

PROPOSED

Year 44 Penn Hills CDBG Program

Introduction

As an entitlement 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 44 (2018). CDBG projects are approved by the Penn Hills Mayor and Council after a formal citizen participation process. Public hearings took place on March 22 and May 24, 2018. The release of funds takes place following approval of the Action Plan and completion of environmental reviews by HUD. In 2018 we anticipate receiving \$701,441.00 in CDBG entitlement funds. This combined with approximately \$35,000.00 in Program Income, funds received as homeowners pay off their rehab loans, brings us to a total budget of \$736,441.00. This is a significant increase from last year's budget. The total given to subrecipients cannot exceed 15% of the total budget. The increase in funding allowed us to increase subrecipient budgets for 2018. 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 remaining balances from previous program years include funds from the proposed substantial budget amendment. The following projects will begin immediately upon release of funding.

YMCA Scholarship Program

\$ 11,000.00



The Penn Hills YMCA was founded in 1952 and has provided a variety of youth programs ever since. In 2005 it received a major renovation that allowed it to expand its programs to include a variety of programs for adults and seniors. The YMCA has become a focal point for the entire Penn Hills community. 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 projected YMCA allocation will be \$11,000.00 for 2018. \$9,718.00 remains from previous program years. 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

\$ 15,000.00



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 Lincoln Park’s pantry supply is purchased from the Greater Pittsburgh Food Bank. The

budget will be increased to \$15,000.00 for 2018. 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. \$6,171.74 remains from previous program years.

Jefferson Manor Food Pantry

\$ 10,000.00

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 projected budget will increase to \$10,000.00 for 2018. \$6,554.36 remains from previous program years. 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. (left)

WPHCA Beautification

\$22,000.00

This program has been operated for the many years by Western Penn Hills Community Action. Low-income youths are employed and put to work on various community projects including cleanup work, landscaping and litter removal. The employees are also provided with mentoring programs designed to broaden the work experience. Local non-profit organizations and the municipality’s department directors are free to request that the WPHCA and the employees undertake specific projects in low-income areas. These

could include graffiti removal, litter cleanup, or vegetation control. Recent discussion about the amount of litter in various locations and possible neighborhood projects has generated a request to spend more time on litter clean up and special projects 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 Food Pantry

\$37,000.00

These funds are used to purchase food, clothing, and medical supplies for low-income families on a town-wide basis. 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. \$6,276.00 remains from previous program years.



Penn Hills Service Association Improvements

\$ 40,000.00

The Penn Hills Service Association has been a subrecipient of Penn Hills Community Development Block Grant funds for many years. 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. These funds will be used to replace the existing loading dock and provide a ramp to the dock. In addition, we intend to repave and stripe the parking lot. 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. \$19,436.00 remains from previous program years.

Neighborhood Stabilization Team

\$3,000.00



The Neighborhood Stabilization Team is a group of stakeholders that will work together to stabilize the neighborhood. We have had several meetings in at Laketon Methodist Church on Frankstown Road with members of the community, church and the Penn Hills CDC. Portions of this area are in a Low/Mod Block Group. This allows us to focus CDBG dollars in the area that might not otherwise be available to other parts of Penn Hills. Additional CDBG funding is already being directed to this area in the form of proposed sidewalk improvements and housing inventory. PNCIS from the University of Pittsburgh University Center for Social and Urban Research has worked closely with various neighborhoods throughout the greater region to study foreclosures, at risk neighborhoods, property values, at risk banking practices, predatory lending and blight. We plan to use their assistance and guidance to study and develop a plan to stabilize this and other neighborhoods in Penn Hills. The area benefit will be improved access and availability of safe, decent, suitable and affordable housing. Combined with funding from other sources, mortgage assistance programs, street improvement, neighborhood watch , the formation of a civic association, could help to stabilize and improve this and many other neighborhoods in Penn Hills.

Single Family Rehabilitation Program

\$40,000.00

This program provides 0% and 6% loans to qualifying low-income homeowners. Repayment of loans provides an estimated \$35,000 of program income each year which is put back into the program. 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 process applications, prepare bid specifications and monitor construction through the Municipality's Housing Coordinator. During the life of the CDBG program we have approved, carried out the work, and satisfied nearly 700 loans. There are currently 105 loans outstanding. 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. \$82,356.95 remains in the budget from previous program years.



Senior Aid Rehab

\$10,000.00



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. Qualifying participants have taken advantage of both the single family rehab program and the Senior Aid Rehab program. This is a very popular program. 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. \$13,890.57 remains in the budget from previous years.

Senior Handrail Program

\$10,000.00

Funds from this activity are used to provide grants to low income senior citizens to assist them with upgrades to improve their quality of life. The Senior Service Center operated a successful handrail program for several years before handing it over to the Planning Department. This activity will enhance our already successful rehab programs and assist senior residents in making their homes safer.



Funds from this activity were used to install handrails in approximately 40 low income senior households per year. 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

\$90,000.00

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.



Penn Hills expends nearly \$100,000.00 per year on the demolition of unsafe structures and will continue to do so at a similar pace. There is a cap on the amount of funds to be spent on the demolition. 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. It is not a low/mod income activity. 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. \$94,396.47 remains in the budget from previous program years.

Street Reconstruction

\$209,015.00



This program is designed to provide street reconstruction 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 reconstruction is 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 reconstruction. This activity serves low-income areas town-wide. The Superintendent of Public Works and his staff have identified streets in need of reconstruction and prepared a list for the chart below. We also provide funding to the Public Works Department to utilize its own crew to mill and pave portions of Penn Hills local streets with its own equipment to extend the life of the street. 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. \$114,931.00 remains from in the budget from previous program years.

CDBG STREETS YEAR 44					
Street	Termini	Length	Census Tract	Block Group	% Low Mod
Vantine Street	Sampson to End	1,225	5232.00	4	57
Heberton Drive	Hulton to End	1,700	5237.00	2	51
Faybern Drive	Mt. Carmel to Cul-de-Sac	1,075	5231.00	2	67
Tunnelview Drive	Alcoma to Haliford	2,100	5237.00	3	59
Orlan Place	Urban to Grove	875	5231.00	2	67
Urban Drive	Orlan to Aber	655	5231.00	2	67
Rosedale Street	Saltsburg to Verona	820	5238.00	3	52
Lavern Street	Frankstown to Vantine	490	5232.00	4	57
Total					

Senior Service Center Improvements

\$20,000.00



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 is given a level of priority by the Director of the Senior Service Center. Priorities include upgrades to the existing fire alarm system and the installation of a new backup generator. Future projects could include new windows, remodeling and renovation the restrooms in the basement, new deck for the emergency ramp and general

painting and refinishing. 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. 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. \$89,300.04 remains in the budget from previous program years.

William McKinley Improvements

\$20,000.00

This activity will fund ongoing improvements at the William McKinley Center. The \$20,000.00 proposed for 2018 will be used to provide interior accessible improvements including restrooms and handrails. In addition funds are being budgeted to resolve the flooding problems that plague the basement area. The proposed funding combined with funding from previous years should be sufficient to complete the project. 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. \$64,639.64 remains from previous program years.

Multi-Purpose Center Improvements

\$20,000.00

These funds will be used to make improvements to the Penn Hills Multi-Purpose Center at 2025 Lincoln Road. Funds from this activity will be used to make interior UFAS improvements to the building. Accessible improvements will include new entrance doors, frames and thresholds, handrails and restroom upgrades. Penn Hills owns this building and the Mayor and Council have

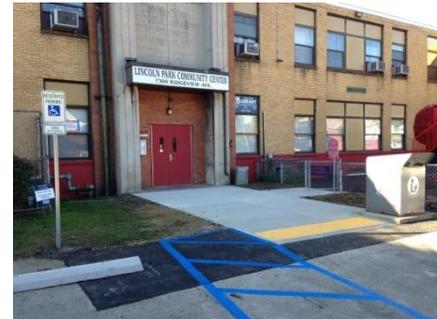


expressed their commitment to this building and the improvements that have occurred there during the year. The objective is to provide a suitable living environment and the outcome is availability and accessibility. Performance will be measured by the number of people that no longer only have access to a substandard facility as a result of the improvement. \$59,735.34 remains in the budget from previous program years.

LPCC Improvements

\$20,000.00

This activity will fund ongoing improvements at the Lincoln Park Community Center located at 7300 Ridgeview Avenue. Funds from this activity will be used to make interior UFAS improvements to the building. Accessible improvements will include handrails and restroom upgrades. Electrical upgrades to provide a new service is currently underway. Future improvements could include upgrades to the fire alarm system. 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. \$61,145.82 remains in the budget from previous years.



Accessible Building Improvements

\$50,000.00



These funds will be used to provide accessible improvements and the remove architectural barriers from municipal buildings. This activity is in response to a recent monitoring visit from HUD where various barriers to access municipal buildings were pointed out. These funds will be use to make accessible improvements at the Lincoln Park Community Center, William McKinley Center, Mutli-Purpose Center, and other public facilities. These improvements could

include the installation of an elevator to something as simple as a new threshold to provide an accessible route and meet the Uniform Federal Accessibility Standards. The municipality is in the process of building a new municipal complex. The Municipal Complex was constructed to meet all ADA and UFAS requirements. No federal CDBG funds were utilized at the Municipal Complex. 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 a substandard facility as a result of the improvement. \$48,590.00 remains from previous program years.

General Program Administration

\$100,000.00

General Program Administration (GPA) is used for consulting costs, 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. \$44,658.95 remains in the budget from previous program years.

Senior Service Center Vehicles

\$9,426.00

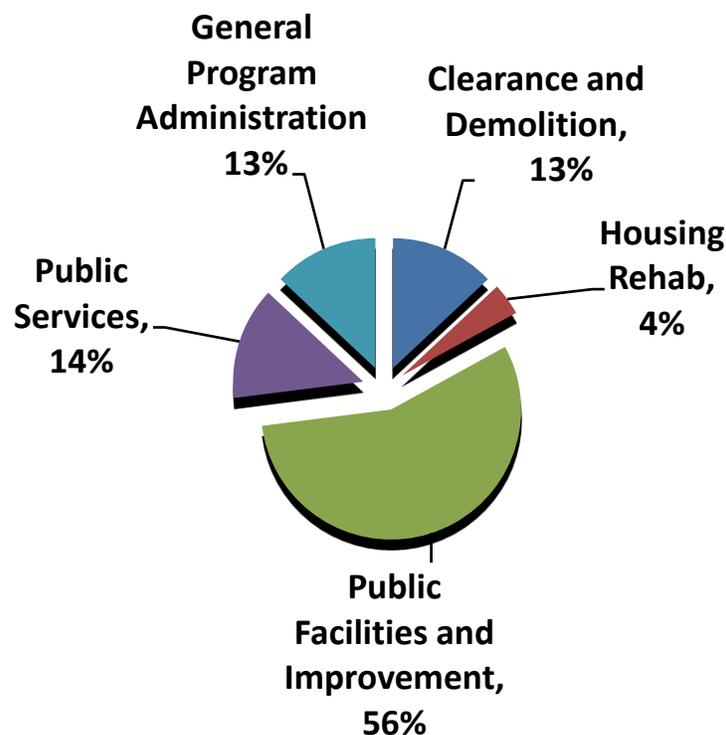
The Penn Hills Senior Service Center delivers 225 home delivered meals to home bound seniors five days per week. The meals are delivered by volunteers with vehicles provided by the Senior Center. This activity will be utilized to pay the lease/purchase of two new vehicles for home delivered meals. We purchased two vehicles in 2015. Mayor and Council are obligated to provide funding for the entire length of the lease. Funds from this activity will be used to make the third payment in of a five year lease/purchase agreement. 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. The purchase of vehicles for the Senior Service Center is eligible as a public service activity. 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.



Conclusion

The Penn Hills Department of Planning and Economic Development are assigned the 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 with the help of consultants 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 at www.pennhills.org.

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 will be adopted by Mayor and Council in June 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.



**PROPOSED
YEAR 44 CD PROJECTS**

<u>PROJECT</u>	<u>BUDGET</u>	<u>PUBLIC SERVICES</u>
YMCA Scholarship Program	\$ 11,000.00	\$ 11,000.00
LPCC Food Pantry	\$ 15,000.00	\$ 15,000.00
Jefferson Manor Food Pantry	\$ 10,000.00	\$ 10,000.00
WPHCA	\$ 22,000.00	\$ 22,000.00
Penn Hills Service Association Imp.	\$ 40,000.00	\$ 0
Penn Hills Services Association	\$ 37,000.00	\$ 37,000.00
PH Neighborhood Stabilization Team	\$ 3,000.00	\$ 0
Single Family Rehab	\$ 40,000.00	\$ 0
Senior Aid Rehab	\$ 10,000.00	\$ 0
SSC Handrail Program	\$ 10,000.00	\$ 0
Town Wide Demolition	\$ 90,000.00	\$ 0
Street Improvements	\$ 209,015.00	\$ 0
Senior Service Center Improvements	\$ 20,000.00	\$ 0
WM McKinley Upgrades	\$ 20,000.00	\$ 0
Multi-Purpose Center Improvements	\$ 20,000.00	\$ 0
LPCC Improvements	\$ 20,000.00	\$ 0
Accessible Building Improvements	\$ 50,000.00	\$ 0
General Program Administration	\$ 100,000.00	\$ 0
Senior Service Center Vehicles	\$ 9,426.00	\$ 9,426.00
TOTAL	\$736,441.00	\$104,426.00

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 05/02/2018