



Summers County Annual Action Plan July 1, 2022 – June 30, 2023

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Annual Action Plan

This Annual Action Plan was developed by the Wild, Wonderful and Healthy Summers County Core Team. The annual action plan uses the strategies stated in the Community Health Improvement Plan (CHIP) to develop an annual action plan to address the identified health priorities over the next 12 months. Each annual action plan includes evidence-based strategies that focus on system or policy change, target specific groups, and/or specify infrastructure improvements that will support individual, family, and community change over time.

Priority Health Issue

While Summers County has a myriad of health issues on which we could focus our work, the Community Health Improvement (CHI) Committee chose to focus on a lack of safe and affordable housing for low-income residents over the next three years. The lack of safe and affordable housing in the county and city of Hinton, as well as the abandoned and dilapidated structures, have a detrimental effect on property values, public safety and health, fire safety, and economic development.

How We Are Organized

Through Wild, Wonderful and Healthy Summers County, we will build cross-sector partnerships to involve individuals with needed skills and experiences, to develop a Community Health Improvement Plan (CHIP) and identify who will do what when each year to implement our CHIP. We recognize that you have different interests and want different levels of involvement during different phases of the Community Health Improvement Planning process. However, there is a role for everyone in our community to engage in the community health improvement planning process and all are welcome to join us. To accomplish our work, we are currently organized into the following groups:

Core Team. The Core Team is a small group of individuals who are responsible for organizing the community health planning process and moving it forward. Currently our Core Team consists of the following individuals:

- Shalom Tazewell
- Patti Crawford
- Judy Peterson
- Tania Bond
- Kristal Straub
- Janima (J) Bond



OUR VISION

SUMMERS COUNTY, A PLACE
WHERE ALL RESIDENTS HAVE
THE OPPORTUNITY TO LIVE A
HEALTHY AND HAPPY LIFE

Community Health Improvement (CHI) Committee. The CHI Committee provides guidance throughout the entire community health improvement planning process. Members represent many sectors from throughout Summers County, including community residents. One of the consequences of the COVID pandemic is that we have not been able to convene the CHI Committee, but we have plans to reconvene in 2022. Please let us know if you would like to join us in achieving our vision for Summers County as a place where all residents have the opportunity to live a healthy and happy life. Contact Shalom Tazewell at 304-673-5428 or shalomtazewell@frontier.com to discuss how you can participate in Wild, Wonderful and Healthy Summers County.

Goals and Objectives

As stated in our 2022– 2023 Community Health Improvement Plan, (CHIP), our goal over the next three years is to **improve access to safe, affordable and well-managed rental housing**. To accomplish this goal, we have defined three measurable objectives that will guide our work:

Objective #1: Increase the number of safe, affordable, and well-managed houses for low- and moderate-income renters by 30 properties by June 30, 2023.

Objective #2: Improve community safety and the environment by demolishing 15 blighted buildings by June 30, 2023

Objective #3: By June 30, 2023, ensure that city code and county ordinances promote and sustain safe, affordable, and well-managed housing.

Accomplishments

Despite delays resulting from the impact of the COVID pandemic, we were able to accomplish the following:

- Identified over 45 properties for demolition as of October 2020
- Over 20 dilapidated properties demolished as of December 2021
- Identified vacant property for construction of green space that City of Hinton has purchased. Worked with WVU Extension’s Community Engagement Lab to develop plan for the space. Raised \$43,000 to construct green space.
- Team members selected to serve on the county’s Dilapidated Buildings Committee.
- At the request of the Hinton City Council, agreed to repurpose a small vacant lot as a green space; design has been approved.
- City has hired a code enforcer to ensure that properties in Hinton are maintained at the standards required by city ordinances.
- City has contracted to create a list of available rental housing.
- City is addressing housing issue, including absent property owners, in their 5-year plan.

FY2022 Annual Action Plan

Our plan for Summers County is bold and ambitious. Thus, to accomplish our plan over the next three years, we must identify what work we can accomplish over the next 12 months. By defining who will do what by when over the next 12 months, we will be able to assess our progress in achieving our long rang goal and make any course corrections needed to ensure we accomplish our goal.

Our annual action plan for FY 2022, builds on our accomplishments from last year and lays out the strategies and tasks that will be accomplished toward accomplishing our goals and objectives between July 1, 2022 and June 30, 2023. We invite you and your organization to work alongside other community members as we address housing in our community.

Objective #1: Increase the number of safe, affordable, and well-managed houses for low- and moderate-income renters by 30 properties by June 30, 2023.		
Strategy 1.a. Identify rental housing properties that require rehabilitation prior to rental as well as sources to finance and/or provide appropriate home repairs, contingent upon contractual agreement with property owners to rent the rehabilitated property to low- and moderate-income residents.		
Annual Action Plan July 1, 2022 – June 30, 2023		
Implementation Steps:	Who:	When:
Rental Housing Properties Surveyed and Listed by City as “In Need of Repair”	Wild, Wonderful... Area churches Elected officials Summers Co. Huddle	Sept. 30, 2022
Contact property owners on above list and determine interest in rehabilitating properties for rental to low and moderate income households.	City Code Enforcer Wild, Wonderful... City employee (hired to create an available housing list)	March 31, 2023
Identify and contact potential sources of income and/or labor to fix properties.	Church youth groups ASFC High School WV Rental Assistance Program	June 30, 2023
Evaluation Measures:	Special Considerations:	
<ul style="list-style-type: none"> • Identification of at least 6 properties to be rehabilitated • Documentation of homeowners contacted 	<ul style="list-style-type: none"> • Ensure that homeowners don’t increase rent once the property has been rehabilitated 	

<ul style="list-style-type: none"> Funds and/or labor resources available for rehabilitation 	
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Strategy 1.b. Implement a public awareness campaign that focuses on the rights of renters and the connection between safe housing and community health (public forums, literature).

**Annual Action Plan
July 1, 2022– June 30, 2023**

Implementation Steps:	Who:	When:
Create a brochure/pamphlet/online source that outlines the rights of tenants and lists resources available to tenants if having difficulty with landlords or rental properties.	Our Future WV Legal Aid Debbi McNeer Anna Ziegler Wild, Wonderful...	July 31, 2022
Checklist for renters to help determine safety of property	Wild, Wonderful...	July 31, 2022

Evaluation Measures:	Special Considerations:
<ul style="list-style-type: none"> Brochure completed, printed, and distributed to community sites, including DHHR, SPOKES and Adult Ed, ARH, Loaves & Fishes, Health Dept., Visitor’s Center, REACHH-FRC, food pantries, churches Brochure made available online Distribute through social media 	<ul style="list-style-type: none"> Possible funding through Summers County Huddle, Our Future WV

Strategy 1.c. Assist low- and moderate-income renters to develop self-advocacy skills to exercise their rights as renters, including understanding lease agreements, characteristics of safe and habitable housing, and tenant and landlord responsibilities as well as providing information about available resources to address problems.

**Annual Action Plan
July 1, 2022 – June 30, 2023**

Implementation Steps:	Who:	When:
Community Forum for Tenants	Wild, Wonderful... Area churches Elected officials Summers Co. Huddle	Summer, 2022
Provide opportunities for tenants to participate in civic engagement activities	Summers Co. Huddle Wild, Wonderful...	On-going

Evaluation Measures:	Special Considerations:
<ul style="list-style-type: none"> Number of participants Direct action participation by tenants 	<ul style="list-style-type: none"> Tenant fear of retaliation

	<ul style="list-style-type: none"> Potentially low literacy levels with some participants
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Objective #2: Improve community safety and the environment by demolishing an additional 15 blighted buildings by June 30, 2023

Strategy 2.a. Work with local government to identify and reduce barriers (property owner resistance, funding, legal considerations) to demolition.

**Annual Action Plan
July 1, 2022– June 30, 2023**

Implementation Steps:	Who:	When:
Assist the city attorney as appropriate	Wild, Wonderful... Hinton City Council	June 30, 2023
Work with the Summers County Commission on its Dilapidated Building Committee	Wild, Wonderful... SC Commission	On-going

Evaluation Measures:	Special Considerations:
<ul style="list-style-type: none"> Buildings are demolished. 	<ul style="list-style-type: none"> Research funding sources Hinton Area Foundation

Strategy 2.b. Cooperate with efforts of local government to prioritize for demolition those buildings which pose the greatest threat to public safety and health.

**Annual Action Plan
July 1, 2022 – June 30, 2023**

Implementation Steps:	Who:	When:
Identify properties in city and county in need of demolition	Wild, Wonderful... Residents	Ongoing

Evaluation Measures:	Special Considerations:
<ul style="list-style-type: none"> Assist county and city with continuing to survey buildings as appropriate 	<ul style="list-style-type: none"> Requires periodic revision because of other community factors such as water or fire damage

Strategy 2.c. Work with community residents, local government and property owners of demolished buildings to reclaim vacant lots by creating community space for mini-parks, playgrounds, community gardens, off-street parking, etc.

**Annual Action Plan
July 1, 2022 – June 30, 2023**

Implementation Steps:	Who:	When:
Complete repurposing two vacant lots as community green spaces	Community volunteers (Day Report, high school	July 1, 2022

	students, Bonner Scholars, Sprouting Farm) Folklife Center SC Huddle Wild, Wonderful...	
Identify other vacant lots that can be repurposed as green spaces (exercise trail, bike trail)	Wild, Wonderful... Local government Property Owners	On-going
Evaluation Measures:		Special Considerations:
<ul style="list-style-type: none"> Playground/community garden is completed and being used Volunteers help to maintain spaces and plan activities 		<ul style="list-style-type: none"> Appalachian South Folklife Center will provide workers Continue to apply for funds for current and future green space projects

Objective #3: By June 30, 2023, ensure that city code and county ordinances promote and sustain safe, affordable, and well-managed housing.		
Strategy 3.a. Amend city code/county ordinance to establish the obligations of owners of abandoned and/or rental properties and provide penalties for non-compliance.		
Annual Action Plan July 1, 2022 – June 30, 2023		
Implementation Steps:	Who:	When:
Continue to provide input to City Council and SC Commission as they address this issue. Identify gaps in city and/or county ordinances	Wild, Wonderful... Residents Legal Aid	Ongoing
Evaluation Measures:		Special Considerations:
<ul style="list-style-type: none"> City's 5-year plan is accepted and implemented SC Commission identifies needed amendments to county code Increased property owner compliance Resident participation 		<ul style="list-style-type: none"> Residents in rural areas of the county are harder to reach
Strategy 3.b. Amend city ordinances/county code to specifically define the rights of renters to habitable housing and the responsibilities of both renters and property owners to maintain the property.		

Annual Action Plan July 1, 2022 – June 30, 2023		
Implementation Steps:	Who:	When:
Continue to work with local government to amend county code and city ordinances as appropriate.	Wild, Wonderful... Residents Legal Aid City and County Attorneys City Code Enforcer	Ongoing
Evaluation Measures:		Special Considerations:
<ul style="list-style-type: none"> • Participation by residents • Amendments are passed 		<ul style="list-style-type: none"> • Rural nature of the county makes it difficult to reach residents