

**PENN HILLS YR 35
2009/2010
ACTION PLAN**

**DRAFT COPY
DO NOT REMOVE
FOR DISPLAY
ONLY**

**For more information
contact the Municipality of Penn Hills Department of Planning and Economic
Development at
12245 Frankstown Road, Penn Hills, PA 15235, 412-798-2126**

www.pennhills.org

TABLE OF CONTENTS

I. MANAGING THE PROCESS

- A. Executive Summary 1
- B. Lead Agency 4

II. CITIZEN PARTICIPATION

- A. Citizen Participation Process 4
- B. Public Comments 6

III. CONSOLIDATED ACTION PLAN

- A. Sources of Funding 11
- B. Statement of Specific Annual Objectives 11
- C. Description of Projects 11
- D. Geographic Distribution 23
- E. Homeless and Other Special Populations 23
- F. Needs of Public Housing 24
- G. Anti-Poverty Strategy 25
- H. Lead-Based Paint Hazards 25
- I. Other Actions 27
 - 1. Address Obstacles to Meet Undeserved Needs 27
 - 2. Foster and Maintain Affordable Housing 27
 - 3. Eliminate Barriers to Affordable Housing 30
 - (Analysis of Impediments) 30
 - 4. Overcome Gaps in Institutional Structure 34
 - 5. Develop Institutional Structure 34
 - 6. Reduce the Number of Poverty Level Families 36
 - 7. Continue to Participate in the Home Investment Partnerships 36
 - Program (HOME)
 - 8. Enhance Coordination between Public and Private Housing and 37
 - Social Service Agencies
 - 9. Foster Public Housing Improvements and Resident Initiatives 37
 - 10. Fair Housing Activities 38
 - (Fair Housing Planning Chart) 40
- J. Monitoring 43

IV. HOME

- A. Forms of Investment 46

V. NEIGHBORHOOD STABILIZATION PROGRAM (NSP)

APPENDIX A.	81
-------------	----

MAPS

2000 Block Groups	2
Low Mod Block Groups	2, 23
2000 Census Tracts	66
2000 Block Groups	67
2000 Low Mod Block Groups	68
2000 Low Mod Percent by Block Group	69
2000 Population by Block Group	70
2000 Housing Units by Block Group	71
2000 Household Income by Block Group	72
2008 HUD Foreclosure Risk Scores	73

CHARTS AND TABLES

Performance Outcome Statements	3
Description of Proposed Projects	11
CDBG Street Table	17
Proposed Year 32 Budget	22
Fair Housing Planning Chart	40
Funding Sources	49
Listing of Proposed Projects (CPMP)	50

<u>CERTIFICATIONS</u>	74
------------------------------	----

I. MANAGING THE PROCESS

A. Executive Summary

Each year throughout the five-year period reflected in the Consolidated Plan, Penn Hills submits an Action Plan. Penn Hills is in the Fifth year of the current five-year period Consolidated Plan period. The Action Plan for the coming year, Program Year 35, begins on page 11 of this document and covers the period from March 1, 2009 to February 28, 2010.

The Consolidated Plan is prepared by the Penn Hills Department of Planning and Economic Development every five years, approved by Mayor and Council, and submitted to the Department of Housing and Urban Development (HUD) in accordance with Federal Regulations 24 CFR 91. The Consolidated Plan serves as both the Municipality's planning document to guide the Community Development Block Grant (CDBG) and Investment Partnerships Program (HOME) and its application for funding for the five-year period from March 01, 2005 to February 28, 2010. The Consolidated Plan is a seven -part document consisting of the Executive Summary and Management of the Process, Citizen Participation, Strategic Plan, Action Plan, Certifications, Monitoring, and Outcome Performance Measurement. The Homeless and Housing Needs Assessments outlined in the Strategic Plan describes our five year estimated housing needs; the Housing Market Analysis also outlined in the Strategic Plan describes our housing market; the Strategic Plan is a composite of our priority needs; the Action Plan is an annual description of the our funding and how those funds are going to be distributed; we are required to submit Certifications relating to fair housing,



displacement and relocation, drug free work place and other program requirements; Monitoring is the process and standards that we use to monitor the progress of our activities, and Outcome Performance Measurement is a new requirement for 2007 whereby entitlement communities will determine which of three objectives best describes the purpose of the activity and which of three outcomes best reflects what the community is seeking to achieve.

As a result of the new Outcome Performance Measurement System, following submittal of the Year 33 Action plan, the Consolidated Plan was also revised to include Outcome Performance Measurements to be brought into compliance with current regulations. With these new performance concepts in place we are prepared to offer you a Consolidated Plan and subsequent Action Plan for year 35 that meets or exceeds all of HUD's regulations with respect to the seven parts listed above.

The main objectives and general priority for the distribution of CDBG funds for Penn Hills comes primarily from the national objectives. There are three named national objectives. Those three objectives are identified as: the benefit to low and moderate income persons, preventing or eliminating slums and blight, or meeting other community development needs having a particular urgency because existing conditions pose a serious threat to the health or welfare of the community and other financial resources are not available to meet such needs. Both elderly and handicapped individuals are presumed low income and are eligible for CDBG funds.

Considerable thought is given to the needs of the poor when designing and implementing the CDBG Program. The US Census is an extremely important aspect of the CDBG Program. The census count and income information collected through the Census every ten years is instrumental in the location of low and moderate-income areas and individuals. Without this important information, the distribution of funds to low-income people would be much more difficult, if not impossible. The Census allows us to locate areas of low-income concentration. The Municipality is broken down into thirteen census tracts. The census tracts are divided further into areas called block groups. There are 37 block groups in Penn Hills.

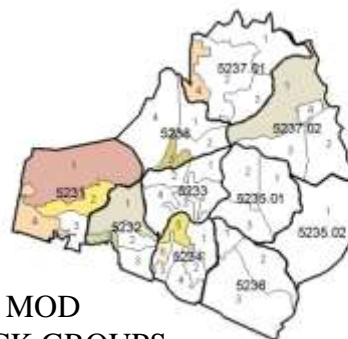
There are several methods used to determine if a family or individual qualifies as low income. A low and moderate-income person is defined as a member of a family having an income equal to or less than the Section 8 Housing Assistance Payments Program low income limits established by HUD applicable to the size of the person's family for the area.



BLOCK GROUPS

A low-income family has a combined income less than or equal to 50% of the median family income, and a very low-income family has a combined income less than or equal to 30% of the median family income. Besides individuals, an area can qualify as low income. In Penn Hills, due to the distribution of low-income people throughout the Municipality, if we were to use the income of the entire community or even the census tracts, the median income would be too high to qualify an area for funding. As a result, we

must break down the community even further to the block group level. In Penn Hills, a low and mod income area is an area contained within a block group defined by the US Census where greater than 41.7 % of the population is Low and Mod income. The 37 block groups within Penn Hills are sorted in order of increasing low-mod percentage and then divided into fourths or quartiles each of which contain 10 block groups. In the case of Penn Hills, the highest percentage of low-income people in the fourth quartile is 41.7%. As a result, a CDBG eligible block group in Penn Hills is one where the percentage of low and moderate-income people is greater than or equal to 41.7%. All of this information comes from the US Census. The qualifying block groups shown on the adjacent map are slightly different from previous years as a result of the completion of the 2000 Census.

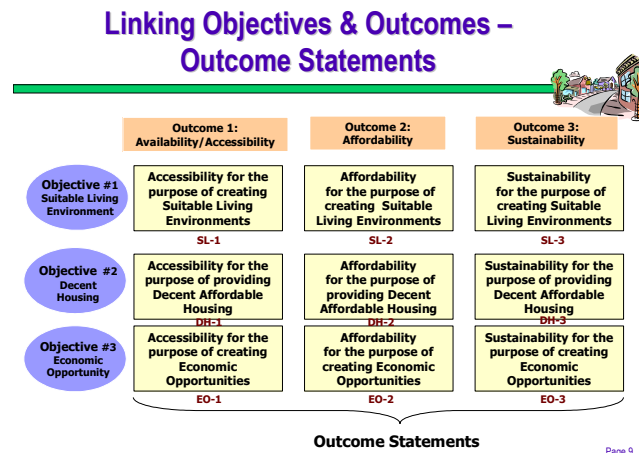


**LOW MOD
BLOCK GROUPS**

In addition to low-income area benefits, we are concerned about populations that have a presumed benefit. This includes an emphasis on the elderly and their needs, disabled persons, programs for young, single mothers with children, low-income homeowners, and low-income tenants. Programs that benefit the above mentioned groups receive the greatest priority. Significant funds will be

expended during the program year for those items noted as having a high priority need level, such as single family rehab, improvements to neighborhood facilities, street resurfacing, and public services such as food banks, neighborhood clean up, scholarships to the YMCA, and senior services. All of these programs address the needs of the poor and specifically focus on those with the greatest need as presented in the Plan. The funding level for these projects is also a reflection of the need and are consistent with those proposed in the Plan. A review of other activities will reveal the same consistency with respect to the Plan for projects with medium, low, and no priority need. Overall, as stated above, our program has successfully brought us closer to fulfilling the goals and objectives of the Five Year Consolidated Plan.

In 2007, Penn Hills incorporated the Community Planning and Development (CPD) Outcome Performance Measurement System into the Action Plan, Consolidated Annual Performance Evaluation Report, and the next Five Year Consolidated Plan. Outcome Performance Measurement was a new requirement for 2007 whereby entitlement communities will determine which of three objectives best describes the purpose of the activity: Suitable Living Environment, Decent Housing, Creating Economic Opportunity, and which of three outcomes best reflects what the grantee is seeking to achieve: Availability/Accessibility, Affordability, and Sustainability. The three objectives and three outcomes will combine to make nine possible objective/outcome statements. Each activity will be given one of the nine statements. In addition, there is a standardized list of output indicators that grantees report on as appropriate for their chosen objectives and outcomes.



The System has been designed to enable grantees and HUD to inform Congress and the public of the outcomes of eligible covered activities. HUD’s goal is to begin focusing on more outcome-oriented information and be able to combine results across the broad spectrum of programs funded by CDBG dollars at the city, county, and state level. To do this reporting must be uniform. As a result, all communities receiving CDBG funds will be able to report performance using the same criteria. The Outcome Performance Measurement System has been incorporated into this Action Plan and all existing activities currently underway. All activities completed after October 01, 2006, are required to include Outcome Performance Measurement data. Any activity reopened for revisions or corrections following the October 01, 2006, deadline will also require Performance Data to be marked as completed again.

B. Lead Agency

The Penn Hills Department of Planning and Economic Development is lead agency in the development of the Consolidated Plan. The Planning Department is responsible for the administration of the CDBG and Home Programs. As the lead agency, the Department is responsible for assessing the needs of the community through consultation and coordination with public and private agencies and responding with activities designed to address those needs.

Penn Hills Department of Planning and Economic Development
12245 Frankstown Road
Penn Hills, PA 15235
412-798-2126

II. CITIZEN PARTICIPATION

A. Citizen Participation Plan and Process

The Action Plan was developed through public hearings, council workshops, and the use of existing data from the previously approved Comprehensive Housing Affordability Strategy. Public hearings were held on the following dates: September 27, October 15, November 13, and December 17, 2007. The plan was adopted at the regularly scheduled Council Meeting January 22, 2008.

Various groups participate in the consolidated plan through their input at hearings and in written comments to the Planning Department. Each year the Planning Department sends out a calendar of meeting dates and times and applications for CDBG funds to community groups and organizations. These include the Lincoln Park Community Center, Western Penn Hills Community Action, the Penn Hills NAACP, the First Baptist Church of Penn Hills, the Penn Hills Traffic Safety Committee, the North Wheeler Robinia Block Group Association, Jefferson Manor Food Pantry, Penn Hills Service Association, William McKinley Center, YMCA, Shining Arrow, the Penn Hills Library, Concerned Citizens of Penn Hills, Penn Hills Comprehensive Community Development Corporation, St. Vincent DePaul Society, and the Public Works Department. This same information is also available on the Penn Hills Home Page at www.pennhills.org.



Information for the Consolidated plan and subsequently the Action Plan was compiled from consultations with many agencies, including the Allegheny County Housing Authority, the Allegheny County Health Department, the Allegheny County Redevelopment Authority, Eastern Area on Aging, the Penn Hills Senior Service Center, Allegheny County Mental Health/ Mental Retardation, Penn Hills Department of Code Enforcement, Penn Arbors, Duff Manor, Leechburg Gardens, Hulton Arbors, the Penn Hills Police Department, and Shining Arrow.

In addition, the Planning Department sends letters and a schedule of meeting dates inviting sub-recipients of Community Development Block Grant Funding, interested parties, and other Penn Hills

organizations to discuss their programs and comment on the Municipality's Action Plan. The following interested Penn Hills residents, CDBG sub-recipients, and organizations were invited to attend and offer suggestions:

- Mr. Frank Aggazzio, Allegheny County Housing Authority
- Rose Alexander, Concerned Citizens of Penn Hills
- Elizabeth Best, Committee to Save Lincoln Park
- Hershel Boyd, Penn Hills Comprehensive Community Development Corporation
- Lois Christian, Blackadore, N. Wheeler, Robinia Block Group
- Ms. Joyce Davis, Director of Lincoln Park Community Center, PH NAACP
- Jack Day, Penn Hill Information Systems Administrator
- Stacey Dowden, Camp Shining Arrow
- Paula Fischer, Allegheny East MH&MR
- Mr. Leroy Green, President Family Services Group
- Mr. Robert Gumbert, Shining Arrow
- Mr. Ed Hoover, Penn Hills Service Association
- Charles Jamison, Concerned Citizens of Penn Hills
- Reverend James Hunt, Director of Western Penn Hills Community Action
- Peter Harvey, Fair Housing Partnership
- Ms. Theresa Koch, Director of Jefferson Manor Food Bank
- Suzanne Maloney, St. Vincent DePaul Society
- Mr. Edward Mandell, Penn Hills Library Director
- Mr. Oliver Montgomery, Concerned Citizen of Penn Hills
- John Nicholas, East Tri-Borough Neighborhood Association
- Mr. Gary Nowading, Director of East CommunitiesYMCA
- Mr. Mohamad Rayan, Penn Hills Public Works Department
- Penn Hills Recreation Advisory Board
- Penn Hills Traffic Safety
- Mr. Frank Peciulli, William McKinley Center
- Mr. Al Wickline, Penn Hills Volunteer Firemen's Association
- Ronald Zarotney, Penn Hills Senior Services

B. Public Comments

September 25, 2008 Meeting of the Penn Hills Planning Commission:

The Planning Department held the first public hearing on September 25, 2008, to discuss the 2009 Year 35 CDBG Action Plan. The hearing followed the regularly scheduled Planning Commission meeting to provide an opportunity for the Commission to review the plan, hear public testimony, and provide comments on the proposed budget. All members of the five-member Planning Commission were in attendance. There were approximately 8-10 citizens in the audience for the CDBG portion of the hearing. The Planning Commission is an important part of the process for Penn Hills. The commission takes an active role in the development of the plan.

Chris Blackwell read and explained each project of the CD year 35 projects to the Planning Commission and the public. Chris Blackwell told the Planning Commission that the CDBG budget would be adopted in January 2009 and the money would be available in March or early April 2009 for any of these projects. Chris Blackwell told the Commission and the audience that the budget is not in stone and it can be changed. The food pantries are hurting and we are paying monthly for a Senior Services Car for Home Delivered Meals and this doesn't leave a lot of money and if someone in the audience would be asking for \$100,000 it just may not be there. Funding is down and the food pantries are hit the hardest.

We have loans that people pay and that is where the Program Income Fund comes from and the money coming in has been decreasing and we talk about this every year and each year we ask how we should go after these loans. Last year we send out letters to everyone in the program and basically received not much response. We receive the money back only when people sell their homes. Mr. Blackwell stated that we should keep in mind that these are loans are for low income residents.

James Black reiterated his support for the Penn Hills Volunteer Fire Departments and their needs for new trucks and equipment. He stated that we definitely need a new aerial ladder especially for the three high-rise buildings in Penn Hills. This particular ladder is very old and needs replaced at No. 7.

Chris Blackwell explained that a fire truck can be purchased with these programs if the whole municipality was low income and in Penn Hills this is not the situation. A fire truck was purchased in McKeesport but the whole area is low income. In Penn Hills only certain sections are low income and that truck could not be used in the middle income areas and this would cause a problem.

Howard Davidson stated that the Strategy Solution Survey is over and we received over 800 surveys and the final tally will be next month. The Directors of the Municipality will get together and review this plan and work with Council.

The Capital Program's big story is that there is no money. The Street Paving Program is the big issue on how we will fund this program. We will look into grants and other types of funding for this program.

Howard Davidson told the Planning Commission and the audience if they have something on their minds let us know. Either speak out tonight or call me up on the phone and let me know and Howard Davidson will take it to Council.

Jim Carnahan of 201 Jefferson Road wanted to talk about the food pantry at Jefferson Manor. The food bank has declined and the food pantries have to buy food at the grocery stores for the people because there are not enough supplies at the local food bank in Duquesne. Jefferson Manor needs \$9,500.00 and they are getting \$8,500.00.

Mr. Carnahan also asked about the Senior Aid Grant Program and says that the reason the program is not popular is because the seniors have to give their personal assets on paper and seniors do not like to disclose personal information to the government.

Howard Davidson and Chris Blackwell stated that this is part of the program and it is a good program for it helps seniors stay in their homes. The program pays for grab bars for the bathroom, smoke detectors, air conditioning units etc. Anything that keeps an older person in their house comfortable and the program is not being used to its fullest.

Mr. Carnahan also asked for a new pickup truck for the Penn Hills Senior Center for they have a 1987 pickup truck and it is old and breaks down. The truck is used for supplies to haul to social events such as picnic supplies and also used to pick up supplies for the Home Delivered Meals Program.

Mr. Davidson stated that the Director Ron Zarotney and the women employees decide what type of vehicle that is needed and then come back with that.

Howard Davidson and Jim Carnahan spoke of combining two municipalities such as Wilkins and Penn Hills for seniors.

Jim Getsy of 151 Crescent Hills Road and President of the Crescent Hills Civic Association. Mr. Getsy was interested in the Comprehensive Plan for Penn Hills is in a transition and people are nervous and are leaving the Community and these are the people who are not demanding a lot of services. These are the people that keep their property up and pay their taxes. They are afraid they will be by themselves very soon with all the rental properties and Section 8's they will just leave. These people will not come and speak and they will just leave. Concerns are schools, code and government issues.

We need more litter control, code enforcement. Code enforcement is the key to this community and when you look around it is code violation which is not under control. In Crescent Hills they have a code officer named Nick Kornick who goes to the code department. We asked if once a month a code officer could go with our code officer around Crescent Hills but no results.

We need more cooperation from the Code Department of Penn Hills so that we can stay in Penn Hills.

Howard Davidson responded by saying that he has talked daily to the Code Department and Crescent Hills problems are minor compared to the other communities in Penn Hills. Mr. Davidson told Mr. Getsy that they just hired a new code officer and they need one more officers for they were short two officers in that department. Howard Davidson that possibly the police could help the code officers.

Mr. Getsy mentioned that Crescent Hills Civic is having a Clean up Day on October 18th and has 44 Pitt Volunteers from the University and the resident volunteers will take the volunteers from Pitt through the community. They will be bused to the areas of Frankstown, Saltsburg and other major roads. They will not take them to Lime Hollow for that is a dangerous road for the volunteers to be on. Local residents will be the guides and bus them around these roads. Christine Miller is the head of the Litter Control in Crescent Hills.

Linda Batory of 1619 Nash Avenue and she just joined the McKinley Community Center and is on the board for about 6 weeks. She told about how well organized McKinley Center is and how all the rooms are rented. She was happy with the grants that they received and how the building is being updated.

Denny Gallo asked about recycling and can we use the Giant Eagle blue bags to recycle.

Howard Davidson answer was that the bags have to be transparent and these blue bags are not entirely transparent. If it is a bag it has to be a clear plastic bag. You are better off to have the red cans.

Denny Gallo says that people do not want to buy the bags at the local stores and if we could get a grant to have free bags.

Howard Davidson and Chris Blackwell said that we could try for a grant and the PA Resource Program is looking into making our program better. The red cans are because of a grant program.

A man from Jefferson Manor's Food Bank and did not give his name and he came as Jim Carnahan's driver and he volunteers for the food pantry at Jefferson Manor and he said that the food pantry is in bad shape.

Howard Davidson asked this man if this food pantry would be interested in the Urban Garden Program.

He said that they would be interested in the program for more food for this food pantry.

Al Papa summarized this evening:

1. Food Pantry at Jefferson Manor \$8500 to \$9000.
2. Penn Hills Senior Services Center needs a new truck vehicle
3. Investigate how we can raise money for the Volunteer Fire Departments to Obtain new equipment.
4. Code Enforcement should get all of our attention.
5. Recycling Program for free bags for leaf collections.
6. Continue to fund McKinley

October 15, 2008, Council Workshop:

On October 15th the Planning Department presented the first draft of the proposed Year 35 CD Program to Council for discussion. No public comment was taken at the workshop. The session consisted of a general discussion of what items were brought to the Planning Commission in September and what projects were requested by residents and citizen organizations. Mr. Davidson explained that this year the proposed program had essentially addressed all of the formal requests from citizen organizations that had historically received CD funding. Council was informed of the citizen participation requirements for adopting a CD Program and future meeting dates were set. The Planning Department also discussed the proposed level of funding, the HUD national objectives, and the imperative of benefit to low and moderate-income residents. Mr. Davidson also assured Council that we were interested in their input and suggestions for projects. It was further explained that a public hearing would be scheduled for November 17, 2008. This would be the best opportunity for citizens to address Council on proposed projects.

November 17, 2008, Meeting of Mayor and Council:

The Penn Hills Planning Department Director, Howard Davidson gave a presentation and a general description of the CDBG Program to Council on November 17, 2008. He briefly discussed the new proposed budget and the benefit to low-income residents. He informed Council and the public of future opportunities to discuss the plan and provide input. The Mayor then called for public input. Jim Carnahan was the only resident to come to the podium. He spoke on behalf of the Senior Service Center and the Jefferson manor Food Pantry. He asked that a van be purchased for the Senior Service Center to make deliveries and replace the existing pick up truck that is old and requires continued maintenance. In addition, he asked for additional funding for the food pantry to bring the amount of funding from \$8,500.00 to \$9,000.00. There were no additional comments from Mayor and Council or the public.

December 15, 2008 Council Workshop:

The Penn Hills Planning Department Director, Howard Davidson gave a presentation and a general description of the CDBG Program to Council on December 15, 2008. He briefly discussed the new proposed budget and the benefit to low-income residents. He informed Council and the public of future opportunities to discuss the plan and provide input. The Mayor then called for public input. Once again Jim Carnahan was the only resident to come to the podium. He spoke on behalf of the Senior Service Center and the Jefferson manor Food Pantry. He asked that a van be purchased for the Senior Service Center to make deliveries and replace the existing pick up truck that is old and requires continued maintenance. There were no additional comments from Mayor and Council or the public.

The final date for the adoption of the budget was set for January , 2009.

January , 2009 Council Meeting:

Comments will be inserted following the January , 2008, meeting.

III. CONSOLIDATED ACTION PLAN

A. SOURCES OF FUNDING



During the Year 35 program year, the Municipality of Penn Hills expects to receive \$ 748,824.00 from the U.S. Department of Housing and Urban Development in the form of a Community Development Block Grant. In addition, we expect to generate approximately \$29,176.00 in project income, repayments to our low interest single family rehab loan program, for a total Community Development Block Grant Budget of \$778,000.00. This is a reduction from last year's budget. The details are available on the Standard Form 424 included at the beginning of this document.

B. STATEMENT OF SPECIFIC ANNUAL OBJECTIVES

The maintenance of our housing stock, basic infrastructure improvements, police protection, good education, and strong employment, are important objectives; however, the later are beyond the scope of the CDBG Program. Considering the analysis of the poor, their wide distribution in Penn Hills, and the variety of needs, we established certain priorities. Priority distribution of housing funds will focus on those who show the greatest need for assistance: the elderly, single women with children, low-income homeowners, and low-income tenants. Priority distribution of non-housing funds will focus on basic infrastructure improvements including street paving and sewer improvements, economic development, and feeding and clothing the poor. When we look to provide benefits to low and moderate-income persons that local government might not otherwise be able to provide without the CDBG grant, we naturally fund senior service centers, neighborhood community centers, summer youth employment programs and recreation programs, and food banks.

C. DESCRIPTION OF PROJECTS

For an activity to be funded with Community Development Block Grant funds it must meet one of three National Objectives including: a benefit to low and moderate-income persons, preventing or eliminating slums and blight, or meeting other community development needs having particular urgency because existing conditions pose a serious threat to the health or welfare of the community and other financial resources are not available to meet such needs. The Low Mod Block Group Map on page 2 illustrates areas that are eligible to receive funding based on the income of the residents within that specific block group. The activities that will be undertaken with the CDBG funds are described in detail below and on charts attached to this Action Plan. These charts are called the "Listing of Proposed Projects." The charts show proposed accomplishments, national objectives, a project description, Performance Measurement Objectives and Outcomes, and other information required for each activity. They were provided using a variety of software including in house computer software and HUD's Consolidated Plan Management Process (CDMP) tools.

PROPOSED

Year 35 Penn Hills CDBG Program

Introduction

As a grantee community the Municipality of Penn Hills receives an annual federal Community Development Block Grant (CDBG) allocation from the Department of Housing and Urban Development. The following is a summary of the proposed activities for Year 35 (2009). CDBG projects are approved by the Penn Hills Mayor and Council after a formal citizen participation process. The release of funds takes place in March following approval of the Action Plan and completion of environmental reviews by HUD. In 2008 Penn Hills received \$737,540.00 in CDBG funds. This was a significant reduction from previous program years. We do not anticipate an increase for 2009. \$748,824.00 combined with approximately \$29,176.00 in Program Income, funds received as homeowners pay off their rehab loans, brings us to a total budget of \$778,000.00. These lower funding levels will result in additional cuts for 2009. The subrecipients like the food pantries and YMCA were hit the hardest. The total given to subrecipients cannot exceed 15% of the total budget, so when the funding drops, subrecipient budgets must be reduced. Until we hear otherwise from HUD, we will use the above figures to project the budget for the coming program year. The order of the projects below is placed in the same order as their prospective Penn Hills account numbers. They are not listed in order of importance. The following projects will begin immediately upon release of funding:

Contingencies

\$ 20,000

Program regulations allow for a portion of annual CD budgets to be set aside for contingencies and local options. These funds are used to supplement the remaining projects when necessary. They are also available to Council to fund a project during the program year should an unforeseen situation develop. HUD calls them unprogrammed funds, because they are not programmed for any particular activity. Whenever an activity goes over budget, Mayor and Council can authorize the transfer of funds from Contingencies to other activities with a budget amendment resolution.

YMCA Scholarship Program

\$ 16,000



The YMCA Scholarship Program has been in operation for many years. Whenever a low-income family is unable to afford any YMCA program they may apply for funding under this activity. Applications are submitted directly to the YMCA, and the YMCA is the implementing agency. The CDBG funds are used pay for the participation of low-income families based upon the family size and income of the applicants. During Year 28, the YMCA requested additional funding to assist more children. The funds were increased from \$15,000

to \$25,000. Like other subrecipients, the YMCA's CD allocation was reduced in 2006 due to cuts in the CDBG budget. The YMCA allocation will remain at \$16,000 for 2009. The YMCA is located at 11817 Frankstown Road. Performance will be measured by the number of persons that have improved access to YMCA programs that they couldn't otherwise afford.



LPCC Food Pantry

\$ 5,500



This activity is similar to the Penn Hills Service Association and the Jefferson Manor Food Pantry. The Lincoln Park Community Center Inc. is a non-profit citizen based organization operating the Lincoln Park Community Center located at 7300 Ridgeview Avenue. For many years this building has housed a wide variety of community and family services including a senior room, a gymnasium, a head start program, a satellite library, meeting rooms, and many other activities. The food bank is one of these many services. A large amount of the Penn Hills' pantry supply is purchased from the Greater Pittsburgh Food Bank. (left) Performance will be measured by the number people that now have new access to food and other items that they couldn't otherwise afford.

Jefferson Manor Food Pantry

\$ 9,000

This activity provides funds for a food pantry to serve the residents of Jefferson Manor. The hi-rise units are operated by the Allegheny County Housing Authority, and all occupants are low-income. The residents receive rent subsidies and are eligible for food stamp programs but these are deemed to be insufficient. The food pantry supplements other welfare programs, and by virtue of its first floor location in the hi-rise provides a welcome convenience. The budget was reduced to \$8,000.00 for Year 32 and then \$7,500.00 for year 33 as result of the CDBG budget cuts mentioned above. As a result of continued requests for more funding the budget was increased to \$8,500.00 for 2008. The budget will get another boost for 2009 for a total of \$9,000.00. The Jefferson Manor Food Pantry is located at 201 Jefferson Road. Performance will be measured by the number of people that now have new access to food and other items that couldn't otherwise afford. Fundraisers for the Greater Pittsburgh Food Bank include the Empty Bowls Dinner. (above)



WPHCA Beautification

\$ 42,500

This program has been operated for the many years by Western Penn Hills Community Action. During the 2007 program year the coordinators were unable to carry out the project due to some unforeseen problems. As a result, WPHCA used the money to purchase a van to be used to transport workers in future program years. The program was back to normal in 2008 and achieved great success as expected. Low-income youths are employed and put to work on various community projects including cleanup work, landscaping, etc. The employees are also provided with occasional mentoring programs designed to broaden the work experience. Local non-profit organizations and the municipality's department directors are free to request that the WPHCA and the employees undertake specific projects in low-income areas. These could include graffiti removal, litter cleanup, or vegetation control. Recent complaints about the amount of litter in various locations may generate a request to spend more time on litter clean up than clearing vegetation from vacant lots in the coming year. Although the program operates out of the First Baptist Church in Penn Hills on Chadwick Street, this is a townwide program. Performance will be measured by the number of people that now have new access to this program to provide a suitable living environment.



SUMMER EMPLOYEES for the work program are (front row, from left) Debert Mason, Jr., Robyn Hill, Adrienne Paul, Tracy Guzman, Dandre Stansbury, Nick Lewis, Angela Hunter and Courtney Parks; (second row) Celine Colman, Mike Hill, Jamie Stewart, Amanda Austin, Corey Hask, Torrence Shook, Gina Robinson, Tronette Moore, Tasha Wilborn and Jonathan Fowler; (third row) Rik Johnson, George Yousaf, the Rev. Theodora Pugh, Khalik Garrett, Oake Washington, Tim Small, Lashawn Wright, Terrence Davis, Jerald Marks, James Youngblood, Redlyn Hood and Arzina Reed.

Program gives youth summer jobs

Penn Hills Service Association

\$ 33,500



These funds are used to purchase food, clothing, and medical supplies for low-income families on a town-wide basis. Due to an increase in the number of families assisted, the Service Association has requested additional funding; however, as a result of the recent budget cuts from HUD, the funding will have to remain at the same level as last year. Demand for assistance is expected to increase as the economy continues to falter. The

Penn Hills Service Association has been a subrecipient of Penn Hills Community Development Block Grant funds for many years. They are a well organized group of volunteers dedicated to helping the needy. They have provided food, clothing, and medical supplies to deserving families for many years. They supplement these CDBG funds with tag days and other fund raising efforts. Their headquarters is located at 2519 Main Street in the Universal Neighborhood but they serve residents from all parts of the community within their service area. They also purchase supplies for their families from the Greater Pittsburgh Food Bank. Performance will be measured by the number of people that now have improved access to food and other items that they couldn't otherwise afford.

Rehabilitation Program

\$ 100,000

This program provides 0% and 6% loans to qualifying low-income homeowners. Repayment of loans provides an estimated \$30,000 of program income each year. Expenditures have been below the normal level of approximately \$100,000 per year due to significant changes in federal guidelines, which require the applicant to perform lead based paint abatement as a part of the loan. As a result, the Year 34 program was reduced to zero. Although significant funds from previous years remained to keep the program operating, during the program year a budget amendment took place to put additional funds back into the program to keep up with demand. This year we propose to return to our typical level of funding of \$100,000.00. A matching grant of up to \$2,500.00 is available for accessible improvements. We offer this program to low and moderate income homeowners and encourage them to make necessary improvements to their homes. We assist homeowners in the application and bidding process. We prepare bid specifications and monitor construction through the Municipality's Housing Coordinator. Recent regulations concerning lead based paint will have a significant effect on the rehab program in this and future years. Performance will be measured by the number of families no longer living in substandard housing.



Townwide Demolition

\$ 10,000

In combination with rehabilitation program, the removal of unsafe and deteriorated structures is a very important part of the Municipality's effort to eliminate slums and blight. When owners of deteriorated structures cannot be located and successfully prosecuted, or when owners are low-income individuals that can't afford to remove the violation themselves, we will demolish the structure with CDBG funds. Specific guidelines are carried out to attempt to locate the owner or their heirs prior to bidding out the demolition.



Once the property is demolished, a lien is placed on the property so future recovery of costs is possible. This program operates on a town wide basis. These funds can also be used to remove retaining walls, debris, and accessory structures as well as for the reestablishment of appropriate lawns or vegetation. Following an aggressive program Penn Hills demolished 11 structures during the 2006 program year and another 18 vacant structures in 2007. In order to continue to remove additional unsafe structures at this pace, funding for demolition was increased for 2008. Significant funds remain from previous years to continue the program at an aggressive level. As a result, a reduced amount of funding is proposed for 2009.

We are looking forward to the outcome of our request for Neighborhood Stabilization

Program (NSP). If we are successful in obtaining funds from this program, we would propose the initiation of another vigorous cycle of demolitions to rid the community of unsafe, vacant, and dilapidated structures.

Although the structures are removed, Penn Hills does not own the land. We are removing a code violation and unsafe condition. Maintenance of the vacant lot is still the responsibility of the landowner. Many residents in the vicinity of these lots would like to see these vacant lots maintained as lawn. Although our specifications require that the contractor fine grade the property and rake to establish a surface suitable for mowing, Penn Hills does not have the resources to mow these lots and there is no ordinance that requires owners of vacant property to maintain it as lawn. In fact, the opposite is true. Land is to remain wooded until a development proposal is approved. As long as no development proposal or building permit is obtained, these sites may return to woodland. This activity qualifies under Removal of Slum and Blight. The objective is to provide a suitable living environment and the outcome is sustainability. Outcome performance is measured by the number of unsafe structures removed through this activity.

Shining Arrow Improvements

\$ 30,000

Mayor and Council have supported Shining Arrow for many years. Shining Arrow and Allegheny East Mental Health and Mental Retardation provide a variety of activities for mentally and physically challenged children and adults. In recent years CDBG funds have been used to renovate the building, provide accessible ramps and access, provide a storage facility, install an accessible kitchen for life skills training, pave the front parking area, provide for an outdoor recreation area to the rear of the building, and construct an addition for added program space and staff restroom facilities. This year's funding will provide phase two of the paving of the parking in the rear of the building, the installation of landscaping,



and the installation of a privacy fence to prevent illegal dumping. 2007 funds were used for the design and engineering and 2008 funds were used for phase one. The actual activity will take place in the fall of 2008. Shining Arrow is located at 10147 Frankstown Road. Performance for this activity is measured by the number of people that now have improved access to programs and activities as a result of the improvements and improved access to parking that is no longer substandard.

Street Improvements

\$ 190,000



This program is designed to provide street improvements in low-income neighborhoods throughout the municipality. We have essentially caught up with deteriorated streets in eligible neighborhoods and can now pave on a standard cycle. Street improvements are intended to benefit the quality of life in these neighborhoods by improving the physical environment. These improvements add value to the homes in the area and hopefully encourage home ownership, rehabilitation activity, and new construction. This is not a significant amount of funding when it comes to the cost of street paving. This activity serves low-income areas town-wide. Moe Rayan the Director of Public

Works and his staff have identified streets in need of repaving and prepared a list for the chart below. We frequently follow storm or sewer improvements that involved the cutting of a street with the paving of that same street during the next program year. This year in addition to our paving program we plan to plant trees, spread soil, and replant the grass on the center island of Travella Blvd as a part of the Penn Hills CDBG Street paving program. This will be completed along with the construction of two new houses on Travella Blvd by Allegheny County and Action Housing as a part of the County’s Vacant Property Recovery Program. Performance for this activity will be measured by the number of people that no longer have access to only substandard streets as a result of the improvements.



CDBG STREET LIST YEAR 35					
Street Name	Termini	Length Feet	Census Tract	Block Group	%Low Mod
Brushton Avenue	Cushing to Pittsburgh Line	2,300	5231	04	58
Ross Street	Blackadore to E. Lemington	600	5231	04	58
Travella Blvd	Archer to Pearl	1,000	5231	04	58
Total Feet		3,900			

Multi-Purpose Center Improvements

\$ 100,000

These funds will be used to make improvements to the Penn Hills Multi-Purpose Center on Lincoln Road. Future improvements could include the installation of a new playground, outdoor steps from the upper area to the lower portion of the building, resurfacing the basketball court, painting the walls on the lower floor, replacing the ceiling tile on the lower floor, new kitchen equipment, and accessibility improvements. A considerable amount of work was completed during the current program year including painting and carpet improvements to the upper floor, HVAC, refurbishing the pavilion, and outdoor lighting. Penn Hills owns this building and the Mayor and Council have expressed their commitment to this building and the improvements that have occurred there during the year. Performance will be measured by the number of people that no longer only have access to a substandard facility as a result of the improvement.



Senior Service Center Vehicles

\$ 10,000

The Penn Hills Senior Service Center delivers 225 home delivered meals to home bound seniors five day per week. The meals are delivered by volunteers with vehicles provided by the Senior Center. Last year one new car was purchased with non-CDBG dollars and two were purchased with CDBG funds. This activity will be utilized to pay the leases of the two vehicles that were purchased last year under a lease/purchase agreement with CDBG funds. Mayor and Council are obligated to provide funding for the entire length of the five year lease. We are currently in the second year of the five year lease. The Planning Department can foresee this activity continuing into the future to fund additional vehicles as the vehicles get older and the lease/purchase agreements expire. At the September public meeting the purchase of a new pickup truck to replace the existing late 80's pick up was discussed. The pick up has experienced increased maintenance in recent years and dependability is waning. The purchase of vehicles for the Senior Service Center is eligible as a public service activity. As a result, increasing the budget for additional vehicles would require a reduction in the funding for other public services like the food pantries or YMCA. We recommend that these vehicles be paid off before additional vehicles are purchased with CDBG funds. Performance will be measured by the number of households assisted with improved access to home delivered meals.



William McKinley Center Improvements

\$ 100,000

This activity will fund ongoing improvements at the William McKinley Center. During the 2008 program year we installed new interior doors to comply with current building and fire codes and provide accessibility improvements to the rooms and hallways. In recent program years we installed a new roof over the entire building, installed a fire suppression system in the kitchen and a new safety surface and some new equipment in the playground to compliment the existing equipment. In 2004 an MEP (Mechanical, Electrical, and Plumbing) evaluation of the building was performed to identify areas that are in need of attention. The roof was included as an item that is in need of attention. Various leaks and water problems had occurred as a result of failure in the roof membrane. Future projects could include improvements to the heating system including the replacement of the radiators with unit ventilators, installation of individual heating zones, and the removal of asbestos. In addition the report recommends installation or replacement of emergency lighting and visual signal devices, electrical service upgrades, and fire alarm improvements. We recently became aware of mold issues as the result of water continued water leaks in the basement.



We are currently developing a program to remedy this new issue and plan to have it resolved in the coming program year. The building became eligible for funding as an area benefit following the 2000 Census. Previously only portions of the building that served senior citizens were eligible for CDBG funds. Performance will be measured by the number of people that no longer only have access to a substandard facility as a result of the improvement.

LPCC Improvements

\$ 100,000



In April of 2004, funds were allocated for engineering expenses relating to the preparation of an MEP (Mechanical, Electrical, and Plumbing) report for the Lincoln Park Community Center. The Municipal Engineer performed the review and completed a detailed report. The report outlines the expenses relating to converting the steam heat to water, replacing the gym furnace, updating the fire alarm system, emergency lighting, and other public health safety priorities at the Center. Ironically the Center experienced a fire in June of 2004 that caused severe smoke and water damage to a large portion of the building. The restoration following the fire is complete. During the

restoration process, we continued with our work schedule and installed a new furnace in the gym. The Center's insurance covered a number of the proposed life safety issues that needed to be replaced following the fire including the fire alarm system, exit lighting, emergency lighting, and pull stations. During the winter while the building was closed for renovations following the fire the water was shut off which caused the boilers to turn off, without heat a majority of the water and heating pipes in the building froze enough to burst causing considerable damage to these systems. In 2006 we completed the process of replacing all of the domestic water lines and the entire heating system throughout the building with the exception of the new gas furnace in the gym. Prior to reopening the building this fall, the owners applied for Occupancy Permits from the Penn Hills Department of Code Enforcement. One Occupancy Permit covered the building and others were obtained for each tenant. The 2007 funding combined with the funds remaining following the installation of the heating and water system were used to complete items identified during the Occupancy Permit inspections including the installation of fire rated doors to the hallways and the fire caulking and sealing of penetrations in the walls and floors. Following the completion of the items identified in the Occupancy Permits, we will continue with items identified in the MEP report. In addition, 2008 saw the installation of a new room for the food pantry and the installation of a computer room. Future improvements will include accessibility and restroom improvements to include new accessible fixtures, accessible stalls, ventilation, and a new water pump to improve pressure and dependability. The specs have been written and we are awaiting 2009 funding to begin bidding and construction. Façade and exterior improvements have been discussed as well including improvements to the grounds in the form of landscaping and improvements to the recreation area at the rear of the building. The rear of the building would be ideal for a neighborhood garden space. The Lincoln Park Community Center is located at 7300 Ridgeview Avenue. Performance will be measured by the number of people that no longer have access to only a substandard facility as a result of the improvement.



General Program Administration

\$ 11,500

General Program Administration (GPA) is used for legal fees, advertising, computer hardware and software, office supplies, and other administrative costs incurred by the Planning Department in its operation of the CDBG Program. Other incidental costs may be charged to this account including training, travel expenses, and many other special needs related to the administration of the program. Although we are permitted to use up to 20% of the CDBG expenditures for administration, Penn Hills prides itself on routinely using only 2% of the funds for administrative expenses. A review of the Financial Summary Report in the Consolidated Annual Performance Evaluation Report (CAPER) which is completed following the end of the program year in March will reveal the percentage funds expended is

below or near 2% each year. This means that more of the Penn Hills CDBG funds are use to accomplish the goals of the CDBG program which is the benefit to low income people.

Conclusion



The Penn Hills Department of Planning and Economic Development is assigned primary responsibility for the day-to-day implementation of the Penn Hills Community Development Block Grant Program. The staff maintains an ongoing relationship with both subrecipients and HUD representatives and maintains project records. Each year we prepare the Action plan to apply for funding and prepare the Consolidated Annual Performance and Evaluation Report (CAPER) to report on the year's expenditures and performance. Both of these documents are available in the Planning Department. Citizen comments and inquiries are encouraged and welcome. Write the Penn Hills Dept of Planning and Economic Development at 12245 Frankstown Road, Penn Hills, Pa. 15235, call 412-798-2126, or contact us online.

Due to the balances remaining in the Senior Aid Rehab Program, Demolition Program, and Fair Housing Partnership accounts from previous program years, little or no new funding is proposed for these programs for the coming program year. Senior Aid Rehab applications will be accepted, approved, and carried out using existing funds and demolitions will continue. The remaining funds in these accounts are sufficient to carry out the projects proposed at the current level of participation.

Citizens should be aware that the Community Development Block Grant Program has an obligation to meet federal regulations. Program activities are designed to primarily benefit low and moderate-income persons. The budget below will be adopted by Mayor and Council in January and forwarded to HUD for their review and approval. There are always possibilities for either amendments to the plan or other programs which may be available to meet your needs. The budget is based on anticipated funding amounts. This could be changed at any time during the application process. We will know the exact amount as the year progresses. For more information, please contact us at your convenience.



“Attachment A”

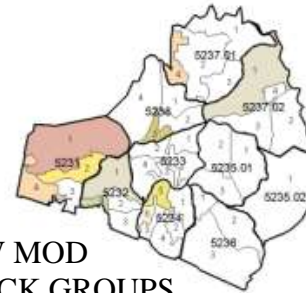
**PROPOSED
YEAR 35 CD PROJECTS**

<u>PROJECT</u>	<u>BUDGET</u>	<u>PUBLIC SERVICES</u>
Contingencies	\$ 20,000.00	\$ 0
YMCA Scholarship Program	\$ 16,000.00	\$ 16,000.00
LPCC Food pantry	\$ 5,500.00	\$ 5,500.00
Jefferson Manor Food Pantry	\$ 9,000.00	\$ 9,000.00
WPHCA	\$ 42,500.00	\$ 42,500.00
Penn Hills Services Association	\$ 33,500.00	\$ 33,500.00
Rehab	\$ 100,000.00	\$ 0
Town wide Demolition	\$ 10,000.00	\$ 0
Shining Arrow Improvements	\$ 30,000.00	\$ 0
Street Improvements	\$ 190,000.00	\$ 0
Multi-Purpose Center Imp.	\$ 100,000.00	\$ 0
Senior Service Center Vehicles	\$ 10,000.00	\$ 10,000.00
William McKinley Center Imp.	\$ 100,000.00	\$ 0
LPCC Improvements	\$ 100,000.00	\$ 0
General Program Administration	\$ 11,500.00	\$ 0
TOTAL	\$778,000.00	\$116,500.00

The total for Public Service expenditures cannot exceed 15% of the total CD expenditures for the program year. The above budget is approximately 15 % Public Services.

D. GEOGRAPHIC DISTRIBUTION

The Municipality does not use geographic regions as a basis for using CDBG funds; however, as you review our strategic plan, you will note the significant channeling of funds to low-income residents throughout the community with emphasis on Lincoln Park because of the age of the housing, abandonment problems, and the presence of two community centers that will continue to need support in that region. The map to the right illustrates low/mod block groups. Over all we are not directing funds to any one particular geographic area but to low-mod block groups in



need of a particular project such as street paving, park improvements, and improvements to the Lincoln Park Community Center and Multi-Purpose Center which are all located in a low-mod block group. Our street reconstruction program is based on the low-mod block groups, and we reconstruct streets based on need. This year we have proposed street reconstruction projects in low-mod areas in Lincoln Park. We have a third community center on Verona Hill top that is located in a low-mod block group and considerable funds are expended at the Senior Service Center on Jefferson Road. Although it is not located in a low-mod area, the users are a presumed benefit because of age. Our rehab loan program and senior aid program are based on the family size and the income of the household; therefore, the loans are available town-wide.

E. HOMELESS AND OTHER SPECIAL POPULATIONS

The Allegheny County Department of Human Services, (DHS) is the designated lead agency for the Continuum of Care, which includes Allegheny County, the City of Pittsburgh, McKeesport and the Municipality of Penn Hills. The Allegheny County Department of Human Services administers this program and monitors the programs and services that are provided. The Continuum of Care has assisted non-profit organizations in developing programs that provide services to the homeless in terms of outreach, case management, emergency shelters, soup kitchens, transitional and permanent housing. DHS collects the data for these four designated areas on the number of homeless and the units of housing. The information is currently available in a computerized database through the Homeless Information Management System, (HMIS) known as eCAPS. As a result of the implementation of this program, the data is much more accurate and more readily available to Penn Hills and the other participating jurisdictions. As of 2003, DHS reported that nine of the thirteen contracted homeless shelters transmitted data into the system each day. DHS has plans to expand eCAPS to enable all transitional and permanent housing programs funded by HUD and state funding to collect data as well. In addition, a staff member from the Penn Hills Department of Planning is a member of the Allegheny County Homeless Alliance and is also a member of the Supportive Services committee. Penn Hills also participated in the Future Search Conference to End Homelessness Now held in October of 2004. The outcome of the conference assisted in the formulation of the ten-year plan to end homelessness, which is a federal mandate. Penn Hills staff will continue to work closely with the Continuum of Care throughout this process.

The 2000 U.S Census Bureau reported no homeless in Penn Hills and although Penn Hills does not utilize its CDBG allocation to directly fund homeless programs, this committee has kept the Planning Department apprised of the available shelters, safe havens, transitional and permanent housing as well as supportive service programs that are available for the homeless in Allegheny County. This will allow adequate information and assistance to be provided when and if homeless persons are identified in Penn Hills. These programs allow Penn Hills to collaborate with Allegheny County, McKeesport, and the City of Pittsburgh in an effort to provide quality services and to support homeless individuals and families toward independence and self-sufficiency.

Generally when a Penn Hills family becomes homeless, they leave Penn Hills and seek assistance from shelters in the City of Pittsburgh and Allegheny County. A point in time survey was conducted in Allegheny County in June of 2004 where 100 homeless providers participated and it found that 1,494 adults and 693 children received services for one or more of the following programs: Street Outreach, Safe Haven, Soup Kitchens/Drop-in-Centers, Emergency Shelters, Bridge Housing, Shelter Plus Care, Transitional Housing, Permanent Housing for persons with Disabilities, Single Room Occupancy and Supportive Services Programs. Data from 2003 reported that there were approximately 50 homeless individuals whose last known address was in Penn Hills. Considering this, it is important for funds to continue to be directed to supportive preventative services, such as food banks, the youth employment program, the partnership with the Penn Hills community centers, the YMCA Scholarship program and the senior citizen aid programs. We are also researching the possibility of establishing a partnership between Penn Hills and local businesses to develop programs that will provide supportive preventative service programs to those in need.

Elderly and frail elderly often need supportive services, as described in the Consolidated Plan, as do persons with physical, developmental, and mental disabilities. Those with drug or alcohol addictions, and those with AIDS may also need supportive housing. Despite these special needs, Penn Hills does not intend to fund any housing needs under this category with its CDBG funds; however, other public and private agencies currently provide help to persons with these needs.

F. NEEDS OF PUBLIC HOUSING



We are not aware of plans for improvements to public housing in Penn Hills by the Allegheny County Housing Authority, and we have no plans of our own. Public housing in Penn Hills includes Jefferson Manor and thirteen scattered single family homes. The Allegheny County Housing Authority has jurisdiction in this area and makes improvements as they see necessary.



As tenants change, Occupancy Permits are required like any other structure in Penn Hills. This ensures good quality housing and conformance with local building codes. Any improvements to these structures would require a building permit and appropriate fees. The County does not have a program for residents to purchase their public housing units. Penn Hills would try to assist any public housing resident, but we have no authority to require the County to honor any initiative that the resident may have.

G. ANTI-POVERTY STRATEGY

There are no activities in the budget that address a specific anti-poverty strategy. The poverty level for a family of three in Penn Hills is \$11,988.00 according to the 2000 Census. This is 30% of the median household income. A family of three making less than 30% of the median family income is below the poverty level. Although the 2000 Census information illustrates 739 families below the poverty level in Penn Hills, there are no specific plans for reducing the number of households with incomes below the poverty line. Our goal is to assist as many families as possible with programs designed for the low and very low-income, 80% and 50% of the median family income, so that there is no one driven into homelessness. Homeowners falling below the poverty level are eligible for zero interest rate home rehabilitation loans. We have a significant amount of Section 8 vouchers and certificates. These measures will not reduce the number of households below the poverty level, but may reduce some of the financial hardship of households experiencing poverty. Although Penn Hills supports these programs and realizes that there are populations with other needs, it does not have the resources to fund additional activities such as Head Start, Welfare to Work, and other programs. We must rely on other agencies to provide these services.

H. LEAD-BASED PAINT HAZARDS

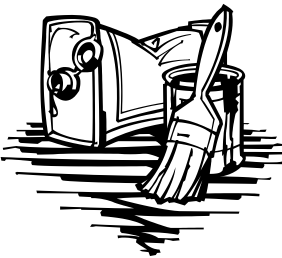
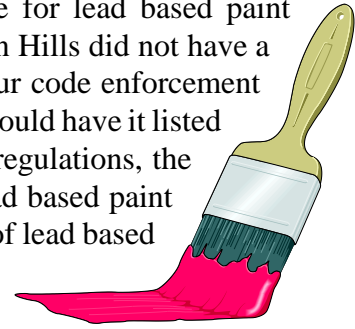
Evaluate and Reduce Lead Based Paint Hazards— In recent years HUD adopted a Final Rule to address the effects of lead based paint on low-income children. The U.S. Department of Housing and Urban Development (HUD) has implemented a new regulation to protect young children from lead-based paint hazards in housing that is financially assisted by the federal government or being sold by the government. The "Lead Safe Housing Rule" (*Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance*), was published in the Federal Register on September 15, 1999. The hazard reduction requirements in this regulation are based on scientific research and the practical experience of cities, states, and others who have been controlling lead-based paint hazards in low-income housing through HUD assistance. The requirements apply to housing built before 1978, the year lead-based paint was banned nationwide for consumer use.



The new regulation puts all of the Department's lead-based paint regulations in one part of the Code of Federal Regulations, making it much easier to find HUD policy on the subject. HUD estimates that about 2.8 million housing units will be affected by the regulation during its first five years.

The regulation sets hazard reduction requirements that give much greater emphasis than previous regulations to reducing lead in house dust. Scientific research has found that exposure to lead in dust is the most common way young children become lead poisoned. Therefore the new regulation requires dust testing after paint is disturbed to make sure the home is lead-safe. Specific requirements depend on whether the housing is being disposed of or assisted by the federal government, and also on the type and amount of financial assistance, the age of the structure, and whether the dwelling is rental or owner-occupied.

The Allegheny County health department often has funds available for lead based paint programs. Until implementation of the Lead Safe Housing Rule, Penn Hills did not have a specific program for the elimination of lead based paint; however, our code enforcement officers did look for peeling paint as a part of in their inspections and would have it listed on the permit to be rectified upon discovery. As a result of the new regulations, the Penn Hills Housing Coordinator was trained in the elimination of lead based paint hazards. He is a certified supervisor for the inspection and abatement of lead based paint hazards. The first class is Lead Abatement for Supervisors. Additional classes scheduled include Inspecting for Lead Hazards, and Lead Base Paint Risk Assessment. We are in the process of securing the services of environmental companies to perform clearance testing and report filings for each home. In addition, the Municipality will contact all interested remodelers and contractors to provide training in safe work practices. The Municipality also plans to utilize certified contractors provided from other agencies in Allegheny County. These agencies include the Allegheny County Health Department and the Allegheny County Department of Development. The contact person responsible for coordinating HUD-funded lead based paint training within the State is Sharon Lawson of PA Department of Labor and Industry. The Municipality implemented the new regulations in January of 2002. From that time forward each rehab loan recipient is required to have their home analyzed for lead based paint

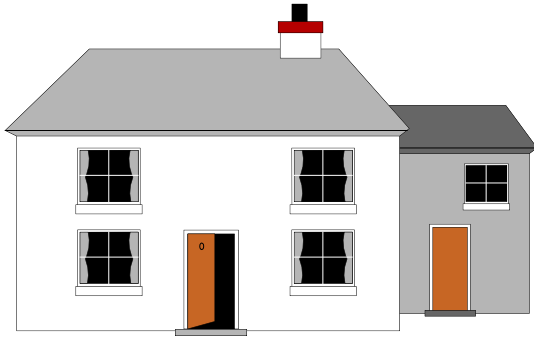


hazards and the cost of mitigation included in the loan. If an applicant wishes to have a new windows installed, their home will be checked for lead based paint. Each rehab loan recipient receives notification on lead based paint hazards including: sources, hazards, symptoms of poisoning, availability of blood level screening, precautions, homeowner maintenance and treatment, and tenant homeowner responsibilities. This notification bulletin is prepared by HUD and covers homes built before 1978, which includes most homes in Penn Hills.

In addition, all specifications that are written for rehab work include a section which addresses lead based paint and states, “In the process of inspecting this property and doing the deficiency study, no signs of lead based paint were present. The contractor is to be aware that in the process of construction, no lead based paint will be used on the project.” In Year 22, Penn Hills operated a paint program as a CDBG activity, which provided paint to low income homeowners for the exterior of their homes. This was a very successful program and will probably be repeated in the future.

These new regulations concerning lead based paint have greatly affected the rehab program. The demand for new loans has decreased significantly with its implementation. Low-income homeowners are reluctant to borrow money for improvements, which may result in additional costs. The Lead Safe Housing Rule does not apply to improvements under \$5,000.00. As a result, smaller loans are being considered along with other rehab activities to assist homeowners with smaller projects.

I. OTHER ACTIONS



This would include other actions to address obstacles to meeting underserved needs, including: fostering and maintaining affordable housing, eliminating barriers to affordable housing, overcoming gaps in institutional structures and enhancing coordination, improving public housing and residential initiatives, evaluating and reducing lead based paint hazards, ensuring compliance with program and comprehensive planning requirements, and reducing the number of persons

living below the poverty level. The Municipality has limited resources and is not specifically involved in projects other than those listed as funded with CDBG funds. However, the Municipality takes great interest in addressing the obstacles listed above. In addition, as indicated in our consolidated plan, we would help those in need find an appropriate agency that would handle individuals with a particular problem. Below are the actions that Penn Hills, undertakes to address these obstacles.

1. Address obstacles to meeting under served needs -- There is no action planned under this category, as we are not aware of any obstacles, other than a lack of funding for many projects that could be helpful. Again, we rely on agencies such as the Allegheny County Housing Authority, the Allegheny County Continuum of Care and others such as the Verland Foundation and Horizon Homes to help meet needs that we cannot, as a local government, address.

2. Foster and Maintain Affordable Housing --

Determining affordability is the same for all census tracts. HUD's definition of affordability is for a household to pay no more than 30% of its annual income on housing. Households that pay more than 30% of their income for housing are considered cost burdened and households that pay more than 50% of their income on housing are severely cost burdened. Cost burdened households may have difficulty



affording necessities such as food, clothing, transportation, and medical care. The expansion of the supply of affordable housing for low-income families is an important part of HUD's mission. Assisting low-income families is one of the three national objectives of the CDBG program. A review of the 2000 census figures indicates that at \$69,100.00 the average Penn Hills home is affordable to families making the median family income of \$46,971.00. A family of three making \$43,200.00 a year qualifies for our rehab program. For low-mod families making less than 80% of the median family income the rehab program attempts to fill the gap by providing assistance for maintenance and home repairs. Although they make up a small percentage of the population, the groups that need the most assistance are the very low and extremely low-income households.



Money Magazine published an article in July of 2007 recognizing Penn Hills as the ninth most affordable community in the Country. The list was simply performed by dividing the median family income by the median home price. Although the article generated plenty of thoughts, editorials, discussion, and controversy over whether this was a good or bad description of the community, it clearly illustrates what Penn Hills planners have been claiming for many years, “Penn Hills is affordable housing heaven.” The article can be found at <http://money.cnn.com/magazines/moneymag/bplive/2007/>.

Penn Hills will continue to offer low interest homeowner rehabilitation loans, which provide funds for lower income persons to upgrade their homes, therefore maintaining affordable housing. The rehab program provides low interest loans to low-mod homeowners for maintenance and rehabilitation. The homeowner can borrow up to \$15,000.00 at 0 or 6 percent. Eligibility is based on family income. Penn Hills utilizes the Census Long Form for calculating family income. The rehab loan can also include a matching grant of up to \$2,500.00 for handicapped accessibility improvements.

Although recent participation has been low, the Senior Aid Rehab Program will continue to be an important activity for the Penn Hills Community Development Block Grant program. The Planning Department in cooperation with the Senior Service Center provides \$1,000.00 grants to senior citizen home owners for improvements that allow them to install items such as grab bars, hand rails, smoke detectors, and other preventive safety items not covered by Medicare. The program also assists in an evaluation of the home for inefficient appliances, unsafe wiring such as overloaded extension cords, and the general health of the resident. This activity has been very successful in McKeesport where it is part of an aging study being conducted by UPMC called the McKeesport Aging Program.



By providing grants under the \$2,500.00 threshold, the Lead Safe Housing Rule requirements do not apply. Although seniors are presumed low-income, income eligibility is required. The applicants must meet the current section 8 income guidelines. Following the first year of this activity we were very pleased with its success. In 2003 we received approximately 45 applications. Although the number of applicants was significantly lower in 2004 and continues to fall, we expect the participation to continue. When repairs exceed the \$1,000.00 cap, the applicant can pay for the remainder of the costs with their own money or apply for a rehab loan. Due to the low response, we have continued the program with a reduced level of funding. Funds in excess of the \$1,000.00 are placed in escrow until the work is done. There is a \$9,100.00 balance from previous program years still remaining. As a result, no new funds will be requested for the Senior Aid Rehab Program.

The Municipality has an occupancy permit process where by each time a unit is sold, rented, or a change of occupancy occurs an occupancy permit must be obtained. This permit requires an

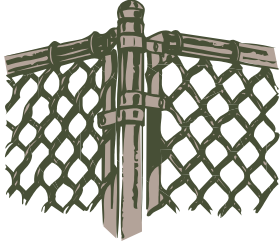
inspection by a municipal code enforcement officer who inspects the property to determine whether the unit meets basic housing quality and safety standards and the requirements set forth in the 1984 BOCA Existing Structures Code, Ordinance 1939. All deficiencies and code violations must be corrected prior to the issuance of the occupancy permit. Local realtors are very familiar with this program and assist us in obtaining full compliance. Each year we hold a workshop for realtors to enforce the concepts of the Existing Structures Code. We prepare advertisements and information for the workshop which takes place in April, Fair Housing Month, for realtors and apartment owners and managers to discuss fair housing issues with Penn Hills Officials. We also have the single-family rehab loan program and senior aid rehab program which help to keep housing in standard condition. These programs help to maintain affordable housing, because those who receive the loans and grants are low to moderate-income residents. The repairs ensure that the housing stock is maintained in safe sanitary condition. The Municipality wishes to help preserve our aging housing stock while remaining affordable. Code Enforcement also enforces regulations regarding land use, such as dumping, and other things that would affect neighborhoods, making the housing less desirable.



In 2008, Allegheny County Department of Economic Development will construct two new homes in Penn Hills as part of their Property Recovery Program utilizing HOME funds. The County initiated the construction of two houses following persistent requests from neighborhood groups and local officials for assistance in the development of new housing in Penn Hills. The County offered to assist in the development of two houses in the Lincoln Park community of Penn Hills to test the market and explore whether neighborhood groups have the ability to carry out such a project. Success here will establish a record and provide the neighborhood groups with a resume for future funding. The County held multiple community and stake holder meetings to address title search and ownership, location,

housing style, housing materials and façade treatments, landscaping, and street improvements. Action Housing has the contract to build the houses once the property acquisition is complete. Allegheny County has taken the lead on this project and assisted Penn Hills through the land acquisition and development process. We look forward to the construction phase and the sale of the property. Hopefully this project will lead to the development of other sites. The Penn Hills Planning Department has identified and mapped Proposed Development Opportunities for single family housing sites suitable for single units, small groups of units, and multiple housing sites of 20 units in all areas of Penn Hills. We keep the data handy and promote the development of new housing plans at every opportunity. The current development proposal was directed at the Lincoln Park Community. We have also been added to Allegheny County's Property Recovery Program to take advantage of their Side Yard Program in an effort to put vacant housing lots back on the tax rolls. Multiple applications have been received and are traveling through the process of approval.





- 3. Eliminate Barriers to Affordable Housing** -- In 2006, Penn Hills joined Allegheny County in developing an update to the Analysis of Impediments to Fair Housing Study (AI) to identify any new impediments and meet the HUD requirement for periodic updates to the AI. Urban Design Ventures, Inc. recently completed the update. We intend use the information provided in the 2008 AI in current and future Action Plans and the 2010 Consolidated Plan.

The 2008 AI identifies five impediments and recommendations for mitigation, they are standard impediments for any community and the mitigation includes suggestions that Penn Hills currently follows. Penn Hills already carries out the recommendations in the 2008 AI. We maintain decent safe affordable housing through our occupancy permit inspections, increase the supply of housing accessible units for seniors through our Rehab and Senior Aid programs, increase the knowledge and awareness of fair housing by funding the Fair Housing Partnership and hosting fair housing educational programs for realtors, promote policies that effect housing choice by promoting strategies that reduce concentrations of low-income households and minority populations, and maintain and continue to upgrade municipal facilities and public spaces. Although there are no true impediments to fair housing, Penn Hills will continue to improve its programs to further address the impediments identified in the Analysis of Impediments and take further action to improve performance in these areas.



Although we still agree with the outcome of the 1999 AI that stated that “Penn Hills has no impediments to fair housing,” the revised 2008 AI study identifies five impediments and mitigation recommendations for Penn Hills that are currently being addressed and can be addressed further with current and future CDBG fund allocations:

- I. Housing Affordability: Decent safe affordable housing remains a high priority to ensure fair housing choice, quality of life, and attractive neighborhoods.

Goal - Maintain the supply of decent, safe affordable housing targeted to lower income households of both renters and owners.

The Municipality of Penn Hills has a good variety of affordable homes available at any time in every neighborhood and census tract. Determining affordability is the same for all census tracts. Housing is available for moderate prices in the Municipality, and many other types of housing, besides single-family homes are available. Our occupancy permit process insures that our housing stock remains in good condition and meets current codes. The Municipality has a healthy number of homes on the market at any one time for moderate prices. As stated above, the median housing value of \$69,100.00 is affordable to the median household with a median income of \$39,960.00. Money Magazine published an article in July of 2007 recognizing Penn Hills as the ninth most affordable community in the Country. The list was simply performed by dividing the median family income by the median home price. Although the article generated lots of thoughts, discussion, and controversy

over whether this was a good or bad statistic, it clearly illustrates what Penn Hills planners have been claiming for many years.

II. Housing Accessibility: There appears to be an unmet need for housing that is accessible to the older population and persons with disabilities.

Goal - Increase the supply of housing that meets the accessibility, visitability, and quality of life needs of the older population and persons with disabilities.

The Single Family Rehab and Senior Aid Rehab programs include improvements directed at the removal of architectural barriers such as the installation of accessible ramps, grab bars, and wheel chair lifts which would facilitate the elimination of barriers to affordable housing and improve accessibility and visitability. The Rehab Program includes 0 or 6% loans of up to \$15,000.00 to low-mod families and may include a matching grant of up to \$2,500.00 for accessible improvements. The Senior Aid Program provides \$1,000.00 grants to low income seniors for accessible and quality of life improvements.

With little or no evidence of impediments to fair housing, the Planning Department is reluctant to undertake new activities that aren't supported by hard data. In light of the lack of hard evidence of impediments, activities such as rental rehab are considered unnecessary and a poor use of limited resources. Although the thought of providing assistance to low income renters to make accessible improvements to rental units may sound appealing, it comes with some concerns. These CDBG funds are intended to assist low income people. Improvements for handicapped people are eligible as a presumed benefit. Although accessible improvements may address the needs of the handicapped and provide an accessible unit, the landlord may not be low-income and is not required to rent it to a low income family. HUD ignores this fact and only considers the availability of the new units in supporting this activity. This program will require further consideration. We have a variety of activities that support affordable housing that are unique to Penn Hills and others that are more successful in supporting fair housing than any other community in the County.

III. Fair Housing Education, Advocacy, Monitoring, and Enforcement: As in any community there is a lack of awareness of the rights and responsibilities under the Fair Housing Act and a need to continually monitor and enforce the Fair Housing Act.

Goal - Increase knowledge and awareness of the rights of individuals and responsibilities of building owners in regard to the Fair Housing Act through education, advocacy, monitoring, and enforcement to eliminate discrimination in housing and provide fair housing choices for all individuals and families.

Mayor and Council adopted the Penn Hills Fair Housing Ordinance in 1994 which prohibits discrimination in housing and public accommodations, requiring fair housing and fair housing

accommodations, by prohibiting discrimination based on race, color, religion, ancestry, national origin, sex, handicap, place of birth, or familiar status and providing penalties for its violation.

We have supported fair housing initiatives and actions by contracting with the Fair Housing Partnership for the operation of a housing hotline. Any person who has a housing problem or feels they may be a victim of discrimination may contact the fair housing hotline at 412-462-5406. This activity will not receive funding this year; however, \$7,913.31 remains from previous program years.

The Planning Department will fund expend another \$3,000.00 on advertising, printing, and implementation for Fair Housing Month; advertise the fair Housing Ordinance, and continued enforcement of the Fair Housing ordinance. The Penn Hills Fair Housing Month Program is a biennial program offered by the Planning staff to realtors, apartment managers, and developers. It has received varying degrees of participation, but is always well received by those that do attend.

IV. Concentration of Low-Income and Minority Groups: Many communities with high percentages of low-income persons, minorities, and female headed households find that these groups were concentrated in certain areas within the community.

Goal - Promote policies and actions effecting housing choices that will reduce concentrations of low-income households and minorities in certain neighborhoods.

Penn Hills' minority population has increased significantly in the last two decades from 16 percent in 1990 to 24% in 2000. We would assume that the 2010 census will reveal the continuation of this population trend; however, the estimated data is not available. Although some areas may still remain more racially segregated than others, this is not a result of affordability or fair housing. As the population continues to change and more minorities move into Penn Hills these pockets of minority population will continue to diminish. While most census tracts reflect a minority concentration of 14% to 15%, there are two that are considerably higher. These census tracts border neighborhoods in the City of Pittsburgh and Wilksburg that are predominantly high in minority concentration. It is understandable that the census tracts adjacent to these neighborhoods would reflect similar demographics. In the reverse, the two census tracts with the lowest minority concentration are topographically isolated neighborhoods with older populations. As these homes become available, these areas will become more balanced as well. The issues that have molded these populations are beyond the scope of the Penn Hills CDBG program. With respect to income, the same census tracts with the highest and lowest minority concentrations also have some of the greatest number of low-income households. With the exception of census tract 5237.01, the most integrated neighborhoods have the highest incomes. While census tract 5237.01 may have the highest median family income and only 8% minority concentration, it also contains a block group with the third highest number of low-income households. Clearly affordable housing has nothing to do with minority segregation in Penn Hills. As homes in the racially segregated areas are bought and sold to new residents and families with children,

V. Accessibility of Public Buildings: The accessibility of public facilities remains a fundamental quality of life issue for most communities, the older population, and persons with disabilities.

Goal – Maintain and continue to upgrade municipal facilities, public spaces, and sub-recipient facilities to make them accessible to persons with disabilities.

Typically the expenditures relating to fair housing exceed the projected figures outlined in the Municipalities Fair Housing Plan, which provides projected figures for the coming year. Although we have witnessed reduced participation in the single family rehab and senior aid programs, the Fair Housing Plan illustrates an increased amount for 2009 as a result of the inclusion of accessible improvements to the Lincoln Park Community Center, Multi-Purpose Center, and William McKinley Center. With the completion of these projects we anticipate expenditures in excess of \$300,000.00. In the drafting of the 2000/2004 Five Year Consolidated Plan, we included language to review the possibility of expanding our single family rehab program to include low income tenants as well as low income homeowners. Although we have yet to revise the guidelines to include low-income tenants, we have expanded our programs to include the Senior Aid Rehab Program as described above. The 2008 AI also recommends expanding our rehab program to include rental properties. We will revisit this issue and reconsider expanding the program. In light of the decrease in the number of participants in the rehab program and senior aid program, it may be time to expand these programs to include rental units.

Our rehab programs including the Residential Rehab program and Senior Aid Rehab program could be described as outstanding. We have expended hundreds of thousands of CDBG funds in support of Shining Arrow, which provides services to mentally and physically handicapped children and adults. We renovated the Shining Arrow buildings to include an accessible kitchen, social area, and classrooms. The kitchen is instrumental in training participants in life skill so that they can go out on their own. Shinning arrow provides training in life skills, education, and other services directly related to the mentally and physically handicapped. We constructed a fully wheelchair accessible playground and restrooms in Penn Hills Park for use by the public and Camp Shining Arrow participants for their summer camp program. The playground allows wheelchair bound individuals to access all parts of the play structure. We have installed new interior doors in two community centers to meet current fire, safety, and building code requirements including the installation of panic hardware for safe accessible ingress and egress for all visitors.



While not directly providing housing, the funds spent in the support of Shining Arrow facilitate the moving of handicapped individuals into their own homes. The affordability of the homes in Penn Hills combined with these services eliminates impediments to affordable housing that other communities cannot realize. Shining Arrow activities had been omitted from the Fair Housing Plan in the past, but for the past few years we have included them because of their importance and relationship to Fair Housing. We expended \$92,934.82 during the 2006 program year on Shining

Arrow activities including the construction of an addition to the building. We expended another \$16,283.00 during the 2007 program year for the completion of the addition and engineering in preparation of the installation of a new parking area at the rear of the building in 2008. Penn Hills is committed to Shining Arrow and its programs. We have expended over \$364,944.15 since the rehabilitation of the building in 1996.

We have frequently maintained that many of the barriers to affordable housing are created by Federal Regulations. Review of building permits by the PA Historic Commission for the rehab of homes over 50 years old is a barrier to the issuance of permits, the processing of rehab loans, and the demolition of unsafe structures. The only history to discuss about these structures is a history of neglect. Delaying the demolition of an unsafe structure for historical review adds to the blight of an area. The increase of water treatment standards for sanitary sewage which forced the Municipality to



undertake 60 million dollars worth of repairs to its sewer system which has been paid for through increased sewage rates is a barrier to affordable housing. Regulations with respect to lead based paint that require each rehab loan recipient to have their home inspected for lead based paint and then have the paint removed as a condition of receiving a loan is a barrier to affordable housing. The applicant that needs \$5,000.00 for an accessible ramp could be burdened with additional costs that exceed the cost of the accessible ramp as a result of these regulations.

4. Overcome Gaps in Institutional Structure and Enhance Coordination--Penn Hills is working with Allegheny County, McKeesport, and the City of Pittsburgh in a HOME consortium for funding. There have been no other issues in terms of gaps in institutional structure in carrying out our CDBG program.

5. Develop Institutional Structure -- The Department of Planning and Economic Development is responsible for carrying out all items of the Municipality's affordable housing strategy. The Planning Department has staff experienced in program implementation, grantsmanship, planning, and coordination of programs and activities. Knowledge of the community population and housing stock condition is also a strength of the staff. This will be the 34th year that the Planning Department has administered the HUD Community Development Program, and the staff has managed scores of other grants and programs during these same years.



Intergovernmental cooperation has been a strong point of our programs. In the past, Penn Hills contracted with the Redevelopment Authority of Allegheny County to acquire the services of a housing specialist to approve rehab applications, write specifications, and make inspections. In the summer of 1995, Penn Hills hired the rehabilitation specialist away from the County, because the Redevelopment Authority was dissolving. The rehab specialist is still working for Penn Hills administering the rehab program.

The Planning Department has also had good cooperation with the Allegheny County Housing Authority, as well as the Allegheny County Department of Economic Development and Allegheny County Department of Human Services. The Penn Hills Planning Department has received assistance through the experienced and professional staff at the County level.

We worked closely with the Allegheny County Department of Economic Development in 2008 on a project to develop two single family homes in the Lincoln Park area of Penn Hills. Building sites have been selected, housing types have been reviewed, and one site has been acquired. We hope to have this project completed in the spring of 2009.

Public Institutions:

Local Government - The Penn Hills Council will allocate financial resources through the Community Development Block Grant Program and other programs such as HOME in the event that we apply for those funds and be the applicant for other funding that we deem appropriate for Penn Hills.



The Planning Department is responsible for the administration of the CDBG program, development review and approvals, land use regulations, and housing inspection programs. The Department also implements all Consolidated Plan requirements that require local government involvement. The local senior citizens division will provide some housing services to the elderly and the Police Department and the Planning Department would try to aid homeless, if any are identified.

Allegheny County - The County's role in our Consolidated Plan is primarily the Housing Authority which provides public housing and Section 8 vouchers and certificates. Penn Hills also supports the Allegheny County HUD Homeless Continuum of Care and if necessary can apply to the Allegheny County Department of Human Services for funding for homeless assistance. Penn Hills participates in the HOME Consortium with Allegheny County and the city of McKeesport. This partnership was established in 1997. This program provides affordable housing for low-income residents through acquisition, rehabilitation, and new construction. This program permits Penn Hills to receive HOME funds without applying to the state of Pennsylvania.

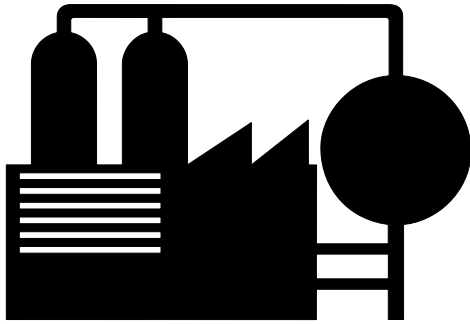
State Government - Penn Hills entered into a partnership with Allegheny County and the City of McKeesport. This enables Penn Hills to receive HOME funding without applying directly to the state. The PA Housing and Finance Administration and the HOME Consortium have assisted a developer with the Lavender Heights Townhouse project for senior citizen residents. If Penn Hills applies for HOME funds, they will be allocated through the HOME Consortium with Allegheny County and the City of McKeesport.

Federal Government - It appears that federal government assistance will be primarily through the HOME and CDBG programs, which some related possibilities such as mortgage insurance programs.

Non-Profit Organizations:

The Penn Hills Service Association will provide some emergency needs as needed but usually food and clothing rather than direct housing needs. The Lincoln Park Community Center has obtained CHODO status; however, as of this date, no projects have been carried out.

Private Industry:



National City Bank currently processes our low interest loans under an agreement with the municipality. We expect this to continue. We obviously rely on cooperation from all lending institutions for both the HOME program and private financing.

6. Reduce the number of poverty level families - Penn Hills does not have a specific plan for reducing the number of poverty level families in our community. We receive a relatively small CDBG grant, and this is our only source of funding. All of the CDBG projects could be considered to reduce the number of poverty level families.

7. Continue to participate in the Home Investment Partnerships Program (HOME) – Penn Hills Participates in a Consortium with McKeesport and Allegheny County in order to obtain HOME funding for future housing initiatives. A 48-unit townhouse complex was recently funded with HOME money for senior citizens. The project was completed in two phases in the spring of 2000 and summer of 2004. 16 dilapidated duplexes were recently purchased on Chaske Street in Penn Hills. The owner of the units has begun to renovate all 16 units utilizing HOME funds. On October 19, 2002, the grand opening of the model unit was unveiled. Penn Hills has also committed funding for the renovation of East Hills II, a 360 unit low-income housing development located in the City of Pittsburgh in the vicinity of the vacant East Gate Shopping Center, which is located in Penn Hills. Although the funding will not directly serve Penn Hills residents, it is hoped that revitalization of this housing complex will make the development of East Gate more attractive to developers. In addition, we have several property owners on Main Street who are interested in the HOME program for the rehabilitation of apartments for low-income tenants. This will be a part of the Main Street Program.

Lincoln Point is a proposed 60 unit senior citizen housing complex to be located on Lincoln Road in the Lincoln Park area of Penn Hills. The developers of Lincoln Point received conditional use approval from Mayor and Council in 2006. They were seeking HOME funds, but failed to receive funding and the project never came to fruition. This project is approved and waiting for funding. We have submitted letters to the developer in support of the project to assist in their search for funding and will continue to support their efforts. We believe this development could be completed in the future if funding becomes available. The site is well suited for this type of development and its proximity to the Penn Hills Multi-Purpose Center is ideal. Developers have successfully constructed

over 100 units of affordable senior housing in recent years at Lavender Heights and Beechtree Commons with no opposition from local government.



In 2006, the Western Pennsylvania Lutheran Service Society was looking to build a 35 unit senior housing apartment in Penn Hills. The Lutheran Services Proposal was to be located on a steep, undermined, undersized parcel of ground wedged between two single family homes where the only positive characteristic was the purchase price of the property. Prior to submittal of the application we expressed our concern about the site's shortcomings and recommended alternatives. We made it clear that we would support the project if it met local ordinances. Lutheran Services submitted the proposal against our

concerns and advice. The proposal did not meet the requirements of local ordinances including proximity to public transportation, the nearest bus is ¼ mile from the site, and bulk and area requirements, the request was for 35 units when only 10 would have been permitted. The applicant submitted a modification request form to permit a waiver of sidewalks due to the steep slope of the road. The application resulted in an outpouring of opposition from surrounding residential neighbors. Although the developer could resolve the buffer issues, site line issues, and undermining concerns, they could not overcome the density disparity. The proposed density was more than three times the permitted density. As a result of these inadequacies, the application was denied. This was the only denial of a senior citizen housing proposal in Penn Hills for 30 years.

The Municipality of Penn Hills remains dedicated to the development of affordable housing for senior citizens and welcomes additional applications to meet the demands of our elderly residents. Although we support additional applications, we will not lower our standards or overlook the requirements of our ordinances in order to provide approval to poorly conceived projects. This position should not be used to characterize the municipality as unsupportive to affordable housing for the elderly.

8. Enhance coordination between public and private housing and social service agencies - As described earlier, Penn Hills does not feel that its role is to coordinate these agencies' programs. We will certainly provide any assistance they may need, but we feel that they are performing fine on their own, as they each have an area of expertise, and we do not plan to be involved.

9. Foster public housing improvements and resident initiatives - The Allegheny County Housing Authority has jurisdiction in this area. The public housing units, as described earlier, do not need improvements, and are not part of the County's five-year plan. The County does not have a program for residents to purchase their public housing units. Penn Hills would try to assist any public housing resident, but we have no authority to require the County to honor any initiative that the resident may have.

10. Fair Housing Activities - In 2006, Penn Hills joined Allegheny County in developing an update to the Analysis to Impediments to Affordable Housing (AI) to identify any new impediments and meet the HUD requirement for periodic updates to the AI. Urban Design Ventures, Inc. recently completed the update. We intend to use the information provided in the 2008 AI in current and future Action Plans and 2010 Consolidated Plan.

The 2008 AI identifies five impediments and recommendations for mitigation. They are standard impediments for any community and the mitigation includes suggestions that Penn Hills currently follows. Penn Hills already carries out the recommendations in the 2008 AI. We maintain decent safe affordable housing through our occupancy permit inspections, increase the supply of housing accessible units for seniors through our rehab programs, increase the knowledge and awareness of



fair housing by funding the Fair Housing Partnership and hosting fair housing educational programs for realtors, promote policies that effect housing choice by promoting strategies that reduce concentrations of low-income households and minority populations, and maintain and continue to upgrade municipal facilities and public spaces. Although there were no true impediments to fair housing identified, Penn Hills will continue to improve its programs to address and speak to the impediments identified in the Analysis of Impediments and take further action to improve performance in these areas.

We agree with the recommendations of the study as well as the conclusions. HUD requires Penn Hills to take certain steps to further fair housing. Mayor and Council adopted the Penn Hills Fair Housing Ordinance in 1994 which prohibits discrimination in housing and public accommodations, requiring fair housing and fair housing accommodations, by prohibiting discrimination based on race, color, religion, ancestry, national origin, sex, handicap, place of birth, or familiar status and providing penalties for its violation.

We have supported fair housing initiatives and actions by contracting with the Fair Housing Partnership for the operation of a housing hotline. Any person who has a housing problem or feels they may be a victim of discrimination may contact the fair housing hotline at 412-462-5406. This activity will not receive funding this year; however, \$7,913.31 remains from previous program years.

Penn Hills hopes to spend in excess of \$100,000.00 on Single Family Rehab and Senior Aide Rehab in the coming year. These programs provide funds for the repair and maintenance of the housing stock and allow homeowners to remain in their homes longer. Rehab loans are often used to install new kitchens, bathrooms, heating and cooling systems, roofs, windows, and many other necessary home improvements. Typical Senior Aide Projects include electrical service upgrades, accessibility improvements, and the installation of handrails and grab bars.



In addition, Penn Hills will spend \$65,000.00 on the Shining Arrow Building in 2008 and an additional \$30,000.00 in 2009. During the 2006 Program Year Penn Hills expended over \$92,934.32 building an addition to the Shining Arrow Building to accommodate additional classroom space, a kitchenette and bathroom for staff, and a meeting room. \$435,944.15 has been expended on Shining Arrow Improvements since the initial renovations in 1994. During the 2007/2008 program year we provided the engineering for the installation of a parking and outdoor activity area in the rear of the building. The grading and fencing will be installed during the 2008 program year and the paving will be completed following the release of funds in 2009. Shining Arrow teaches physical and mentally handicapped adults life skills with the goal of providing some of their clients with the skills and ability to allow them to live on their own.

We will spend a combined \$300,000.00 on improvements at the Multi-Purpose Center, William McKinley Center, and Lincoln Park Community center on improvements including accessibility improvements, ventilation, and fire safety improvements. In the past ten years, we have expended over \$1,000,000.00 at the Lincoln Park Community Center, \$465,321.19 at William McKinley, and \$132,047.56 at the Multi-Purpose Center. Another \$1,000,000.00 in estimated Building improvements is proposed for the future. \$73,084.32 was expended in 2007 at the Lincoln Park Community Center for the installation of new interior doors to meet current fire, safety, and accessibility codes. This same activity was completed at the William McKinley Center in 2008. Preparation of the cost estimate for future improvements to the Centers is currently underway.

Fair Housing Planning Chart

Municipality of Penn Hills

Impediments To Be Addressed Impediments should be identified in your Five Year Consolidated Plan	<u>Projected Funding Amount</u>	Actual Funding Allocated	<u>Fair Housing Activity To Address the Impediment</u>	<u>Timetable To Be Completed (Years)</u>	<u>Responsible Party Assigned to Address the Impediment</u>	<u>Yearly Accomplishments If the Impediment was not completed, provide an explanation of what, why, and when it will be done.</u>
I. Housing Affordability	\$5,000.00 non-CDBG	\$5,000.00	Occupancy Permit Inspections. This activity ensures that Penn Hills housing stock remains in safe, good condition, and meets current building/existing structures codes.	1 Year 2009-2010	Penn Hills Planning Department and Penn Hills Department of Code Enforcement	
I. Housing Affordability	\$100,000.00	\$100,000.00	Single Family Rehab Program Penn Hills offers 0 to 6% loans to single family home owners to make repairs and maintain the condition of their home.	1 Year 2009-2010	Penn Hills Planning Department and Penn Hills Department of Code Enforcement	
I. Housing Affordability	\$0 No new funding will be allocated to the activity in 2009.	\$9,130.00 Remains allocated from the previous program year.	Senior Aid Rehab Program Penn Hills	1 Year 2009-2010	Penn Hills Planning Department and Penn Hills Department of Code Enforcement	
I. Housing Affordability	\$100,000.00 Neighborhood Stabilization Program (NSP)		Financing Mechanisms Provide funding for programs that will make assistance available to Low/Mod families for the purchase of a home and financing that they can afford.	3 Years 2009-2012	Penn Hills Planning Department	

Fair Housing Planning Chart

Municipality of Penn Hills

Impediments To Be Addressed Impediments should be identified in your Five Year Consolidated Plan	<u>Projected Funding Amount</u>	Actual Funding Allocated	<u>Fair Housing Activity To Address the Impediment</u>	<u>Timetable To Be Completed (Years)</u>	<u>Responsible Party Assigned to Address the Impediment</u>	<u>Yearly Accomplishments If the Impediment was not completed, provide an explanation of what, why, and when it will be done.</u>
I. Housing Affordability	\$1,100,000.00 Neighborhood Stabilization Program (NSP)		Single Family Rehab and Acquisition for Rehab Provide funding for the acquisition and rehab of single family homes for sale to low/mod families.	3 Years 2009-2012	Penn Hills Planning Department	
II. Housing Accessibility	\$0 Funding is included in Single Family Rehab Program	\$0	Single Family Rehab Program Penn Hills offers up to \$2,500.00 in matching grants for accessible improvements when a rehab loan is received.	1 Year 2009-2010	Penn Hills Planning Department and Penn Hills Department of Code Enforcement	
II. Housing Accessibility	\$0 Funding is included in Senior Aid Rehab Program	\$0	Senior Aid Rehab Program Penn Hills offers \$1,000.00 grants to low income seniors for grab bars, accessible improvements, and wheel chair lifts.	1 Year 2009-2010	Penn Hills Planning Department and Penn Hills Department of Code Enforcement	
II. Housing Accessibility	\$0	\$0	Rental Rehab Program Penn Hills is not prepared to enter into a rental rehab program. We continue to discuss the program, but have not yet formalized a scope, ordinance, or allocated funds.	1 Year 2009-2010	Penn Hills Planning Department	

Fair Housing Planning Chart

Municipality of Penn Hills

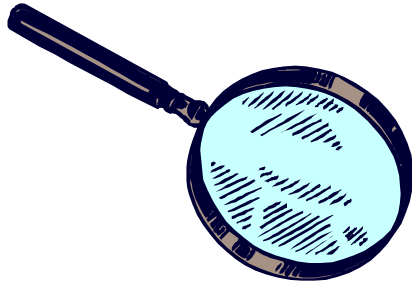
Impediments To Be Addressed Impediments should be identified in your Five Year Consolidated Plan	<u>Projected Funding Amount</u>	Actual Funding Allocated	<u>Fair Housing Activity To Address the Impediment</u>	<u>Timetable To Be Completed (Years)</u>	<u>Responsible Party Assigned to Address the Impediment</u>	<u>Yearly Accomplishments If the Impediment was not completed, provide an explanation of what, why, and when it will be done.</u>
III. Fair Housing Education, Advocacy, Monitoring, and Enforcement	\$0 No new funding will be allocated to the activity in 2009.	\$7,913.31 Remains allocated from the previous program year.	Fair Housing Partnership Funding assists the Fair Housing partnership in providing speakers, operating the Fair Housing Hot Line, Newsletter, Workshops, and testing.	1 Year 2009-2010	Penn Hills Planning Department	
III. Fair Housing Education, Advocacy, Monitoring, and Enforcement	\$1,000.00	\$1,000.00	Fair Housing Month Advertising, offering printed materials, speakers, and informational meetings for area realtors.	2 Years 2009-2011	Penn Hills Planning Department	
III. Fair Housing Education, Advocacy, Monitoring, and Enforcement	\$1,000.00	\$1,000.00	Advertise the Penn Hills Fair Housing Ordinance.	1 Year 2009-210	Penn Hills Planning Department	
IV. Concentration of Low-Income and Minority Groups	\$0	\$0 No funds are required to resolve this issue.	Promote policies and actions effecting housing choices that will reduce the concentration of low-income persons, minorities, and female headed households	1 Year 2009-210	Penn Hills Planning Department	

Fair Housing Planning Chart

Municipality of Penn Hills

IMPEDIMENT(S) To Be Addressed Impediments should be identified in your Five Year Consolidated Plan	<u>Projected Funding Amount</u>	Actual Funding Allocated	<u>Fair Housing Activity To Address the Impediment</u>	<u>Timetable To Be Completed (Years)</u>	<u>Responsible Party Assigned to Address the Impediment</u>	<u>Yearly Accomplishments If the Impediment was not completed, provide an explanation of what, why, and when it will be done.</u>
V. Accessibility of Public Buildings	\$30,000.00	\$83,688.06 \$53,688.06 Remains from the previous program year.	Shining Arrow Improvements Installation of parking area and recreation area at the rear of the building to facilitate the operation and expansion of current programs.	1 Year 2009-210	Penn Hills Planning Department	
V. Accessibility of Public Buildings	\$100,000.00	\$100,000.00	LPCC Improvements Restroom improvements to include the installation of accessible stalls, toilets, and fixtures.	1 Year 2009-2010	Penn Hills Planning Department	
V. Accessibility of public Buildings	\$100,000.00	\$100,000.00	Multi-Purpose Center Imp. Building improvements to include the installation of new playground equipment, exterior hand rails and steps where none exist, interior painting on the first floor, and restroom stalls.	1 Year 2009-2010	Penn Hills Planning Department	
Total	\$1,537,000.00	\$1,607,731				

J. MONITORING



The Municipality monitors its own progress and activities to insure long-term compliance with the program requirements, objectives and outcomes, performance measurement, and the comprehensive plan, eligibility, and timeliness. We review all community development projects to make sure environmental reviews are complete, as well as all other required steps, of which there are many. Periodically, the consolidated plan is reviewed to determine if we are on target in terms of timeliness in carrying out projects.

In 2007, Penn Hills incorporated the Community Planning and Development (CPD) Outcome Performance Measurement System into the Action Plan, Consolidated Annual Performance Evaluation Report, and Five Year Consolidated Plan. Outcome Performance Measurement was a new requirement for 2007 whereby entitlement communities determine which of three objectives best describes the purpose of the activity: Suitable Living Environment, Decent Housing, Creating Economic Opportunity, and which of three outcomes best reflects what the grantee is seeking to achieve: Availability/Accessibility, Affordability, and Sustainability. The three objectives and three outcomes will combine to make nine possible objective/outcome statements. Each activity will be given one of the nine statements. In addition, there is a standardized list of output indicators that grantees report on as appropriate for their chosen objectives and outcomes. This new Outcome Performance Measurement System will be incorporated into all activities to be carried out in the future and all activities that remained underway as of October 31 of 2006. It will assist in the monitoring of our performance and allow for enhanced data collection and interpretation. This Plan utilizes the most recent 2000 Census data which was released in 2003. In addition, we have contracted with Allegheny County and Urban Design Ventures in the preparation of new Impediments to Fair Housing Study.

Spending has been relatively consistent in recent program years. Our expenditures are approximately \$900,000.00 to \$1,000,000.00 during the program year. This is about the same as the available funds. In recent years the amount of funding has been reduced, as a result, our budget totals \$768,000.00 for Year 35. We will need to spend \$768,000.00 a program year to spend 100% of our funding.

In 2000, we entered into a Workout Plan to closely monitor spending and ensure compliance following some years of low performance. Each month we report spending to local HUD representatives and focus on the draw down rate. This has resulted in increased spending and budget amendments to transfer funds from slow stagnant projects into more active projects. Each entitlement community can have no more than 1.5 times their grant within 60 days of the end of the program year. December 31 is approximately 60 days prior to the end of our program year, and as a result, we have established December 31 as our deadline date. By December 31 of 2000, we met our goals and have stayed well below the 1.5 program year requirement ever since. Meeting and maintaining this level of performance deadline was the result of hard work by all departments

involved in CDBG activities. We still monitor the IDIS timeliness report with each draw down and submit a performance report to the local HUD office each month. Although it is not required, it helps to keep us on our toes. Now that we have the timeliness issue clearly under control our next goal is to consistently increase spending to 100% of the available funding or greater each year. Spending 100% of the available funding would improve our overall performance evaluation.

The rehab program is monitored throughout the length of the program from construction through the term of the loan. Once the loan is approved, the work is monitored until completion. Following completion of the work, the loan progress is monitored until the final payment is received. Monthly reports are received from National city Bank via e-mail that provides the amount of funds received from the payment of loans and payoffs. Penn Hills is subordinate to the main lender. When a property is sold, Penn Hills receives the balance of the loan from the sale of the property. All of these funds are received as program income and redistributed to the CDBG budget. Yearly reports are prepared for the CAPER which include the address of the property, the number of dwelling units occupied by assisted households, the type of assistance provided, the program funding source, the name of the household assisted, the household's income category the head of household's racial/ethnic group, and whether or not the unit meets section 215 criteria.

Each subrecipient is monitored by our staff throughout the program year. We review each request for payment for compliance and eligibility. We visit each subrecipient for the review of files and compliance. Most of our subrecipients have been funded with CDBG funds for many years. Some have been in operation for more than ten or twelve years. They are familiar with the program requirements and know what is required of them. The subrecipient's folder includes a check list that lists the Program year, Organization, receipt of a Signed Subrecipient Agreement, Amount of funding, Account number, Date of visits, Contact Person, and other important information.

All of our notices to bidders are sent to local newspapers. For minority business outreach, we advertise projects that are out to bid in the Courier, a minority newspaper; and we send direct notices to the Director of Communication of the Minority Enterprise Corporation of Southwestern Pennsylvania. In addition, bid notices are available on the web at www.pennhills.org.

Each project carried out by a private contractor is assigned a project manager. The project manager monitors the activity from the writing of specifications through the approval of final payment. Under the responsibility of monitoring we prepare specifications, review contracts, review wages, fill out employee interview forms, perform regular progress inspections, review request for payment submittals, approve payments, and draw down funds for payment closely utilizing HUD guidelines and local HUD recommendations. We have successfully carried out tens of millions of dollars if HUD projects with a minimal number of problems in our 33 year history as an entitlement community.

IV. HOME

A. FORMS OF INVESTMENT

Penn Hills receives approximately \$130,000.00 in (Home) Investment Partnerships Program funds each program year. Penn Hills is working in cooperation with Allegheny County, McKeesport, and the City of Pittsburgh in a HOME consortium for funding. In 1996 Penn Hills adjusted its program year to coincide with Allegheny County's program year for ease of reporting and the sharing of HOME funds. Allegheny County is the lead agency in the consortium. The Planning Estimate for Penn Hills for fiscal year 2008 is the same as last year and will remain at \$0 for 2008.



During the 2002 program year Mayor and Council approved the distribution of approximately \$1,500,000.00 in home funds. Mayor and Council passed a resolution to commit \$818,642.94 in home funds for Chaske Street. These funds are to be expended in the rehab of 16 townhouses located on Chaske Street in Penn Hills. Rehab of existing units is consistent with the goals and objectives of the consolidated plan. The 16 vacant units have experienced severe neglect in recent years, which has rendered them unsafe. The previous owners received multiple citations for multiple code violations. The rehab

of these units has been a priority for Penn Hills for many years.

Mayor and Council also approved the release of approximately \$380,000.00 to Telesis, Inc. for the rehab of East Hills II a multi-family housing complex located in the City of Pittsburgh. Although this project is located in Pittsburgh, improvements to these units will benefit the residents of Penn Hills and promote economic development in the area. We encourage contractors and developers to take advantage of this the HOME program.



In addition, Penn Hills committed funds to returning projects. Trek Development was approved for \$500,000.00 in HOME funds for Phase Two of Lavender Heights. Both projects created housing for low-income senior citizens. Phase one of Lavender Heights consisted of the construction of 24 townhouse type units for seniors and Beechtree Commons has 60 apartment type units in a three-story building for seniors. The second phases of these projects would be expected to be similar in size and housing type.



In 2005 we joined with the Allegheny County Department of Economic Development and the City of Pittsburgh in the preparation of a revised Impediments to Fair Housing Study. During the 2006 program year we signed a contract with Urban Design Ventures, Inc. and the Allegheny County Department of Economic Development for the completion of the Impediments Study. The study was also funded in cooperation with Allegheny County utilizing HOME funds from the HOME consortium. The entire cost of the study was \$34,000.00. Penn Hills' share was a small portion of this totaling \$7,000.00.

We received plans for a senior citizen apartment complex on Lincoln Road in 2006. Lincoln Point is a proposed 60 unit senior citizen housing complex to be located on Lincoln Road in the Lincoln Park area of Penn Hills. The developers of Lincoln Point received conditional use approval from Mayor and Council. We believe this development could be completed in the future. The location is good and the site is suitable and adjacent to the Penn Hills Multi-Purpose Center. Although we have not received an application, it is likely that they would be seeking HOME funds to complete this project and Penn Hills would support their application. We have submitted letters to the developer in support of the project to assist in their search for funding and will continue to support their efforts. Another application for 35 units on Universal Road met with opposition from neighbors. Although Penn Hills supports senior citizen housing, this proposal did not meet local ordinances and was denied by Mayor and Council. The site was too small, undermined, and steep sloped. There was no available public transportation, no access to shopping, and the density was more than three times the density permitted by the zoning ordinance. We recommended alternative sites, but have yet to see another application.



SIDE ELEVATION



FRONT ELEVATION

BURT, HILL Senior Affordable Residential Project
PENNSYLVANIA AFFORDABLE HOUSING CORPORATION



In 2008, Allegheny County Department of Economic Development will construct two new homes in Penn Hills as part of their Property Recovery Program utilizing HOME funds. The County initiated the construction of two houses following persistent requests from neighborhood groups and local officials for assistance in the development of new housing in Penn Hills. The County offered to assist in the development of two houses in the Lincoln Park community of Penn Hills to test the market and explore whether neighborhood groups have the ability to carry out such a project. Success here will establish a record and provide the neighborhood groups with a resume for future funding. The County held multiple community

and stake holder meetings to address title search and ownership, location, housing style, housing materials and façade treatments, landscaping, and street improvements. Action Housing has the contract to build the houses once the property acquisition is complete. Allegheny County has taken the lead on this project and assisted Penn Hills through the land acquisition and development process. We look forward to the construction phase and the sale of the property. Hopefully this project will lead to the development of other sites. The Penn Hills Planning Department has identified and mapped Proposed Development Opportunities for single family housing sites suitable for single units, small groups of units, and multiple housing sites of 20 units in all areas of Penn Hills. We keep the data handy and promote the development of new housing plans at every opportunity. The current development proposal was directed at the Lincoln Park Community. We have also been added to Allegheny County's Property Recovery Program to take advantage of their Side Yard Program in an effort to put vacant housing lots back on the tax rolls. Multiple applications have been received and are traveling through the process of approval.



The Planning Department staff received training in HOME during previous program years. Mayor and Council adopted new guidelines for future requests of home funds. We have received several inquiries into the use of HOME funds and have designated several homes as rehab candidates for our own rehab resale program. As a result of the above projects it could be said that we have received our allocation of HOME funds throughout recent years. When requests come in we refer them to the Allegheny County Department of Economic Development for submittal of applications. Following approval of the application by

the County, the applicant then requests approval of a resolution by Penn Hills mayor and Council. Allegheny County distributes the funds and monitors the funding. They have the expertise and resources to carry out these programs and we appreciate it.

FUNDING SOURCES

Entitlement Grant (includes reallocated funds)

CDBG	\$ 737,540
ESG	\$0
HOME	\$0
HOPWA	\$0
TOTAL	\$ 737,540

Prior Year's Program Income Not previously programmed or reported.

CDBG	\$0
ESG	\$0
HOME	\$0
HOPWA	\$0
TOTAL	\$0

Programmed Prior Year's Funds.

CDBG	\$ 640,204 (as of Dec.15, 2008)
ESG	\$0
HOME	\$0
HOPWA	\$0
TOTAL	\$0

Total Estimated Program income	\$ 40,460
Section 108 Loan Guarantee Fund	\$0
Neighborhood Stabilization Program	\$ 1,895,000
TOTAL FUNDING SOURCES	\$ 3,313,204
Other Funds	\$0
Submitted Proposed Projects	\$ 778,000
Un-Submitted Proposed Projects	\$0

LISTING OF PROPOSED PROJECTS

The following 16 pages contain The Listing of Proposed Projects. The information contained herein provides information relating to each activity proposed for Year 35. They were created using HUD Consolidated Plan Management Process (CPMP) software tools and programs. The Listing of Proposed Projects states the Name, Matrix Code, Federal Citation, National Objective, Eligibility, Description, Outcome Performance Measurement, and amount of funding for each activity.

CERTIFICATIONS CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -

(a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

ANTHONY L. DELUCA, MAYOR

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program Year 35 (2009), a period specified by the grantee consisting of one specific program year, shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds

if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR '570.608;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date

ANTHONY L. DELUCA, MAYOR

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR '92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in '92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official

Date

ANTHONY L. DELUCA, MAYOR

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.

2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.

3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.

4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).

5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).

6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Municipality of Penn Hills
12245 Frankstown Road
Penn Hills. PA 15235

See the Listing of Proposed Projects for other project locations

Check ___ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Non-procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of no-lo-contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of sub-recipients or subcontractors in covered workplaces).