

RESTORE RIVERVIEW PROJECT

PROGRAM OBJECTIVE AND DESCRIPTION: Clendenin School served as the center of education for this community from its design in 1911 until 2003. Long considered a community icon, the structure has nurtured many citizens of Kanawha County, West Virginia.

In 2009, various stakeholders and interested partners collaborated to develop a plan for the redevelopment and rehabilitation of this community cornerstone. Together, the partnership leveraged HUD NSP funds, USDA funds and private funds to facilitate the development of a mixed-use facility which would provide both affordable housing for seniors and health care to this region. The 3-story building was re-opened in 2011 to provide 18 residential units and a medical clinic which served both the residents of Riverview and the Clendenin community. Specifically, the Clendenin Health Center provided services such as primary care services for all ages, prenatal and perinatal care, pediatric care, pharmacy services, behavioral health services, dental services, and in-house laboratory services. After its adaptation, Riverview continued to serve as a cornerstone of this vital community.

Like the majority of Clendenin, the 2016 floods caused devastating damage to Riverview. All of the residential units located on the first floor sustained substantial damage. Third floor common areas were also damaged along with the laundry room, electric room, mechanical room, elevator, and elevator machine room. The infrastructure and HVAC unit on the exterior of the building was also heavily damaged. Yet even in the midst of suffering such devastation, this cornerstone of the Clendenin community continued to serve its neighbors. Within days of the floods, supported by emergency generators, the medical clinic provided desperately needed medical care to the community.

As stated previously in the Impact Assessment, local officials within Clendenin initially estimated that \$4 million would be required to repair flood damage to this building and to reopen the 18 rental units vacated after the flood. Given the building's location, the extensive damage suffered to the first floor, the height of the flood waters of 2016 and the possibility of future flooding, the State has considered whether it is advisable to rebuild housing units on the first floor of this property. After further discussion with local officials, the State intends to restore the ten units on the third floor and relocate the first-floor units. Any units rehabilitated and restored will primarily benefit the low- and moderate-income population and be considered for a location for additional senior housing needed in this community.

In addition to the need for affordable housing in Clendenin, there is also a community need for training and office space. Thus, the Restore Riverview Project will rehabilitate the first floor of the building to function as training and office space. Such use will require a tenant or owner to ensure that 51% of the jobs associated with the use of the first floor are held by low- and moderate-income persons. Furthermore, additional property located in Clendenin will be acquired with the CDBG-DR funds to replace the eight first floor housing units. Various sites are currently being proposed by local officials and the program is working to choose a site that is located near the historic school and a cost effective option for the program. This comprehensive strategy will both restore much needed affordable rental units to Clendenin while also creating low- and moderate-income jobs for the community.

ACQUISITION FOR REDEVELOPMENT: In addition to the rehabilitation of the Riverview housing units described above, through this Project, the State will also target specific blocks or areas within Clendenin ideal to provide additional rental stock within the community. The purpose of this phase of the Restore Riverview Project will be to redevelop any acquired property to increase the available rental stock in the Clendenin area such as affordable rental housing. For example, through this Restore Riverview Project, the State could acquire homes, vacated structures, or empty lots in an area where other homeowners have damaged properties but want to stay and the acquisition would support a broader reconstruction effort within that community. The State may also acquire and restore flood damaged structures abandoned since the disaster which could be rehabilitated to provide additional housing units for the Clendenin area. Different from buyouts (any property acquired under this program will not be acquired through a buyout), these acquisitions would be made at prices based on post-disaster fair market values in compliance with HUD guidance under 81 FR 83254.

The State will intentionally target clustered properties for any acquisition for redevelopment activity or consider a single structure able to provide multiple additional rental units for the community. Once the properties are acquired, the State will either rehabilitate an existing structure or construct a new multi-family complex capable of providing more than 4 new rental housing units to the community.

Given the limited amount of funds, this redevelopment strategy is limited to Clendenin, Kanawha County, West Virginia as this community was identified by Federal, State, and community partners as having a lack of rental housing and critical need for rental housing prioritizing seniors and LMI persons.

West Virginia will not use eminent domain for this activity. All participation in this project will be voluntary.

ADMINISTERING ENTITY: The Restore Riverview Project will be directly administered by the State through the West Virginia Department of Commerce in partnership with the West Virginia Housing Development Fund.

GEOGRAPHIC AREA TO BE SERVED: Clendenin, Kanawha County

ELIGIBLE ACTIVITIES: HCDA Sections 105(a)(1); 105(a)(3); 105(a)(4); 105(a)(6); 105(a)(11); 105(a)(15); 105(a)(22); 105(a)(25); Construction of New Replacement Housing, Construction of New Housing, Acquisition of Property for Replacement Housing; and, all applicable alternate eligibility categories set forth under 81 FR 83254 and 82 FR 5591.

NATIONAL OBJECTIVE: Benefit to low- and moderate-income persons through job creation or housing (24 CFR 570.208(a)).

CDBG-DR ALLOCATION: \$5,712,000

PROJECTED ACCOMPLISHMENTS: This project will restore affordable rental housing to the Clendenin community by providing a minimum of 18 total units with 10 of those 51% of all units created under this Project as being required to benefit LMI persons.

START DATE: The State anticipates the launch of this project during the third quarter of 2017.

END DATE: The State anticipates the completion of this project by July 2020.