p> <p><u>Administration</u>: as a result of the method of distribution, the outcome measure is to provide the state with the funds necessary to operating the NHTF Program.</p>

AP-50 Geographic Distribution – 91.320(f)

AMENDMENT: Funds for the programs described within this plan are not distributed based upon geographic factors. The competitive application process allows for the justification of needs to locally-driven projects that address priority needs. Therefore, the 2016 Action Plan aims to serve any geographic area of the State of West Virginia that expresses need.

Rationale for the priorities for allocating investments geographically

AMENDMENT: NHTF: Funding supports projects and activities in the entire State. The rationale in supporting projects and activities in the entire State allows the WVHDF to address and serve the housing needs throughout the entire state, where a need is expressed and an adequate market exists.

AP-55 Affordable Housing – 24 CFR 91.320(g)

AMENDMENT: Introduction

The State will focus its NHTF Program resources on two areas:

1. NHTF Program with loans to promote the new construction, acquisition, and/or acquisition/rehabilitation of rental housing units for extremely low- and very low-income populations.
2. Operating Cost Program with loans to provide operating cost assistance to NHTF units during the affordability period.

The West Virginia Housing Development Fund (WVHDF), on behalf of the State, will adjust funding levels between the program areas to recapture and reallocate funds between these program areas to reflect market demands or needs arising from natural disasters as permitted under the regulations.

The State's NHTF Program (Program) is operated as a direct program. The WVHDF, the State-designated NHTF Program administrator, issues a permanent financing commitment for a project when all Program conditions are met, and the State retains full control of the quality of the loans.

One Year Goals for the Number of Households to be Supported	
Homeless or at risk of homeless	3
Non-Homeless	55
Special-Needs	2
Total	60

Table 1 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
New Construction Units	25
Acquisition and/or Rehab of Existing Units	25
Operating Cost Program Units	10
Total	60

Table 2 - One Year Goals for Affordable Housing by Support Type

Discussion

The limited NHTF resources awarded by HUD to the State of West Virginia, on its own, is not enough to significantly address the affordable housing need in the State. The number of affordable housing units is dependent on the collaborative partnerships with other groups (nonprofits, community action agencies, continuum of cares, housing authorities, community development agencies, for profit developers) and investments to expand the supply of affordable housing in the State.

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

Introduction

AMENDMENT: The State will use NHTF funds to fund projects that address the needs of the following populations: Extremely low income, Very low income, Family, Elderly, Homeless or at risk of homeless, Displaced, Handicapped, Disabled, Veteran, and other populations for which an adequate market exists.

AP-85 Other Actions- 91.320(j)

Planned Actions:

- AMENDMENT: WVHDF’s website has multiple locations in which a user can click to request more information about the HOME program, NHTF program, and other applicable programs.

Planned Actions:

- AMENDMENT: Developers submitting a NHTF application must submit a market analysis that thoroughly examines market conditions and realistically demonstrates an adequate need for the project for which NHTF is being requested.

Actions planned to reduce the number of poverty-level families

Planned Actions:

- AMENDMENT: Increasing the supply of affordable housing through the NHTF program.