

# Addressing the Need for Moderate Income Housing to Attract Professional Talent to Central West Virginia

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GLENVILLE STATE UNIVERSITY



Appalachian Collegiate  
Research Initiative



# Housing and Health



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# Mental Health Issues





# Community Health Issues







I think we  
have a  
housing  
problem





If we just had jobs.....





# Findings – FCI Gilmer

County	#	%
Gilmer Total	64	24.62%
Braxton Total	58	22.31%
Lewis Total	22	8.46%
Nicholas Total	21	8.08%
Harrison Total	18	6.92%
Upshur Total	17	6.54%
Randolph Total	11	4.23%
Calhoun Total	7	2.69%

Hiring 50 new employees per year

In a few years –  
70 new employees per year





# Findings – Glenville State

Approximately 230 employees

- 74 currently live outside of Gilmer County
- 32 employees living in university owned housing





# Findings – Minnie Hamilton Health Systems

60-70% of specialized medical staff  
live outside of the area





# Findings

## Median per capita income

\$18,855 - Gilmer

\$23,658 - Calhoun

\$37,638 - United States



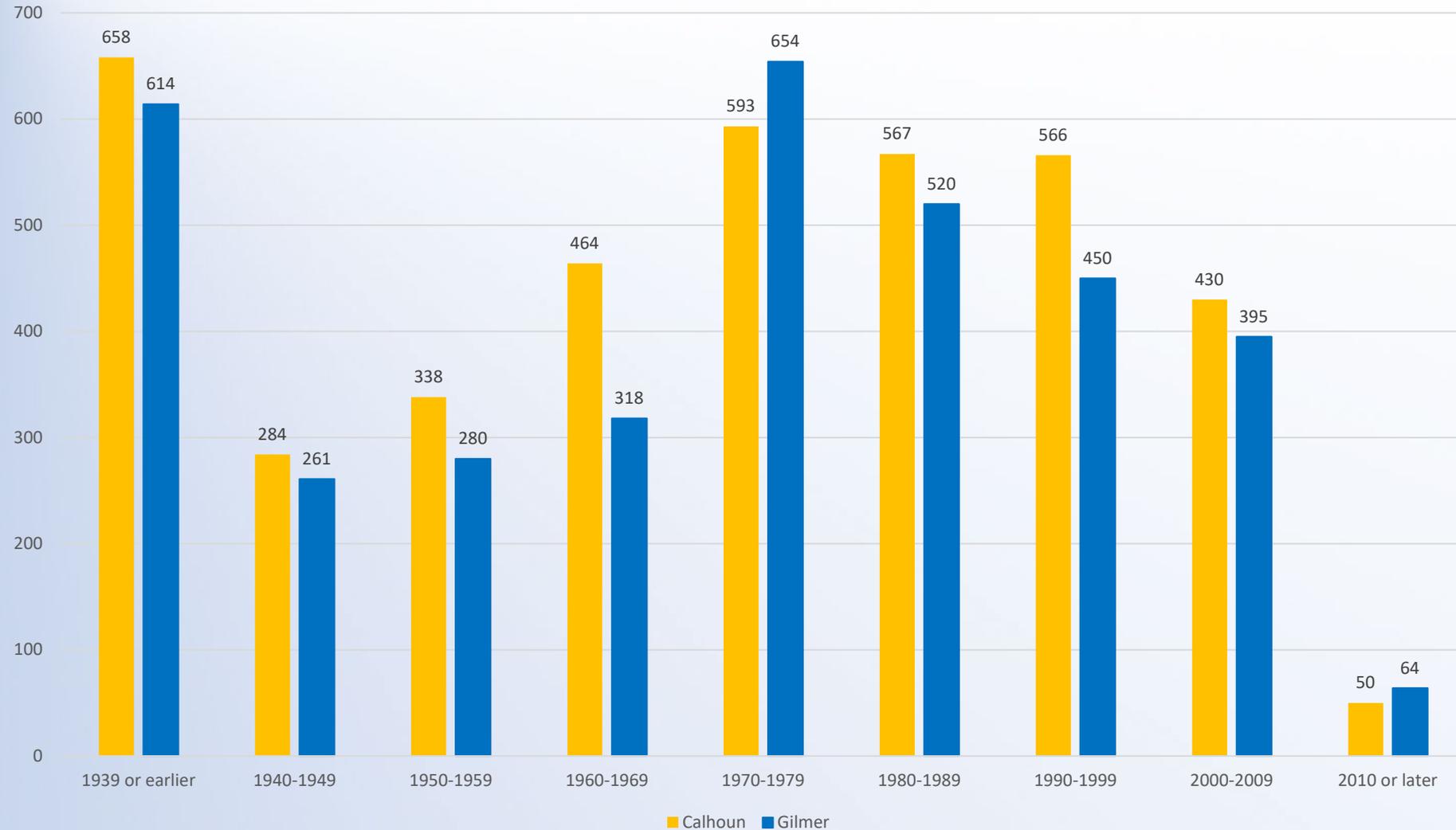
# Findings

	Gilmer	Percent	Calhoun	Percent	US
Population	7,325		6,068		
Total Housing Units	3,466		3,950		
Occupied Housing Units	2,709	78.2%	2,913	73.7%	87.8%
Vacant Housing Units	757	21.8%	1,037	26.3%	12.2%
Seasonal Housing Units	265	7.6%	348	8.8%	
Median Value	\$82,000		\$ 103,700		\$ 244,900
Owner Occupied	2,038	75.2%	2,400	82.4%	63.6%
Renter Occupied	671	24.8%	513	17.6%	36.4%
Mobile Homes	816	23.5%	960	24.3%	6.3%



# Findings

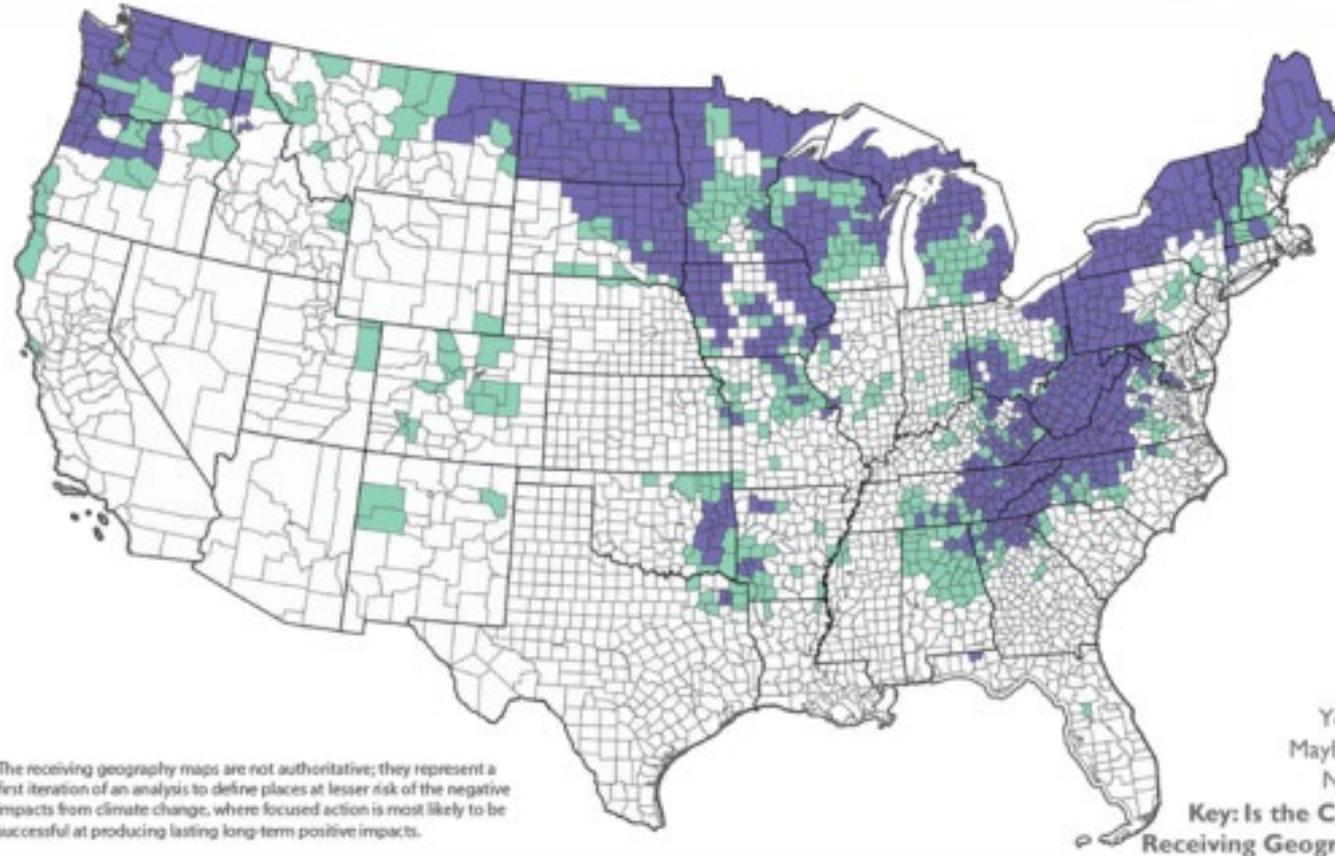
Age of Housing





# Findings

## Climate Receiver Counties Climate Receiver Places Project at PLACE Initiative



The receiving geography maps are not authoritative; they represent a first iteration of an analysis to define places at lesser risk of the negative impacts from climate change, where focused action is most likely to be successful at producing lasting long-term positive impacts.

Map Version 2.0. Meta-analysis based on data from Four Twenty Seven and ProPublica, March 2022. This map displays receiver places selected by PLACE Initiative. Places are color coded based on county-level climate risk score on a scale of 0-14 (14 being the highest risk), and sized based on municipal population. Greyed out counties follow the receiving geographies outlined in the County Map of Receiving Geography. Risk score does not include local flood risk.



# Findings



Example house is 3 bedrooms, 2.5 baths and approximate 1,800 sq ft

Estimated selling price in 2023

\$250,000-\$300,000

**ESTIMATED DEMAND - Calhoun County**

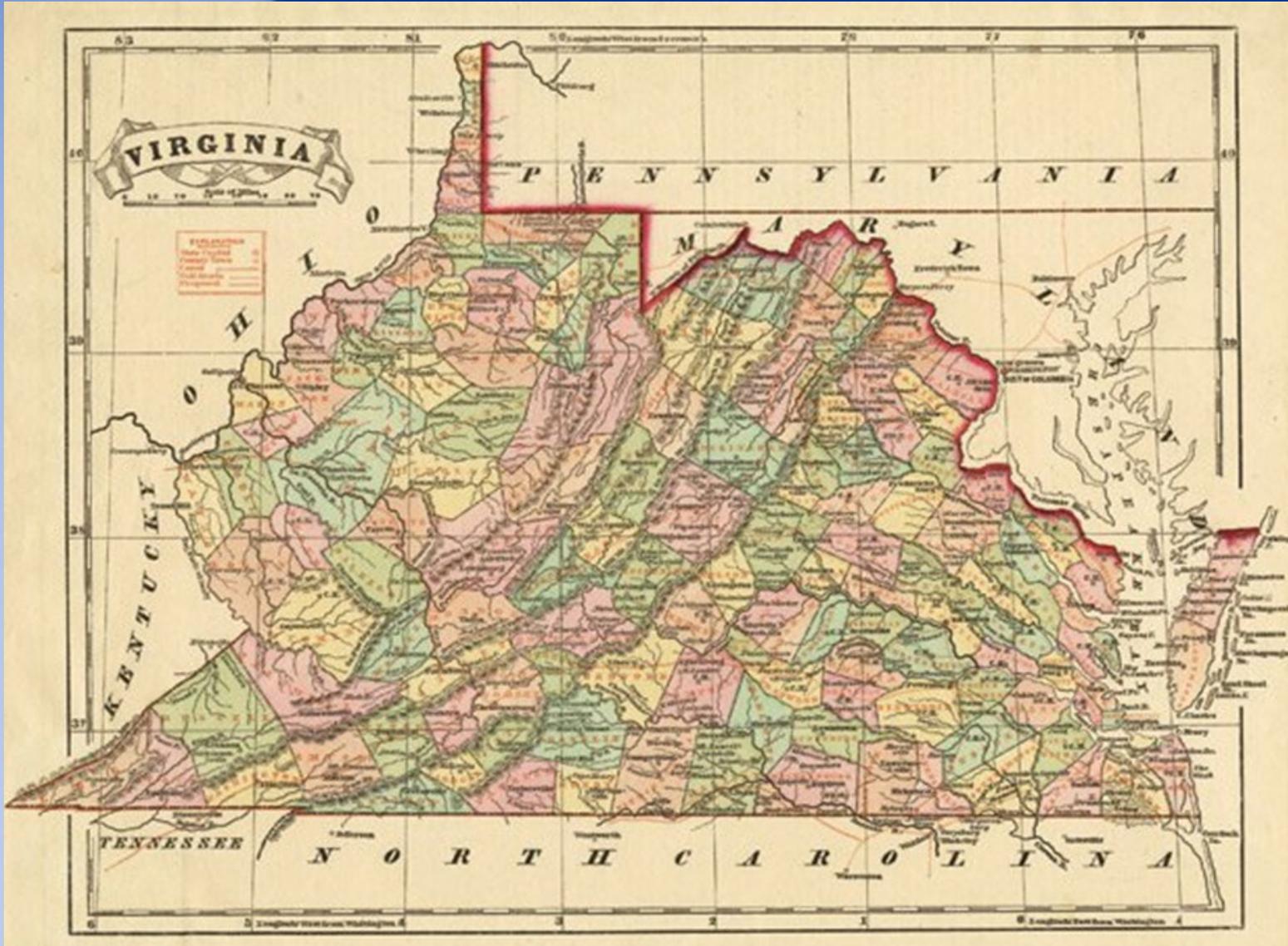
**20-25 Units per year for the next 5 years**

**ESTIMATED DEMAND - Gilmer County**

**35-40 Units per year for the next 5 years**



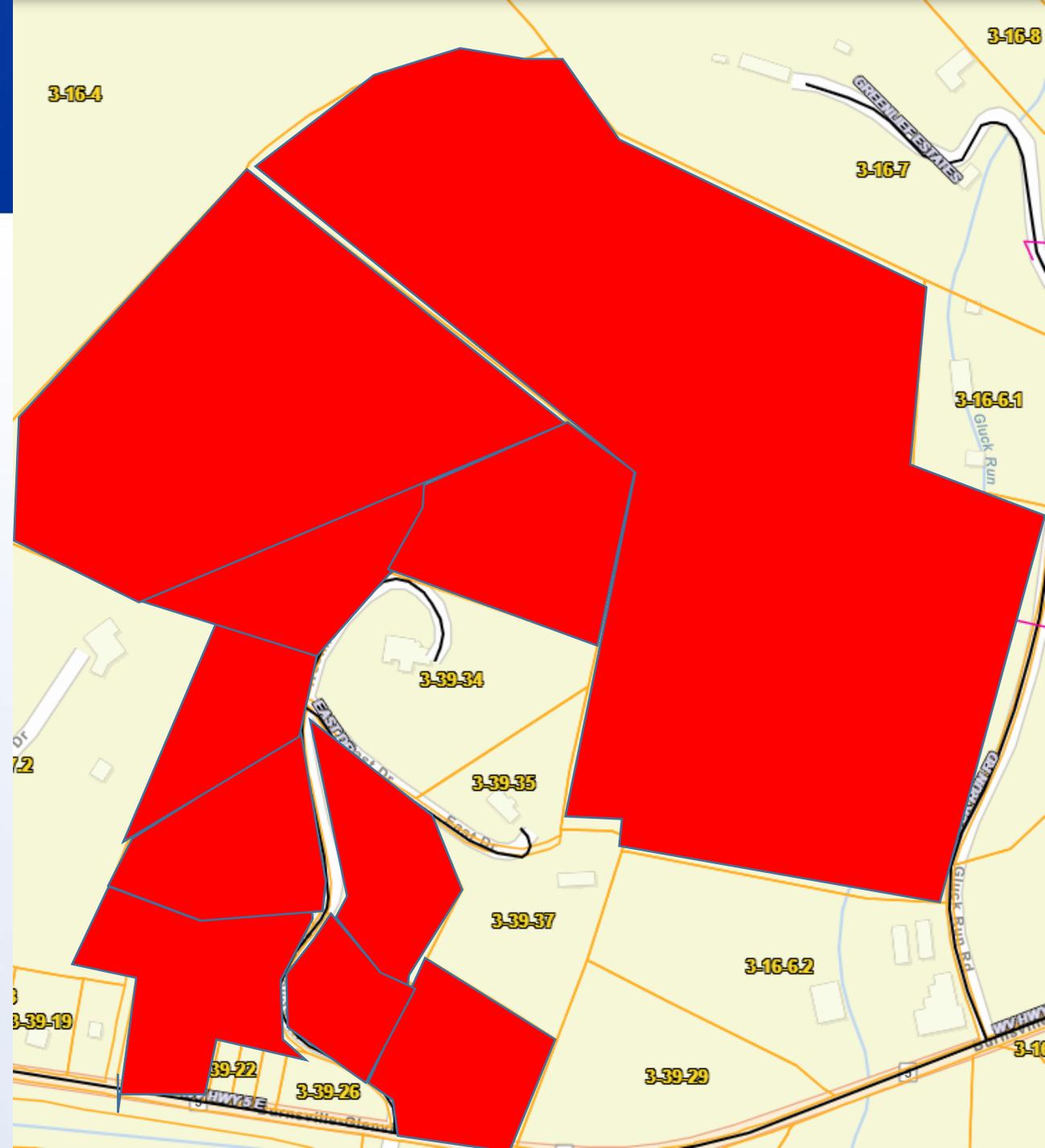
# Obstacles – Land Hoarding



Research done by the Appalachian Land Ownership Task Force shows that Absentee owners, corporations, and government agencies controlled at least 53% of the total land surface in 1978-1981.



# Obstacles





# Obstacles – Heirs Property





# Obstacles – Abandoned & Dilapidated





# Obstacles – Abandoned & Dilapidated

## USDA Single Family Housing Repair Loans & Grants

**Gilmer County**  
**Very Low Limit**  
**Family of 4**

### Who may apply for this program?

To qualify, you must:

- Be the homeowner and occupy the house
- Be unable to obtain affordable credit elsewhere
- Have a household income that does not exceed the very low limit by county
- For grants, be age 62 or older

**\$34,400**



# Obstacles – Lack of Contractors



**CLEARLY**



# Obstacles – Little Zoning

- A comprehensive plan is required prior to establishing zoning laws but is not required before creating ordinances.
- They are becoming increasingly necessary in order to receive many federal grants.

## **Drawbacks of Comprehensive Plans:**

- The cost to create one is often unaffordable to many communities. They can be very expensive.
- They take a considerable amount of time to develop.
- A planning commission is required before the process begins, and significant community involvement is necessary during the process.





# Recommendations

- Elected officials must make housing a priority
- Address Abandoned and Vacant Housing
  - Start enforcing zoning in the towns and consider for the county
  - Adopt or expand enforcement of unsafe housing ordinance
  - Create an inventory and fee for abandoned, dilapidated, vacant houses



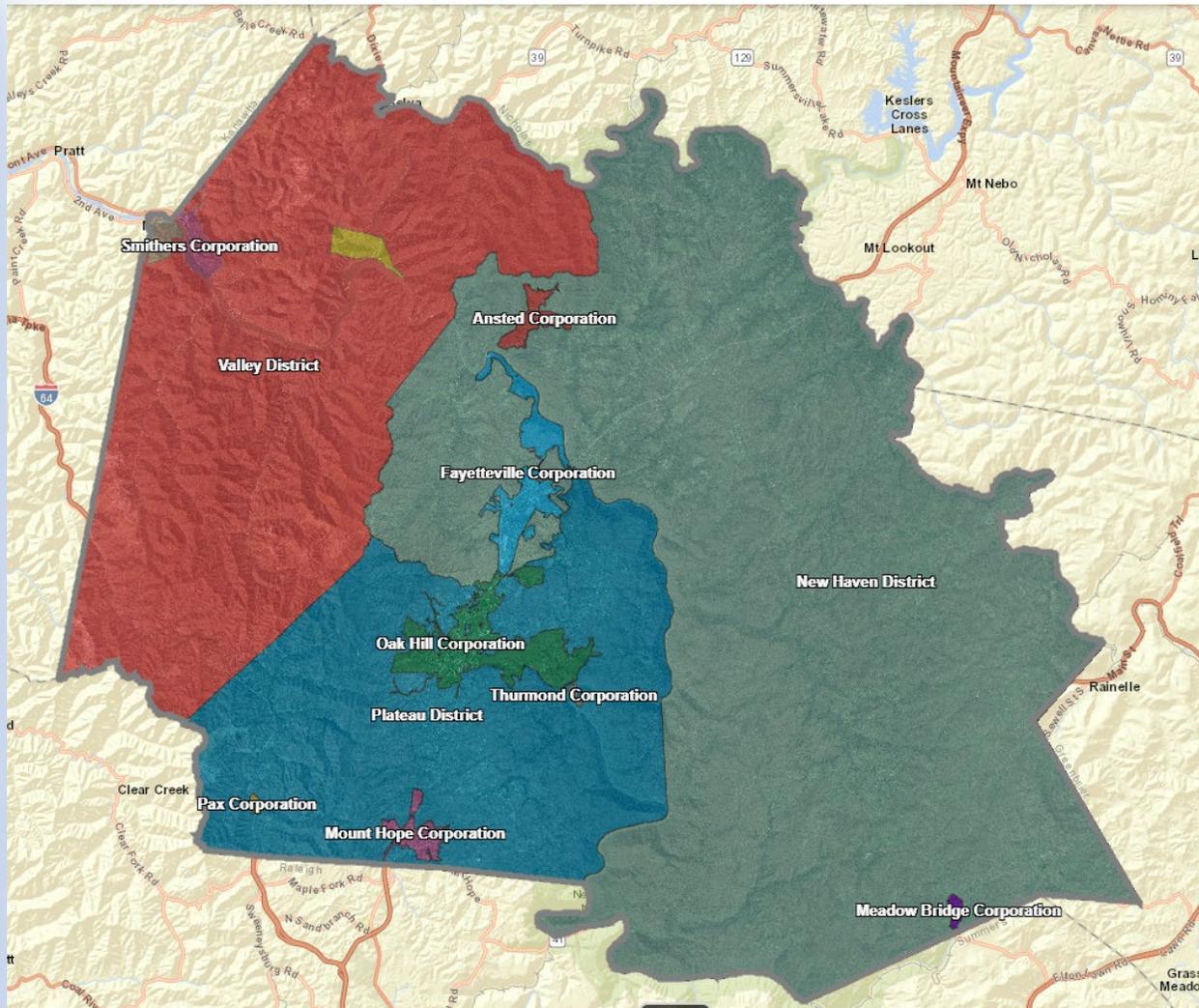
# Recommendations



  
new river gorge  
regional development authority



# Recommendations



Date

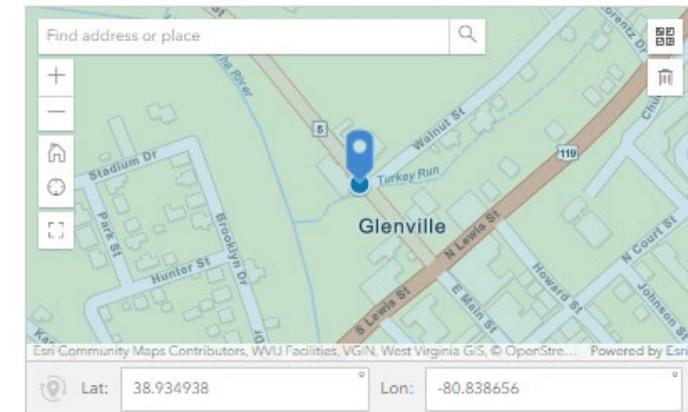
Is the structure visible from the road?

Is the property near any other structures?

Is the foundation visible?

Property Type

Location of structure



Visible Utilities or Hazards



# Recommendations

- Market to contractors about the opportunity
- Partner with non-profit to expand apprenticeship programs for contractors
- Constantly look for housing opportunities



April 1, 2024

Malana.com





April 1, 2024





# DLAP Grant





# Zoning Commission

- Had not met since 2016
- Online reporting of unsafe housing



# Vacant Housing Ordinance





# Vacant Housing Ordinance





# Vacant Housing Ordinance





# Vacant Housing Ordinance

- Must register vacant house after unoccupied for 60 days
  - \$100 - \$500 fine per MONTH for not registering
- 2<sup>nd</sup> Year - \$.20 per square foot
- Increases by \$.20 per square foot each year
- Recorded as a lien with county
- Double for commercial buildings



# Vacant Housing Ordinance

	1,000 Sq Ft House	2,000 Sq Ft House	2,000 Sq Ft Commercial
Year 1	Free	Free	Free
Year 2	\$200	\$400	\$800
Year 3	\$400	\$800	\$1,600
Year 4	\$600	\$1,200	\$2,400
Year 5	\$800	\$1,600	\$3,200



# Vacant Housing Ordinance



Sq Ft – 1,348

Taxes - \$592.40

Year 1 – Free

Year 2 - \$269.60

Year 3 - \$539.20

Year 4 - \$808.80

Year 5 - \$1,078.40



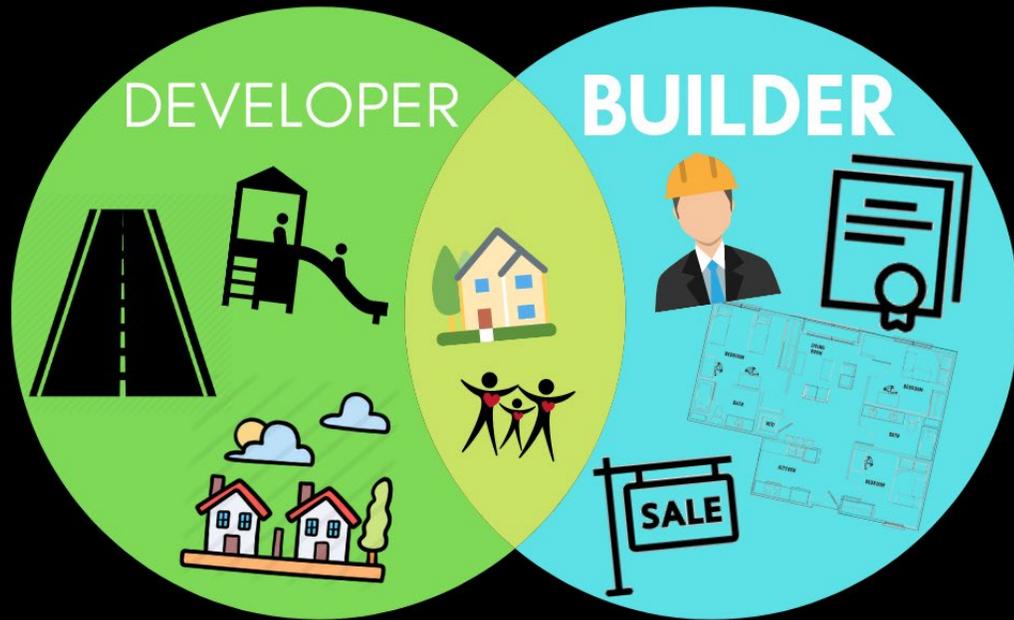
# Options



- Sell
- Rent
- Donate to landbank
- Incentives to restore or rebuild if dilapidated
- Spot zoning



# Information Day





# Why it will work



3 Bedroom  
2 Bath  
2,651 sq.ft.  
Built in 2013

2013 \$159,000

2015 \$179,000

2020 \$190,000

2022 \$279,000

2023 \$289,000



# Build it and they will build more



Example house is 3 bedrooms, 2.5 baths and approximate 1,800 sq ft

Estimated selling price in 2023

\$250,000-\$300,000

**ESTIMATED DEMAND - Calhoun County**

**20-25 Units per year for the next 5 years**

**ESTIMATED DEMAND - Gilmer County**

**35-40 Units per year for the next 5 years**



# Be BOLD





# Thank you

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Glenville State University

Mayor, City of Glenville

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# Recommendations

[HOME](#)[ABOUT US](#)[ECONOMIC DEVELOPMENT](#)[NEWS AND EVENTS](#)[RESOURCES](#)[CONTACT US](#)[DILAPIDATED  
BUILDING TOOL](#)[SITE SELECTION](#)

CONNECTING BUSINESSES AND  
COMMUNITIES WITH THE  
**RESOURCES THEY NEED TO THRIVE.**



# Recommendations

 West Virginia University

[Download Toolkit](#)

## College of Law

WV LEAP

[Home](#)

[Preface](#)

[Introduction](#)

[Laying the Foundation](#)

[Fundamental Tools](#)

[Additional Tools](#)

[Land Banks](#)

[Special Considerations](#)

[Appendices](#)



**ORDINANCES TO  
REGULATE UNSAFE  
PROPERTIES**



# Obstacles

## LAND CONSTRAINTS

### Heirs Property

Property that has passed down automatically from one generation the next without a will, often given multiple times resulting in potentially hundreds of heir ownership interests.

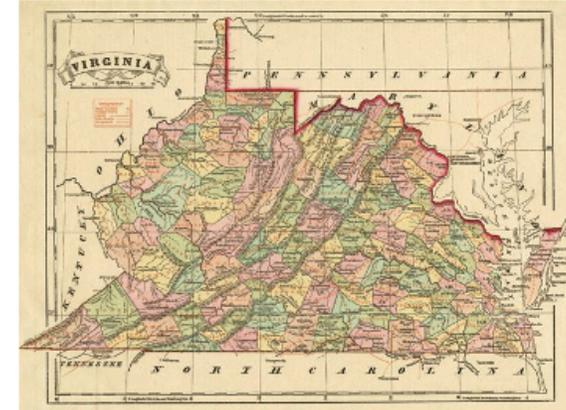


### Abandoned and Dilapidated Housing



### History of Land Hoarding

The pattern of landownership has been crucial to the history of many counties in West Virginia. In early colonial days, Virginia's political system was structured to protect the interests of those who owned vast lands rather than the independent mountain farmers, who on average only owned a couple hundred acres. The state's tax system was designed to facilitate absentee speculation in land. Most industrial landowners did not live in the state, so they were not subjected to the



high taxes that residents had to pay such as income, personal property, and other luxuries. Research done by the Appalachian Land Ownership Task Force shows that Absentee owners, corporations, and government agencies controlled at least 53% of the total land surface in 1978-1981.

## Lack of Contractors

In interviews with local contractors, building supply companies and the Calhoun-Gilmer Vo-Tech Center, the current wait time is approximately one year for a builder to build on your land. The Vo-Tech stated that almost all of their graduates go to work in the oil and gas industries.

## Infrastructure

Calhoun still has many areas that could be developed for housing that lack public water, sewer and broadband.

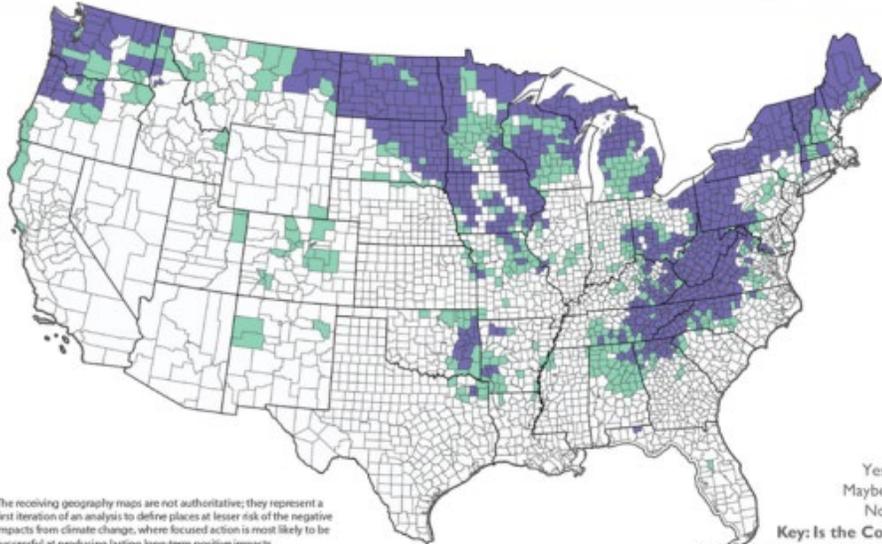
## Zoning

Calhoun County has zoning in place that addresses the Dark Skies Ordinance and has the structure in place for building codes. Developers and purchasers of moderate-income housing want assurances their investment will be protected. The Town of Grantsville has a set of comprehensive zoning codes but they currently do not enforce them.



# Recommendations

Climate Receiver Counties  
Climate Receiver Places Project at PLACE Initiative



The receiving geography maps are not authoritative; they represent a first iteration of an analysis to define places at lesser risk of the negative impacts from climate change, where focused action is most likely to be successful at producing lasting long-term positive impacts.

Key: Is the County Receiving Geography?

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- Elected officials must make it a priority
- Start in the towns that have zoning, consider adding building codes to county zoning code
- Implement Unsafe Housing Ordinance
- Implement tax fee structure for abandoned and dilapidated
- Market to contractors regarding opportunity
- Consider using Little Kanawha Area Development Corporation as land bank and implementing Land Use Authority
- Partner with a non-profit to expand apprenticeship programs for contractors
- Identify opportunities to expand infrastructure