PENN HILLS FIVE YEAR CONSOLIDATED PLAN AND YEAR 36 ACTION PLAN

For more information
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www.pennhills.org

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I. MANAGING THE PROCESS

A. Executive Summary

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, 2010 to February 28, 2014. The Consolidated Plan is a six -part document consisting of the Executive Summary and Management of the Process, Citizen Participation, Strategic Plan, Action Plan, Certifications, monitoring, and Outcome Performance Measures. 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 method whereby entitlement communities 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.

Each year throughout the five-year period reflected in the Consolidated Plan, Penn Hills submits an Action Plan. The Action Plan for the coming year, Program Year 36, is located on page 65 of this document and covers the period from March 1, 2010 to February 28, 2011.

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.

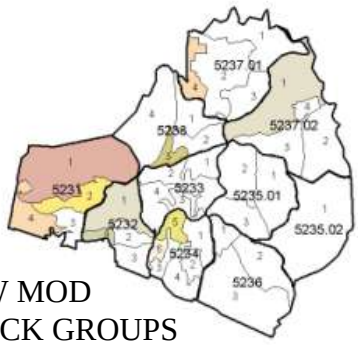
Considerable thought is given to the needs of the poor when designing and implementing the CDBG Program. The US Census is an extremely important aspect of the CDBG Program. The census count and income information collected through the Census every ten years is instrumental in the location of low and 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.

Penn Hills is a "first suburb" similar to many inner-ring suburbs experiencing decline, rising poverty, and challenges in addressing these changes. The suburbanization of poverty has been a nationwide trend since 1990 (CITATIONS), a trend from which Penn Hills has not been able to escape. Much like other first suburbs, Penn Hills has experienced depopulation, has an increasingly aging population on fixed income, has been hit hard by the foreclosure crisis, and has significant increases in its Section 8 populations. Together, these demographic changes have created unique challenges for our schools, public safety, community development, and economic development. Unlike cities, that have spent decades building an infrastructure around addressing and providing aid to needy populations, meeting such needs at a large scale is relatively new for a suburb like Penn Hills. In some cases, borrowing tools that cities have used to address urban poverty and blight is useful for Penn Hills. In other cases, however, urban tools and solutions are not suitable for the challenges we are facing given urban and suburban differences in municipal infrastructure, the built environment, and community and municipal capacity. Puentes and Warren (2006) have claimed that American suburbs experiencing rising poverty exist in "policy blindspots." That is, there is little recognition of the unique challenges poverty poses for the suburbs, and when it is recognized there are little appropriate tools to combat the suburban variant that exists. Below we outline the present demographic and economic state of the Penn Hills community and discuss plans to enhance quality of life for all residents. We do so given the data and tools that are available, recognizing that there are significant gaps in such resources for first suburbs like Penn Hills.

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 ways 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. 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. 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. This is a common practice in bedroom suburbs like Penn Hills. Research shows that in the suburbs, concentrated poverty rarely reaches the 40% mark found in high poverty urban neighborhoods. Instead, a poverty rate of 20% or higher at the census tract or block group level is considered significant in the suburbs. 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

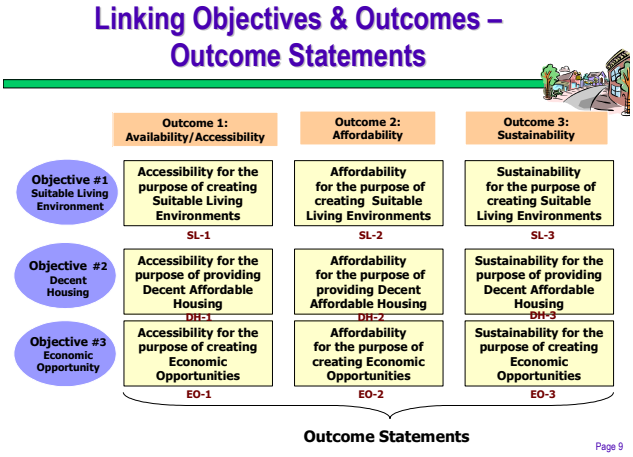
BLOCK GROUPS

to 41.7%. All of this information comes from the US Census. The qualifying block groups shown on the adjacent map are a result of the of the 2000 Census. New figures will not be available until 2013. However, we have reason to believe that the geography of poverty and need in Penn Hills has changed significantly since the 2000 Census. The Annie E Casey Foundation collects national data on the wellbeing of children by school district. While not ideal, given its limited focus on children and our inability to break down this data into geographic units, it nonetheless gives us an idea of demographic and economic changes that have taken place in Penn Hills since the 2000 Census that greatly affects community conditions and community need. So, for example, as of the year 2000, 7.9% of children ages 5-17 in the Penn Hills school district lived below 100% of the poverty level. By the year 2007 this percentage had increased to 15.4%. Another proxy for need is the percentage of students who qualify for free or reduced-price lunch. In the 2004-2005 school year the percentage of students who qualified for free or reduced-price lunch was 38%. By the 2008-2009 school year this percentage increased to 49.2%, a jump of more than 10% in only four years.



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 Five Year Consolidated Plan, Action Plan, and Consolidated Annual Performance Evaluation Report. 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.

B. Evaluation of Past Performance

One component of the local regulatory provisions for the Consolidated Plan is the inclusion of an evaluation of past performance. Penn Hills is entering Program Year 36. We have been receiving CDBG funds for 35 years as an entitlement community. Penn Hills believes that the activities and strategies funded through the Consolidated Plan are making an impact on the identified needs of Penn Hills. The demand for funding and the number of applications for funding under the CDBG and HOME programs has remained greater than the funding available since the inception of the program. The commitment and disbursement of funds to various programs proceeds on a timely basis.

The chart below illustrates key factors associated with the Municipality's performance over the past ten years. This information comes from various monitoring reports supplied to the Planning Department by local HUD officials and our own calculations. A review of the performance figures from the past ten years, program years 26 through 35 would indicate that Penn Hills has experienced consistent performance and average expenditures in excess of $1,000,000 per year. The timeliness figure for this program year was well within the guidelines at 1.03, and far exceeded the required 1.5. Each grantee strives to maintain a spending ratio below 1.5 times the program year's allocation within 60 days of the end of the program year and spend in excess of 100% of its yearly available funding. We monitor our own spending progress on a monthly basis. We believe that we have increased our level of spending to a point where spending ratios and % of expenditures is not issue. Although we are subject to an administrative cap where spending on planning and administration cannot exceed 20%, it should be noted that the high level of spending mentioned above was accomplished with the use of less than 2% of expenditures going to general program administration.

Year	Program Year	Grant	Program Income	Funds Available	Expenditures	Timeliness	% of Grant Exp.
2000	Year 26	$755,000	$173,446	$928,446	$1,151,379	1.39	124.0
2001	Year 27	$798,000	$155,341	$953,341	$ 912,964	1.17	95.7
2002	Year 28	$849,000	$146,930	$995,930	$1,096,382	1.04	110.1
2003	Year 29	$866,000	$159,169	$1,025,169	$1,041,368	1.08	101.6
2004	Year 30	$861,000	$98,873	$959,873	$ 775,536	1.43	80.7
2005	Year 31	$823,026	$95,443	$918,469	$1,296,951	1.03	141.0
2006	Year 32	$751,343	$49,677	$801,020	$ 716,128	1.08	89.0
2007	Year 33	$760,302	$55,139	$815,621	$ 829,722	1.08	101.7
2008	Year 34	$737,540	$37,995	$775,535	$ 989,267	1.08	127.56
2009	Year 35	$931,739	$47,513.36	$979,252	$ 390,775	1.16	39.91
Total		**$8,132,950**	**$1,019,526**	**$9,152,656**	**$9,200,472**	**1.15**	**101.13**

* Year 35 includes CDBG-R funds and data as of December 31, 2009.

C. 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
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D. Consultations and Coordination

The Consolidated 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 24th, October 19th, November 16th, and December 21, 2009, and a Council Meeting in January of 2010.

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 Robina 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, Fair Housing Partnership, and the Public Works Department.

Information for this document was compiled with input from many agencies, including the Allegheny County Department of Development, 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 previous years the Municipality met with various individuals, community groups, and other organizations at a consultation meeting with HUD officials. The consultation allows interested parties to meet with Municipal Officials and HUD representatives in the same room. The Planning Department mails out approximately 30 letters to residents and groups that have expressed interest over the past ten years inviting them to all of the public meetings. In addition, we discuss the consolidated plan and Year 36 Action Plan at monitoring sessions throughout the year. Although the consultations may be an important part of the process for some communities, we believe letters, Planning Commission meetings, and Council meetings are very effective and more efficient. The local HUD office has made itself available to interested parties and concerned citizens opening their doors for questions and comments. As a result, we eliminated the burden performing consultations without harming the process.

The Municipality of Penn Hills does not intend to coordinate activities between the Municipality and other service providers. The Allegheny County Department of Development assisted us with the completion of an update to the Impediments to Fair Housing Study and we plan to do the same for the 2014 Impediments Study. The Allegheny County Housing Authority has stated that there are no problems in Penn Hills. We have already indicated that mental health and service agencies have located several facilities in Penn Hills. We will continue to help these groups find appropriate locations. We will continue to act as a referral to persons or families in need of specific services. Penn Hills participates in the Allegheny County Continuum of Care. As an active member we remain up to date on discussions and events in Allegheny County with respect to the homeless and consult with them on a regular basis.

Whenever budgets allow we attend State and local Planning Conferences and occasionally meet in a neutral setting with planners from neighboring communities to trade ideas and stay abreast on regional planning issues. We have a good relationship with the planners and economic development departments in neighboring communities and the City of Pittsburgh.

We are an active member in the As stated above, although the consultations may be an important part of the Consolidated Plan process for some communities, we believe letters, Planning Commission

meetings, and Council meetings are very effective and more efficient. The local HUD office has made itself available to interested parties and concerned citizens opening their doors for questions and comments. As a result, we eliminated the burden performing consultations without harming the process. The Municipality does consult and seek input from these agencies regarding the Outcome Performance Management System.

E. Institutional Structure

The Department of Planning and Economic Development is responsible for carrying out all items of the Municipality's CDBG program. 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 is the 35 year that the Planning Department has administered the CDBG 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. Many years ago 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 is hired the rehabilitation specialist from Allegheny County. The rehab specialist has 15 years experience with Penn Hills working for the County and another 14 on the Penn Hills full time staff. This has enabled us to take on even more housing related projects.

The Planning Department has also had good cooperation with the Allegheny County Housing Authority, as well as the Allegheny County Department of Human Services. The Penn Hills Planning Department has been helped with an experienced and professional staff at the County level.

Public Institutions

Local Government-The Penn Hills Council will allocate financial resources through the CDBG 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 will also implement 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 participates with the Allegheny County Department of Human Services who is the lead agency for the application to HUD for the Continuum of Care for the Homeless. When necessary those in need of assistance are referred to the continuum's network for appropriate agencies and homeless providers for assistance. 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.

In addition, Allegheny County worked closely with Penn Hills on the development of an Update to the Impediments to Fair Housing Study. We hired the same consultant, but received independent analysis of impediment reports. We intend to forge this relationship in the future for the next Impediments to Fair Housing Study which will be necessary for the 2015 Consolidated Plan and 5year Action plan.

State Government- Penn Hills has 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 developers with the Lavender Heights Townhouse project, Beechtree Commons, and East Hills Two. 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, Jefferson Manor Food Pantry, Lincoln Park Community Center Food pantry, and other non-profit subrecipients will provide some emergency needs, but usually food and clothing rather than direct housing needs.

Private Industry

PNC 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.
Assessment of Strengths and Gaps in the Institutional Structure

1. The strengths of the delivery system for existing programs in Penn Hills have been described earlier. The Penn Hills Planning Department has an experienced staff, which is in its thirty-first year of administering the CDBG program. Experience in managing many other types of grants besides the CDBG program is proof of the staff's versatility. Any weakness comes from the uncertainty that accompanies managing new programs. For instance, the Senior Aid Rehab Program. Although it has not experienced the success that we thought it would, we hope to learn from this project, and apply our experience to future projects.

2. The Organizational Relationship between Penn Hills and the Housing Authority - There is no organizational relationship between Penn Hills and the Allegheny County Housing Authority, and

Penn Hills has no authority for the appointing of commissioners or the board of the Housing Authority.

If the Housing Authority were to build a new apartment building in Penn Hills, they would submit a site plan to our Planning Department and Planning Commission for review and approval to meet Municipal zoning and building code regulations. Once a year, the Housing Authority requests that our mayor sign a statement which would allow them to spend money for rehabilitation of units in Penn Hills, if it were necessary. There is no proposed demolition or disposition of units planned in Penn Hills, to our knowledge.

3. Overcoming Gaps in the Institutional Structure - Each year we get better with the Senior Rehab Program. Word of mouth and additional advertising will go a long way to the expanded success of this program. During the 2009 program year we transferred $10,000.00 into the program to keep it going; however, we hadn't had more than a few applications in several years.

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 24, October 19, November 16th, and December 21, 2009. The plan will be adopted at a Council Meeting in January 2010.

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 Robina 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, Citizens to Save Lincoln Park
- James Carnahan, Jefferson Manor
- 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, Milestone Centers, Inc.
- Mrs. Betty Green, Family Services Group
- Mr. Robert Gumbert, Shining Arrow
- Peter Harvey, Fair Housing Partnership
- Mr. Ed Hoover, Penn Hills Service Association
- Reverend James Hunt, Director of Western Penn Hills Community Action
- Muriel Floyd, Concerned Citizen
- Charles Jamison, Concerned Citizens of Penn Hills
- Leona Long, Jefferson Manor Food Panty
- Nancy Lobaugh, William McKinley Center
- Suzanne Maloney, St. Vincent DePaul Society
- Jack Mason, Penn Hills Fire Marshal
- Joanne Monroe, Garfield Jubilee Association
- Mr. Oliver Montgomery, Concerned Citizen
- Gerry Nosal, Penn Hills Public Works
- Mr. Gary Nowading, Director of YMCA
- Tom O'Grady, Penn Hills Water Pollution
- Mr. Mohammad Rayan, Penn Hills Manager
- Penn Hills Recreation Advisory Board
- Penn Hills Traffic Safety
- John Scaglione, Penn Hills Recreation Coordinator
- Tyrone Ward, Penn Hills Library
- Mr. Al Wickline, Penn Hills Volunteer Firemen's Association
- Ronald Zarotney, Penn Hills Senior Services

The Planning Department held several public meetings for the preparation of the Year 36, 2010 Annual Action Plan to entertain comments from the audience as outlined in the Penn Hills Citizen

Participation Plan. Notice of the Outcome Performance Measurements System was included in the Executive Summary of the 2010 Action Plan. 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 24, October 19, November 16, and December 21, 2009. The plan was adopted at the regularly scheduled Council Meeting January 17, 2010. Minutes of the above meetings were reflected in the 2009 Action Plan submission. No written comments were received.

B. Penn Hills Citizen Participation Plan

The Municipality of Penn Hills has prepared this Citizen Participation Plan in accordance with the U.S. Department of Housing and Urban Development regulations. This plan is used for the Community Development Block Grant Program and the HOME Program. Citizens, developers, non-profits and other groups can participate in the planning and decision making processes for the use of federal funds.

The Consolidated Plan, a document that addresses housing and community development needs, addresses funding sources and sets forth strategies for future years, is developed through citizen participation. Needs and priorities are set by taking into consideration public input.

Encouraging Citizen Input

In order to encourage citizen input, the Municipality will:

- Hold public hearings to solicit citizen input. One of the hearings will be held during the needs assessment period, prior to the draft document review.

- The Consolidated Plan will be available for review and comment for at least thirty (30) days prior to the HUD submission date.

- The Consolidated Plan will be available for review at the Penn Hills Planning Department, the Penn Hills Library, the satellite library at the Lincoln Park Community Center, and at www.pennhills.org.

- Proposed substantial amendments to the Consolidated Plan will be available for public review for a 30day period, as specified by HUD regulations.

- The Consolidated Plan Performance Reports will be available for review and comment for no less than fifteen (15) days prior to the HUD submission date.

- All public hearings will be located in handicap accessible locations. The Municipality will accommodate the non-English speaking or hearing impaired when one weeks' notice is given to the Municipality.

- The Municipality will assist those whose disabilities prohibit them from receiving the Consolidated Plan at the Planning Department or the Library. Contact the Planning Department at (412) 798-2126. Hearing impaired may contact the Municipality through the State Relay Office at (800) 654-5984.

- The Municipality will send notices to the Allegheny County Housing Authority regarding public hearings and the availability of the draft of the Consolidated Plan, in order that public housing residents may be informed and the Housing Authority will be informed for purposes such as the Comprehensive Grant Program.

- Citizen Comment will be taken on the original Citizen Participation Plan, as well as any substantial amendments. The Citizen Participation Plan will be available to the public and will be accessible to persons with disabilities, upon request.

A. DEVELOPMENT OF THE CONSOLIDATED PLAN

1. Prior to the adoption of the Consolidated Plan, the Municipality will make available to citizens public agencies and other interested parties a draft copy of the Consolidated Plan that includes the following information:

- The amount of assistance that the Municipality expects to receive (including grant funds and project income).

- The estimated amount of the funds that will benefit persons of low and moderate income residents and the range of activities that may be undertaken.

The Municipality will take all reasonable steps to minimize the displacement of persons as a result of any activity. Any displaced persons will receive relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. The Municipality will make available, or require others to make available, relocation assistance information to any displaced person when the project begins. This information will be distributed to the displaced person through written correspondence.

2. To afford citizens, public agencies and other interested parties a reasonable opportunity to examine and comment on the proposed (draft) Consolidated Plan, the Municipality will publish a summary of the proposed Consolidated Plan in a newspaper of general circulation. The summary includes a description of the contents and describes the purpose of the Consolidated Plan and will include a list of the places that the entire Consolidated Plan may be reviewed. The Municipality of Penn Hills will also provide a reasonable number of free copies of the Consolidated Plan to citizens and groups who request copies.

3. The Municipality will also hold at least one public hearing during the development of the Consolidated Plan. Public hearings will be held in accordance with the section on Public Hearings in this Citizen Participation Plan.

4. A second public hearing will be held during the thirty (30) day review and comment period and the hearing will be held in accordance with the Public Hearing section in this Citizen Participation Plan.

B. PUBLIC HEARINGS

The Municipality will meet federal requirements by conducting at least two public hearings each year, in order to obtain citizen comments and to receive funding proposals and project requests, and to answer questions related to the CDBG and HOME programs.

Approximately three to four months before the Municipality's Consolidated Plan is due, (currently it is due January 14th, 45 days prior to the beginning of the next program year, which is March 1st) the first public hearing will be held. This hearing will focus on explaining the Consolidated Plan, explaining the CDBG and the HOME programs, accept proposals for the use of the CDBG and/or HOME funds, address housing and community development needs, develop proposed activities, obtain the views of residents on housing and community development needs, including priority non-housing community development needs. This hearing may also include reviewing and receiving public comments on program performance.

Another public hearing will be held during the thirty (30) day draft review stage of the Consolidated Plan. At this hearing, testimony and public comments will be taken on the proposed draft plan. This draft Consolidated Plan will include a list of projects that are tentatively selected for funding for all programs covered by the Consolidated Plan.

C. PUBLIC HEARING ADVERTISEMENTS

At least two weeks prior to any public hearing, display style ads will be placed in the non-legal section of a daily newspaper of general circulation in Penn Hills. The advertisement will describe the purpose, time, date and location of the hearing, as well as other pertinent information.

The Municipality will also send announcements about the hearings to various community groups, non-profits and residents who wish to be placed on a mailing list for these hearings.

Public hearings are held in the Council Chambers, Municipal Building, 12245 Frankstown Road. The Municipal Building is centrally located in the Municipality and it is handicapped accessible. Hearings are generally held at 7:30 p.m.

Provisions will be made, if given a one week notice, for the following groups of people; interpreters for non-English speaking residents, sign interpreters for the hearing impaired and access to tape recordings of the public hearings for the visually impaired.

D. PUBLIC MEETINGS

Public Hearings may or may not be held to gain more citizen input in addition to the Public Hearings. Public Meetings could, for instance, involve task groups, or advisory groups. Meetings, if held, would be in convenient areas, such as the Municipal Building. Meetings would be advertised one time using a display style ad in the non-legal section of a newspaper of general circulation of the Municipality. The ad would state the location, time, date and place of the meeting. The location would be handicapped accessible. Interpreters would be provided if requested one week in advance.

E. AMENDMENT CRITERIA

The Municipality of Penn Hills will provide the following opportunities for citizen participation when amendments are being considered for:

1. The Consolidated Plan

When a substantial change is made to the Consolidated Plan, residents are to be provided with a reasonable notice and the opportunity to comment on the proposed substantial changes. A substantial change is defined as: a) Adding or dropping an activity – this does not include expanding the scope of a site improvement project, such as additional linear footage of sidewalk, or street paving. b) Any budget amendment exceeding 20 percent of the total CDBG annual budget. c) A change in the scope or purpose of an activity so as to create a substantial or unanticipated effect to the persons benefiting from the project. d) Substantial changes in the use of CDBG funds from one activity to another, such as an amendment to an existing line item exceeding 50 percent of the original budget in projects with a budget of $25,000 or more, or exceeding 100% in a project with an original budget under $25,000. e) Transfers of contingency funds are permitted to any approved budget item and are only considered a substantial change when it would cause a change to the project as described above.

Amendments to the Consolidated Plan will be announced in a display style advertisement placed in the non-legal section of one newspaper of general circulation in Penn Hills. Following a thirty (30) day review and comment period, the mayor and council will take action on the proposed amendments and they will be implemented if approved.

2. Emergency Projects

The Municipality of Penn Hills grants a temporary waiver of the 30 day citizen review and comment period when there is an emergency project. Emergency projects will be advertised for citizen comments at the same time that the project begins. An emergency project is an emergency activity of recent origin in which existing conditions pose a serious and immediate threat to health, safety, or welfare of the community. These are not necessarily projects that will be qualified via the urgent needs test. A qualified official must state the nature of the emergency and that it poses a serious threat to the community.

3. The Citizen Participation Plan

When Changes are proposed to the Citizen Participation Plan, an ad will be placed in the non-legal section of a newspaper of general circulation in the Municipality. The notice will contain information on where to review a copy of the amended Citizen Participation Plan. Following a thirty (30) day review and comment period, the changes will become effective.

4. Performance Reports

A legal advertisement will be placed in a newspaper of general circulation one time. The ad will state the locations where the Consolidated Plan Performance Report may be reviewed. The report will be available for at least a 15 day comment period and written comments may be submitted to the Planning Department.

F. AVAILABILITY TO THE PUBLIC

The completed Consolidated Plan, the performance reports and substantial amendments are available to the public in the Planning Department of the Municipal Building, 12245 Frankstown Road, Penn Hills. The office hours are Monday through Friday 8:00am to 4:30pm. Persons with disabilities will be accommodated upon request. The Planning Department phone number is (412) 798-2126 and the hearing impaired may contact the Municipality through the State Relay Office at (800) 654-5984. All of this information is also available at www.pennhills.org.

G. ACCESS TO RECORDS

Citizens, public agencies and other interested parties will have access to information and records relating to the Municipality's Consolidated Plan and the Municipality's use of assistance under all programs identified in this document. The information is available in the Planning Department, as outlined in section F above. At times, information may also be available at the Penn Hills Library, Aster Street and the Lincoln Park Community Center Library, Ridgeview Avenue. The public will be notified as to the locations where the Consolidated Plan, substantial amendments and performance reports may be reviewed through newspaper ads, as described elsewhere in this Citizen Participation Plan.

H. TECHNICAL ASSISTANCE

Technical assistance will be provided in order to explain information related to programs operated by the Municipality and also to help develop proposals for these programs. Assistance in developing proposals does not guarantee funding for that project.

I. COMPLAINTS

The Municipality will accept comments and complaints related to the Consolidated Plan, amendments and the performance report. The Municipality will provide a timely, substantive written

response to a written citizen complaint within fifteen working days, where practicable.

Summaries of complaints and comments are included in the Consolidated Plan. A summary of any comments or views not accepted and the reasons that they were not accepted, will be attached to the final Consolidated Plan.

C. Public Comments

September 24, 2009 Meeting of the Penn Hills Planning Commission:

The Planning Department held the first public hearing on September 24, 2009, to discuss the Consolidated Plan and 2009 Year 36 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. Four members of the five-member Commission were in attendance. There were approximately 3-4 citizens in attendance 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.

The Planning Department staff introduced the preliminary CD Budget and described the CDBG process to those present. The Planning Commission Chairperson, Al Papa, Jr., asked questions for questions or comments from the public.

Jim Carnahan, 301 Jefferson Road in Penn Hills, was glad to see the amount of funding for the Jefferson Manor Food Pantry and reiterated the need for a van for the Senior Service Center to replace the pick up truck that was old and in disrepair.

Chris Blackwell stated that the pick up described in the documentation could be a van if they wanted. And that he would be glad to purchase a van. He asked if it should be a passenger van capable of transporting people or a cargo van. (Later discussions and e-mails confirmed that an eight passenger van would be most suitable for the needs of the Senior Service Center.)

Marcia Cereza & Lois Christian of the North Wheeler Drive spoke on behalf of the Blackadore, North Wheeler, Robinia Block Group and request money for 2010. They would like Stop sign & No Parking signs installed at the Blackadore and Robinia intersection. They stated that there is a school bus stop at the location and the children have to cross the road to their bus stop. They would also like a sidewalk instead of gravel at bus stop. The school bus backs onto Blackadore after dropping the children off. They stated that money is to beautify the area, on the high end $10,000 & low end $8,000, sidewalk, plants & shrubs. Mr. Davidson informed the board members that Council has approved CD monies in the past to help NWBRBG organization. He & Chris will help with the monies.

Ms. Cereza was told to send a letter to the Penn Hills Traffic Safety Committee for the installation of the Stop signs/No Parking sign. Also it might be a State road.

Mr. Papa stated "Be it so resolved that we support the request of the NWBRBG".

Meeting was adjourned at 7:20 P. M.

October 19, 2009, Council Workshop:

On October 19th the Planning Department presented the first draft of the proposed Year 36 CD Program to Council for discussion. 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. The Planning Department 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 16, 2009. This would be the best opportunity for citizens to address Council on proposed projects.

Jim Carnahan, 201 Jefferson Road questioned the increase of funding to the Senior Aid Rehab Program stating that no funds had been expended. Howard Davidson stated Rehab Loans and Senior Aid Projects had been on the decline for some time, but that they had helped a good many people in the area and that is a good project. He stated that a recent increase in the amount of Senior Aid Rehab loans required that they add additional funding to the current program year and put money in the budget for next year. Mr. Carnahan stated that the Center wasn't taking applications. Mr. Davidson replied that perhaps that was because the program needed additional funding to continue. (This was confirmed through continued discussion with the Center.)

November 16, 2009, 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 16, 2009. He announced approximately how much money would be available and briefly discussed the required benefit to low income residents. He informed the public of future opportunities to discuss the plan and provide input. The Mayor then called for public input.

December 21, 2009Council Workshop:

No comments

January 18, 2010 Council Meeting:

No comments

April 19, 2010 Council Meeting:

Resident Jim Carnahan asked about the purchase of vehicles for the Senior Service Center Home Delivered Meals Program and the budget amendment for the purchase of a vehicle to replace one that was totaled. Principal Planner Chris Blackwell explained that the funding being expended for the totaled vehicle was from the previous year's funding, and the new vehicles would not be purchased until the Year 36 CDCG funds became available.

III. HOUSING AND HOMELESS NEEDS ASSESSMENT

A. Housing

Penn Hills, as described elsewhere in this plan, is primarily a single-family residential community. Preservation of our housing stock is a primary goal. According to Census data, approximately 5 percent of all owner occupied housing units are substandard, which translates to about 1,018 units. If a rehabilitation program were not provided, approximately 52 units per year would slip into substandard condition. This estimate, provided by the HUD Pittsburgh office, is based upon an annual slippage factor for units constructed prior to 1940. Penn Hills homes are aging, as the average year of construction is 1957. Sixty percent of our housing was built prior to 1960.

As will be shown below in this study, a large number of homeowners are cost burdened with mortgage and utility bills, and live from pay to pay. Homeowners in the low and moderate-income categories make up the highest number of cost burdened, severely cost burdened, and households with housing problems. Home repair costs often exceed the resources available to these low and moderate-income homeowners. Therefore, our single-family rehabilitation program, offering zero and 6 percent interest loans, is addressing a housing need that will undoubtedly continue across the next five years.

A resolution between Penn Hills, McKeesport and Allegheny County to form the Housing Consortium under the provisions of the HOME Investment Partnership Program was signed in 1995 and began in 1997. Affordable housing for low to moderate-income residents is provided through acquisition, rehabilitation and new construction. This program permits Penn Hills and McKeesport to receive HOME funds without applying through the state of Pennsylvania.

Another housing need is related to the cost of rental housing. Cost burdening is a common problem among the low income, with rental assistance being the logical answer to the problem. We support any effort by the Allegheny County Housing Authority to improve Section 8 housing programs for Penn Hills renters. We particularly encourage those programs that would provide increased security and safety features. The census information shows that our rental stock is in relatively good condition, as only 1.3 percent is considered substandard. Of the 269 rental units considered substandard, 95 percent are suitable for rehabilitation. Many of these units would be occupied by lower income persons if they were rehabilitated. Rehabilitation of these units is therefore a priority because more affordable housing units are needed. We would encourage programs that transfer Section 8 voucher holders from apartment complexes to single family homes. We would further encourage programs that help single family home occupants to maintain their property.

1. Housing Needs

Extremely Low Income Renters

Extremely low-income renters represent a portion of the income group where households make less than 30% of the median family income. Of the total 19,469 occupied households in Penn Hills,

3,931 households are occupied by renters. Of these, 817 households are extremely low-income making from 0-30% of the median income.

For renters, extremely low-income households represent the income group with the greatest percentage and greatest number of households experiencing severe cost burden; however, extremely low-income homeowners is even higher than renters. Cost burden is described as the situation that arises when gross housing costs exceed 30% of the household income, and severe cost burden is described as the situation that arises when gross housing costs exceed 50% of the household income. Of all renters in the extremely low-income group, 56.1% experience housing problems.

Overcrowding is a condition that occurs when a housing unit contains more than one person per room. There are no overcrowding issues among renters of any type large or small in the extremely low-income group. There are actually no overcrowding issues for any housing group in Penn Hills. The major issues for the extremely low-income renters are financial.

When comparing black households with all households experiencing housing problems in the extremely low-income group, approximately 78% in each category have housing problems.

The number of blacks in the extremely low-income group of renters is insignificantly higher than the Municipality as a whole at about 22% and 19% respectively.

Extremely Low Income Owners

Extremely low-income homeowners represent a portion of the income group where households make less than 30% of the median family income. Of the 19,469 households in Penn Hills, 80% are owner occupied. Of these 824 are households below the poverty level.

Of all households, renters and owners, extremely low-income homeowners represent the income group of households experiencing the greatest percentage of cost burden and severe cost burden; however, moderate-income owner occupied households making 51-80% of the median family income have the greatest number of cost burdened households. Among the very low income homeowner households 187 are in homes built prior to 1939. 280 households are headed by persons over 65 years in age, and 257 are on social security income. Overcrowding and absence of plumbing facilities, and race are not factors. Cost burdening and the issues that come with it are the major factors. We need to help these residents with housing maintenance programs, refinancing programs, and housing rehabilitation programs.

Low Income Renters

Low-income renters represent a portion of the income group where households make 31-50% of the median family income. Of the 3,931 rental units in Penn Hills, 20% or 759 units are occupied by households below the poverty level. Of these 123 are in units built prior to 1939. 184 are headed by householders over 65 years of age, and 135 are on public assistance income. Obviously these residents are cost burdened and in need of assistance.

Overcrowding and the lack of plumbing fixtures are not factors. These residents primarily have problems with disposable income and problems that result from the lack of financial resources. They may also need help with maintenance issues with their landlords, lease negotiations, and assistance in applying for program that are available to address their needs.

As income increases, the incidence of housing problems decreases. When comparing black households with the community as a whole, 74.5% of the black renter households experience housing problems while approximately 69% of all renter households in this income group experience housing problems.

Unlike renters in the extremely low-income group, the number of black renters is slightly lower than the Municipality as a whole. While 14% of all black renters occupy the low-income group, 16.7% of all renters in the Municipality are in this income group. Therefore, there is no disproportionate need among black renters in this income group.

Low Income Homeowners

Low-income homeowners represent a portion of the income group where households make 31-50% of the median family income. Of the 19469 households in Penn Hills 1445 households are low income.

Of the 1,445 low-income homeowner households, 56.7% are cost burdened. Of these 988 are elderly 1 and 2 member households. In the low-income group of homeowners, there is a 0.8% incidence of overcrowded households in the low-income group which amounts to a negligible number of homes, approximately 8 homes in all of Penn Hills.

When comparing black households with all households experiencing housing problems in the low income group, 63% of the black owner occupied households experience housing problems, while 50.4% of all households in this income group experience housing problems. The number of black households in this income group is 5.4% or 116 households, while 6.9% or 1,112 of all homeowner households are within this income group.

As stated above, 13% more black homeowner households in this income group have housing problems as compared to the Municipality as a whole. This would constitute a disproportionate need for black homeowners in this income group.

Moderate Income Renters

Moderate-income renters represent a portion of the income group where households make 51-80% of the median family income. Moderate-income renters occupy 902 households or 23% of all renter units.

Of the 902 renters in the moderate-income category, 27.2% are cost burdened and 3.9% are severely cost burdened. The 2-4 member small related households constitutes the category with the highest

number of moderate income renters with a total of 332 households.

When comparing black households to all households in the moderate income renter category experiencing housing problems, 83.8% of the black renter households have housing problems while 56% of the total households in this income group or renters experience housing problem.

The percentage of black renters in the moderate income group is equal to the percentage of all renters in this income group at approximately 18.5%. 27.8% more black renter households in this income group experience housing problems as compared to the Municipality as a whole. This would constitute a disproportionate need for black renters in this income group.

Moderate Income Owners

Moderate-income owners represent a portion of the income group where households make 51-80% of the median family income. Moderate-income owners occupy 2,826 households or 18% of all owner occupied households. This group has the highest number of cost burdened households at 961 units. We need to help these residents with housing maintenance programs, refinancing programs, and housing rehabilitation programs.

Of the 2,826 households in the moderate-income group 763 or 27% are cost burdened while 198or 7% are severely cost burdened. 40% of the non-elderly experience cost burdening, while 10% experience severe cost burdening; and 15% of the elderly experience cost burdening, while only 5% experience severe cost burdening. In this income group of homeowners, it is the non-elderly with the greatest number of cost burdened households.

35.7% of all homeowners in this income group experience housing problems. The non-elderly experience the greatest percentage of housing problems. Of the 1,324 non-elderly households in this income group, 709 households or 54% experience housing problems.

When comparing black owner households with all households experiencing housing problems in this income group, 42.6% of all black households experience housing problems while, as stated above, 29.5% of all homeowner households experience housing problems.

The percentage of black homeowners in this income group is equal to the percentage of all homeowners in this income group at approximately 14%.
13.1% more black households experience housing problems as compared to the Municipality as a whole. This would constitute a disproportionate need for black renters in this income group.

Middle Income Renters

Middle-income renters represent a portion of the income group where households make 81-95% of the median family income. Middle-income renters occupy 400 households or 11% of all renter households.

As with other income groups, the 2-4 member renter households constitute the category with the greatest number of households. They constitute 178 households or 44.5% of the 400 middle-income households.

Of the 400 middle-income renter households, 13% or 52 households are cost burdened and none are severely cost burdened. This would tend to illustrate the observation that the higher the income, the lower the percentage of cost burdening. 13% of the 400 middle-income renter households experience housing problems.

Middle Income Owners

Middle-income owners represent a portion of the income where households make 81-95% of the median family income. Middle-income owner households occupy 1,375 households or 8.5% of all owner occupied households.

The middle-income group is the only income group in this study where the all other owners category is greater than the elderly. There are 823 non-elderly households and 543 elderly households.
Of the 1,375 middle-income owner households, 24% or 330 households are cost burdened and only 2% are severely cost burdened. 25% or 343 middle-income owner households experience housing problems.

Information on over crowding and the percentage of black renter households as compared to the Municipality as a whole concerning housing problems is not included for this income group as the information is unavailable.

Housing information for persons with HIV/AIDS is unavailable at this; therefore, discussion of cost burden, housing problems, and demographics for this category is not included.

2. Priority Housing Needs

The needs for the very low, low, and moderate-income families become apparent. Families are spending more for a mortgage or rent than they can afford. Regarding renters, the percentage of households with housing problems is very high in the very low-income range no matter what the family type or race. Since the percentage of housing problems and the percentage of cost burdened are almost duplicate numbers in every category, it can be safely deducted that the major housing problem is cost burden of over 30% of the householders income. Homeowner and renters are stretched.

Census shows there is no overcrowding in rental units. Physical defects, meaning that a unit lacks complete kitchen and bathroom facilities, are not at issue.

Of the 3,591 renters, 35% make less than 50% of the median income. The income of renters seems to be their major problem, which in turn results in cost burdening. Practically any large family of 5 persons or more that rents is cost burdened, though the number of actual households is low compared

to the number of 1 and 2 member and 2 and 4 member households. Of all households making less than 80% median family income, the small family (2-4 member) renter has the most households that are overburdened at 507 households. Not far behind are the elderly and 1 and 2 - member households of which 452 households are over burdened.

Of the renter households with incomes below 50% , half are experiencing housing problems. 63.6% of the elderly renters experience housing problems as do 83% of the small families and 89.4% of the large families. As income increased toward the moderate-income level, the number of renter households that are cost burdened is greatly diminished. Among very low, low-income renter families, there are 1,315 cost burdened households.

As discussed earlier, there is no significant income difference between the white and black population in general and the same is true of white and black renters. In each income range, there is only a 3% difference in the black renter population income compared to the renter income of the entire Municipality. There is a disproportionate need of blacks in the moderate-income category with housing problems.

There are 4-1/2 times more homeowner households in Penn Hills than there are renter households. Homeowner households total 15,540, while there are 3,950 renter households. Homeowner households with housing problems are very high in the very low income range no matter what the family type or race of the households. Unlike the renter situation, overcrowding does exist in some homeowner units. Cost burdening of over 30% of the homeowners income is the major housing problem. A total of 1,769 homeowner households whose income is less than 80% of the median family income are cost burdened. In the very low-income category, there are twice as many elderly homeowners than any other type.

Of the homeowner households with incomes below 51% HAMFI with any housing problems, 58% of the elderly homeowners have housing problems, 69% of the small families and 30% of the large families. As income increased to the moderate-income level, the number of cost burdened homeowners are reduced, however, there is still a substantial amount of moderate income families who are cost burdened. There is no significant income difference between the white and black population and the same is true of white and black homeowners. There is a disproportionate need, however, for black families in the low 31-50% MFI and moderate 51-80% MFI income categories for households with housing problems.

B. Homeless

According to McKinney-Vento Act, the definition of a homeless person is an individual who lacks a fixed regular and adequate residence and an individual who has a primary night time residence that is: A). A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters and transitional housing for the mentally ill; B). An institution that provides a temporary residence for individuals intended to be institutionalized; or C). A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings. While Penn Hills does not utilize its CDBG allocation

to directly fund homeless programs, its participation with the Allegheny County Continuum of Care 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 allows 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.

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 HMIS/eCAPS to enable all transitional and permanent housing programs funded by HUD and state funding to collect data as well. This will enable Penn Hills to have more accurate information regarding the homeless population. The Allegheny County Homeless Alliance is a public/private partnership that was established in 2003 to prevent and address homelessness through an organized collaboration. 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 subcommittee. Penn Hills also participated in the Future Search Conference to End Homelessness Now held in October of 2004 and is a member of the Prevention committee, which was established during the conference. The conference was sponsored by the Allegheny County Homeless Alliance. The outcome of the conference will assist 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 and will be incorporated in our 5 year consolidated and one year action plan.

There are four areas that we are to address in terms of our strategy, and they are as follows:

1. Helping low income families avoid becoming homeless: Penn Hills would refer such families to the Allegheny County Housing Authority in order to receive public or section 8 vouchers for housing, or to the County's Department of Human Services or to other appropriate provider agencies for supportive services and assistance to prevent homelessness.

2. Reaching out to homeless persons and assessing their individual needs: During the past year, the Planning Department has become aware of a homeless family of four, and two individuals who were near homeless. We assisted them in finding appropriate help through the Allegheny County

Department of Human Services and also referred them to other appropriate agencies for assistance.

3. Addressing the emergency shelter and transitional housing needs of homeless persons: Again, if we became aware of a homeless person, we would seek help for them to locate housing through County and/or other homeless provider agencies.

4. Helping homeless persons make the transition to permanent housing and independent living: Penn Hills would be unlikely to have any role in this as we have no agency to deal with such a transition; once again, the County is the likely agency to assist in this area and/or the appropriate agencies. This would be done through the Allegheny County Department of Human Services. If Penn Hills did decide to address homeless needs, we would apply to Allegheny County through their Continuum of Care for funding for such an undertaking.

1. Homeless Needs

Although the 2000 U.S Census Bureau reported no homeless in Penn Hills, there is a portion of the low income population that is at risk of becoming homeless and there are also those individuals that are doubled up with relatives and friends for a period of time that have no permanent home of their own. We would have to say that to any significant extent that there are no homeless persons in Penn Hills and the number of those on the verge of homelessness is low. While there is no available data to support this portion of the population, it is likely that it would include those who are the very low income and have an income that is 50% less than the median family income.

In 1999 a six unit facility consisting of three, two bedroom units and three, three bedroom units opened in Penn Hills under Allegheny County's Shelter Plus Care Program and the Whales Tale Program with funding provided through the County's HUD Homeless Continuum of Care Program. This facility assists single parents with children through a transitional housing program for a period of 24 months. In addition to housing, this program offered job-training services, case management and child care services for the program participants prior to those participants finding permanent housing. However due to unfortunate budgetary problems, the Shelter Plus Care Program was forced to close. Their funding problems were so severe that either Penn Hills CDBG funds or funding through the Continuum of Care could not have assisted them with CDBG funds as a source of revenue to reconcile their financial problems.

Because Penn Hills participates in the Allegheny County Continuum of Care, there are no services for homeless individuals that the Municipality administers directly. However, if there was evidence that a family or an individual was in need of assistance, they would be referred to the appropriate county agency or provider for assistance. Also, we have no narrative description of the nature and extent of homelessness by racial and ethnic group because it is so difficult to track.

Persons threatened and at risk with homelessness are those who pay more than 50 percent of their income to housing, and are below the median income at the 50 percent level or less. This would include those households on the waiting list for Section 8 vouchers and public housing. While there

are those that are on the verge of homelessness, the Municipality has no way to measure this.

There are 3,907 households in Penn Hills whose incomes are 50 percent or less of the median family income. Since 67.1 percent of the above households are cost burdened greater than 50 percent, this means that 2,188 households are threatened with homelessness. Homeowners with families of five or more members are in the most danger. 100 percent of the 80 very low-income families are severely cost burdened. Homeowners with families of two to four persons in the family are next. 62 percent of the 526 families are severely cost burdened.

The next group to follow is the elderly homeowner with one and two member households with a total of 1,431 with 52.6 percent having a cost burden of greater than 50%. Renters with families of two to four persons in the family are the next to follow. 59.2 percent of the 425 families are severely cost burdened. Renter households containing two to four members are next at 318 severely cost burdened households with 59.2 percent with accost burden greater than 59.2 percent. The next group with a severe cost burden are households of various types. There is a total of 310 homeowners with households of various types and of those 310, 59.1 percent have a cost burden of greater than 50%.

As stated previously, the Municipality participates with Allegheny County's HUD Homeless Continuum of Care. In the event that we do in fact find evidence of families or individuals without a home, they will be directed to the Allegheny County Department of Human Services for assistance and /or to the appropriate agency for assistance.

2. Inventory

The U.S. Census Bureau reports no homeless persons in the Municipality of Penn Hills. Penn Hills has no homeless persons to our knowledge, living in the streets of Penn Hills and there are no places where homeless gather in Penn Hills. Generally when a Penn Hills family becomes homeless, they leave Penn Hills and seek assistance from homeless providers 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. The survey determined 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 the homeless providers in Allegheny County reported that in 2003 there were approximately 50 homeless individuals whose last known address was in Penn Hills. There was no data available to identify the extent of homelessness by racial and ethinic group. Considering this, it is important for a portion of our CDBG funds to continue to be directed toward supportive preventative services, such as, the housing rehabilitation program, food banks, the youth employment program, the YMCA Scholarship program and the senior citizen aid programs. In addition, Penn Hills also has established a partnership with several community centers that provide supportive services to the needy in Penn Hills. The Penn Hills Services Association provides clothing, medical supplies and operates a food bank as well for the low income. The Lincoln Park Community Center operates a food bank, provides social service programs and operates a childcare program in conjunction with the Allegheny Intermediate Unit. The Planning Department is 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.

In the Municipality, there are no emergency shelters, transitional housing or permanent housing for the homeless with disabilities. There are no day shelters, soup kitchens, or other facilities providing assistance to homeless persons on less than an overnight basis. The Municipality has no programs that provide vouchers for food for the homeless. There are no social service programs for assisting the homeless. There are however, programs that assist the low income in preventing homelessness such as the food banks, the housing rehabilitation program, the youth employment training program and the partnership with the community centers. The Municipality has also adopted policies that are in effect and a will respond to those in need of services when and if required.

The Allegheny County Department of Human Services is the lead agency that administers and monitors all programs for the homeless through the Allegheny County HUD Homeless Continuum of Care. The County has a model program that has been replicated by other cities. Any county resident, including a Penn Hills resident, is eligible to receive assistance through these programs. As of November of 2004 there are a total of 51 agencies that currently provide assistance to the homeless client. The Allegheny County Department of Human Services provided a fact sheet on the vast network of programs that are provided. A summary of the types of homeless services that are provided are as follows:

1. Emergency Shelter Program - Provides a refuge and care for persons who are in immediate need of housing and are homeless, i.e. have no permanent legal residence of their own. There are 19 emergency shelter programs providing 205 beds for individuals and 189 adults with children.

2. Safe Haven – A form of supportive housing in which a structure, or a clearly identifiable portion of a structure, meets the following criteria: 1). Serves hard to reach homeless persons who have severe mental illness, are on the streets and have been unable or unwilling to participate in supportive services; 2). Provides 24 hour residence for an unspecified duration; 3). Provides private or semiprivate accommodations; and 4). Has overnight occupancy limited to 25 persons. A Safe Haven may also provide supportive services to eligible persons who are not residents on a drop-in basis. Allegheny County currently has two operating Safe Haven programs, which serves 22 men. Another program is in the planning and implementation stage and is not yet operational.

   County-wide services provided for 2002-2003 was approximately 7000- 8000 persons, either through preventing homelessness or by addressing homeless needs.

3. Rental/Mortgage Assistance- Provides payments for rent, mortgage arrearage for home owners, security deposits and utilities to prevent and/or end homelessness or near homelessness by maintaining individuals and families in their own residences. Emphasis is placed on the prevention of homelessness for families with children. There is one agency in Allegheny County that provides Rental Assistance across the entire county. In fiscal year 2002-2003 rental assistance was provided to 1,092 Adults and 1,154 children.

4. Bridge Housing- This program is a transitional service that allows clients who are in temporary housing to move to supportive long-term living arrangements while preparing to live independently. Consumers can stay up to 18 months. There are 15 Bridge Housing Programs in Allegheny County. In fiscal year 2002-2003, the program provided services to 453 adults and 193 children.

5. Penn Free Bridge Housing- This program provides a on year transitional housing and case management service which allows clients who are in temporary housing and who have drug and/or alcohol problems to move to supportive living arrangements while preparing to live independently. There are seven agencies, which provide scattered site Penn Free Bridge Housing Programs. In fiscal year 2002-2003 services were provided to 225 Adults and 161 children.

6. Transitional Housing – This program facilitates the movement of homeless individuals and families to permanent housing within 24 months. Temporary housing is combined with supportive services to enable homeless individuals and families to live as independently as possible. Allegheny County currently has 29 operational transitional housing programs with 673 units operational.

7. Shelter Plus Care – This program provides rental assistance through a contract between the grant recipient and a nonprofit organization and supportive services are also provided. Allegheny County currently has 1 shelter plus care program that can serve 12 individuals and 3 families who are homeless and have mental health issues. The Shelter Plus Care Program that was located in Penn Hills was forced to close in 2004 due to funding problems; it provided services to 6 women and their children.

8. Case Management – This program provides the assistance needed by the consumer to achieve the goal of self-sufficient living. Case Management includes goal setting in the areas of basic life skills, financial management, parenting skills, home maintenance, job preparation skills and/or employment skills. There are currently three agencies providing case management services under the PA Department of Public Welfare Homeless Assistance Program. During the 2002-2003 fiscal year Case Management services were provided to 696 Adults and 737 Children.

9. Innovative Program – This program addresses all aspects of the homeless from the street homeless through permanent housing. This program attempts to provide any and all of the identified needs that are required to connect consumers to a solution to their homeless situation. During the 2002-2003 fiscal year 1,092 adults and 1,154 children were served.

10. Supportive Services Only – This program provides services designed to address the special needs of the homeless persons. Supportive Services Only project may have one or more structures at a central site or at scattered sites where services are delivered; or services may be delivered independent of a structure. Allegheny County currently has 13 operating Supportive Service Only programs.

11. Permanent Housing – This program refers to Permanent Housing for Persons with Disabilities. This is a community based long-term housing and supportive services designed to enable homeless persons with disabilities to live as independently as possible in a permanent setting. Allegheny County currently has 12 operating permanent housing programs. There are 175 units of Permanent with Disabilities available in Allegheny County.

The U.S. Census Bureau reports no homeless persons in the Municipality of Penn Hills. Penn Hills has no homeless persons to our knowledge, living in the streets of Penn Hills and there are no places where homeless gather in Penn Hills. As a result, there is no estimate for the number of homeless or number of beds and supportive services. Generally when a Penn Hills family becomes homeless, they leave Penn Hills and seek assistance from homeless providers 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. The survey determined 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 the homeless providers in Allegheny County reported that in 2003 there were approximately 50 homeless individuals whose last known address was in Penn Hills.

3. Priority Homeless Needs

Penn Hills continues to work with the Allegheny County Continuum of Care and in 2003, the Continuum of Care Committee established the following priorities to address the homeless needs throughout Allegheny County:

1. Renewal of all successful facility based HUD Transitional and Shelter Plus Care Programs.
2. Renewal of all successful facility based HUD Permanent Housing Programs for persons with disabilities.
3. Development of affordable Permanent Housing for low income and families.
4. Renewal of all Permanent Housing for persons with Disabilities leasing units.
5. Renewal of all successful leasing based HUD Transitional Programs.
6. Development of new Permanent Housing for Persons with Disabilities and new low income permanent affordable housing units.
7. The development of a Safe haven Project for Women.
8. The development of new HUD Transitional Programs.
9. Renewal of all successful HUD Supportive Services Only projects.
10. Development of new Permanent Housing for Persons with Disabilities Leasing Units with supportive services.
11. Development of Transitional Housing Leasing Units with supportive services.

C. Special Needs Populations

1. Special Needs Populations

By definition, supportive housing is housing including housing units and group quarters that have a supportive environment and includes a planned service component. According to the 2000 Census, there are 3,453 persons in the Municipality of Penn Hills that are over age 75. Of those, 948 are 85 years of age or older. One would assume that there is a need for supportive housing for the elderly, especially the lower income, and the very old, but we are not aware of a demand. St. Margaret's Seneca Place, which is a nursing home, and St. Margaret's Seneca Village, an assisted living center, can accommodate approximately 285 senior citizens that have the financial resources to pay for these services.

There are many other senior citizens who require support services but are able to stay in their homes and apartments. Allegheny County Eastern Area Adult Services along with the Ursaline Agency, provides a variety of services to senior citizens requiring assistance. These programs provide in-home care to seniors who are not able to perform tasks or chores around the house. They need these services to allow them to stay in their homes and avoid institutionalization. Eastern Area Adult Services provides information, outreach and the referral of case workers and protective service workers. The Ursaline Agency then provides the following services to senior citizens:

a. Personal Care- Assistance with showers and other personal care.
b. Homemaker-Someone is sent into the senior's home to provide bi-weekly cleaning services.
c. Companion-Person of similar age and interests is sent to provide companionship once a week.
d. Home Delivered Meals-5 hot meals delivered per week.
e. Respite Care-Someone comes to a home to relieve a caregiver between 6am and 1am.
f. Case Management-Help with things such as budgeting and paying bills.
g. Attendant Care-Maximum level of services. This provides complete care-shopping, housekeeping, personal care, cooking, etc.
h. Protective Services-crisis intervention-to protect the elderly from abuse, neglect or financial fraud.

CHORE is available through the Allegheny County Area Agency on Aging. This program provides services when the condition of a property is extremely deteriorated. Cleaning, painting, window washing, fumigating and grass cutting, etc, services are provided. There is a very small waiting list for these services of approximately three persons at any given time. A backup agency is available if an emergency occurs.

The Penn Hills Senior Citizen Center plays a very important role in providing services to senior citizens age 60 and over, including the homebound and hard to reach elderly. Services include social and recreation activities, hot lunches, transportation for center activities, medical, business, and personal needs, legal counseling, information, adult day services and referral. Periodic health and blood pressure screening, income tax assistance and breakfast programs are also provided through this division. Besides the main facility at Jefferson Road, there is a satellite facility at the William McKinley Center on the Verona Hilltop. In 2004, the Penn Hills Senior Citizen Center served over

3,500 senior citizens (unduplicated persons) in its various service programs, they had over 7,000 people signed up for services, an increase of 1,600 since 1998. The number of those senior citizens participating in the Center's programs has increased by 400 since 1998 where services were provided to 3,100 people. If a service cannot be provided by the Penn Hills Senior Citizen Center, they are referred to the Allegheny County Area Agency on Aging.

As a result of these services, there is less need for seniors to leave their homes and enter institutions. The same services can be provided, allowing seniors to remain at home.

The 2000 Census reports that 4,791 persons or 18.4% of Penn Hills Population age 21 to 64 years have a disability and of those 4, 791, 58% are employed. For those 65 years or older the number of persons with a disability is 3,251. Persons with mental, physical and developmental disabilities who require supportive services are handled by the County agencies, whose function is to provide assistance to persons with disabilities. There are a number of agencies that have located supportive housing in Penn Hills for persons with mental, physical, and developmental disabilities. To our knowledge, there are approximately seven to ten "group" homes in Penn Hills. These agencies are funded in part by the Allegheny County agencies and non-profit organizations. The needs of persons with disabilities whether they live in Penn Hills or other communities is the responsibility of these types of agencies.

Persons with alcohol or other drug addiction problems are sometimes in a position to require supportive housing with a planned service component. Our inquiries to the Allegheny County Drug and Alcohol Program revealed to us that there were approximately 82 persons from the Penn Hills area that have received drug and alcohol rehabilitation treatment during 1998. Of those 82, 27 received outpatient treatment services and were able to return to their homes after treatment. The 55 remaining were treated with both inpatient and outpatient services. Only one person of the 82 treated was in need of bridge housing and was only in the program for 6 months. Bridge housing assists homeless individuals and families who have suffered from the effects of drug and or alcohol addictions by providing housing and supportive services at scattered sites for a period of three months to a year. The goal is to return these individuals to the most independent and self-sufficient situation possible. It has been the drug and alcohol agencies experience that most bridge housing is needed for individuals coming from high poverty areas.

Persons with AIDS and other related diseases often need group home settings where medical attention is made available as well as personal care and help with housekeeping. We are unable to determine the extent of the need for support services for AIDS patients in Penn Hills. We must rely on the Allegheny County Health Department or the Department of Human Services and regional AIDS Support Services groups to help place AIDS victims in suitable housing when necessary. Our discussion with AIDS service providers indicates that most victims remain at home in the care of their families, which means that there is less need for supportive housing.

Some public housing residents may be in need of supportive housing, especially senior citizens in public housing. Penn Hills public housing residents are primarily senior citizens, due to the location of the senior citizen public housing hi-rise on Jefferson Road. These residents are likely to utilize

the services of the Penn Hills Senior Citizens Center, located across the lawn from the high-rise. The residents also have a food bank located in their building. There are 90 units in the senior high-rise. We are not aware of any supportive housing needs of any of the residents of the remaining 13 scattered site public housing units. Of those 13 units, 3 have been sold to former low to moderate income tenants.

Other Special Needs:

This section addresses the priority housing and supportive service needs of persons who are not homeless, but require supportive housing, such as elderly, frail elderly, persons with developmental, physical, or mental handicaps, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and public housing residents.

There are no priorities for investing geographically under this category, no priorities given for these needs, and Penn Hills will not be assisting these groups, except for the senior citizen center on Jefferson Road, which provides some services to the seniors, as described earlier in the plan.
Funds otherwise will not be used, and therefore Penn Hills does not identify proposed accomplishments.

The elderly and frail elderly often need supportive services, such as those described earlier in this report, under the Housing and Homeless Needs Assessment-(D) Other Special Needs. These services include home delivered meals, assistance with housekeeping and shopping, and personal care. This often helps the elderly to maintain their independence to avoid institutionalization.

As stated earlier, facilities such as Seneca Hills are also available, where a senior citizen could live semi-independently. At Seneca Hills, housekeeping, congregate dining, and transportation services are provided.

Persons with physical, developmental, and mental disabilities often need supervision with daily living which is available in group homes administered by various agencies such as North Hills Passavant Hospital, The United Cerebral Palsy Association and Northwest Human Services.

Those with drug or alcohol addiction may need supportive housing, or bridge housing, until they are able to become fully independent. Persons with AIDS may need specialized care in a home-like setting. In Penn Hills there is no specialized housing for the drug addicted or AIDS patient, to our knowledge. If problems do arise those individuals will be referred to the Allegheny County Bureau of Drug and Alcohol Treatment, the Health Department, or to other public or private supportive services.

We are not aware of any supportive housing needs for public housing residents, other than the elderly public housing resident, who may be able to benefit from the programs described earlier.

Penn Hills does not intend to fund any housing needs under this category with its CDBG funds, although other agencies may provide help to persons with these needs.

2. Priority Needs of Special Populations

There are a number of facilities or agencies in Penn Hills to assist persons who are not homeless, but require supportive housing. These include group homes and nursing homes.

a. Group Homes

There are a number of agencies that provide supportive housing for the mentally and developmentally delayed. These agencies include Horizon Homes, The Verland Foundation, and Allegheny East and the United Cerebral Palsy Association. Approximately seven to ten group homes exist in Penn Hills, which each provides housing for up to six persons. Housing is provided in a homelike setting instead of placing these individuals in an institution. The homes are staffed on a 24-hour basis, and provide opportunities for learning to live semi-independently.

b. Services to Assist Persons with Special Needs

Shining Arrow is a local nonprofit organization that sponsors activities and recreation programs for mentally handicapped children and adults. They are also currently remodeling a building that will serve as a sheltered workshop and will train these individuals in nursery (flower) work, and in the repair of equipment such as lawnmowers.

The Penn Hills Service Association provides food, clothing, and medical supplies for very low income persons and families in Penn Hills.

c. Elderly and Frail Elderly

St. Margaret's Seneca Place is located along Saltsburg Road at the site of the former Seneca High School. This development, constructed primarily for senior citizens, contains a four-story nursing home with 180 beds. This facility is for those elderly that are terminally ill and require specialized care. The nursing home was constructed in 1988 with private funds financed through St. Margaret's Hospital.

Seneca Hills Retirement Village is a three-story building at the same located as described above, that contains a mix of one and two bedroom apartments intended for assisted living for seniors. Nine of the total 105 units are designed to accommodate handicapped residents, although they are not required to be used as such. Residents receive all meals at a dining room, maid service, linen service, shuttle service, utilities, and satellite TV. Financed by St. Margaret's Hospital through Mellon Bank, this project was insured by the HUD 232 Program, which is designed to insure mortgages to finance construction of facilities to accommodate patients requiring skilled nursing care and related medical services. These persons do not need nursing home care. Not all senior citizens are low income, and Seneca Place is not somewhere for the low- income senior citizen.

Seneca Manor Assisted Living is an 80- unit complex built at the same location and was the third phase of development for this senior citizen complex. All units are wheelchair accessible. A 24hour

nursing staff is available in addition to nurses aids that are also available 24 hours a day. This assisted living unit also provides a physical and occupational therapist and an activities director for the residents. Elderly residents also receive all meals in the dining room, maid service, shuttle service, utilities and satellite TV. This complex is designed for those elderly persons that require assisted living care, while continuing to live somewhat independently without continual nursing care. This unit is not designed for the low- income elderly.

d. Other Services

As described elsewhere in this report, under Other Special Needs and Supportive Housing, services are available to elderly persons through the Allegheny County Area Agency on Aging. These services could help a person coming home from the hospital to avoid institutionalization, because there is a cleaning service available, help with household chores such as cleaning and shopping, and others. The group homes for the mentally handicapped could help a person coming out of a mental institution. We are not aware of any other programs.

D. Lead Based Paint Needs

Older homes are more likely to have lead-based paint than newer homes. Households living in units built after 1980 are of no concern for lead based paint contamination because as of 1978, lead-based paint became illegal. An estimated 90 percent plus or minus 10% of dwelling units built before 1940 have lead-based paint on the interior or exterior. 80 percent plus or minus 10% of the homes built between 1940 and 1959 have lead-based paint, while 62 percent plus or minus 10% of the homes built between 1960 and 1979 have lead-based paint. These percentages will be used to calculate the total number of households with lead-based paint in Penn Hills. As is shown in the following charts, Penn Hills housing stock is predominantly older in character, with most housing units being constructed prior to 1980.

Review of the information below reveals that Penn Hills has lead based paint concerns due to the age of its homes. Through our rehab program we Inspect, Identify, and Abate lead based paint hazards. Table 1 shows the total number of renters and owners below the poverty level cross-tabulated with the year that the structures were built.

TABLE 1

Year Built	Number of Units	Renters Below Poverty Level	Owners below Poverty Level	Total Occupied by Persons Below the Poverty Level	% occupied by Persons Below Poverty Level
After 1980	1,156	135	20	155	13
1960-1979	6,901	321	222	543	6
1940-1959	9,703	180	395	575	6
Before 1940	2,595	123	187	310	12

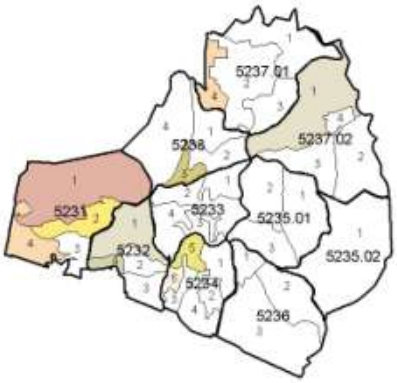
Table 2 will estimate the number of households with lead-based paint. Using the percentages discussed above For example, if there are 100 houses built between 1940-1959, the ratio says 80 percent plus or minus 10 percent would equate to a range of as low as 72, but possibly as high as 88.

TABLE 2

Year Built	Number of Units with Lead Based Paint	Renters Below Poverty Level with Lead Based Paint	Owners below Poverty Level with Lead Based Paint	Total Occupied by Persons Below the Poverty Level w/LBP	% occupied by Persons Below Poverty Level with Lead Based Paint
After 1980	0	0	0	0	0
1960-1979	3,851-4,706	179-219	222	543	6
1940-1959	6,986-8,539	130-160	395	575	6
Before 1940	2,101-2,569	100-122	187	310	12

The Penn Hills lead-abatement program is to be targeted at low-income households. Low income residents and residents below the poverty level are distributed throughout Penn Hills. The low-income areas for the lead-based paint coincide with the low/mod block groups and are as follows:

5231	Block Group 1
5231	Block Group 2
5231	Block Group 4
5232	Block Group 1
5232	Block Group 4
5234	Block Group 5
5234	Block Group 6
5237.01	Block Group 4
5237.02	Block Group 1
5238	Block Group 3



LOW MOD BLOCK GROUPS

Penn Hills worked with the Allegheny County Health Department in the past to resolve issues with lead-based paint. The Health Department indicated that they have screened approximately 25,000 children in Allegheny County for lead poisoning. They have found that approximately 15 to 20 percent of children test positive for increased blood levels for lead. In 1998, 62 children in Penn Hills were tested, and four were found to have increased blood levels. This falls in line with the County average. The number of children being tested has increased since 1992. In 1992 the number of children tested was 24, with four that had elevated blood levels. Thus, the percentage of children found to have had elevated levels has declined to 6% for 1998 down from 17% in 1992. This suggests that preventive education on lead based paint exposure has helped.

Unfortunately, children testing positive for lead poisoning has been the indicator that a house has lead hazards. The target population for lead abatement will be low and very low income households. A lower income family is less likely to be able to maintain its housing stock, and therefore, at higher risk for exposure to lead hazards. Just because a house has lead-based paint does not necessarily mean that there is a lead hazard present. Lead poisonings most commonly result from peeling paint and lead dust, particularly from areas where abrasion occurs such as doors or windows.

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.

Penn Hills feels there are several actions it can take to address lead-based paint. The first, inspection of units, is something Penn Hills already does.

1. Inspection

Penn Hills has an aggressive inspection process. An Occupancy Permit is required for a change of use or occupancy. Prior to the sale of any home, an occupancy permit must be obtained and the house inspected. Apartments are also inspected each time there is a change of tenants. Currently, building inspectors look for obvious signs of lead hazards, such as peeling paint. Before new tenants or a new owner could move in, the unit would have to be cleaned and repainted. This would help seal the lead hazard.

Penn Hills has 105 public housing units. There is a 95-unit senior citizen high-rise built in 1986. There is no lead hazard at this location since it was constructed in 1986, and lead-based paint has been illegal since 1978. The ten remaining scattered site public housing units are at least 40 years old according to Housing Authority representatives. It will be assumed that these ten units have lead-based paint present. The Allegheny County Housing Authority has the ability to inspect these units when there is a change of tenants.

2. Community Development Block Grant Money Will Be Utilized for Lead Abatement

Penn Hills has incorporated lead paint hazard reduction into its housing programs. Currently, Penn Hills has a zero and six percent interest rate loan program available to qualifying households for rehabilitation. If a person's home is found to have lead-based paint problems, they would be required to abate the house of lead to be eligible for the rehabilitation money. Obviously, they could use the CDBG money to abate the house.

A household could also use this money strictly for lead abatement. Provided the household meets the income requirements, they can borrow up to $15,000 at either zero or six percent interest.

3. Penn Hills feels it is crucial to inform people about the presence of lead-based paint. Disclosure or notification of the possible presence of lead based paint is currently done by the building inspectors. If flaking paint is discovered, they will document it and make it known to the buyer or seller.

Education materials are available which describe lead-based paint hazards. These are available from the Penn Hills rehab specialist.

4. Certification Program for Contractors

Since September, 1994, all contractors who intended to perform work involving federal subsidies were to be required to show proof of certification in order to do lead abatement work. The Commonwealth of Pennsylvania enacted the legislation that would require lead abatement contractors to become certified, although HUD requires certified contractors.

The Allegheny County Health Department received a $3,427,000 grant from HUD for lead abatement for the period October 1, 1994 to September 30, 1997. This program is currently underway, however the process was slowed down because certified contractors with qualifications that meet state and federal regulations have been difficult to find. Pennsylvania passed legislation late in 1997 requiring the certification of contractors for lead abatement. Thus, the number of contractors meeting these qualifications is slowly increasing. The Health Department is working with the Allegheny County Community College with staff certified by the State teaching lead abatement. The area currently has 9 certified contractors in lead abatement. The grant has allowed the Health Department to abate houses in the County with the highest lead risk. The Municipality of Penn Hills is included in this program. At this point, no data is available on homes in Penn Hills that have been treated for lead abatement. As soon as data becomes available Penn Hills will document those houses that were abated. We believe that these steps will generate positive results in addressing lead-based paint in Penn Hills.

IV. HOUSING AND MARKET ANALYSIS

A. General Characteristics

Before developing a needs analysis and strategic plan, it is important to understand the population, neighborhoods, and diversity of Penn Hills. The Municipality of Penn Hills is considered a bedroom community bordering and directly east of the City of Pittsburgh. Until after the post World War II period, the Municipality was generally rural with small village type settlements in certain areas centered on the industry located there. A gristmill and sawmill made Milltown an early business center. The Baltimore and Lake Erie Railroad came to North Bessemer in about 1897. In North Bessemer, the Pittsburgh Consolidated Coal Company established the Newfield Mine. In 1906, the Universal Atlas Cement Plant, a division of U.S. Steel, was constructed. These settlements are the older neighborhoods of the Municipality, and of course, are the locations of the older housing. References to Milltown, Newfield, Universal and others are commonly used to identify areas of Penn Hills.

Since World War II, Penn Hills has been transformed from a rural to a suburban residential neighborhood. Much of the existing housing stock was constructed for the returning veterans of World War II that included many 2-bedroom "starter" homes. Employment was found in the nearby Pittsburgh based industries such as U.S. Steel, Westinghouse, Alcoa, Gulf Oil, and many others. Overall, Penn Hills is primarily a middle-income homeowner community.

Today, there is very little new construction of housing. Usually houses are now constructed singly at spotted locations rather than by entire subdivisions at a time. The past and the present are reflected in the homes and neighborhoods that make up Penn Hills. Many of the large employers that supported the early residents of Penn Hills no longer exist. The population has been on a steady decline since 1970. The 2000 census revealed the lowest population since 1960 when Penn Hills was still developing.

Some neighborhoods in Penn Hills have important historical, social, and economic factors that make them different and unique from other neighborhoods of Penn Hills; therefore, we have identified these neighborhoods and have summarized their characteristics below. Throughout this report, we will refer to these neighborhoods and it is important that the reader has a mental picture of them.

Lincoln Park Neighborhood

The neighborhood known as Lincoln Park is located in Census Tract 5231. It was developed as an extension of the eastern neighborhoods of Pittsburgh. As such, the housing, generally 1-1/2 to two story frame or brick, is built on small lots often 25' x 100' or 50' x 100' and have alleys running along the rear yards. This housing is similar to the style of the City rather than the more suburban style of the rest of Penn Hills. Bordering the Homewood, Brushton and Lincoln area of Pittsburgh, 84% of the population of Lincoln Park is black and 13% is white. The average year that structures were built in this neighborhood was 1954. As with many neighborhoods in Penn Hills, a majority of the homes were constructed before 1950. In fact 73% of the houses in this neighborhood were built before

1950. The older houses are concentrated more near the Pittsburgh border and are often left vacant and abandoned causing some urban blight. This neighborhood also has the highest concentration of census blocks considered low-income. The median household income is $34,718 in this neighborhood, which is the lowest in Penn Hills. The median value of homes in this neighborhood is $62,400 compared to $69,300 and a median household income of $39,960 for the Municipality as a whole.

Universal Neighborhood

The Universal Neighborhood is located in Census Tract 5235.02. This neighborhood grew up in the eastern part of Penn Hills because of the Universal Atlas Cement Company that opened in 1906. Main Street in Universal has the appearance of a frontier town with fairly narrow streets and sidewalks bordered on both sides by three and four story brick and frame buildings. The first floors of the buildings contain some commercial businesses while the second and third floors contain apartment units. On the streets behind Main Street are old and lower priced houses mixed with some apartment buildings and rental units. This neighborhood has an 86% white population and 68% of the structures were built before 1950. The median year that structures were built in this neighborhood was 1955. It has a median household income of $40,521, but the lowest median value of homes at $58,500. Input from the neighborhood has been solicited for recommendations to improve in this low to moderate neighborhood.

Milltown, Newfield, Bessemer Neighborhood

These three separate neighborhoods, located along the northeast boundary of the Municipality, have been linked together by Penn Hills officials for census purposes and share other social and economic connections. They are located in Census Tract 5237.02. They are within walking distance of each other by yesterday's standards, and they were developed as a result of the coal and railroad industry in the area, namely the Newfield Mine and the Baltimore and Lake Erie Railroad.

The Newfield neighborhood was a "coal patch" of company owned houses that were later sold by the company to the residents of the homes. In proximity, Milltown was also the home of many railroad families. Just up the road is the Bessemer neighborhood that grew up around the railroad switching yards. The Newfield, Milltown, Bessemer neighborhood has a population consisting of 85% white and 12% black. This community has the second lowest median household income of $36,734. Structures built before 1950 comprise 41% of the total, while the median year that structures were built was 1963. Newer residential subdivision plans built along the perimeter of the older neighborhoods accounts for the higher median age of the structures in this neighborhood.

Other Moderate-Income Neighborhoods

Several other neighborhoods have been analyzed including Laketon Heights, Crescent Hills, Churchill Valley, Pennridge/Eastview, Shadow Shuttle, Point Breeze/Valemont Heights, and Rosedale. The median houshold incomes in these neighborhoods range from $37,764 to $45,659. The average value of houses range from approximately $64,000 to $76,900.

Laketon Heights, which borders the Lincoln Park neighborhood and is located in Census Tract 5232, is 44 percent black with a median household income of $37,500 and the average house was built in 1958.

The **Crescent Hills Neighborhood** which borders Laketon Heights to the East in Census Tract 5233 has a 16 percent black population, a median household income of $41,288, and the median year that structures were built was 1954.

The **Churchill Valley Neighborhood** in Census Tract 5234 is located in the south-central area of the community. Its population is 83 percent white. The median year that structures were built was 1954 and 75 percent were built before 1950.

The **Pennridge/Eastview Neighborhood**, Census Tract 5235.01, located in the eastern portion of the Municipality near Universal, has a 71 percent white and 24 percent black population. The average year structures were built was 1963, with only 40 percent built before 1950. The median income of households in this neighborhood is $42,266.

The **Shadow Shuttle Neighborhood**, is located just east of Rodi Road in Census Tract 5236, This area is 83 percent white and 15 percent black. The median year that structures were built was 1963. The median household income is $45,417.

The **Point Breeze/Valemont Heights Neighborhood**, bordering the Borough of Verona in Census Tract 5237.01, has a 91 percent white population. The median year that structures were built was 1964. 41 percent were built before 1950. The median household income is the highest in Penn Hills at $45,659. This neighborhood has the second highest median housing value at $76,700. People in this neighborhood have lived in their homes the longest of any other community. The median year that residents moved into their homes is 1980, and the median age of persons in this neighborhood is 40.5 years.

The **Rosedale/Shannon Heights Neighborhood** Census Tract 5238 is comprised of 83 percent whites. The median income of households is $41,288. In Rosedale, 70 percent of the houses were constructed before 1950, while the median year for construction was 1955.

Following review of the above statistics, where the 1990 Census data showed communities with a greater disparity in the distribution of race, income, and age; the 2000 Census reflects significant changes. In 1990 there were communities that were 100% and 99% white. With the exception of the Lincoln Park and Point Breeze/Valemont Heights neighborhoods, which are now 84% black and 91% white respectively, most of Penn Hills neighborhoods have a population that is 83% white and 15% black with a total average of 73% white and 23% black. Penn Hills is proves to be more diverse than Allegheny County, which has a population that is 84% white and 12% black. Without Lincoln Park and Point Breeze, Penn Hills would be an exact reflection of the Allegheny County with respect to race.

The lack of diversity in the Point Breeze area could be contributed to the length of residency. As mentioned above, this neighborhood not only had the highest income, but it has the newest most valuable homes having been built in 1964 and the longest residency at 25 years with the median move in date of 1980. As in other neighborhoods, as houses sell to new residents, this area will become more diverse.

The Penn Hills Police Department has 52 Officers. The Police Department has seven (7) Divisions; Patrol Division, K-9 Division, Traffic Division, Detective Division, Juvenile Division, Narcotics Division and Crime Prevention. Violent crimes such as murder, rape and robbery have dramatically decreased in the past two decades. Non violent crimes have also decreased. Burglary has been the only crime that has increased; however, the Departments clearance rate for burglary is 68%, well above the national average. The Police Department has a proactive approach. The Police Department has organized a Neighborhood Crime Watch Program in conjunction with the seven (7) Penn Hills Volunteer Fire Departments. Citizens are encouraged to become involved by simply calling 911. The Police Department has instituting a pilot program in the schools, teaching students to also become involved. Not only will students be aware of this program in the schools, but the Municipality of Penn Hills has adopted the program so students will be aware of the program outside of school. With the Police Departments pro-active patrol techniques and the community's involvement with the Neighborhood Crime Watch Program are the major components to the decline in crime.

School Districts are an important consideration when families are seeking a new location. Penn Hills is its own school district and it currently has five elementary schools (K-5), one middle school (6-9), and one high school (10-12). The District is going through a transition and reorganization of its facilities. The district is in the process of seeking approval and design for the construction of a new high school. In addition, they plan to have one middle school (6-9) and one elementary school K-5. We are not aware of an official policy on racial balance, but several schools that were closed in the 1970's helped to achieve desegregation. Overall, the district has experienced a decline in the number of school-age children, which is a direct result of an aging municipal population and the decrease in family size.

Despite the closing of several elementary schools and a declining enrollment, Penn Hills School District is still quite large and is considered better than good. The Penn Hills High School rates as an accredited high school by the Middle Atlantic States Evaluation. The high school no longer offers vocational programs. Students interested vocational education programs are bussed to Forbes Road Career and Technical Center in Monroeville for VO-tech programs, which serves nine local school districts.

B. Demographics

The population of Penn Hills was at its peak in the late 1960's. The 1970 Census reported a population of 62,886 persons. From there the population has declined and continues to decline today. The 1980 Census showed a total population of 57,632, the current 1990 Census indicated a

population of 51,479 persons, and the 2000 Censes reported a population of 46,809.

Although the population has declined, the number of housing units has remained relatively the same over the past two decades. The total number of housing units was 19,526 in 1980. This number increased by 272 from the 1980 to the 1990 Census bringing the number to 19,798. The 2000 Census figures indicate a total of 19,490 units, which is a decrease of 308. Although the number of units had increased between 1980 and 1990, the population still managed to decline because of the decrease in household size. In 1980, the average household size was 2.95 persons, while the 1990 Census showed an average of 2.59 persons per household. The 2000 Census reveals an even smaller family size at 2.38 persons per household. When 20,000 housing units are multiplied by the average household sizes in 1980 and 1990, the difference was approximately equal to the change in population. The loss of 308units between 1990 and 2000 is puzzling. It leaves us suspect of the data. Although the number of demolitions exceeded the number of new housing starts. The Municipality only demolishes approximately 10 homes a year not 30. In addition, there was a boundary relocation between Penn Hills and Wilkins Township, but it only involved the loss approximately 80 units to Wilkins.

The racial makeup of the Municipality has changed significantly, from 12 percent nonwhite in 1980, to 16 percent nonwhite in 1990, and 26% nonwhite in 2000. Black persons make up over 90 percent of the nonwhite population. Numerically, the white population dropped from 50,791 persons to 43,180 and now 34,544 persons in the last two decades while the black population has increased from 6,485 persons to 7,946 persons and 11,190 in the same period.

Although the rate of increase has diminished slightly, the number of female-headed households is still on the rise in Penn Hills. The 1980 Census reported 1,664 female-headed households, while there were 2,238 reported in the 1990 Census. The 2000 Census reported 2,635 female-headed households with no husband present. This is an increase from 8 percent to 11 percent of the total. Currently, 38 percent of the female-headed households are white, while 56 percent are black.

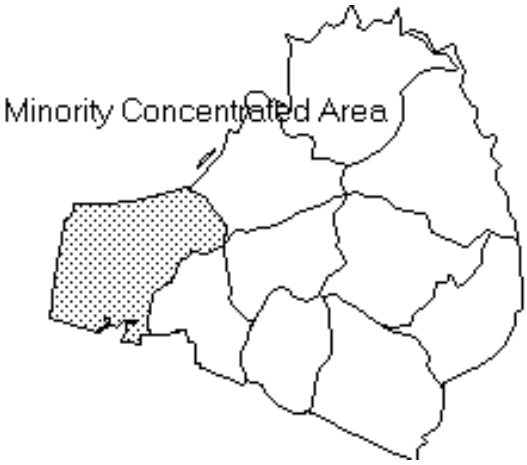
25 percent of all families are single parents, with 80 percent of the total being female-headed, and 20 percent headed by a man without a spouse.

Elderly persons, those 65 and over, increased from 16.3 percent of the total population in 1990 to 19.7 percent in 2000. Meanwhile, the number of persons less than 25 years of age remained the same at 30 percent. The median age of the population increased from 39.5 to 41.9 years of age.

The median household income for Penn Hills is $39,960. The income of black households is higher than that of white households at $40,911.00 and $39,545.00 respectively.

Areas of Minority Concentration

An area of minority concentration is defined as a census tract with greater than 50 percent minority households. Census Tract 5231 is the only Census Tract that meets this definition. This census tract is located on the western boundary of Penn Hills, and abuts the City of Pittsburgh and Wilkinsburg. (see map)



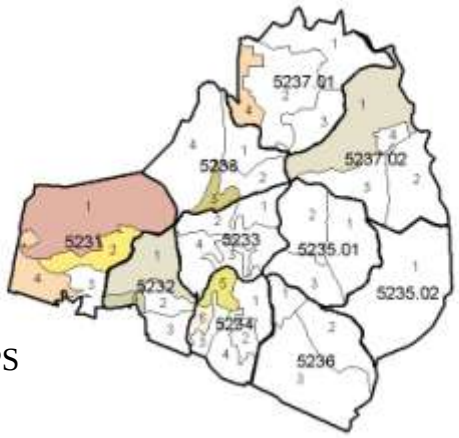
Areas of Ethnic Concentrations

There are no statistically significant ethnic minorities in Penn Hills; therefore, we do not define any areas of ethnic concentration.

Low Income Concentrations

An area of low-income concentration is defined in accordance with the HUD regulations for defining low-mod. 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%. The qualifying block groups are illustrated on the adjacent map and listed as follows:

Census Tract 5231 Block groups 1, 2, and 4
Census Tract 5232 Block groups 1and 4
Census Tract 5234 Block groups 5 and 6
Census Tract 5237.01 Block group 4
Census Tract 5237.02 Block groups 1
Census Tract 5238 Block group 3



LOW MOD
BLOCK GROUPS

Penn Hills officials have recognized unique characteristics of all of the above neighborhoods. Previously we engaged in a special census program (UDAP) to gain detailed census information on

each neighborhood. This type of detail is now available on the Internet at American Fact Finder. These neighborhood profiles are useful to our Municipality to gauge the social and economic wellbeing of our neighborhoods. Affordable housing is an important issue to be examined in this report. We will examine aspects of affordable housing as required by HUD.

Families wanting to locate in a particular region often compare certain economics and social factors and trends before selecting the municipality in which to live. Among these are taxes, schools, and crime. High taxes is often used as a characteristic to describe Penn Hills. A quick review of the following table will reveal that this is an untrue assessment when compared to neighboring communities.

A comparison of taxes with municipalities bordering Penn Hills is as follows:

Taxes (Millage)

	MUNICIPAL	SCHOOL	COUNTY	TOTAL
Wilkinsburg	14.0	35.0	4.69	53.69
Verona	8.0	23.26	4.69	35.95
Blawnox	9.74	20.78	4.69	35.21
Churchill	4.75	25.65	4.69	35.09
Penn Hills	4.60	24.81	4.69	34.1
Wilkins	3.513	25.65	4.69	33.853
Oakmont	4.50	23.26	4.69	32.45
Plum	4.3	22.2	4.69	31.19
Pittsburgh	10.8	13.92	4.69	29.41
O'Hara	2.2	20.78	4.69	27.67
Monroeville	2.2	19.41	4.69	26.3

The total millage ranges from 26.3 to 53.69. The tax differences for the average home are mostly incidental. Penn Hills millage rates were recently increased in 2003 after having been constant for over fifteen years. In 2009, Penn Hills went from the fourth lowest to the fifth lowest out of Penn Hills and the ten surrounding communities at 34.1mills or $34.10 per $1,000.00 of the fair market value. Monroeville property taxes are the lowest at 26.3mills and Wilkinsburg is the highest 53.69mills. On a $69,000 home, a Penn Hills resident pays $2,352.90 annual property tax, while a Plum Boro resident would pay about $2,152.11 annually a difference of approximately $200.79 per year.

C. Market Analysis

Although population has declined over the past two decades from 62,886 persons in 1970 to 51,479 persons in 1990 and 46,809 today, the number of housing units has continued to increase from 17,873 units in 1970 to 20,355 units in 2000. The decrease in family size is the main reason for the population decline. The average household is now only 2.38 persons per unit. The vacancy rate is 1.4% for homeowner units and 4.7% for rental units. These numbers reflect a healthy market.

Owner Occupied

Of the 20,355 total housing units, 15,540 are owner occupied and 3,950 are renter occupied. Approximately 865 units are vacant. The overwhelming majority of our housing units in Penn Hills, 84%, are single-family homes. We are a single-family home bedroom community. 82% were built before 1970. The homes are older and so are the occupants. Our homeowners stick around. Over 50% of our homeowners have lived at the same location since 1980. The median value was $69,100 in 2000. The county average was $84,200. Just as the county, however, Penn Hills is large with a wide range and wide variety of homes. We have neighborhoods with homes in all price ranges. We have opportunities for $300,000 homes and we have homes in move-in condition for $50,000. We are diverse and we are affordable.

Approximately 53% of mortgages fall between $500 and $1500 per month. 37.8% of owner occupied homes are not mortgaged. Approximately 70% of our owner occupants pay less than 25% of household income for housing. 30% pay more than 25%.

In 1990 only five percent of all owner occupied units were considered substandard. Of these, approximately 98 percent or 994 units were suitable for rehabilitation. Only 1.3 percent of the renter occupied housing units are considered substandard. Of these, 95 percent or 156 units are considered suitable for rehabilitation. Overcrowding and lack of plumbing facilities are not problems with owner occupied units in Penn Hills. All homes must meet Penn Hills codes at the time of sale or be upgraded. Typical things inspected include: presence of smoke detectors, fire-rated doors between the garage and house, the presence of handrails on steps, and operating windows.

Ten percent of homes require no repair upon change of owners, 79 percent require three or fewer minor repairs, 9.3 percent require four or more minor repairs, and 1.7 percent require major repairs, defined as a cost of 2,000 dollars or more. The Penn Hills Department of Code Enforcement was a leader in Allegheny County with occupancy permit provisions. We continue to operate an advanced occupancy permit program that help promote periodic repairs upon the time of sale. This ultimately has a beneficial long-term affect on preserving the housing stock.

Rental Units

There are 3,931 renter-occupied housing units in Penn Hills. This constitutes 20% of the housing supply. All types of rental units are available in Penn Hills, from single-family detached homes, duplex units and all bedroom sizes, as well as mid and hi-rise apartment buildings. Rental properties

are scattered throughout Penn Hills, with approximately 2,000 units available in buildings of three or more units, according to Penn Hills apartment occupancy lists.

Overall, the condition of rental housing meets Penn Hills definition of standard housing, as each time a tenant leaves a unit, the owner of the unit must have an occupancy permit inspection for the next tenant. Any substandard units are required to be upgraded before a new tenant moves in. 75 percent need no repairs at all, 20 percent need three or fewer minor repairs, and 5 percent need major repairs requiring a building permit. The public housing units and the Section 8 units are in good repair because of Housing Authority inspections. None of the units are uninhabitable.

The demand for rental housing appears strong, as there is a 4.7 percent vacancy rate. This is a healthy vacancy rate that allows for movement between units, and affords a reasonable selection to someone searching for a rental unit.

Fair market rents for Penn Hills are at $354 for a one bedroom apartment, $417 for a two-bedroom apartment, and $521 for a three-bedroom apartment. Census information indicates that the median gross rent for Penn Hills is $430, which is only $13.00 more than the Fair market rent.

As stated above 865 or 4.2% of the housing units in Penn Hills are vacant or abandoned. In 1990 only five percent of all owner occupied units were considered substandard. Of these, approximately 98 percent or 994 units were suitable for rehabilitation. Only 1.3 percent of the renter occupied housing units are considered substandard. Of these, 95 percent or 156 units are considered suitable for rehabilitation. We believe these ratios and percentages to be virtually unchanged for 2007. This would account for 975 substandard units and 955 units suitable for rehab. Overcrowding and lack of plumbing facilities are not problems with owner or renter occupied units in Penn Hills. All homes must meet Penn Hills codes at the time of sale or be upgraded. Penn Hills has a comprehensive occupancy permit ordinance that requires an occupancy permit inspection for the sale , change of tenant or change of use of any property. Typical things inspected include: presence of smoke detectors, fire-rated doors between the garage and house, the presence of handrails on steps, and operating windows.

D. Public and Assisted Housing

The Municipality of Penn Hills has no local public housing agency of its own, therefore, the Allegheny County Housing Authority is in control of public housing and Section 8 assisted housing within the Municipality. County-wide, in 1990 there are 2,853 households on the waiting list for Section 8, assisted housing, and public housing. Of these, 87 applicants were from Penn Hills and all but 14 of the Penn Hills applicants have Local Preference. Local Preference is given to those households who are currently employed, in a job training program, attending school, elderly, disabled, handicapped and willing to accept a desegregate group move.

The waiting list is currently open and accepting applications for Low Income Public Housing and Section 8. Currently, the Allegheny County Housing Authority is accepting applications for assisted housing.

For Section 8 housing, the Allegheny County Housing Authority places applicants with a Local Preference over applicants without preferences. When a unit becomes available, households who have Local Preferences are given first choice based upon the date of their application.

There are a total of 105 public housing units in the Municipality of Penn Hills. Jefferson Manor High-rise, which is owned and operated by the Allegheny County Housing Authority, is a seven-story building containing 95 one-bedroom units for the elderly. It is located next door to the Penn Hills Senior Citizen Building, which conducts programs and activities for the elderly. At its location near the intersection of Rodi Road and Jefferson Road, it is just across the street from the Penn Hills Shopping Center, which provides food and clothing stores, restaurants, and entertainment.

Since Jefferson Manor was constructed in the mid 1980's, the building is in excellent condition and no major rehabilitation of the structure is needed. The building was constructed with handicap accessibility in mind, therefore, no modifications for the disabled are anticipated. None of the Jefferson Manor units are expected to be lost from the public housing inventory for any reason.

The Allegheny County Housing Authority in the past owned a total of 13 scattered public housing sites in Penn Hills. These sites are single family homes scattered throughout the Municipality. Of the thirteen housing units, four of these dwelling units are two bedroom units and nine dwelling units are three bedroom units. Several years ago, three of these homes were purchased by tenants that lived in the homes under a Home Ownership Program. According to Housing Authority officials, these scattered housing units are in good condition and there are no plans for rehabilitation of any of them. In fact, upon our request for the Allegheny County Housing Authority's Comprehensive Grant Program-Five Year Plan for Modernization, the response in their cover letter summarized by stating, "The condition of other communities in our housing inventory warrant that no Comprehensive Grant Program funding is aimed at our Penn Hills sites within the current five year period."

As far as the 504 needs assessment, each of the units have been constructed to meet 504 accessibility standards. There are 12, 504 accessible units at the Jefferson Manor high-rise.

In1990 there were a total of 97 Section 8 assisted units within the Municipality of Penn Hills. The breakdown of units by size is as follows:

UNITS BY SIZE

NUMBER OF BEDROOMS	NUMBER OF UNITS
0	3
1	8
2	50
3	33
4	3
TOTAL	97 Units

UNITS BY TYPE

UNIT TYPE	NUMBER OF UNITS
Elderly	4
Handicap	12
Family	81
TOTAL	97 Units

The Housing Authority indicates that there are currently 446 unassigned vouchers in the County. The leasing rate is currently 4,848 vouchers and the base line is 5,294 units. The number of units leased in Penn Hills is currently 368. No units are expected to be lost from the assisted living inventory for any reason in Penn Hills.

We feel that it is necessary to caution the reader that one cannot simply sum up the number of persons on the waiting list of each elderly hi-rise and conclude that this is the total persons in need of elderly housing. Hi-rise managers explain that persons on their waiting list are more than likely on the list at other hi-rises.

Penn Arbors is located at 10918 Frankstown Road in the vicinity of Ritzland Plaza. The building is an elderly/accessible Section 8 building. This Hi-Rise building contains a total of 124 one-bedroom units. Of these, 13 apartments are considered handicapped units, all of which are occupied by handicapped persons who are not, however, all necessarily elderly. There are currently 27 persons on the waiting list. 17 persons are in need of accessible accommodations are currently on the waiting list; however, none are available at this time. Sometimes the people on the waiting list do not qualify or do not respond to attempts to contact them, so although there may be many people on the waiting list, there are currently multiple vacant standard units.

Duff Manor is a 9 story building located on Duff Road near the Penn Hills Shopping Center. It is also an elderly/accessible Section 8 building. It contains 100 one bedroom units, 7 of which are handicap units accessible for those that have impairments with some mobility. The remaining 93 units are occupied by the elderly. At the time of this report, there were 63 persons on the waiting list. 2 persons on the waiting list require accessible accommodations.

Leechburg Gardens is a housing complex that accepts low income residents under the Section 236 HUD program. This housing complex is located on Garden Drive off of Leechburg Road. The townhouse style apartments consist of 96 total units. Of these, 58 are one bedroom and 38 are two bedroom units. In the past, the majority of units were operated under the Section 8 program. The last unit where the Section 8 program was utilized was in 1997. All units are currently operated under the Section 236 program. There are 8 units occupied by elderly residents. The remaining 88 units are occupied by low-income families. Of these 88 units, 2 are occupied by married couples, 35 with single adults with no children and 50 are single parent households (all female) with children. There are approximately 50 children and most are under the age of 5 years. On the waiting list, there are 35 persons requesting one bedroom units and 17 persons in one bedroom units requesting two bedroom units. The list for two bedroom units is closed to outsiders.

Hulton Arbors is another low-income family housing complex along Hulton Road near the Plum Boro/Penn Hills Municipal boundary. This PHFA funded project, built in the early 1980's, consists of 78 units. There are 12 three bedroom units and 66 two bedroom units, 4 of which are accessible units for handicapped persons with some mobility. The 4 accessible units are occupied by persons who are in need of accessible accommodations. Intended for low-income families, there are about 120 children living in the complex. The waiting list has approximately 70 families on the two bedroom list and 6 families on the three bedroom list. There are no people in need of accessible

accommodations on the waiting list who require an apartment with wheelchair access.

E. Homeless Facilities and Services

Although the 2000 U.S Census Bureau reported no homeless in Penn Hills, there is a portion of the low income population that is at risk of becoming homeless and there are also those individuals that are doubled up with relatives and friends for a period of time that have no permanent home of their own. We would have to say that to any significant extent that there are no homeless persons in Penn Hills and the number of those on the verge of homelessness is low. While there is no available data to support this portion of the population, it is likely that it would include those who are the very low income and have an income that is 50% less than the median family income.

Because Penn Hills participates in the Allegheny County Continuum of Care, there are no services for homeless individuals that the Municipality administers directly. However, if there was evidence that a family or an individual was in need of assistance, they would be referred to the appropriate county agency or provider for assistance. Also, we have no narrative description of the nature and extent of homelessness by racial and ethnic group because it is so difficult to track.

Persons threatened and at risk with homelessness are those who pay more than 50 percent of their income to housing, and are below the median income at the 50 percent level or less. This would include those households on the waiting list for Section 8 vouchers and public housing. While there are those that are on the verge of homelessness, the Municipality has no way to measure this.

F. Special Needs Facilities and Services

By definition, supportive housing is housing including housing units and group quarters that have a supportive environment and includes a planned service component. According to the 2000 Census, there are 3,453 persons in the Municipality of Penn Hills that are over age 75. Of those, 948 are 85 years of age or older. One would assume that there is a need for supportive housing for the elderly, especially the lower income, and the very old, but we are not aware of a demand. St. Margaret's Seneca Place, which is a nursing home, and St. Margaret's Seneca Village, an assisted living center, can accommodate approximately 285 senior citizens that have the financial resources to pay for these services.

There are many senior citizens who require support services but are able to stay in their homes and apartments. Allegheny County Eastern Area Adult Services along with the Ursaline Agency, provides a variety of services to senior citizens requiring assistance. These programs provide in-home care to seniors who are not able to perform tasks or chores around the house. They need these services to allow them to stay in their homes and avoid institutionalization. Eastern Area Adult Services provides information, outreach and the referral of case workers and protective service workers.

The 2000 Census reports that 4,791 persons or 18.4% of Penn Hills Population age 21 to 64 years have a disability and of those 4, 791, 58% are employed. For those 65 years or older the number of

persons with a disability is 3,251. Persons with mental, physical and developmental disabilities who require supportive services are handled by the County agencies, whose function is to provide assistance to persons with disabilities. There are a number of agencies that have located supportive housing in Penn Hills for persons with mental, physical, and developmental disabilities. To our knowledge, there are approximately seven to ten "group" homes in Penn Hills. These agencies are funded in part by the Allegheny County agencies and non-profit organizations. The needs of persons with disabilities whether they live in Penn Hills or other communities is the responsibility of these types of agencies.

G. Barriers to Affordable Housing

Often, zoning and building code regulations are cited as barriers to affordable housing. However, this is not so in Penn Hills. The Municipality has growth control and land development regulations that are not a barrier to affordable housing. Our regulations serve to protect the housing stock, for instance, by requiring occupancy permits to guarantee standard housing. Our zoning regulations are not excessive. They do not require large lots, or excessive setbacks. Penn Hills has resisted any movements to support or institute development regulations designed to block low cost housing. We have many multi-family zoning areas.

In 1980, the Planning Department prepared ordinance amendments, that eliminated extraordinary review procedures for "townhouses" or "row houses" that had previously carried a negative connotation. We created specific categories for mobile homes, in spite of community efforts to ban them, and we resisted attempts to zone areas conservation that were obviously suitable for development. In 2004 we revised our Zoning Ordinance again. During this revision we removed provisions that required applicants for group homes to apply for a conditional use. Although we hadn't enforced the section recognizing it as unconstitutional, it needed to be removed. Contrary to the language in the Ordinance, we fought for the rights of the disabled and recognize their protected class.

Our Subdivision and Land Development Ordinance has provisions for flexible road construction and site design by establishing a process for approval of modifications. Our infrastructure requirements are not "gold-plated."

Our building code was eliminated in 1985 and replaced with the 1984 BOCA code, the 1996 BOCA code followed and the 2003 International Building Code was most recently adopted. The 2003 International code provides for many more alternatives in building construction and materials than our previous building code. We also adopted the BOCA Existing Structures Code, which is sensitive to rehabilitation issues. We resisted factional citizen groups lobbying for "brick to grade," excessive minimum square footage, minimum development cost per house, and other tools designed to drive up the cost of housing. Building permit costs are still only five dollars per one thousand dollars of construction cost. In 2004 we adopted the Pennsylvania Act 45 Uniform Construction Code that utilizes the 2003 International Code. This is the most updated and modern code available. Zoning Hearing Board applications for residential properties remain only fifty dollars. Land use regulations and building codes are necessary in order to protect residents from shabby building and land use

practices. Our ordinances are modern, comprehensive, and tough when they need to be. They do not, however, set forth barriers to affordable housing.

Frankly, the most cumbersome regulatory process and the most significant delays in the issuance of local building permits are created by Federal Regulations. For example, a rehab-permit for a home over 50 years old must be reviewed by the PA Historic Commission. The Historic Commission then requires photos of the streetscape and other documentation and takes a month to respond, except in emergency situations. Meanwhile, local building permit and rehab officials know that the home has no historic significance. Our local Penn Hills Historic Committee has a listing of structures that they consider historically significant. They have greater knowledge of the Municipality than the State Historic Commission and could give a response within 24 hours (without photographs of the streetscape). Federal Regulations provide no measures for alternatives to the review process except in emergency situations. Building permits that we can normally issue in two days now must be delayed for an entire month.

The Pennsylvania Department of Environmental Protection and the Environmental Protection Agency have created the most significant barrier to the construction of new housing in four of the five watersheds in Penn Hills by increasing treatment standards for sanitary sewage. The Municipality was faced with orders to undertake over 60 million dollars worth of improvements to sanitary sewage facilities. The Municipality has had to increase sewerage rates several times, and the fiscal impact of this order cannot be understated. Meanwhile, following the corrections, tap-in permits were still severely restricted. Penn Hills felt the bite of the tap in ban. The construction of at least 15-20 homes was delayed in one watershed for more than a year. Sewer projects were also rejected by DEP in another watershed which affects the value and resale of homes in that neighborhood. Penn Hills has worked toward resolving its problems with DEP. All of its watersheds were opened for development in 1997. This has helped with new construction projects in Penn Hills.

In conclusion, Penn Hills is proud of its permitting system. The Planning Department Director/ Chief Zoning Officer and Code Enforcement Director work closely which helps to alleviate many permitting problems that can occur. As a result of this many building permits in two days that in many communities takes much longer. Our zoning and subdivision approval process is usually accomplished in thirty or sixty days, if conditional uses or zoning amendments are involved. Any extraordinary delays in the process are usually not of our making. We have no public policies that would affect the return on residential investment and would negatively affect affordable housing in our community.

The Municipality of Penn Hills has no strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, because, as described in a previous section, no barriers have been identified.

V. SRATEGIC PLAN

A. General

The time period covered by this plan is five years. This Five Year Consolidated Plan will cover the period from March 01, 2010, to February 28, 2014, which includes program years 36 through 41.

B. Priority Needs and Strategies

The main objectives and general priority for the distribution of CDBG funds comes from three 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.

According to the 2000 Census, there are 17,010 persons in Penn Hills considered to be low and moderate-income. Of these, 3,486 are at or below poverty level status. Of the 3,486 at or below the poverty level, the top 5 Census categories of poverty level by race and age break down as follows:

1,143 are White and 18-64 years of age
652 are Black and 18-64 years of age
228 are White and 65-74 years of age
214 are Black and 6-11 years of age
208 are White and 6-11 years of age

Whites 18-64 years of age make up the highest category followed by Blacks 18-64 years of age. Of the 3,486 below the poverty level, there is are a total of 2,091 Whites with poverty status and 1,305 Blacks or about 40% with poverty status; however, Blacks compose only 26% of the total population. In addition, a high number of children under 12 are at or below the poverty level. There are 799 children under 12 below the poverty level. 407 are Black and 336 are white.

Of the 3,486 at or below the poverty level, the top five Census categories of poverty level by sex and age break down as follows:

1,067 are female and 18-64 years of age
756 are male and 18-64 years of age
416 are female and over 65 years of age
269 are female and 6-11 years of age
195 are male and 6-11 years of age

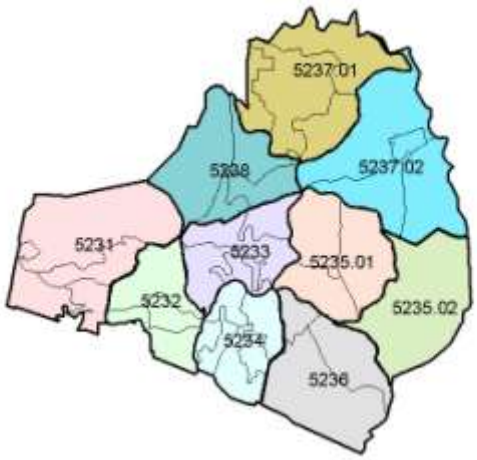
Approximately 60 % of persons in poverty are female, 2,113 females as compared to 1,373 males. The female elderly with poverty status out number the male elderly by 3 to 1 or approximately 416 females vs. 131 males. Again a high number of children are at or below the poverty level. Of the

799 children under the poverty level, 416 are female and 336 are male.

A disproportionate amount of the poor are Black or under 12 years of age. In Penn Hills you are more likely to be poor, if you are female, Black, elderly, or under twelve years of age. If you are a middle aged White male, you are more likely to be better off.
We could safely summarize by saying that the percentages for Penn Hills are very much like Allegheny County or at least the County averages. Based on the above information, we should be concerned about elderly individuals, especially female, who may own a home but cannot afford to properly maintain it, and families with young children. We need programs for young, single mothers who have young children and few assets. We may be a middle class bedroom community, but we have almost 3,500 persons below the poverty level. We have 1,223 households with incomes exceeding $100,000 a year, which is up from 400 in 1999, but we also have over 17,000 persons qualifying as low and moderate-income residents.

The Federal Community Development Block Grant (CDBG) program provides federal funds to the Municipality of Penn Hills for a wide variety of purposes but these funds come with many "strings." The primary condition attached to CD funds is that they be used to primarily benefit low and moderate-income residents. Penn Hills planners spend considerable time in documenting benefit to low-income residents and, therefore, determining the location of low-income residents. So, where are the poor?

If we look to map the location of low-income residents, we see that Penn Hills is divided into ten census tracts, with approximately 5,000 persons in each tract. One exception to this is the Universal Tract 5235.02, which has only 1,695 persons, but setting that aside, we can continue with a few generalizations. The percentage of low and moderate-income persons in each tract ranges from a low 30% to a high of 48%. The total number of low-mod persons in each tract ranges generally between 1,500 and 2,500 persons. According to the 2000 Census, there are a total of 17,010 low and moderate income persons in Penn Hills that are distributed throughout the community.



CENSUS TRACTS

The census tract with the largest number of low-mod persons is 5231. This is the census tract that contains the Lincoln Park neighborhood. It is has predominately black population (84%) and borders Wilkinsburg and the City of Pittsburgh. The Census tract with the next highest number of low-mod persons is 5237.02. This tract is essentially a string of smaller neighborhoods from Cabbage Patch (Meadow Ave.) to lower Bessemer, North Bessemer, Newfield, and on to the Oakmont boundary at Hulton Road with a predominately white population (83%). This tract has a total population of 5,718 persons of which 2,233 or 37% are low-mod income. 5237.02 had the

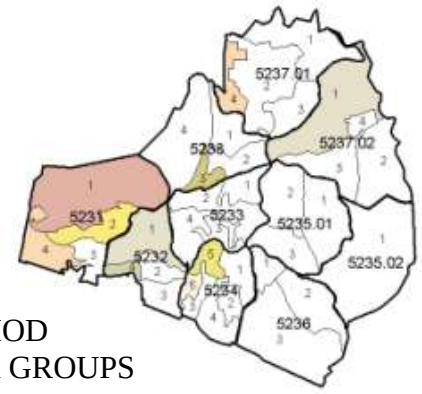
highest number of low-mod persons in 1990.

In the early years of the Penn Hills Community Development Block Grant program activities were concentrated in these neighborhoods. To a certain extent, they still are; however, all of the ten census tracts in Penn Hills are over 30% low-mod income. Lincoln Park's census tract is 48% low/mod. Universal's is 33.25%. The poor are distributed equally throughout Penn Hills.

For the most part, the Penn Hills Department of Planning and Economic Development de-emphasizes census tract data in favor of Block Group data. Block groups are subdivisions of census tracts. There are 37 block groups in Penn Hills ranging from a low of 141 persons to 1,129. Most are below 1,000 persons. They help us define smaller concentrations of low-income persons and the data is accepted by HUD for purposes of qualifying federally funded activities.

Let us look at low-income status from a HUD perspective. The First Quartile Threshold for Penn Hills is 41.7%. In simple terms, it means that if a census block has 41.7% or more low/mod residents, we can use federal funds to pave the streets in that block group, or build a tot lot, or otherwise spend federal CD funds. There are ten block groups in Penn Hills with this status:

5231	Block Group 1
5231	Block Group 2
5231	Block Group 4
5232	Block Group 1
5232	Block Group 4
5234	Block Group 5
5234	Block Group 6
5237.01	Block Group 4
5237.02	Block Group 1
5238	Block Group 3



LOW MOD
BLOCK GROUPS

This requires careful analysis. Although the block groups listed above all equal or exceed the 41.7% threshold, they only account for 5,838 low/mod persons or approximately 30 % of the entire low mod population. Remember there are 17,010 low/mod income persons in Penn Hills. If we spent all of our CDBG money in these areas, we would serve only 30 of our low/mod residents. There are more low-income persons North of Saltsburg Road and East of Shannon Road than all of the low-income block groups combined.

The block group with the largest number of low/mod persons is 5237.02 Block Group 1, in the Milltown Newfield neighborhood. It does not have the highest low/mod percentage criteria with 50.2% low and mod. The block group with the highest % of low/mod persons is 5231 Block Group 4 with 512 low/mod persons and 58%.

We must also note that unique patterns of development can distort data. For example, the Penn Arbors high-rise on Frankstown Road contributes to the 48.5% low/mod number in a generally

middle-income neighborhood. In these situations, HUD requires appropriate action from local planners to adjust program activities.

This can work in reverse as well. Often times a block group may not qualify, but Planning Staff is aware of a concentration of low-mod residents in the non-eligible block group. In this situation, an income survey is performed to determine eligibility.

The priorities and needs of Penn Hills have not changed since the submission of the 2005-2009 Consolidated Plan. The tables illustrating the priorities and needs have been updated to reflect Performance Outcome Measures.

C. Housing

1. Specific Housing Objectives

The Municipality of Penn Hills will continue to invest a significant portion of its CDBG funds toward the national objective of decent housing for all Americans. We maintain a general objective of providing safe and decent housing for all Penn Hills residents. After consideration of the above market analysis, 2000 census data, and all other information resources we have developed the following list of general objectives:

a. Continue to use CDBG resources to provide low interest loan programs for low and moderate-income homeowners. These low interest loans provide assistance to homeowners who would otherwise be rejected by local banks.

b. Continue to enforce the occupancy permit provisions of the local Penn Hills Existing Structures Code. Require corrections of code deficiencies whenever we find them and more specifically prior to the change of occupancy.

c. Continue to fund the new Senior Aide program to help seniors eliminate safety problems and code problems with their homes. This will enable seniors to live more safely and longer in their existing homes. Expand upon this type of program when possible. Consider aide to seniors in obtaining reverse mortgages, utility and appliance inspections, safety inspections, and other social welfare programs to meet their needs.

d. Continue to fund the Fair Housing Partnership. Maintain a hotline and other forms of communication for those who face discrimination. Enforce the local Penn Hills ordinance when necessary.

e. Develop new programs to meet the needs of the new Penn Hills homebuyer. We know that many of our housing units are extremely affordable and we know that because of this many low-income persons are buying a home for the first time. We suspect that they may need programs to help them with continuing maintenance and financing issues. We have entered into preliminary discussions with PNC Bank and we will approach others as well with the notion that

homeowners need assistance in managing their monthly budgets. We will develop programs to prevent delinquencies with credit cards and mortgages. These programs will be designed to keep people in their homes and keep the homes in good condition.

f. Develop programs where neighborhood block groups are formed. Help these groups work with the Department of Code Enforcement and the Police Department on matters of common concern.

g. Develop programs to assist apartment complex owners that accept Section 8 vouchers and/or completely convert to Section 8. Strictly enforce property management and maintenance codes in order to maintain neighborhood stability. Cite landlords and property managers that fail to cooperate. Do not tolerate junk cars, uncontrolled debris, noise, and unsanitary conditions. If we want the community to be accepting of affordable housing we must make sure that all housing meets the same minimal standards.

h. Do our share in supporting the Allegheny County Continuum of Care for the Homeless. These programs and are participation are discussed thoroughly in other sections of this plan.

i. Promote the development of Section 8 and Public Housing units in other municipalities in Allegheny County. It is the position of the Municipality of Penn Hills that we have an existing disproportionate share of subsidized housing in Penn Hills in comparison to other communities. We feel that any concentration of low income residents will impact a neighborhood and dispersal is more appropriate.

j. HOME – We propose to continue to recommend the utilization of HOME funds in Penn Hills consistent with the HOME Program Policies adopted by the Penn Hills Council on July 7, 1999. We will continue to receive applications for HOME assistance on a case by case basis. We support the efforts of the federal government in providing funding for this program. We will continue to join the County and McKeesport in the Consortium. A previous HOME project included Beechtree Commons, a three story, sixty unit senior apartment building on Leechburg Road. The same developer has returned with a proposal to purchase another property in the vicinity of Beechtree Commons to construct another building. The development of the first building was very successful. Penn Hills would put its full support behind the development of a phase II.

D. Affordable Housing

a. The Municipality has operated a low interest housing rehabilitation program for many years. We had certain priorities in mind when the program was originally designed and for the most part little has changed. We proposed to provide 0% loans to homeowners in the low and very low-income range and 6% loans to homeowners in the low/mod range. We began with some variations providing targeted benefits to Lincoln Park and Universal but continued with a single townwide strategy for the past 20 years.

One of our major concerns is senior citizens on fixed incomes who are unable to make their own repairs or provide their own improvements. Another would be handicapped owners in need of improvements to meet their own needs, and finally, but not the least important, are simply low income families, both large and small.

The Municipality's tax base comes from the value of its single-family homes. We do not have the commercial base of a Monroeville or an industrial base of the Steel Valley communities. We do have 20,000 households of all types and income mixes. We will work to maintain the good condition of these homes and thereby maintain the value of the homes and the economic stability of our community.

b. Those that know the housing market in Penn Hills will define "affordability" in a much different manner than other areas of the nation. It is fair to say that compared to the rest of the nation, we have no affordability problem in Penn Hills. Affordable housing within the $45,000-$60,000 range is plentiful and available on a daily basis. The median housing value for a home in Penn Hills is $69,000.00. A family need only possess the down payment and a steady job to afford a home in this community. The latest 2000 census figures indicate a median household income of $39,960.00, a median housing value of $69,100.00, a median mortgage of $879.00, and a median rental of $559.00. Utilizing HUD's definition of affordable, 30% of the median household income would be $11,988.00 or $999.00 per month making the average home mortgage of $879.00 affordable to the average household. In fact, the average mortgage is nearly affordable to a low/mod- income household making 80% of the median household income and the average rental is nearly affordable to a low-income household making 50% of the median household income.

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, 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/.
Therefore our objectives and our use of funds is more appropriately directed to those that have other types of "affordability" problems. Senior citizens may own a home but cannot afford simple maintenance. A single mother may need a low interest loan to replace a furnace. Or a handicapped homeowner may need a new bathroom in order to remain at home.

We recognize that low-income renters may have affordable housing problems because they are paying too high of a percentage of their income for rent. We recognize that the waiting lists for subsidized housing are too long. And we recognize that there is a continuing need for special housing for those with special needs. We encourage others to meet this need. Penn Hills lacks sufficient resources.

c. Our proposed accomplishments are shown in the enclosed charts and tables. They specify the

number of housing units to be served in the various categories. We fully expect the "affordable" housing market to continue to exist in Penn Hills for many years. As our elderly population moves on, we expect these homes to be purchased by younger families and we hope to have appropriate programs in place to meet the need. As you can see our focus is the extremely low, low, and moderate-income homeowners and elderly renter and homeowners.

E. Homelessness

1. Homeless Strategy

According to 2000 Census information, the poverty level for a family of three is $14,900. Our goal is to assist as many families as possible with our programs specially designed for the very low income so that they are not driven into homelessness. Homeowners falling below the poverty level are eligible for zero interest rate home rehabilitation loans and are also eligible to receive assistance at the local food banks and at the Penn Hills Service Association. These measures will not reduce the number of households below poverty, but it will reduce some of the financial hardship that the households at or below the poverty level are experiencing. It is important for a portion of our CDBG funds to continue to be directed to supportive preventative services, such as the Penn Hills Service Association, food banks, the youth employment program, the YMCA Scholarship program and the senior citizen aid programs. Penn Hills will also continue to assist the community centers with CDBG funds for building improvements and will the partnership with them. We are also researching the possibility of establishing a partnership between Penn Hills and local businesses to develop programs such as financial management, home maintenance, employment preparation/training that will provide supportive preventative service programs to those in need.

As stated previously, 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. Penn Hills will continue to work closely with them and will also continue to participate in the Allegheny County Homeless Alliance and will assist in the formulation of the 10-year plan to end homelessness, which is a federal mandate. The proposed time line for the formulation of the plan is as follows:

January 31, 2005	Draft of the Plan to be Completed
February 1, 2005 to March 2005	Three Public Hearings to be scheduled
April 15, 2005	Final Plan submitted to the Homeless Alliance
May 2005	Review Plan with Local Public Officials
July 1, 2005	Implementation of Plan

The above Homeless Section, Section F, 1, 2, 3, and 4 fully describe the needs of the homeless and chronically homeless to an extent far beyond that which is required by the Year 2007 Implementation for Five Year Consolidated Plan. We have no more to add as a result of these requirements. As stated above, the U.S. Census Bureau reports no homeless persons in the Municipality of Penn Hills. As a result, our goal is to assist as many families as possible with our programs specially designed for the very low income so that they are not driven into homelessness. Penn Hills has no homeless

persons to our knowledge, living in the streets of Penn Hills and there are no places where homeless gather in Penn Hills. Generally when a Penn Hills family becomes homeless, they leave Penn Hills and seek assistance from homeless providers in the City of Pittsburgh and Allegheny County.

2. Specific Homeless Objectives

Penn Hills does not plan to address the specific objectives of the special needs population as their needs are addressed through other county and non-profit agencies that address their specific needs. If a person with special needs were in need of services we would immediately assist them by referring them to the appropriate agency for assistance. Tables illustrating the Specific Objectives have been updated to reflect Performance Outcome Measures.

F. Other Special Needs

1. Housing for Those with Disabilities/ AIDS

Housing is available to those with disabilities, such as Hulton Arbors, Jefferson Manor senior citizen building, Penn Arbors, and other high-rise buildings. Many of these would be public or section 8 housing. Other housing may be available privately, but we do not have any records of this. We are not aware of any specific housing for those with AIDS in Penn Hills.

G. Non-Housing Community Development

1. Priority Non-Housing Community Development Needs

The Municipality's One Year and Five Year Plans are described by the attached and narratives. These activities are described by HUD's eligibility category and depict activities that we propose to fund.

The activities are, of course, subject to the final approval of the governing body on an annual basis. The charts and the programs are further supported by an important list of officially adopted public documents:

1. The 1991 Penn Hills Comprehensive Plan
2. The 2009-2014 Capital Program
3. The Penn Hills Parks Recreation and Open Space Plan
4. The 2000 Comprehensive Housing Affordability Strategy Data

The long range plan time frame is five years. This matches precisely the Municipality's 6 Year 2009-2014 Capital Program which is updated annually by Penn Hills' Charter requirements. The Parks and Open Space Plan and the Penn Hills Comprehensive Plan have both short and long-range goals. The 2000 CHAS has both short and long-range time frames. All of these documents and their officially

adopted policy statements are incorporated into the Consolidated Plan.

A short summary of our five-year non-housing activity is as follows:

Senior Citizens	$	166,000
Neighborhood Facilities	$	936,000
Parks/Recreation	$	15,000
Other Public Facilities	$	5,000
Street Improvements	$	955,000
Sidewalks	$	350,000
Storm Sewer Improvements	$	100,000
Other Infrastructures	$	20,000
Youth Services	$	299,000
Fair Housing Partnership	$	7,000
Other Public Services	$	512,000
Economic Development	$	420,000
Planning	$	249,000
Total	$	4,034,000

Approximately one third of this amount is proposed for street improvement, which aside from the maintenance of our homes is the most important community need. If we look at the $975,000 for housing and the $ 955,000 for street improvements, we see 40% of our total budget for the next five years is in these two categories. This is perhaps as it should be. If we look at the two most expensive non-CDBG costs to Penn Hills taxpayers, we find sanitary sewage infrastructure and police protection. From this perspective we have:

1. The maintenance of our housing stock - Single-family homes are to be rehabilitated with a combination of CDBG low-interest loans and private funds.

2. Basic infrastructure improvements - Sanitary sewage needs are to be met with PennVest loans and revenue bonds to be financed by sewage bill collection. Street improvements are to be accomplished with CDBG funds, Liquid Fuel funds, and general obligation bonds.

3. Police protection - Provided by general tax funds and occasional alternative funding sources.

Are there any other areas of concern that are more important than these three? Perhaps education and employment are close behind but they are beyond the scope of both the CDBG program and municipal government. A standard dwelling unit, a good street, and a safe neighborhood are basic needs. We need to concentrate our efforts on these basic needs and we certainly propose to do so. The CDBG program, of course, provides some other opportunities. 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 the following:

Senior Citizen Centers
Neighborhood Community Centers
Summer Youth Employment Programs
Food and Clothing for the Poor

Our past programs has certainly supported and funded these types of activities and we expect to continue to provide this help in the future.

Finally, our Listing of Priority Needs might drastically change, if available funding were increased. For example, we would prefer to do much more under the general category of economic development and/or the acquisition and rehabilitation of housing but we are working within real budget constraints. If additional substantial funds became available, we would most likely look toward economic development and not necessarily simply increase street improvement programs.

2. Community Development Objectives

Currently we have no specific economic development activities or objectives in mind; however, the five-year capital program includes $420,000 in economic development improvements. This funding reflects our desire to take advantage of future economic development possibilities that may arise. Previous opportunities included the redevelopment of Main Street. This activity included the installation of sidewalks, street trees, and spaving. Following the installation of sidewalks, paving, and some landscaping, the project came to a halt as a result of a change in eligibility. The block group that contained the area was CDBG eligible. Once the results of the 2000 Census became available, the area was removed from the list of mow/mod block groups. We have continued to bring some of the remaining projects to completion through the use of income surveys.

Future opportunities could come as a result of the redevelopment of the Atlas Cement Plant, Maglev, the East Gate Commerce Center, or other unforeseen possibilities. The Planning Department has set this money aside as a policy statement to secure our position on these opportunities.

H. 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.

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 visitablity. 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 Wilkinsburg 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 in 2008 another $26,401.83 was expended on engineering in preparation of the installation of a new parking area at the rear of the building in 2009. This activity is still underway and will result in the expenditure of another $109, 415.00. Penn Hills is committed to Shining Arrow and its programs. We have expended over $465,957.98 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.

For this Consolidated Plan, Penn Hills joined with the Allegheny County in the preparation of a revised Impediments to Fair Housing Study. The development of the study is still underway. Following the flooding caused by the aftermath of Hurricane Ivan in September of 2004, the Allegheny County Department of Development was busy assisting communities with emergency needs. This has set back the completion of the Impediments Study. Following completion of the study, Penn Hills intends to incorporate their findings into our Consolidated Plan and Action Plan.

The Fair Housing Act of 1988 passed by Congress declared any type of discrimination in housing illegal. The Municipality of Penn Hills passed its own Fair Housing Ordinance in 1994, Ordinance 2168. As stated in the report, an impediment is any actions, omissions, or decisions taken because of race, color, religion, sex, handicap, family status or national origin which restrict housing choices or the availability of housing choices.

In a community with impediments to fair housing, one would expect to see census data that would show areas of greater minority segregation with a higher concentration of multi-family units, a higher percentage of renters, a lower percentage of owners, and lower incomes than in white segregated areas. In Penn Hills, none of these statistics were revealed. In fact, it is quite the opposite. The census tract with the highest number of multi-family units Census Tract 5237.02 is a white segregated tract and the highest minority segregated tract Census Tract 5231 has the lowest number of multi-family units by a considerable margin, 667 to 33 respectively. The highest minority segregated tract 5231 has the same percentage of homeowner properties as the white segregated tract 5237.01 and a higher percentage than the community average, while the white segregated tract 5237.02 has the lowest number of homeowner units and the highest number of rental units. The rents being asked in white segregated tract 5231 were identical to the in the rents being asked in the minority segregated tract 5231. In addition, the white per capita income, for all of Penn Hills, is less than 5% higher than the black per capita income; however, the black median family income for all of Penn Hills is higher than the white median family income. This has been the case for the last two Census. Penn Hills remains one of eleven cities in the country where the black median family income exceeds the white median family income.

A subgroup that could be determined to be an at risk population are single mothers with children. The 2000 Census identified about 20% of families as Female Headed Households. This is up 5% since the 1990 Census. Although we can't assume that this group was not discriminated against, the **Fair Housing Partnership received no complaints** and no other dated was found to support discrimination.

Also determined to be an at risk population are handicapped and the elderly who require accessible housing. Although no data could be found to support a claim of discrimination, again we can not assume that discrimination does not occur and efforts should be made to further fair housing in these areas. Although there is a program for handicapped homeowners, there is nothing to assist the handicapped renter.

We plan to participate with Allegheny County again in the development of a new Impediments to

Fair Housing Study for the 2014. The County has prepared a Request for Proposal and include Penn Hills in the scope of work.

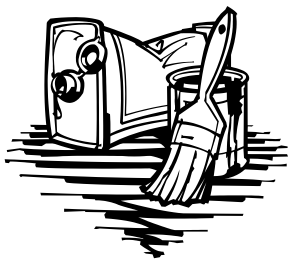
H. Lead Based Paint Hazards

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.

J. Antipoverty 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.

K. Institutional Structure

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. There are currently 368 Section 8 units leased in Penn Hills. 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.

L. Coordination

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 36th 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.

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. 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 were selected, but the construction never took place. We hope to continue this effort in the future.

M. Public Housing

1. Public Housing Strategy

County-wide, public housing residents are taking a more vocal and active role in becoming involved in the management of public housing units where they live. Topics such as crime, vandalism, thefts, housing conditions, security, lighting and daycare are some of the issues that are openly discussed with Housing Authority officials in hopes of finding remedies to specific problems. Allegheny County Housing Authority staff informed us that there is no such resident council at the Jefferson Road Hi-rise for the elderly since this structure does not share the problems that are typical in older public housing developments elsewhere in the County and in Pittsburgh.

Allegheny County has offered a home ownership program to public housing residents. Three homes of the original thirteen scattered public assisted single family homes have been purchased by former tenants. We are optimistic that this program will continue to assist the tenants of the other ten

households. Homeownership possibilities for these individuals could possibly open up under programs such as Chaske Street. This rehabilitation project is currently under construction and several units have already been sold. It will result in 13 renovated duplexes being purchased by low-income residents.

We support any effort by the Allegheny County Housing Authority to improve housing programs for Penn Hills renters. Of the 269 rental units considered substandard, 95 percent are suitable for rehabilitation. Many of these units would be occupied by lower-income persons from public housing if they were rehabilitated. Rehabilitation of these units is therefore a priority because more affordable housing units are needed. We would encourage programs that transfer Section 8 voucher holders from apartment complexes to single family homes.

N. Monitoring

The Municipality monitors its own progress and activities to insure long-term compliance with the program requirements and the comprehensive plan, eligibility, and timeliness. We review all community development projects to make sure environmental reviews are complete. Periodically, the consolidated plan is reviewed to determine if we are on target in terms of timeliness in carrying out projects. Unfortunately the submission date for the Consolidated Plan did not coincide with the availability of census data. As a result, in the case of the 2009 Consolidated Plan and Action Plan, all of the information gathered to prepare the plan is based on ten-year-old data. This problem will be resolved with the submission of next Consolidated Plan and Action Plan in 2014. We have utilized the most recent 2000 Census data that was released in 2003. We have been contacted by Allegheny County to participate in the preparation of a new Impediments to Fair Housing Study.

Spending has been relatively consistent in recent program years. Each month we report spending to local HUD representatives and focused on the draw down rate using a spread sheet. This close attention has resulted in increased spending and budget amendments to transfer funds from slow stagnant projects into more active projects.

The rehab program is monitored through monthly reports from the bank and a check sheet in the file. The information on the check sheet includes 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 sub-recipient for the review of files and compliance. All of our Sub-recipients have been funded with CDBG funds for many years. They are familiar with the program requirements and know what is required of them.

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. In addition, bid notices are available on the web at www.pennhills.org.

VI. ACTION PLAN

A. Resources

During the Year 36 program year, the Municipality of Penn Hills expects to receive $ 817,641.00 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 $32,359.00 in project income, repayments to our low interest single family rehab loan program, for a total Community Development Block Grant Budget of $850,000.00. 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 Activities/Outcomes/Expenditures

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 36 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 36 (2010). 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 2009 Penn Hills received $751,536.00 in CDBG funds. We were pleased to receive an increase for 2010. $817,641.00 combined with approximately $32,359.00 in Program Income, funds received as homeowners pay off their rehab loans, brings us to a total budget of $850,000.00. Lower funding levels will result in additional cuts or force us to hold off on projects in 2010. Subrecipients like the food pantries and YMCA were hit the hardest when the funds are reduced. The total given to subrecipients cannot exceed 15% of the total budget, so when the funding drops, subricipient budgets must be reduced. Until we hear otherwise from HUD, we will use last year's 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:

YMCA Scholarship Program **$ 20,000**

The YMCA Scholarship Program has been in operation for many years. The funds are used to assist low income families in the participation of YMCA programs including day care in the summer and after school child care during the school year. None of the CDBG funds are used for recreation programs. Assistance is based upon the family size and household income. The YMCA allocation will increase to $20,000 for 2010. The YMCA is located at 11817 Frankstown Road. The objective is to provide a suitable living environment and the outcome is affordability. 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 **$ 5,000**

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. (above left) The objective is to provide a suitable living environment and the outcome is availability and accessibility. 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 **$ 10,000**

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 will increase for 2010. 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 right)

WPHCA Beautification **$ 45,000**

SUMMER EMPLOYEES for the work program are (front row, from left): Delbert Mixon Jr., Robyn Hill, Adrienne Paul, Tracy Guerrant, Darian Stansbury, Nick Lewis, Angela Hunter and Courtney Parks; (second row) Carlos Coleman, Mike Hill, James Samuel, Amanda Austin, John Neal, Tommie Small, Gena Robinson, Timmisha Moore, Tasha Wilborn and Jonathan Houser; (third row) Bill Johnson, George Tarrant, the Rev. Theodore Pugh, Khalik Garnett, Caleb Washington, Tim Small, LeBaron Wright, Tanisha Davis, Jerrod Morse, James Youngblood, Rozilyn Hood and Arzinia Reed.

Program gives youth summer jobs

The WPHCA 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 town wide program. The objective is to provide a suitable living environment and the outcome is sustainability. Performance will be measured by the number of people that now have new access to this program to provide a suitable living environment.

Penn Hills Service Association **$ 35,000**

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. The objective is to provide a suitable living environment and the outcome is availability and accessibility. 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. During the 2009 Program Year we returned to our typical level of funding of $100,000.00. We will reduce this to $75,000.00 for 2010. 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. The objective is to provide decent housing and the outcome is availability and accessibility. Performance will be measured by the number of families no longer living in substandard housing.

Senior Aid Rehab **$15,000**

Funds from this activity will be used to provide $1,000.00 grants to low income senior citizens to assist them with upgrades to improve their quality of life. Typical Senior Aid Rehab activities include accessibility improvements such as grab bars and handrails, electrical upgrades including a new electrical service, and other lower cost items. For activities in excess of $1,000.00 the applicant can receive the grant and simply pay the difference. This activity has been in place for a number of years. The amount of participation may have been over estimated in the beginning so that funds remained from previous years to complete additional projects. During the current program year there has been a renewed interest in the program and additional funds are needed. The objective is to provide decent housing and the outcome is availability and accessibility. Performance will be measured by the number of families no longer living in substandard housing.

Townwide Demolition **$ 100,000**

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.

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.

Street Improvements **$ 150,000**

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. The following streets will receive an asphalt overlay or a paved patch. This activity serves low-income areas town-wide. The Superintendent of Public Works and his staff have identified streets in need of repaving and prepared a list for the chart below. The DPW intends to perform the work themselves. The objective is to provide a suitable living environment and the outcome is sustainability. 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 SREETS YEAR 36					
Street Name	Termini	Length Feet	Census Tract	Block Group	% Low Mod
Ross Street	Paved Patch		5231.00	4	58
Schley Street	Paved Patch		5231.00	1	52
McCutcheon Lane	Paved Patch		5232.00	1	52
Robyn Drive	Paved Patch		5232.00	1	52
Hochberg Road	Glendale Road to Graham Blvd	1000ft	5232.00	1	52
Bon Air Road	Paved Patch		5232.00	1	52
Johnston Road	Paved Patch		5232.00	1	52
Grove Road	Paved Patch		5231.00	2	43
Bramble Street	Paved Patch		5231.00	2	43
Emrose Drive	Paved Patch		5234.00	6	42
Ritzland Road	Paved Patch		5234.00	5	49
Penn Oak Drive	Paved Patch		5234.00	5	49
Madison Drive	Poketa Road to Private Road	500ft	5238.00	3	45
Heberton Drive	Richie Drive to Hulton Road	450ft	5238.00	3	45
TOTAL					

Senior Service Center Improvements **$ 35,000**

The Senior Service Center has requested funding for a variety of projects. The Center is located at 147 Jefferson Road in Penn Hills. Each project was given a level of priority by the Director of the Senior Service Center. The first is to trouble shoot and make corrections to resolve the water problems in the lower level lunch room. This has been a concern for many years without resolve. The second is to repair and/or replace the deteriorated steps and handrails that lead from the parking lot to the sidewalk on Jefferson Road. The third is to resurface the exterior emergency evacuation ramp and prime and paint it. The third and lowest priority These funds in addition to the balance from Year 32 should be sufficient to complete the above activities. The Senior Service Center is located at 147 Jefferson Road. The objective is to provide a suitable living environment and the outcome is availability and accessibility. The objective is to provide a suitable living environment and the outcome is availability and accessibility. Performance in this activity will be measured by the number of people that no longer have access to only a substandard facility as a result of this improvement.

William McKinley Electrical Upgrades **$ 140,000**

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 March of 2009 a Report on the Code Inspection and Evaluation of the building was completed to identify areas that are in need of attention. The Municipal Engineer performed the review and completed a detailed report illustrating $1,189,800.00 in possible improvements in the next fine years depending on funding.. During the 2010 program year we propose to upgrade the electrical service to accommodate future heating and ventilation needs and install a sump pump in the basement to remove moisture and improve air quality in the building. The estimated cost of these improvements is $160,000.00. The $140,000.00 above combined with the remaining $43,000.00 from previous years will be sufficient to complete the project. 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. The objective is to provide a suitable living environment and the outcome is availability and accessibility. 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.

Multi-Purpose Center Improvements **$ 25,000**

These funds will be used to make improvements to the Penn Hills Multi-Purpose Center at 2025 Lincoln Road. In March of 2009 a Report on the Code Inspection and Evaluation of the building was completed to identify areas that are in need of attention. The Municipal Engineer performed the review and completed a detailed report illustrating $763,500.00 in possible improvements in the next fine years depending on funding. 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, electrical upgrades, ventilation improvements, and accessibility improvements. At his time we are awaiting word on a grant from DCNR for the exterior recreation improvements listed above. 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. The objective is to provide a suitable living environment and the outcome is availability and accessibility. 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 **$ 65,000**

This activity will fund ongoing improvements at the Lincoln Park Community Center. In recent years we have converted the steam heat to water, installed a new boiler, installed a new roof, and replaced all of the domestic water lines. We replaced all of the interior doors with new doors to improve safety and accessibility. During the current program year we renovated the food pantry with new ceilings, walls, flooring, lighting, counter

space, sink, and refrigerator and freezer. In addition we renovated another room and created a computer/conference room with new ceilings, walls, flooring, lighting, computers and equipment, and conference table. Both rooms received new unit ventilators to supply heat, air-conditioning, and fresh air. Currently the restrooms are being renovated to include new ceilings, walls, flooring, lighting, accessible fixtures, accessible stalls, ventilation, and a new water pump to improve pressure and dependability. In March of 2009 a Report on the Code Inspection and Evaluation of the building was completed to identify areas that are in need of attention. The Municipal Engineer performed the review and completed a detailed report illustrating $1,209,430.00 in possible improvements in the next fine years depending on funding. During the 2010 program year we had proposed to upgrade the electrical service to accommodate future heating and ventilation needs. The estimated cost of these improvements is in excess of $150,000.00. Due to funding limitations, we propose to hold off on these improvements until 2011 and complete some smaller less expensive activities in 2010. Façade and exterior improvements have been discussed as well including improvements to the grounds in the form of landscaping, paving the side driveway, 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. The objective is to provide a suitable living environment and the outcome is availability and accessibility. 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 **$ 65,000**

General Program Administration (GPA) is used for legal fees, advertising, computer hardware and software, office supplies, salaries, 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 less than 10% of the funds for administrative expenses. 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.

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. This activity will be utilized

to pay the lease/purchase of a new van. Mayor and Council are obligated to provide funding for the entire length of the lease. We are currently in the final year of a five year lease/purchase agreement for two vehicles including a car and an SUV. 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 2008 public meeting the purchase of a new van 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. The objective is to provide a suitable living environment and the outcome is availability and accessibility. Performance will be measured by the number of households assisted with improved access to home delivered meals.

Contingencies **$ 30,000**

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.

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.

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.

PROPOSED
YEAR 36 CD PROJECTS

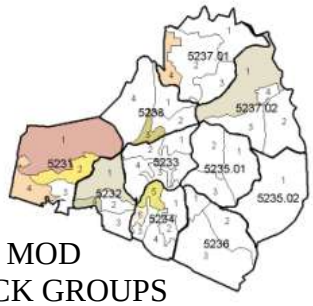
PROJECT	**BUDGET**	**PUBLIC SERVICES**
YMCA Scholarship Program	$ 20,000.00	$ 20,000.00
LPCC Food Pantry	$ 5,000.00	$ 5,000.00
Jefferson Manor Food Pantry	$ 10,000.00	$ 10,000.00
WPHCA	$ 45,000.00	$ 45,000.00
Penn Hills Services Association	$ 35,000.00	$ 35,000.00
Rehab	$ 100,000.00	$ 0
Senior Aid Rehab	$ 15,000.00	$ 0
Town wide Demolition	$ 100,000.00	$ 0
Street Improvements	$ 150,000.00	$ 0
WM McKinley Electrical Upgrades	$ 140,000.00	$ 0
Multi-Purpose Center Imp.	$ 25,000.00	$ 0
Senior Service Center Improvements	$ 35,000.00	$ 0
LPCC Improvements	$ 65,000.00	$ 0
General Program Administration	$ 65,000.00	$ 0
Senior Service Center Vehicles	$ 10,000.00	$ 10,000.00
Contingencies	$ 30,000.00	$ 0
TOTAL	$850,000.00	$125,000.00

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.

Revised April 19, 2010

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.



LOW MOD
BLOCK GROUPS

E. Affordable Housing Goals

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 are using the information provided in the 2008 AI in current and future Action Plans including the 2010 Consolidated Plan. We have already expressed our desire to partner with Allegheny County for the 1014/2020 Consolidated Plan. RFP's will go out to prospective consultants and a contract will be signed in 2010.

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 will continue 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.

F. 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. Homeless and Other Special Needs Activities

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.

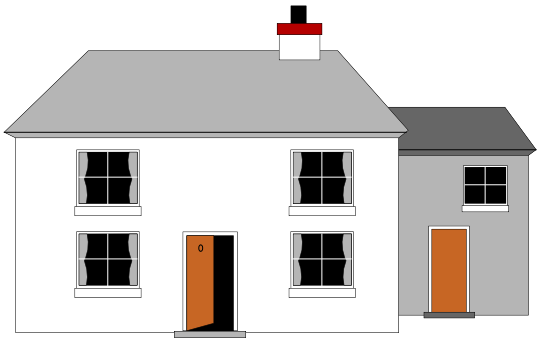
The 2000 U.S Census Bureau reported no homeless in Penn Hills and although Penn Hills does not utilize its CDBG allocation to directly fund homeless programs, this committee has kept the Planning Department apprised of the available shelters, safe havens, transitional and permanent housing as well as 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.

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.

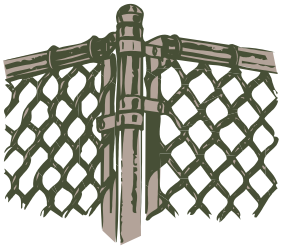
Although participation has not been as successful as we had anticipated, the Senior Aid Rehab Program will continue to be an important activity for the Penn Hills Community Development Block Grant program. During the 2009 program year we had to prepare a budget amendment to add funds to this activity because of a burst in activity. 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. As a result of renewed interest in 2009, we prepared a budget amendment during the program year to keep the program operating and increased funding for 2010.

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 proposed to construct two new homes on Travella Boulevard 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. Penn Hills was committed to the project. Penn Hills paved the street, planted street trees, and planted new grass in the center island of the boulevard. Unfortunately the County was unable to develop the sites as proposed, so the lots remain vacant to this day. As a result, the street remains as a primary development site for two or three single family homes. In addition, 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 are using the information provided in the 2008 AI in current and future Action Plans including the 2010 Consolidated Plan. We have already expressed our desire to partner with Allegheny County for the 1014/2020 Consolidated Plan. RFP's will go out to prospective consultants and a contract will be signed in 2010.

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,

URBAN DESIGN VENTURES

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 stand behind our belief 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 visitablity. 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 Wilkinsburg 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 in 2008 another $26,401.83 was expended on engineering in preparation of the installation of a new parking area at the rear of the building in 2009. This activity is still underway and will result in the expenditure of another $109, 415.00. Penn Hills is committed to Shining Arrow and its programs. We have expended over $465,957.98 since the rehabilitation of the building in 1996.

We have frequently maintained that many of the barriers to affordable housing are created by Federal and State 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.

The Pennsylvania Department of Transportation delays construction projects for many years as developers wade through their permitting process. The Penn Hills planning Commission approved the development of a new Wal-Mart shopping center in August of 2005. As of this date, Penn Dot has yet to issue a highway occupancy permit for the project. Although not directly related to housing, the development of new stores and infrastructure can have a significant impact on a community. The vacant properties that sit waiting for new opportunities that may be spurred by the new commercial development get worse every day while property owners reluctant to reinvest wait for renewed interest and ancillary development to occur on their property.

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 36th 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 were selected, but the construction never took place. We hope to continue this effort in the future.

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.

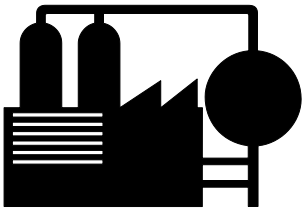
Allegheny County - The County's role in our Consolidated Plan is primarily the Housing Authority which provides public housing and Section 8 vouchers and certificates. There are currently 368 Section 8 units leased in Penn Hills. Penn Hills also supports the Allegheny County HUD Homeless Continuum of 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, $5,002.05 remains from previous program years.

Penn Hills hopes to spend in excess of $115,000.00 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, we will spend a combined $240,000.00 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, $477,562.30 at William McKinley, and $206,101.48 at the Multi-Purpose Center. Another $3,000,000.00 in estimated Building improvements is proposed for the next five years at these facilities. A calendar and cost estimate for future improvements to these facilities has been completed for each one; however, it is likely that funding will limit the amount of work that will be completed. If necessary, we will stretch the projects into the next consolidated plan.

The revised 2008 AI study identifies five impediments to fair housing 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.

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.

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.

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.

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.

The following **Fair Housing Planning Chart** illustrates how we plan to address each of the impediments addressed in the update to Impedimants to Fair Housing Study.

Fair Housing Planning Chart

Municipality of Penn Hills

Impediments To Be Addressed Impediments should be identified in your Five Year Consolidated Plan	Projected Funding **Amount**	**Actual Funding Allocated**	Fair Housing Activity To **Address the Impediment**	Timetable **To Be Completed (Years)**	Responsible **Party Assigned to Address the Impediment**	Yearly Accomplishments If the Impediment was not completed, provide an explanation of what, why, and when it will be done.
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 2010-2011	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 2010-2011	Penn Hills Planning Department and Penn Hills Department of Code Enforcement	
I. Housing Affordability	$15,000.00	$15,000.00 $10,000.00 Additional funding also remains from 2009.	Senior Aid Rehab Program Penn Hills	1 Year 2010-2011	Penn Hills Planning Department and Penn Hills Department of Code Enforcement	
I. Housing Affordability	$100,000.00 Neighborhood Stabilization Program (NSP2)		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 2010-2012	Penn Hills Planning Department and Penn Hills Department of Code Enforcement	

Fair Housing Planning Chart

Municipality of Penn Hills

Impediments To Be Addressed Impediments should be identified in your Five Year Consolidated Plan	Projected Funding **Amount**	**Actual Funding Allocated**	Fair Housing Activity To **Address the Impediment**	Timetable **To Be Completed (Years)**	Responsible **Party Assigned to Address the Impediment**	Yearly Accomplishments If the Impediment was not completed, provide an explanation of what, why, and when it will be done.
I. Housing Affordability	$1,100,000.00 Neighborhood Stabilization Program (NSP2)		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 2010-2013	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 2010-2011	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 2010-2011	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 discus the program, but have not yet formalized a scope, ordinance, or allocated funds.	1 Year 2010-2011	Penn Hills Planning Department	

Fair Housing Planning Chart

Municipality of Penn Hills

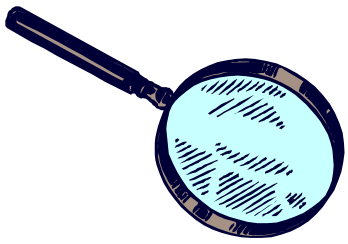
Impediments To Be Addressed Impediments should be identified in your Five Year Consolidated Plan	Projected Funding **Amount**	**Actual Funding Allocated**	Fair Housing Activity To **Address the Impediment**	Timetable **To Be Completed (Years)**	Responsible **Party Assigned to Address the Impediment**	Yearly Accomplishments If the Impediment was not completed, provide an explanation of what, why, and when it will be done.
III. Fair Housing Education, Advocacy, Monitoring, and Enforcement	$0 No new funding will be allocated to the activity in 2010.	$5,002.05 Remains allocated from the previous program years.	Fair Housing Partnership Funding assists the Fair Housing partnership in providing speakers, operating the Fair Housing Hot Line, Newsletter, Workshops, and testing.	1 Year 2010-2011	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 2010-2012	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 2010-2111	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 2010-2111	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	Projected Funding **Amount**	**Actual Funding Allocated**	Fair Housing Activity To **Address the Impediment**	Timetable **To Be Completed (Years)**	Responsible **Party Assigned to Address the Impediment**	Yearly Accomplishments If the Impediment was not completed, provide an explanation of what, why, and when it will be done.
V. Accessibility of Public Buildings	$ 35,000.00	$ 35,000.00	Senior Service Center Improvements Installation of new exterior steps, repair and repainting of exterior accessible ramp, and renovation of basement restrooms	1 Year 2010-2111	Penn Hills Planning Department	V. Accessibility of Public Buildings
V. Accessibility of Public Buildings	$ 65,000.00	$ 65,000.00	LPCC Improvements Accessible access to the rear of the property, lighting, and other electrical upgrades.	1 Year 2010-2011	Penn Hills Planning Department	V. Accessibility of Public Buildings
V. Accessibility of public Buildings	$ 25,000.00	$ 25,000.00	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 2010-2011	Penn Hills Planning Department	V. Accessibility of public Buildings
V. Accessiblity of Public Buildings	$110,000.00	$140,000.00	McKinley Improvements Electrical upgrades, ventilation, lighting, and accessible restrooms.	1Year 2010-2011	Penn Hills Planning Department	V. Accessibility of public Buildings
Total	**$1,557,000.00**	**$387,000.00**				

I. MONITORING



The Municipality monitors its own progress and activities to insure long-term compliance with the program requirements 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. Unfortunately the submission date for the Consolidated Plan did not coincide with the availability of census data. As a result, in the case of the 2000 Consolidated Plan and Action Plan, all of the information used that was gathered to prepare the plan is based on ten-year-old data. This problem will be resolved with the submission of this Consolidated Plan and Action Plan. We have utilized the most recent 2000 Census data that was released in 2003. In addition, we have contracted with Allegheny County in the preparation of a new Impediments to Fair Housing Study.

Spending has been relatively consistent in recent program years. We spend approximately $1,000,000.00 during the program year. This is about the same as the available funds, as a result, we need to spend $1,000,000.00 a program year to spend 100% of our funding.

Each month we report on our spending by submitting a Drawdown Performance Report to local HUD representatives and focus on the draw down rate. This results 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 May 31, 2009, we had already met the 1.5 program year requirement. Meeting this deadline is the result of hard work by all departments involved in CDBG activities. We still monitor the IDIS timeliness report with each draw down. 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 significantly.

The rehab program is monitored through monthly reports. The information on the reports includes 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 sub-recipient for the review of files and compliance. All of our Sub-recipients have been funded with CDBG funds for many years and some as many as ten. They are familiar with the program requirements and know what is required of them.

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.

VII. HOME

A. FORMS OF INVESTMENT

Penn Hills has the potential to receive 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. We have not had a successful application in a few years; however, the money is available in the event that a developer comes forward with a development proposal. 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.

During program year 28 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 program. There are several possibilities for the use of HOME funds on Main Street for the rehab of housing units. This will become reality when the Main Street activity gets underway.

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 will create 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.

The Planning Department staff has 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 used our allocation of HOME funds for the next few 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 then distributes the funds and monitors the funding.

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	$ 550,081 (as of Dec.15, 2009)
ESG	$0
HOME	$0
HOPWA	$0
TOTAL	$0

Total Estimated Program income	$ 49,873
Section 108 Loan Guarantee Fund	$0
Neighborhood Stabilization Program	$ 1,200,000
TOTAL FUNDING SOURCES	$ 2,537.494
Other Funds	$0
Submitted Proposed Projects	$ 780,000
Un-Submitted Proposed Projects	$0

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 36 (2010), a period specified by the grantee consisting of one specific program years, 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).