



Summers County Annual Action Plan July 1, 2023 – June 30, 2024

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
- Mike Yancey
- Tania Bond
- Steven Jones
- Jordan Casey



OUR VISION

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

- Janima (J) Bond Coordinator: Melissa Jacobs

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. 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 2023– 2024 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 10 properties by June 30, 2024.

Objective #2: Improve community safety and the environment by demolishing 15 blighted buildings by June 30, 2024.

Objective #3: By June 30, 2024, ensure that city code and county ordinances continue to 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:

- Renter’s rights brochure completed and distributed
- Identified over 45 properties for demolition as of October 2020
- Over 35 dilapidated properties demolished as of June 2023
- 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.
- All Aboard Community Park open and community programs are planned and on-going.
- Team members selected to serve on the county’s Dilapidated Structures 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. Code enforcer is a full-time employee of the city of Hinton and is responsible for building inspections.
- 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. This includes charging property owners a fee if property remains vacant and requiring rental units to be inspected prior to rental to ensure the building is up to code.
- City established Land Reuse Committee and member of WWHSC core team is an appointed member. Meetings will be open to public and other core team members plan to attend. First scheduled meeting is July 11, 2023 at City Hall.

FY2023 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 2023, 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, 2023 and June 30, 2024. 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 10 properties by June 30, 2024.		
Strategy 1.a. Continue efforts to 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.		
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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	On-going
Contact property owners on above list and determine interest in rehabilitating properties for rental to	City Code Enforcer Wild, Wonderful...	March 31, 2024

low- and moderate-income households.	City employee (hired to create an available housing list)	
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, 2024
Evaluation Measures:		Special Considerations:
<ul style="list-style-type: none"> • Identification of at least 6 properties to be rehabilitated • Documentation of homeowners contacted • Funds and/or labor resources available for rehabilitation 		<ul style="list-style-type: none"> • Ensure that homeowners don't increase rent once the property has been rehabilitated
Strategy 1.b. 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.		
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Implementation Steps:	Who:	When:
Community Forum for Tenants	Wild, Wonderful... Area churches Elected officials Summers Co. Huddle	On-going
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 • Potentially low literacy levels with some participants

Objective #2: Improve community safety and the environment by demolishing an additional 15 blighted buildings by June 30, 2024

Strategy 2.a. Work with local government to identify and reduce barriers (property owner resistance, funding, legal considerations) to demolition.		
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Implementation Steps:	Who:	When:
Assist the city attorney as appropriate	Wild, Wonderful... Hinton City Council	June 30, 2024
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. Debris is cleaned up. 		<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.		
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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.		
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Implementation Steps:	Who:	When:
Complete repurposing an additional vacant lot as community green space	Community volunteers (Day Report, high school students, Bonner Scholars, Sprouting Farm) Folklife Center SC Huddle Wild, Wonderful...	July 1, 2024

Identify other vacant lots that can be repurposed as green spaces (exercise trail, bike trail)	Wild, Wonderful... Local government Property Owners	On-going
Work with City of Hinton’s Land Reuse Committee to repurpose vacant lots	Wild, Wonderful...	On-going
Evaluation Measures:		Special Considerations:
<ul style="list-style-type: none"> Community green spaces, including All Aboard Community Park, are being utilized by diverse residents 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 and/or identify funds for current and future green space projects

Objective #3: By June 30, 2024, 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.

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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. Continue to encourage and work with local government to amend and/or enforce 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.

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Implementation Steps:	Who:	When:
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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 • Codes are enforced 		<ul style="list-style-type: none"> • Rural nature of the county makes it difficult to reach residents