

**ALLEGHENY COUNTY**  
**ONE YEAR CONSOLIDATED ACTION PLAN – FY ‘09**  
**March 1, 2009 – February 28, 2010**

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**EXECUTIVE SUMMARY – ONE YEAR ACTION PLAN**

In compliance with HUD regulations, an explanation of how CDBG, HOME and ESG funds will be invested during the 2009 program year is set forth in this document known as the One-Year Action Plan.

The 2009 budget appropriations from Congress for the federal programs applied for in this plan, Community Development Block Grant ("CDBG") Year 35 funds, HOME Investment Partnerships Program ("HOME"), American Dream Downpayment Initiative ("ADDI") and Emergency Shelter Grants Program ("ESG") FY 2009 funds were not finalized at the time the draft plan had to be placed out for public review.

In 2006, Allegheny County's CDBG allocation was cut by 9.8% or \$1,798,592 which was the largest in its 32 year history. HOME, ADDI and ESG were also substantially reduced. The total reduction in CDBG funds is over \$3.2 Million from 2006. The following chart documents the CDBG funding trend since 2000.

**CDBG FUNDING  
TREND**

	Funding Year	Grant Amount	Percent Increase / (Decrease)	Amount Increase / (Decrease)	Total CDBG Funds Lost
Year 26	2000	\$ 18,996,000			
			4.12%	\$783,000	
Year 27	2001	\$ 19,779,000			
			-1.46%	(\$289,000)	
Year 28	2002	\$ 19,490,000			
			-0.22%	(\$43,000)	
Year 29	2003	\$ 19,447,000			
			-0.62%	(\$120,000)	
Year 30	2004	\$ 19,327,000			
			-5.02%	(\$969,853)	
Year 31	2005	\$ 18,357,147			
			-9.80%	(\$1,798,592)	(\$3,220,445)
Year 32	2006	\$ 16,558,555			
			0.95%	\$158,086	(\$3,062,359)
Year 33	2007	\$ 16,716,641			
			-3.29%	(\$550,465)	(\$3,611,832)
Year 34	2008	\$ 16,166,176			
			0.00%	\$0	(\$3,612,824)
Estimated Year 35	2009	\$ 16,166,176			
			0.00%	\$0	(\$3,612,824)

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For budgeting purposes for the draft plan, HUD provided Allegheny County with an estimated planning budget for CDBG. In addition for the draft plan, Allegheny County used the 2008 funding levels for HOME, ADDI and ESG. Notification of the final allocation amounts have not been posted on HUD's website. The funding levels used for this document for fiscal year 2009 are as follows:

<b>Program</b>	<b>2009 Estimated Funding Level</b>
CDBG	\$16,166,176
HOME	\$ 3,821,973
ESG	\$ 718,856
ADDI	\$ 29,060
<b>Total</b>	<b>\$20,736,065</b>

Allegheny County's proposed use of the above funds, for the period from March 1, 2009 to February 28, 2010 is identified in Appendix A of the Plan.

This plan will address the following priorities:

- Promote and foster economic development activities*
- Commercial/industrial infrastructure rehabilitation*
- Preserve and create rental units for elderly, large and small low/mod families*
- Correct structural defects in the homes of low/mod homeowners*
- Encourage homeownership for low/mod income buyers*
- Provide housing counseling services*
- Infrastructure improvements*
- Special needs population services*

Funding for the 2009 fiscal year will address these priorities – approximately \$10.1 Million will be used for housing, counseling, and special needs population - 20% of CDBG Year 35 (\$3,220,000), 100% of HOME Investment Partnerships (\$3,821,973), 100% of American Dream Downpayment Initiative (\$29,060), and 100% Emergency Shelter Grants funds (\$718,856). In addition, \$750,000 will be used for Housing from the Residential Finance Authority and \$725,178 from the local Affordable Housing Trust Fund.

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From the CDBG Year 35 allocation, 27% will go toward public infrastructure improvements. Twenty-eight (28%) percent will be used for commercial/industrial infrastructure rehabilitation and fostering economic development activities throughout Allegheny County. Other funding sources will be combined on projects and programs to leverage these federal funds.

The Allegheny County HOME Consortium allows Penn Hills and McKeesport to receive HOME Investment Partnerships Program funds. The Consortium will continue to use these funds to provide affordable housing through renovation and new construction.

Implementation of the remaining projects developed by the Sanders Task Force as part of its strategic planning process will continue throughout 2009. As part of the settlement of the Sanders Consent Decree, Allegheny County is responsible for monitoring, evaluating and completing these projects.

The County also uses funds allocated by the following sources: Pennsylvania Department of Community and Economic Development, Pennsylvania Housing Finance Agency, Pennsylvania Department of Conservation and Natural Resources, Single and Multi-Family Mortgage Revenue Bonds, Affordable Housing Trust Funds, Low Income Housing Tax Credit Program funds, private equity and program income, and other federal, state and local sources as they become available. These additional funds help to finance projects and programs to meet the goals of the Consolidated Plan. An investment strategy for the expenditure of these funds is explained in this document.

New Freedom Initiative - President George W. Bush announced the New Freedom Initiative on February 1, 2001, as a means to promote full access to community life via the implementation of the Olmstead Decision. This initiative is part of the Administration's efforts to remove the barriers to community living that are present in the lives of persons with disabilities. It proposes six broad objectives:

1. increase access to assistive and universally designed technologies;
2. expand educational opportunities;
3. promote homeownership;
4. integrate Americans with disabilities into the workforce;
5. expand transportation options; and,
6. promote full access to community life.

Allegheny County has addressed these objectives by allocating over \$1,157,935 in CDBG funds. See Appendix B.

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The U.S. Office of Management & Budget (OMB) is now requiring recipients of federal funding to assess the outcomes of the program in question. In 2009 Allegheny County will continue to utilize HUD's Performance Measurement system to establish and track measurable goals and objectives for the CDBG, HOME, ADDI and ESG programs. These measurements will assess the program's effectiveness in the community in a more standardized manner. It is particularly important to demonstrate results in order to describe how these programs benefit low-income families and communities. This will be the key in preserving funds in our present state of economic uncertainty as well as preserving the public's faith in the County's management of these funds. Performance measures chart can be found in Appendix D.

In 2008, McDonald Borough was the only community that opted out of the County's program. The City of Pittsburgh receives its own entitlement from HUD. In 2011, Allegheny County will have to re-qualify as an urban County. That process will begin in the spring 2010.

The Municipality of Penn Hills and the City of McKeesport have their own entitlement CDBG program, but they have formed a consortium with Allegheny County to be eligible to receive HOME funds.

Through this plan, Allegheny County remains committed to developing viable urban communities, by providing decent housing, a suitable living environment and expanding economic opportunities, principally for persons of low & moderate income.

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## **FEDERAL RESOURCES - ONE YEAR ACTION PLAN**

### ***COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS: YEAR 35***

Allegheny County's CDBG allocation for 2009 is estimated at \$16,166,176. When final allocations are received from HUD, the CDBG budget will be updated.

This year, the Department received 363 proposals for \$36.9 million in requests. Based upon an in-house review, the Department has designated approximately 172 proposals to be funded. A CDBG proposal breakdown follows this section.

Federal regulations allow 20% of CDBG funds for administration. This category represents operating costs for the Councils of Governments, organizations providing counseling and other administrative services, and the Department of Economic Development. In previous years, the full 20% has not been used for administration, and any funds which were not expended for administration were placed in the Contingency Fund and earmarked for emergency projects.

### ***HOME INVESTMENT PARTNERSHIPS FUNDS: 2009***

Since Allegheny County has not been notified of its HOME allocation for 2009, the allocation received for 2008 in the amount of \$3,821,973 is being used as an estimate for planning purposes. When final allocations are received from HUD, the HOME budget will be updated.

In 2007, the HOME Consortium between Allegheny County, the Municipality of Penn Hills and the City of McKeesport was renewed for an additional three-year period (FY 2008, 2009 and 2010) so that it may continue to promote affordable housing through renovation of existing structures and new construction.

The estimated \$3,821,973 HOME allocation is to be utilized as follows:

Administration (10%) -	\$ 382,197
CHDO Operations (5%) -	\$ 191,098
Allegheny County -	\$2,285,561
Penn Hills -	\$ 133,762
McKeesport -	\$ 256,059
CHDOs* -	\$ 573,296

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\*Under the HOME Investment Partnerships Program, 15% (\$573,296) of the funds will be reserved for use by approved Community Housing Development Organizations (CHDOs) for housing projects.

***EMERGENCY SHELTER GRANTS: 2009***

Allegheny County Economic Development and Pittsburgh City Planning working together will be requesting applications from agencies for Emergency Shelter Grants (ESG) 2009/2010 Federal funds. In 2008, Allegheny County received \$718,856 to serve agencies for operating expenses, homeless prevention, essential services and administrative costs. Allegheny County has not been notified of its ESG allocation for 2009, so the 2008 allocation of \$718,856 is being used as an estimate for planning purposes. When final allocations are received from HUD, the ESG budget will be updated.

The estimated ESG funds breakdown is as follows:

Projects and Programs -	\$682,914.00
Administration (5%) -	\$ 35,942.00

***AMERICAN DREAM DOWNPAYMENT INITIATIVE: 2009***

The American Dream Downpayment Initiative (ADDI) for FY 2009 is estimated at the FY 2008 allocation of \$29,060 for planning purposes. When final allocations are received from HUD, the ADDI budget will be updated.

**FUNDING SOURCE BREAKDOWN:**

Following is an estimated breakdown for 2009 year's allocation:

\$16,166,176	CDBG Year 35
718,856	2009 ESG
3,821,973	2009 HOME
29,060	2009 ADDI
<hr/>	
\$20,736,065	TOTAL

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*Funding Sources Table*

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**CDBG YEAR 35 / FY' 2009**  
**ALLEGHENY COUNTY FEDERAL GRANTS**  
**BUDGET TOTALS\***

<b>Municipal Development Program Areas:</b>	<b>CDBG YEAR 35</b>	<b>HOME/ADDI 2009</b>	<b>ESG 2009</b>
Sewer and Water Facilities	\$ 1,045,744.00		
Municipal Recreation	\$ 500,000.00		
Safe Neighborhoods Demolition	\$ 911,212.00		
COG-Wide Master Contracts	\$ 770,261.47		
COG Administrative Contracts	\$ 471,804.00		
Braddock Master Contract	\$ 50,000.00		
Clairton Master Contract	\$ 171,380.00		
Duquesne Master Contract	\$ 102,000.00		
Homestead Master Contract	\$ 50,000.00		
Rankin Master Contract	\$ 13,600.00		
General Public Improvements	<u>\$ 354,617.53</u>		
<b>Municipal Development Total:</b>	<b><u>\$ 4,440,619.00</u></b>		
<b>Economic Development Program Areas</b>			
Allegheny Together	\$ 310,000.00		
Business Development	\$ 1,191,500.00		
Development	\$ 3,000,000.00		
Special Projects & Finance	<u>\$ -</u>		
<b>Economic Development Total:</b>	<b><u>\$ 4,501,500.00</u></b>		
<b>Housing &amp; Human Services Program Areas:</b>			
<b>CDBG</b>			
Housing	\$ 2,116,500.00		
Human Services	\$ 773,500.00		
Hunger / Nutrition	<u>\$ 340,000.00</u>		
<b>Total Housing &amp; Human Services:</b>	<b><u>\$ 3,230,000.00</u></b>	<b><u>\$ 3,851,033.00</u></b>	<b><u>\$ 718,856.00</u></b>
<b>Administration</b>	<b>\$3,368,787.00</b>		
<b>Unspecified Projects</b>	<b><u>\$ 625,270.00</u></b>		
<b>Total</b>	<b><u>\$3,994,057.00</u></b>		
<b>Total Federal Grants</b>	<b><u>\$16,166,176.00</u></b>	<b><u>\$ 3,851,033.00</u></b>	<b><u>\$718,856.00</u></b>

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## GEOGRAPHIC DISTRIBUTION

### CDBG YEAR 35 APPLICANTS

- I. Of the 130 municipalities located in Allegheny County, the following municipality has opted out of the Community Development Block Grant Program for program years 2009 through 2011:  
McDonald Borough
- II. The following municipalities have submitted a proposal application to the Department of Economic Development in order to participate in CDBG Year 35:

Aspinwall Borough	Frazer Township	Port Vue Borough
Avalon Borough	Franklin Park Borough	Rankin Borough
Baldwin Borough	Glassport Borough	Reserve Township
Baldwin Township	Green Tree Borough	Robinson Township
Bellevue Borough	Harmar Township	Ross Township
Ben Avon Borough	Harrison Township	Rosalyn Farms Borough
Blawnox Borough	Heidelberg Borough	Scott Township
Brackenridge Borough	Homestead Borough	Shaler Township
Braddock Borough	Indiana Township	Sharpsburg Borough
Braddock Hill Borough	Ingram Borough	South Fayette Township
Bradford Woods Borough	Jefferson Hills Borough	South Park Township
Brentwood Borough	Kennedy Township	South Versailles Township
Bridgeville Borough	Kilbuck Township	Springdale Borough
Carnegie Borough	Leet Township	Springdale Township
Castle Shannon Borough	Leetsdale Borough	Stowe Township
Chalfant Borough	Liberty Borough	Swissvale Borough
Clairton, City of	Lincoln Borough	Tarentum Borough
Collier Township	McKees Rocks Borough	Turtle Creek Borough
Coraopolis Borough	Millvale Borough	Upper St. Clair Township
Crafton Borough	Moon Township	Verona Borough
Crescent Township	Mt. Lebanon Municipality	Versailles Borough
Dormont Borough	Mt. Oliver Borough	Wall Borough
Dravosburg Borough	Munhall Borough	West Deer Township
Duquesne, City of	North Braddock Borough	West Elizabeth Borough
East Deer Township	North Versailles Township	West Homestead Borough
East McKeesport Borough	Oakdale Borough	West Mifflin Borough
East Pittsburgh Borough	Oakmont Borough	West View Borough
Elizabeth Borough	O'Hara Township	Whitaker Borough
Elizabeth Township	Ohio Township	White Oak Borough
Etna Borough	Pine Township	Wilkins Township
Fawn Township	Pitcairn Borough	Wilkesburg Borough
Findlay Township	Pittsburgh, City of	Wilmerding Borough
Forward Township	Plum Borough	

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III. The following 26 municipalities did not submit proposals for Year 35 Community Development Block Grant funding:

Aleppo Township	Haysville Borough	Sewickley Heights
Bell Acres Borough	Township of McCandless	Borough
Ben Avon Heights Borough	McDonald Borough	Sewickley Hills Borough
Bethel Park Borough	Monroeville Municipality	Whitehall Borough
Cheswick Borough	Neville Township	
Edgewood Borough	North Fayette Township	
Emsworth Borough	Oakdale Borough	
Forest Hills Borough	Osborne Borough	
Franklin Park Borough	Pennsbury Village	
Glenfield Borough	Pleasant Hills Borough	
Hampton Township	Richland Township	
	Sewickley Borough	

IV. The City of Pittsburgh, the Municipality of Penn Hills, and the City of McKeesport have their own CDBG Entitlement Block Grant programs. On occasion, the County will fund a project located within these areas if:

- A. The project benefits a large percentage of Allegheny County residents.
- B. These areas agree to participate in the cost of the project with the County.

**AREAS OF MINORITY CONCENTRATION**

Allegheny County averages over 80% of the funding in areas with residents that have low/moderate income levels. In addition, 47% of the FY 2009 CDBG budget is focused on the Mon Valley communities of Allegheny County (See Map). There are 32 communities which make up the Mon Valley. These communities contain a high concentration of minority population in Allegheny County outside of the City of Pittsburgh. Ring communities, such as Wilksburg and McKees Rocks, which surround the City of Pittsburgh also contain high concentrations of minorities and were funded this year with CDBG funds.

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ONE YEAR ACTION PLAN MAPS

Low/ Mod Area  
Poverty Levels  
Median Income

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## CITIZEN PARTICIPATION

The cornerstone of the Five Year and Annual Consolidated Plan is the Citizen Participation process. In the past, Allegheny County Department of Economic Development has met with varying degrees of success in eliciting input from residents. During the course of the past year, the Department renewed its commitment to collaboration between policy makers and the public in establishing priorities and policies.

### **Public Meetings**

A meeting was held with the directors of the County's eight COGs to request their cooperation in stimulating citizen participation and provide technical assistance on the proposal process.

One of the recurring themes was the need for better communication and collaboration among the local officials and nonprofit groups. Municipal officials deal with infrastructure projects but usually are not involved with housing development, for instance. Department representatives stressed the idea that proposals which demonstrate a coordinated effort across program areas will receive higher ratings. Another basic theme was the need to better inform the public, including nonprofit groups and local officials, about the Consolidated Plan as well as programs of the Department.

### **Survey / Public Outreach**

To help ensure that Allegheny County's resources are targeted to protect or promote development, several plans are currently being created. In order to provide a comprehensive needs assessment for the Allegheny County Comprehensive & Consolidated Plans, the County put together a survey that could be completed online at [www.alleghenyplaces.com](http://www.alleghenyplaces.com) or by submitting a hard copy through the mail or fax.

The Allegheny County Comprehensive Plan will be a general policy guide for the physical and economic development of Allegheny County. It will provide information about existing conditions and describe a vision for developing or maintaining the physical characteristics of Allegheny County such as housing, transportation, community facilities, and natural & historic resources. The Allegheny County Comprehensive Plan will be generally consistent with the plans of Allegheny County's 130 municipalities and will put into context existing relevant data and plans from both public and private entities—such as other County Departments, non-profits, local municipalities, universities, etc. Public hearings were held throughout 2008 and public comment of the Comprehensive Plan was accepted through October 23, 2008. The Plan has been adopted by Allegheny County and the implementation process has begun.

### **Agency / Community Coordination**

Staff of the ACDOED Housing and Human Services Division coordinate with many agencies and community representatives by attending meetings and serving on various committees. Some of these are:

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Allegheny County Local Management Committee – Attend monthly Committee meetings to offer insight on program operations, strategy and management decisions for the Allegheny County Department of Human Services Employment and Training Program.

Homeless Alliance: Executive Committee – Attend regular committee meetings regarding the County's Ten Year Plan to End Homelessness. This committee coordinates recommendations from all sub-committees working on the Plan.

Emergency Shelter Grants Program – Collaborate with representatives of the City of Pittsburgh and the County's Department of Human Services to prepare, disseminate and review proposals for all ESG (HUD and State) funding for the City of Pittsburgh and Allegheny County.

Local Housing Option Team (LHOT) – Attend regular committee meetings. This group focuses on connecting agencies, MH/MR, special needs and homeless clients with affordable housing opportunities and other housing resources. This committee consists of a variety of public and private providers and funders, and is coordinated through the Allegheny County Department of Human Services.

The ACDOED Housing and Human Services Division management and staff also meet with a variety of groups on an as-needed basis concerning a broad array of Housing and Human Services issues.

## **PUBLIC HEARINGS:**

All public hearings were advertised in the Tribune Review and the New Pittsburgh Courier. In addition, meeting notices and a public information brochure were sent to local officials, non-profits, and developers of housing and economic development projects.

A final public hearing for the draft one year plan is will be held at the Department's offices in downtown Pittsburgh. The Department will meet the requirement to publish notice in the newspaper at least two weeks in advance. It was also advertised on the County's website. A summary of the comments during this review period can be found in the final plan.

## **II. ACCESS TO MEETINGS**

The Department conducted meetings and hearings in convenient, disabled accessible, neighborhood facilities and at the County Courthouse and the Regional Enterprise Tower in downtown Pittsburgh. Public meetings were targeted in areas with high unemployment, substandard housing, concentrations of minorities, very low-income persons, and other persons with special needs. The Department published notices of all public hearings dates, times and locations in newspapers of general circulation, and by direct mailing to organizations.

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### **III. ACCESS TO INFORMATION**

Copies of the draft One Year Consolidated Plan were available for review on December 10, 2008 at the offices of the Allegheny County Manager at the County Courthouse, the Department of Economic Development, Councils of Governments (COGs), and the Allegheny County Housing Authority administrative office. A list of the COG offices is included at the end of this section.

The draft and final documents are available on Allegheny County's Web site located at <http://economic.alleghenycounty.us/>.

Electronic access to the final One Year Consolidated Plan is available at the Department of Economic Development. Citizens were encouraged to utilize this service by contacting the Department at (412) 350-1007.

A copy of the **HUD accepted plan** will be provided to the following:

All organizations who participated in the plan formulation  
Allegheny County Executive  
Allegheny County Council Members  
Allegheny County Manager  
Allegheny County Department of Economic Development  
Allegheny County Housing Authority  
Councils of Governments  
All persons requesting a copy

### **IV. TECHNICAL ASSISTANCE**

The Department of Economic Development provides technical assistance to organizations throughout the year. Any organizations or private citizens seeking funding under any of the programs covered by this plan are encouraged to contact the Department to obtain technical assistance in applying for funds.

### **V. PUBLIC HEARINGS**

A public hearing was held during the public comment period. The thirty day public comment period began Wednesday, December 10, 2008 and ended Monday, January 12, 2009. The final Plan will be submitted to the Pittsburgh Regional Office of the United States Department of Housing and Urban Development on January 15, 2009. A summary of the comments during this review period can be found in Appendix D.

### **VI. PUBLISHING THE PLAN**

A summary of the One Year Consolidated Action Plan was published in a newspaper of general circulation prior to the start of the public comment period. See Appendix C.

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**VII. COMMENTS**

Comments can be emailed to the Department of Economic Development at [djoyce@county.allegheny.pa.us](mailto:djoyce@county.allegheny.pa.us).

All comments are considered in formulating the plan.

**VIII. TIMELY RESPONSE**

The County responses to all citizen comments were incorporated into the One Year Action Plan prior to submission of the document to HUD.

**IX. AMENDMENTS**

Any amendments to the One Year Action Plan will meet all the citizen notification requirements prescribed by HUD.

**X. WHERE TO VIEW THE DOCUMENT**

The One Year Consolidated Plan is available for public review at the following locations:

ALLEGHENY COUNTY'S WEB SITE:

<http://economic.alleghenycounty.us/>

COUNCIL OF GOVERNMENT (COG) OFFICES

Allegheny Valley North COG, Cheswick Borough	Char-West COG, Carnegie Borough
North Hills COG, Shaler Township	Quaker Valley COG, Avalon Borough
South Hills Area COG, Mt. Lebanon	Steel Valley COG, Homestead Borough
Turtle Creek Valley COG, Turtle Creek Borough	Twin Rivers COG, West Mifflin

GOVERNMENT OFFICES

Allegheny County Housing Authority (MAIN OFFICES, PITTSBURGH)  
625 Stanwix Street  
12<sup>th</sup> floor  
Pittsburgh, PA 15222

Allegheny County Manager's Office  
119 Court House  
436 Grant Street  
Pittsburgh, PA 15219

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Department of Economic Development Offices  
Suite 800  
425 Sixth Avenue  
Pittsburgh, PA 15219

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## **OTHER ACTIONS**

One of the priorities of the Department of Economic Development is to provide economic opportunities to low income residents and small businesses that employ low income residents and minorities. The Department is (1) continuing to operate its Section 3 Program, (2) expanding its Opportunity Outreach Program, (3) continuing to work with the Department of Federal Programs, (4) promoting job training with projects funded by Sanders CDBG set-aside funds, (5) reducing lead-based paint hazards, (6) continuing housing/social service coordination, (7) continuing public housing collaborations, and it will work with HUD to develop new programs for job training, employment and contracting opportunities for low income residents of Allegheny County.

1. The Department will continue to work with private sector contractors to encourage them to hire low-income residents. The Department will brief contractors on their responsibilities for hiring low-income residents in the project when using CDBG, HOME or ESG funds. In the beginning of this year's CDBG program, the Department will analyze the projects recommended for funding and target threshold projects or projects that will employ large number of workers and where hiring is likely for concentrated Section 3 efforts.
  - a. The County will continue to support its Opportunity Outreach Program. The County will be concentrating its efforts to target small, minority and Section 3 contractors who desire to enter the market place of government funded projects. These types of firms have a history of hiring and employing low-income residents. The Program will focus its efforts on:
    - The mentor-protégé program where it will place small and minority contractors as sub-contractors with larger established firms undertaking both public and private construction projects.
    - The Bonding Program will underwrite bonding requirements for small and minority contractors undertaking County funded projects.
    - It will assist with the placement of small and minority contractors in existing business training programs to receive instruction on topics such as lead based paint, banking, credit management and restoration, project scheduling and internal financial management.
    - It will provide training to small and minority contractors through the Department of Economic Development on how to bid on CDBG projects and their reporting requirements. At these training sessions, the Department will convey information on up coming projects for potential contraction and sub contracting opportunities.

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2. The Allegheny County Department of Federal Programs oversees the County's Job Training Partnership Program funds. Federal Programs conducts recruitment, training, employment and income eligibility screening for all low-income residents of Allegheny County.
3. Continue to develop institutional structure -- Some of the ways in which the Department will address this area include:
  - a. Continue to work with the eight Councils of Governments (COGs), non-profit organizations, government bodies, and others on programs and projects funding sources, application preparation, technical assistance, etc.
  - b. Develop avenues to entice lenders, developers, non-profits, and others to become more involved in community development.
  - c. Encourage municipalities to develop strategic plans.
  - d. Maintain and expand liaisons with health and human service agencies, and housing organizations.
4. The County will be responsible for implementation of projects, using Sanders set-aside CDBG funds that will include job training.
5. Reduce lead-based paint hazards -- Allegheny County's Department of Economic Development (ACDOED) will continue to comply with the "Lead Safe Housing Rule" at 24 CFR Part 35, which went into effect on September 15, 2001. ACDOED will continue to insure that its operating agencies have a clear understanding of the rule and how it impacts the housing renovation and housing rehabilitation processes. ACDOED will continue to offer technical assistance to Operating Agencies and contractors. ACDOED will also continue to send Housing Division staff to HUD-sponsored Lead-based paint related trainings, in order to stay current on the regulations and to learn best practices for integrating lead hazard control work with other CPD-Funded Programs. ACDOED will also continue to partner with the Allegheny County Housing Authority and the Housing Authority of the City of Pittsburgh to approve applicants eligible for the Lead Poisoning Preference Vouchers. In addition, ACDOED will continue to partner with the Allegheny County Health Department's Childhood Lead Poisoning Prevention Program, including signing an MOU to receive referrals.
6. Continue to enhance coordination between public and private housing and social service agencies -- The Department's role in coordinating the efforts of housing and social service agencies will be as follows:
  - a. Foster public housing improvements and resident initiatives--There are avenues by which the Department can effect public housing improvements:

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- dialogue with housing authority staff and residents, and
  - support for housing authority efforts
- b. Housing Authority -- Department staff will continue to meet with housing authority personnel to discuss coordination of the County's Consolidated Plan with the Housing Authority's Five Year Comprehensive Plan. In addition, the Department has been working closely with the Housing Authority regarding implementation of the lead based paint regulations and coordinating training, promoting employment opportunities for Housing Authority residents for projects being funded with Sanders set-aside CDBG funds, and coordinating projects in the public housing communities.
7. The County will continually evaluate itself to determine the effectiveness of its Section 3 efforts. As part of this self-evaluation process, it will develop new Section 3 initiatives. With the assistance of HUD, the County will examine other successful Section 3 programs operating across the country to determine if they can operate productively in Allegheny County.
- a. The County will advance its existing Section 3 programs and goals. The County will inform all recipients of CDBG, HOME and ESG funds of their responsibilities for carrying out the Section 3 program. The County will specifically work with the Housing Authority to inform them of potential projects in their areas that may use Section 3 residents and/or businesses.
  - b. The County will comply with the Section 3 Program in its own operations. Finally the County will assure that employment and other economic opportunities created by the Section 3 Program will be consistent with existing federal, state and local laws and regulations. The overall goal continues to be to reduce the number of poverty level families throughout Allegheny County.

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**HOUSING ACTIVITIES:**

**Housing & Human Services Program**

**Areas:**

**CDBG**

Housing	\$ 2,116,500.00
Human Services	\$ 773,500.00
Hunger / Nutrition	<u>\$ 340,000.00</u>
<b>Total Housing &amp; Human Services:</b>	<b><u>\$ 3,230,000.00</u></b>

**Other Housing Funds**

**2009**

<b>HOME</b>	<b>\$ 3,821,973.00</b>
<b>AHTF</b>	<b>\$ 725,178.00</b>
<b>ADDI</b>	<b>\$ 29,060.00</b>
<b>RFA</b>	<b>\$ 750,000.00</b>
<b>ESG</b>	<b><u>\$ 718,856.00</u></b>
	<b><u>\$ 6,045,067.00</u></b>

**TOTAL HOUSING** **\$ 9,275,067.00**

**HOUSING ACTIVITIES:**

***HOUSING & HUMAN SERVICES ACTION PLAN 2009-2010***

The CDBG budget for the Housing and Human Services Division is \$3,230,000. The HOME budget, including ADDI funds, is \$3,851,033. In this fifth year of the Five-Year Consolidated Plan, the Housing and Human Services Division anticipates making further adjustments to improve its level of service to meet the challenges of 2009-2010. The following is a description of the various programs and program areas offered by the Division.

***Allegheny Housing Development Fund (AHDF)***

The Allegheny Housing Development Fund (AHDF), administered by Allegheny County Economic Development (ACED), is making several funding sources available, including the anticipated funding amount of approximately \$1,191,500 in Community Development Block Grant Program (CDBG), and \$3,439,776 in HOME Investment Partnerships Program (HOME) allocations. In addition, developers can leverage Pennsylvania DCED funding, the Affordable Housing Trust Fund, the Low Income Housing Tax Credit Program (LIHTC), private mortgage funds, and equity funds. AHDF remains the most flexible housing program available to non-profit and for-profit housing developers through the County.

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Through AHDF, the Housing and Human Services Division will support affordable housing developments which incorporate a variety of housing choices to promote diversity within a community, including but not limited to diversity of race, ethnicity, income level, and disability status, and also developments which are an integral part of an overall community development strategy which addresses and directs resources toward documented community needs.

Funding assistance generally will be available in the form of either "front-end" construction subsidy (for rental and homeownership projects) and/or as "back-end" deferred second mortgages (for-sale housing projects). If receiving rental subsidy, the Developer agrees to rent the project units to qualified low and moderate-income tenants for a period of up to thirty years. If receiving homeownership subsidy, the Developer agrees to sell the units to qualified low and moderate-income households.

Further, ACED has the following goals to provide safe, decent, and sanitary housing and promote all aspects of quality housing: 1) Quality construction, including the provision for shared partnership in the financing effort and active participation of Minority/Women/Disadvantaged Business Enterprises; 2) Quality project management, including the provision of fair housing procedures to insure an equal housing choice among all participants; 3) Projects should be in areas where there is a demonstrated need for the type of development proposed; 4) Projects should complement other developments in the specific proposed area as part of the larger economic plan.

Projects submitted under AHDF can include the following:

Rental:

- New construction of low/moderate income multi-family or elderly rental housing (permissible anywhere in the County except those areas listed in the Geographic Distribution section; however, McKeesport and Penn Hills are eligible for HOME-funded projects)
- Conversion of existing properties into low/moderate income multi-family or elderly rental housing, such as old schools and warehouses (same locations as above)
- Rehabilitation of vacant, existing multi-family rental housing developments (of 12 units or more) for rent to low/moderate income tenants (same locations as above)

Homeownership:

- New construction of single family residences or townhomes for purchase by low/moderate income buyers (same locations as above)
- Rehabilitation for Resale of existing single family residences or townhomes for purchase by low/moderate income buyers (same locations as above)

Prospective developers/agencies complete a pre-application, and a Loan Review Committee determines whether the project is financially feasible and whether it is consistent with the Consolidated Plan. Once preliminary approval is granted, staff is assigned to assist the operating agency/developer to complete the full application documentation and proceed towards development.

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Projects under consideration for FY 2009 include: homeownership in Swissvale; new construction of rental units in Duquesne; new construction of rental units for the elderly in Ross Township; rehabilitation of rental units in Braddock, Millvale, Turtle Creek, Wilkinsburg, and the City of Pittsburgh; and new construction and/or rehabilitation of rental units in various other locations throughout the County.

***CDBG/HOME Programs Resale Guidelines and Fair Return On Investment Policy***

Any property conveyed under the CDBG/HOME Programs must remain affordable for a period of five (5) years if the CDBG/HOME investment is less than \$15,000; ten (10) years if the CDBG/HOME investment is between \$15,000 and \$40,000; fifteen (15) years if the CDBG/HOME investment exceeds \$40,000; and for new construction rental projects, twenty (20) years. This Period of Affordability will be insured via deed restrictions on all conveyed properties. In the event that the applicable above referenced time period elapses with the property remaining in compliance, then any Mortgage created by the CDBG or HOME Program may become null and void.

Allegheny County will require repayment of the CDBG/HOME funded First, Second or Third Mortgages as follows:

A) Property is sold to a family or individual making less than 80% of the area median income.

1. Repayment of the balance due under the First Mortgage.
2. Original purchaser will receive 100% of the value of documented property improvements, return of original purchaser-contributed down payment and closing costs, and return of the value of principal payments made on the First Mortgage during ownership.
3. Allegheny County will reduce the amount of any existing CDBG/HOME Second or Third Mortgage required to be repaid, or transfer the CDBG/HOME Grant (remaining balance available to the extent possible after 1 and 2 are provided for) to the subsequent purchaser, in accordance with affordability standards which enable the subsequent purchaser to spend no more than 30% of adjusted gross monthly income on housing related expenses.
4. Original purchaser will receive 75% of the value of appreciation, defined herein as net sale proceeds, which represents all funds remaining after repayment of 1, 2, and 3 above. Allegheny County shall transfer to the subsequent purchaser the 25% of net sale proceeds.

B) Property is sold to a family or individual making more than 80% of the area median income.

1. Repayment of the balance due under the First Mortgage.

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2. Original purchaser will receive 100% of the value of documented property improvements, return of original purchaser-contributed down payment and closing costs, and return of the value of principal payments made on the First Mortgage during ownership.

3. Repayment of the CDBG/HOME Grant to the extent possible after 1 and 2 above are satisfied.

4. Original purchaser will receive 75% of the value of appreciation, defined herein as net sale proceeds, which represents all funds remaining after repayment of 1, 2, and 3 above. Allegheny County shall recapture the remaining 25% of net sale proceeds.

### ***Rehab for Resale***

The Mon Valley Initiative (MVI), a non-profit organization, is both a Community Based Development Organization (CBDO) and a Community Housing Development Organization (CHDO). MVI has HOME and other funds available for its Rehab for Resale Program. Single-family homes are purchased by MVI or its member community development corporations, completely renovated, and then re-sold to low and moderate income buyers. This program has met the two-pronged need of providing affordable homeownership opportunities as well as making a substantial improvement in the housing infrastructure of the Mon Valley.

McKeesport Housing Corporation (MHC) is also a CHDO organization. In prior years, MHC has funded a Rehab for Resale program. However, the agency's current focus for affordable homeownership opportunities is a targeted area in the Seventh Ward neighborhood of the City of McKeesport. MHC will continue the development of newly constructed single family for-sale housing to assist low-mod income homebuyers.

### ***Allegheny Home Improvement Loan Program (AHILP)***

In order to maintain affordable housing units countywide, AHILP will continue to be available to eligible homeowners to fund home improvements and repairs to owner-occupied properties. AHILP will utilize Community Development Block Grant (CDBG) funds, Department of Community and Economic Development (DCED) funds, and revenue bond funds to offer low and no-interest loans to homeowners whose household income is within program guidelines. In conjunction to a loan, grant funds are also available toward a portion of the cost of accessibility items, public sidewalk repairs, and lead hazard control items. Approximately 50 loans are expected to be committed in 2009 under this program, which is sponsored by the Redevelopment Authority of Allegheny County (RAAC). This program does not require any additional funding this year as it will be recycling income from the repayments of existing program loans.

### ***Allegheny Housing Development Fund - Rehabilitation of Rental Property***

The rehabilitation of rental property is included in the County's AHDF Program. Interested owners of rental real estate have the opportunity to improve rental housing through this program. The

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application process is through the AHDF. The AHDF guidelines specify that a minimum of twelve (12) or more units of rental housing need to be rehabilitated in a specific geographic area to qualify for AHDF funds. One of the goals is to strengthen the existing housing market with an emphasis on high quality units in a particular geographic area. The need for quality rental housing is particularly crucial, given the condition of much of the County's aging housing stock. Another goal for rehabilitating rental property is to assist low-income tenants with their housing needs, without displacing them. Finally, the rehabilitation of rental property will improve the housing stock of County neighborhoods and increase the tax base of the County's communities. The rehabilitation of rental property encourages the development of affordable housing in areas where there are few options to low-income renters.

During 2009-2010, owners of rental property can apply to the AHDF for the rehabilitation of rental property. The County will continue to monitor the completion of previously funded rental rehabilitation projects, and assist developers as applications are received and funding is available, using the existing AHDF guidelines.

Although proposals are submitted and accepted at any time, they are reviewed according to submission of the following criteria:

- Submission of a complete application package;
- Review of operating budget estimates;
- Approval of total development costs by ACED;
- Verification of tenants' income;
- Historic and environmental reviews;
- Property and credit reports;
- Program priorities;
- Owner's/developer's past affordable housing experience;
- Availability of private financing;
- Need for gap financing;
- Program funding limits; and
- Provision of closing documentation.

***First-time Homebuyers Program***

The County is also supporting Allegheny County homebuyers directly by working through the Allegheny County Residential Finance Authority (ACRFA). The Housing and Human Services Division was able to offer two interest rates to eligible first-time homebuyers of 5.85% plus 1½ points, or 6.00% plus no points for the bond program that began in July of 2007. The County received a Single Family Mortgage Revenue Bond allocation from PHFA that generated approximately \$14,338,080 in lendable proceeds. With nine participating lenders, the Housing and Human Services Division, through the ACRFA, is making first-time homebuyer funds available Countywide (excluding the City of Pittsburgh). For first-time homebuyers at or below 80% of AMI, there is closing cost and downpayment assistance available, which is funded by the American Dream Downpayment Initiative (ADDI) funds.

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***American Dream Downpayment Initiative Program (ADDIP)***

Beginning in 2004, the County was responsible to administer American Dream Downpayment Initiative (ADDI) funds, which are allocated by HUD to the County on an annual basis. The funds will be used in conjunction with participants in the County's First-time Homebuyer Program, or for first-time homebuyers who are qualified for American Dream Downpayment Initiative Program (ADDIP) funds as part of mortgage assistance provided by non-participating lenders in developments funded by the County. ADDIP funds will be utilized as closing cost and downpayment assistance, and may be utilized for lead-based paint testing and limited remediation as required as well as for obtaining certified copies of a program participant's federal tax return.

It should be noted that continued federal funding for the ADDI Program has not yet been determined by HUD for FY 2009, but that ACED will continue to operate the ADDIP until existing funds are fully disbursed. This program will operate as is detailed below.

The ADDIP will enable Allegheny County residents to achieve homeownership and will further the County's efforts to close the gap for low income and minority households' ability to own a home. The goal of the County's ADDIP is to increase the overall homeownership rate, especially among minority groups who have lower rates of homeownership compared to the national average. High downpayment and closing costs represent the most significant barrier to homeownership for first-time homebuyers. The County's ADDIP will provide a maximum downpayment assistance grant not to exceed the federal ADDI maximum per unit and per annual allocation amounts. Any ADDIP funds utilized for lead-based paint testing and limited remediation cannot exceed 20% of the County's annual federal ADDI allocation.

Eligible participants will be low-income families who are first-time homebuyers. To participate, recipients must have annual incomes that do not exceed 80 percent (adjusted for family size) of the County's median income. The ADDIP will provide funds directly to qualified Borrowers to be used to pay a portion of the downpayment and closing costs in the origination of FHA-insured and Conventional mortgage loans. A contract will be executed between the County and the Allegheny County Residential Finance Authority (ACRFA). A "*Lender's Letter of Understanding and Acceptance*" will also be executed between the ACRFA and lending institutions invited to participate in the ADDIP. The ACRFA will act as the "pass-through," disbursing ADDIP proceeds from the County in the form of a deferred payment loan from the ACRFA to be secured by a Second or Third Mortgage.

Local lending institutions will participate in the ADDIP. There will be no specific amount of ADDIP proceeds allocated to participating lending institutions for the program. Funds will be available until fully exhausted to the participating lending institutions. Lenders will be required to notify the ACED on a regular basis regarding the amount of funds utilized and committed under the ADDIP.

The County will require that each lender will market the ADDIP. The County requires affirmative marketing to the low-income households targeted by this program. The County will

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provide program brochures for distribution by the lenders. Both electronic and print media will be used to market the ADDIP.

Program requirements will include the following:

### **Program Requirements**

- Type: FHA-insured and Conventional mortgages.
- Downpayment assistance not to exceed the ADDI maximum per unit and per annual allocation amounts.
- Must be a **first-time homebuyer**. (Cannot have owned a home in the last three years).
- Must have an **executed sales agreement** at time of application with the lender.
- Must provide at least **last three years' income tax returns** to lender.
- Must **meet FHA or conventional underwriting requirements**.
- No Prepayment Penalties.
- Must serve as the Borrowers' primary residence within 60 days of closing. Vacation and second homes are ineligible.
- Must be a single-family residence. Condominiums, townhomes, and mobile/manufactured homes permanently affixed to a Borrower's individually owned lot are eligible. Houses that include rental space or commercial space are ineligible.
- Dwelling unit must be in compliance with all applicable building codes.
- Dwelling units constructed prior to 1978 must meet the lead-safe housing rule standards, in accordance with 24 CFR Part 35, including passing a lead visual assessment and other items as required.

There will be two (2) levels of downpayment and closing cost assistance available to eligible Borrowers:

- Those Borrowers **between 61% and 80%** of the median income of Allegheny County (adjusted for family size) may be eligible to receive one-half of the required downpayment and closing costs not to exceed the ADDI maximum per unit and per annual allocation amounts; and
- Those Borrowers **at or below 60%** of the median income of Allegheny County (adjusted for family size) may be eligible to receive three-quarters of the required downpayment and closing costs not to exceed the ADDI maximum per unit and per annual allocation amounts

For homeownership projects that receive funding assistance through the County's AHDF, eligible Borrowers can receive up to \$10,000 in downpayment and closing cost assistance. A minimum of one percent (1%) Borrower's equity is required.

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At the time of application, the loan officer will determine for the applicant the appropriate amount of downpayment and closing cost assistance from the ADDIP. Downpayment and closing cost assistance from the ADDIP is available throughout Allegheny County **except** in the **City of Pittsburgh** and other communities designated in the Geographic Distribution Section. Pre-Purchase Credit Counseling is a requirement of the Program. A Certificate of Completion must be submitted to the lender to be made a part of the Borrower's loan file. An acceptable Certificate of Completion may be obtained from organizations approved by the County. As this program evolves, the County may change the guidelines from time to time as required.

### ***Neighborhood Revitalization Strategy Areas***

The Housing and Human Services Division will continue to work with County non-profits to develop Neighborhood Revitalization Strategy Areas in eligible communities. Two NRSA's were identified and approved in 1999: the Borough of East Pittsburgh, and a combination of census tracts in Homestead, West Homestead, and Munhall. Activities will continue in these two identified NRSA's. An additional NRSA is planned for the Borough of Wilksburg. Another NRSA under consideration and currently being researched is for a portion of the City of Duquesne. The objective is to have HUD approve a targeted area as identified in the NRSA Planning, which will then allow for certain changes in CDBG requirements for projects within those specified area(s) in each municipality.

### ***Section 203K***

Additionally, the Section 203K Program is advocated, where applicable, to assist homebuyers with acquisition and renovation. Also, reverse equity issues will be further explored to assist the County's many elderly homeowners.

### ***Redevelopment Planning***

The Housing and Human Services Division will continue to facilitate redevelopment-planning processes in Allegheny County communities in need of revitalization. Many of these communities are located in the County's distressed Mon Valley.

Certified Redevelopment Areas have already been established in Homestead, North Braddock, and Clairton. The goals of establishing these areas are to strategically focus redevelopment efforts to increase the tax revenues for the involved municipality, school district, and Allegheny County, and to stabilize residential areas by effectively developing, through new construction and rehabilitation, an appropriate housing stock.

In 2008, five (5) MVI Rehab for Resale houses were completed in East Pittsburgh, North Braddock, Rankin, and Turtle Creek and six (6) more are anticipated to be sold in 2009.

In Braddock, North Braddock, Homestead, and Munhall, the Mon Valley Initiative (MVI) secured funding through the Commonwealth's Department of Community and Economic Development (DCED), the Pennsylvania Housing Finance Agency (PHFA), and the Allegheny Housing Development Fund for thirteen (13) new single-family houses in Braddock, sixteen (16) in North Braddock, eleven (11) in Homestead, and seven (7) in Munhall. The County's Vacant Property Recovery Program was used to acquire sites for these multi-municipal housing

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development projects. The first phases of construction were completed between 2006 and 2008 with seven (7) houses in Braddock, ten (10) houses in North Braddock, five (5) houses in Homestead, and seven (7) houses in Munhall. The second phases of construction will continue into 2009, with six (6) houses in Braddock, seven (7) houses in North Braddock, and six (6) houses in Homestead.

In 2008, the Department continued a planning process in the Borough of Wilkinsburg that was initiated in 2004. This process is a partnership between elected officials, community organizations, Allegheny County, the Commonwealth of Pennsylvania, HUD, and other non-profit and private entities with resources and expertise to support successful redevelopment activities. The strategy is to identify priority residential and commercial redevelopment projects and to closely coordinate funding sources and technical assistance at all levels to implement these projects. This process includes bi-monthly meetings with participation from elected officials and executives and staff from all key public and non-profit agencies.

Housing projects completed utilizing County HOME, CDBG, or AHTF funds prior to 2008, as part of the above noted process in Wilkinsburg, included: renovation of two vacant apartment buildings (including one historic building) and a vacant single-family house into a total of 14 family rental units through the 501 Kelly Avenue and Sperling Building projects; the construction and sale of three single-family homes on McNary Boulevard; the complete renovation of the 46-unit Dumplin Hall senior apartments, and the renovation of the Generations Building into 15 units of supportive housing for homeless persons. In 2008, renovation was completed on six vacant rowhouse units and a vacant single-family home to complete the rehab phase of the Peebles Square housing development project. Four of the rowhouse units have been sold so far. Also, four vacant houses were renovated and sold to complete the first phase of the St. James Place (Hamnett Place) project.

Significant housing redevelopment goals under consideration for 2009 in Wilkinsburg include: new construction of single-family for-sale homes for the Peebles Square project, initiation of the second phase of the St. James Place (Hamnett Place) project which targets the renovation of additional vacant homes for resale, and possible initiation of pre-development activities for conversion of the vacant Crescent Building and Wilson House into 27 apartments, pending award of PHFA housing tax credits.

### ***Vacant Property Recovery Program***

In an effort to help reclaim abandoned, blighted properties, the Vacant Property Recovery Program is available in the municipalities of Braddock, Carnegie, Etna, Harrison, Heidelberg, Homestead, McKees Rocks, North Braddock, Penn Hills, Pitcairn, Rankin, Swissvale, Turtle Creek, and Wilkinsburg. The Program is also available in the unsubsidized communities of Munhall, O'Hara, Oakdale, Tarentum, Whitaker, and Wilkins. The Vacant Property Recovery Program, operated with CDBG and other funds, helps communities deal with tax delinquent and blighted properties to convey them to responsible owners and return properties to the tax rolls. The Housing and Human Services Division will provide technical assistance to participating communities. The County will continue the Vacant Property Recovery Program in 2009-2010, and estimates that 50 to 75 properties will be purchased by the close of 2009.

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### ***RAAC Acquisition Program***

The Housing and Human Services Division, when appropriate, will utilize the RAAC Acquisition Program to assist in eliminating blight, increasing open space, and assembling sites for new single-family housing construction. Properties acquired under this program could also be in Certified Redevelopment Areas.

### ***Affirmative Marketing***

In accordance with the regulations of the HOME Investment Partnerships Program and in furtherance of Allegheny County's commitment to non-discrimination and equal opportunity in housing, Allegheny County establishes procedures to affirmatively market units constructed or rehabilitated under the HOME Program. These procedures are intended to further the objectives of Title VIII of the Civil Rights Act of 1968, and Executive Order 11063.

Allegheny County believes that individuals of similar economic levels in the same housing market area should have available to them a like range of housing choices regardless of their race, color, religion, sex, and/or national origin.

Allegheny County is committed to the goals of affirmative marketing that will be implemented in the HOME Program through a specific set of steps that the County and participating property owners will follow. The County's "Affirmative Marketing Policies and Procedures" guidelines are included as part of project requirements to ensure that potential homeowners and tenants are made aware of available housing opportunities.

### ***Human Services***

The Housing and Human Services Division also supports capital improvements to human service-related facilities. Additionally, human service agencies that provide special needs housing have the opportunity to apply to the AHDF program for construction funds for their housing facilities. It is anticipated that a total of \$763,500 of CDBG funding will be dedicated to Human Services activities.

As part of the Continuum of Care, CDBG funds are provided to human service agencies for building rehabilitation (including improvements to a gymnasium, a library, a health center, a human services center, and a living area for low-income and substance-dependent women) and to support social service activities, including the following:

- Senior Citizen services;
- Employment and training for low-income youth and adults;
- Early learning center for children;
- Transportation for the youth and those with physical disabilities;
- Child Care Programs; and

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- Increased accessibility to sites and facilities for senior citizens and those with physical disabilities.

The Division partners with Allegheny County's Department of Human Services (DHS) to reviewing requests for funding to ensure that priorities are coordinated and that the funds are used to their best advantage. The Division will continue to collaborate with DHS to streamline the application process.

### ***Hunger and Nutrition***

Allocation of funds for this service area is anticipated to be approximately \$340,000 for the 2009 program year. The food and non-food credit lines for agencies through the Greater Pittsburgh Community Food Bank continue to be a tremendous success. Funds will also be awarded to assist agencies to strengthen the Anti-Hunger Safety net to ultimately meet the goals of ending hunger and increasing better nutrition in Allegheny County.

### ***Counseling Services***

An important component of any housing plan is counseling services. Through the Urban League, renters are helped to avoid eviction, learn budget skills, and have an organization to turn to when housing problems arise. Additionally, the League provides counseling to people who want to buy homes and to people who are in danger of losing their homes through foreclosure. With CDBG and other private and public funds, this organization is able to offer the counseling services that keep people from becoming homeless. Approximately 1000 people will be served through this program.

### ***Fair Housing***

Fair housing issues continue to be important in Allegheny County. Every resident has the right to fair housing choice. Fair housing promotion continues to be a priority. In coordination with the Fair Housing Partnership of Greater Pittsburgh ("FHP"), the County maintains avenues to reduce or eliminate barriers to fair housing.

The Housing and Human Services Division has set aside funds to support the Fair Housing Hot Line and other services provided by FHP. The FHP continues to be involved in testing for discrimination against minorities and the disabled in rental and homeownership opportunities through FHIP grants funded directly from HUD. FHP also provides seminars on fair housing and will be providing public service announcements throughout the year. Additionally, FHP will promote April as Fair Housing Month throughout the County as well as promote fair housing on a year-round basis. The agency continues to collaborate with the Allegheny County Economic Development to create posters, brochures and/or other informational materials to increase public awareness. Also, the FHP will play a large role in fair housing planning activities throughout the year. The agency is responsible for administering the Fair Housing Testing and Enforcement Program, which is designed to promote fair housing to low/moderate income residents of Allegheny County. CDBG funding shall be used to defray personnel costs, operating expenses and outreach services.

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***FAIR HOUSING PLAN***

*The Analysis of Impediments to Fair Housing Choice (A/I)* serves as a resource for the Department's Fair Housing Plan. The *A/I* portrays the conditions and impediments to fair housing. It may also suggest corrective actions that may be taken by the County. The main areas to be included, but are not limited to, are: municipal zoning ordinances, public housing, employment, transportation, and lending practices.

Fair housing actions will be coordinated primarily by Allegheny County Economic Development and the agencies that it funds. Actions will assist those seeking fair housing choices. Classifications identified by law include race, religion, sex, color, national origin, handicap, and family status. The Department will continue to monitor the supply and demand of affordable housing in the County. Further, it will continue to recommend methods to supply additional affordable housing to low/moderate income families and promote enforcement of all fair housing laws.

Allegheny County Economic Development cooperated with the City of Pittsburgh and the Municipality of Penn Hills to prepare a combined new *Analysis of Impediments to Fair Housing Choice (A/I)* and an updated Fair Housing Plan for the County. This updated plan is complete. Each jurisdiction will be independently responsible for its own identified impediments. The City of McKeesport has prepared its own plan.

**FAIR HOUSING CHART**

(See Appendix C)

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### ***HOME CONSORTIUM***

The Allegheny County HOME Consortium consists of Allegheny County, the Municipality of Penn Hills, and the City of McKeesport. The Consortium gives the previously ineligible areas of Penn Hills and McKeesport access to federal HOME Investment Partnerships Program funds. As no current member has opted out, the Consortium was automatically renewed for FY 2008, 2009 and 2010. As the lead agency, Allegheny County will provide local program policy guidelines, as well as technical assistance where necessary. Each Entitlement Jurisdiction is still individually responsible for compliance with all HOME Program regulations and policies, and must provide the 25% non-federal match required. Each Jurisdiction is still individually responsible for any CDBG or other federal funds that it may receive, and must also implement a HUD-approved Citizen Participation Plan and submit non-housing plans to HUD for separate approval.

### ***INVESTMENT OF HOME CONSORTIUM FUNDS***

Allegheny County will invest its HOME funds in the AHDF and other programs as described previously. In addition, Allegheny County will continue to invest Community Housing Development Organization (CHDO) funds (minimum 15% of the annual HOME allocation) for rehabilitation and new construction of single family and multi-family units as identified by applications from Community Housing Development Organizations (CHDOs). Proposals for these funds will be accepted throughout the calendar year. The County is giving priority to distressed areas in the Allegheny County.

The Municipality of Penn Hills plans to utilize HOME funds to support redevelopment in economically distressed neighborhoods through new construction or rehabilitation. Penn Hills will also maintain a “Preferred Rehabilitation List” updated periodically and made available to the public. Funding priority will be given to those seeking loans and who can leverage additional funding to the maximum extent possible.

The City of McKeesport will invest its HOME funds in the renovation of single-family owner-occupied units, including the elimination of lead-based paint hazards. The City of McKeesport, through a certified CHDO, will additionally invest HOME funds in the new construction or renovation of vacant single-family for-sale homes.

Each entity of the Consortium is responsible for the required match for the amount of HOME Investment Partnerships funds drawn from the federal treasury. Administration funds and CHDO operating funds are exempt from this requirement.

### ***MONITORING OF HOME CONSORTIUM FUNDS***

Allegheny County, as the lead entity for the Consortium, is responsible for all required HOME program submissions. In addition, the County is responsible for monitoring the progress of projects and any required additional monitoring once the projects are complete.

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As the lead agency, Allegheny County will be responsible for all required monitoring of the projects which involve HOME funds. There will be scheduled inspections involving a project manager, and an architect or inspector throughout the completion of construction and/or renovation. Additionally, all required monitoring throughout the Period of Affordability of the project will be scheduled and conducted by the Allegheny County Economic Development.

***PUBLIC HOUSING***

Allegheny County Economic Development (ACED) will continue providing funding support to the Allegheny County Housing Authority (ACHA) for its projects. In 2009, ACED will provide funding assistance for renovations at a senior rental development in the Borough of Turtle Creek. That development has received a reservation of Low Income Housing Tax Credits.

***PROJECT IMPLEMENTATION USING SANDERS SET- ASIDE CDBG FUNDS***

The Sanders Consent Decree was entered in December, 1994, to settle a lawsuit alleging historic and systematic racial segregation in Allegheny County's public housing communities. The suit was brought by a class of African-Americans who reside in or are applicants for public housing, against the Allegheny County Housing Authority, the Redevelopment Authority of Allegheny County, Allegheny County and the U.S. Department of Housing and Urban Development. The decree's primary objectives were:

- desegregate Allegheny County Housing Authority housing
- increase desegregative housing choices and opportunities for class members and other low income residents of Allegheny County, and
- decrease residential racial segregation and separation for all County residents.

On December 23, 2004, the County of Allegheny, the Allegheny County Housing Authority, the Redevelopment Authority of Allegheny County and the U.S. Department of Housing and Urban Development settled the Sanders Consent Decree with the Plaintiff Class. On January 28, 2005, a court order was signed terminating the Sanders Consent Decree. Allegheny County has been given the singular responsibility to be the lead agency to implement the remaining projects using Sanders set aside CDBG funds from earlier CDBG years.

As a result of the Settlement Agreement noted above no additional set aside of CDBG funds will be committed from the County's CDBG allocation. The remaining unspent and/or uncommitted Task Force monies are going to be used to improve the neighborhoods surrounding public housing communities and/or concentrated areas of Section 8 housing in Braddock, Duquesne, Clairton, Homestead, McKees Rocks, Rankin and Wilksburg.

Since 2006 there has been a large amount of activity implementing the projects using prior years' Sanders set-aside CDBG funds since most projects moved from the planning phase to the implementation phase. Using prior year's funds, activities included demolition, construction of

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infill housing, rehabilitation of owner-occupied homes, development of commercial property, streetscape improvements, community center development, park development and municipal infrastructure improvements. During 2009-2010, remaining projects currently underway will be completed.

The implementation of the CDBG set-aside for Joint Plan (Sanders) projects will make significant and visible improvements to the quality of life in Clairton, Duquesne, Homestead, Braddock, Rankin, Wilksburg and McKees Rocks and for their residents. The implementation of these projects addresses many of the needs of these communities.

### ***HOMELESS & OTHER SPECIAL NEEDS ACTIVITIES***

Hunger and homelessness are problems which must be addressed as part of a continuum of care. To that end, the County will continue to work in 2009 with the City of Pittsburgh to fund homeless shelters through the Emergency Shelter Grant ("ESG") Program and the local Affordable Housing Trust Fund. Homeless programs funded by Affordable Housing Trust Funds are administered by the Department of Human Services. The Affordable Housing Trust Fund monies have been used as leveraged match for the \$12,643,707 Super NOFA which Allegheny County was awarded last year. Additionally, hunger programs will continue to be provided CDBG funds for equipment needs for the food banks through the Greater Pittsburgh Community Food Bank and smaller food pantries.

The Emergency Shelter Grants (ESG) program is designed to be the *first step* in continuum of assistance to prevent homelessness and to enable homeless individuals and families to move toward independent living, to increase the number and quality of emergency shelters and transitional housing facilities for homeless individuals and families, to operate these shelters and to provide essential social services and to help prevent homelessness.

In 1987, the ESG program was incorporated into subtitle B of title IV of the Stewart B. McKinney-Vento Homeless Assistance Act (42 U.S.C. 11371-11378).

Since its inception and incorporation, the ESG program has helped States and localities provide facilities and services to meet the needs of homeless people. ESG funds assist in providing shelter for the homeless, but also aids in the transition of this population to permanent homes.

Allegheny County anticipates receiving Emergency Shelter Grants (ESG) funds totaling approximately \$718,856 to be used for the following activities:

1. Renovation, major rehabilitation or conversion of buildings for use as emergency shelters for the homeless;
2. Payment of maintenance, operations including administration, rent, repairs, security, fuels, utilities, equipment, insurance and furnishings, etc.;
3. Provision of essential services to the homeless;
4. Developing and implementing homeless prevention activities;
5. Payment of counseling services and special projects involved in operating the shelter; and

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6. Administration.

The 2009-2010 ESG Program will be administered in the same manner as prior years. Both Allegheny County and the City of Pittsburgh receive ESG entitlements and administer their respective programs separately. However, projects are chosen in a collaborative fashion based upon whether they are renewals of existing shelters or new ones; current and projected level of need; previous past performances; how clients are served; if and how funding is being used for the well-being of all clients; has the spending and billing history been adequate; will the funds generate permanent housing.

These projects will address rehabilitation for transitional and permanent housing, and supportive services. These projects may be leveraged with Allegheny County Housing Trust Funds. The County and the City of Pittsburgh will also be applying to DCED for additional state ESG funds.

The following charts, gaps analysis, Individuals and Persons in Families with Children is a compilation of data that was initially assembled for the HUD SuperNOFA Continuum of Care 2008 application, submitted by the Allegheny County Department of Human Services. Last year, the County received \$12.6 million from the SuperNOFA to fund thirty seven (37) projects which includes thirty four (34) renewal projects and three (3) new projects.

The data is reflective of inventory, needs gaps for all of Allegheny County - a direct departure from prior years Consolidated Plan submissions. A new method of surveying agencies began during January, 1999. This will involve surveying agencies twice a year to more accurately determine the population that is being served.

Allegheny County recognizes that various gaps still exist and that needs to be addressed in a local continuum of care. An e-cap computer system that is in operation at the Department of Human Services could tie the entire homeless network together. This system is helping to aid in collecting information as well as tracking and transferring to each provider a database for housing and service resources and referrals.

Congress has directed HUD to improve the collection of data on the extent of homelessness locally and nationally. Communities are to collect an array of data including an unduplicated count of homeless persons, analyze their patters of the use of McKinney-Vento and other assistance, including information on how they enter and exit the homelessness assistance system, and assess the effectiveness of this assistance. The Department of Human Services has implemented the Homeless Management Information System (HMIS). The HMIS system is implemented and DHS is working on refining it. This system is able to track the progress and to address the challenges and changes as they occur through statistics and written reports. HMIS costs are considered to be an eligible activity as an essential service, operation, or administration expense under the ESG program. ESG funds may **not** be used for planning costs.

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**2009/2010 EMERGENCY SHELTER GRANT (ESG) PROGRAM**

<b>Agency</b>	<b>Program Activity</b>	<b>Amount Requested</b>	<b>Anticipated Funding</b>
ACTION-Housing, Inc.	Essential Services Operating Expenses	\$94,595	\$92,000
Allegheny Valley Association	Operating Expenses Homeless Prevention	\$15,000	\$15,000
Alle-Kiski Area HOPE Center	Operating Expenses	\$50,000	\$39,000
Bridge to Independence/Debra House	Operating Expenses	\$65,000	\$64,000
Bridge to Independence/Families First	Operating Expenses	\$15,000	\$15,000
Bridge to Independence/Family Focus	Operating Expenses	\$20,000	\$20,000
Catholic Charities/Roselia Center	Operating Expenses Essential Services	\$50,000	\$39,000
Community Human Services	Operating Expenses	\$130,000	\$108,000
Genesis of Pittsburgh, Inc.	Operating Expenses Essential Services Homeless Prevention	\$39,450	\$30,000
HEARTH – North Hills Affordable Housing	Operating Expenses	\$50,000	\$25,000
Interfaith Hospitality Network	Operating Expenses Rehabilitation Homeless Prevention	\$33,665	\$15,000
Intersection, Inc.	Operating Expenses	\$21,000	\$21,000
Mercy Behavioral Health	Operating Expenses	\$15,000	\$ 9,000
Primary Care Health Services	Operating Expenses	\$50,000	\$20,913
Salvation Army	Operating Expenses	\$85,000	\$39,000
St. Vincent DePaul/Michael's Place	Operating Expenses Homeless Prevention	\$12,300	\$9,000
Sojourner House, Inc.	Operating Expenses	\$45,000	\$28,000
Veterans Leadership Program	Homeless Prevention Essential Services	\$35,000	\$29,000
Womansplace, Inc.	Operating Expenses	\$52,000	\$30,000
Womansplace, Inc./ 410 Ninth Street	Operating Expenses	\$40,000	\$15,000
YWCA Greater Pittsburgh	Operating Expenses	\$30,000	\$28,000

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Essential Services

<b>TOTAL ESG PROJECTS</b>	<b>\$903,010</b>	<b>\$682,913</b>
<b>Administration 5%</b>	<b>\$ 45,150</b>	<b>\$ 35,943</b>
<b>TOTAL ESG REQUEST FOR AGENCIES</b>	<b>\$948,160</b>	<b>\$718,856</b>

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## CONTINUUM OF CARE NARRATIVE

### 2008 Continuum of Care Summary of Applications

Allegheny County submitted 26 renewals and 5 new projects under the Supportive Housing Program (SHP) Continuum of Care application and one Rapid Re-Housing for Families Demonstration Program. All the SHP projects are tiered to maximize the amount of funding and ensure all agencies requesting funding are within the pro rata need established by HUD. The Evaluation Committee of the Homeless Alliance met in December to review and recommend applications for submission. The county has worked with these recommended applications for the 2008 submission. The Homeless Alliance Advisory Board endorsed the submission on August 26, 2008.

Each Continuum of Care application is evaluated by HUD and must secure enough points to allow the pro rata to be awarded. In cases where the minimum number points are not secured, HUD will only award one year funding to the continuum.

This year's continuum of care is different in several ways. First, the application will be submitted electronically. This is the first time this application will be submitted in this manner. Secondly, there will be an opportunity to apply for a Rapid Re-Housing Demonstration Program for Families. This demonstration will be scored separately from the HUD Continuum of Care but will be submitted under this application package. Each Continuum of Care is permitted to apply for this demonstration; however, only a limited number will be funded. (A total of \$25 million is available for the demonstrations and an evaluation component.)

The overall Continuum of Care application includes: 80% housing emphasis and 20% supportive service emphasis, strong leveraging component, emphasis on permanent housing and a Samaritan Bonus application for 51 new units for chronic homeless individuals.

The following is a breakdown of the 2008 Supportive Housing Program application:

- 15 Shelter Plus Care
- 141 Renewal Permanent Housing Units
- 11 Renewal Safe Haven Units
- 103 Renewal Transitional Units

### **270 Total Renewal Units**

- 51 New Shelter Plus Care for Chronic Homeless (Samaritan Bonus)
- 51 New Shelter Plus Care for Families
- 26 New Permanent Housing for Persons with Disabilities
- 20 New Transitional Units

**148 Total New Units (SHP)**

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1 HMIS Renewal  
 5 SSO Renewal Projects (Non Housing)  
 40 units Rapid Re-Housing for Families **Demonstration** (Transitional Housing for Families)

**Budget Summary of the Application:**

SHP Projects	\$11,512,875
Rapid Re-housing	\$1,820,083
Samaritan Bonus	\$1,704,420
Shelter Plus Care Renewal Project	\$104,184
<hr/>	
Total Submission Package	\$15,141,562

**The following is a summary of each of the applications:**

UPMC Western Psychiatric Institute & Clinic	\$1,704,420
Flex 51 for Individuals	
New Rank 1 (2 yrs)	51 units
Shelter Plus Care	Chronic Homeless Adults

WPIC FLEX 51 will be a scattered site permanent housing/leasing program that serves homeless individuals disabled by behavioral health issues. Participants will select the communities of their choice, based upon the needs and wishes of the participant and their desire to live near other family, amenities, supports, etc. FLEX 51 will be operated by WPIC which offers comprehensive supportive services and is committed to using Evidence Based Practices to incorporate social, educational, vocational, behavioral, and cognitive interventions aimed at long term recovery, increasing community stability and maximizing self-sufficiency. WPIC commits to support the participants in their homes via the array of treatment and support services available through the case management programs, outpatient therapy and rehabilitative services. The project is dedicated to working toward collaboration and cooperation with other community entities in order to link consumers to mainstream services.

Community Human Services	\$908,523
Families United	Renewal 3 yrs
Rank 2	20 units
Permanent Housing for Persons with Disabilities	Families

Families United program is a supportive housing program that provides permanent housing and assistance to 20 homeless single, disabled individuals and their children who have a history of chronic homelessness. The program targets families that have experienced multiple episodes of homelessness and /or who have been homeless for six months or longer. Families United also serves households that would be considered treatment resistant, those who experience addiction and mental illness, but have difficulty adhering to treatment plans. Rental assistance is provided. Supportive services, such as essential case management, are provided.

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Veterans Leadership Program	\$415,646
Valor	Renewal (3yrs)
Rank 3	10 units
Permanent Housing for Persons with Disabilities	Veteran Families

The Valor Program provides permanent housing opportunities to male and female veterans who have disabilities and may have custody of minor children. Supportive Services include case management, job training and employment service to the consumers as well as after-school and summer programs for the children.

Veterans Leadership Program	\$215,460
Liberty	Renewal (3yrs)
Rank 4	5 units
Permanent Housing for Persons with Disabilities	Single Adult Veterans

The Liberty Program provides permanent housing opportunities to male and female veterans who have disabilities. Supportive Services include case management, job training and employment service to the consumers. Housing opportunities are provided through scattered site leased housing throughout Allegheny County.

Veterans Leadership Program.	\$621,243
Victory	Renewal (3yrs)
Rank 5	15 units
Permanent Housing for Persons with Disabilities	Veterans Families

The Victory Program will provide permanent housing and supportive services to homeless veterans with disabilities and disabled veterans who have custody of their children. Fifteen consumers and their children will be provided scattered site leased housing opportunities.

Pittsburgh AIDS Task Force	\$424,843
CHOICE II	Renewal (3 yrs)
Rank 6	15 units
Permanent Housing for Persons with Disabilities	HIV/AIDS

CHOICE II is a permanent housing program for persons with disabilities, serving the chronically homeless living with HIV/AIDS. In addition to housing, residents are provided with case management support and are linked to a range of other services including employment assistance, literacy training and direct supports such as food pantry and legal support.

House of the Crossroads	\$235,522
Dolores Howze Program	Renewal (3yrs)
Rank 7	6 units
Permanent Housing for Persons with Disabilities	

The Dolores Howze program provides supportive services and scattered site housing to homeless men and women with disabilities (substance abuse) and their children. A comprehensive array

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of services that include scattered site housing, substance abuse treatment, prevention and intervention, primary health care, mental health treatment, child development, life skills development, transportation and an array of other wrap-around service coordination are provided.

Western Psychiatric Institute and Clinic of the	\$606,630
University of Pittsburgh Medical Center	Renewal (1yr)
Neighborhood Living Program	55 units
Rank 8	
Permanent Housing for Persons with Disabilities	

The Neighborhood Living Program is a permanent housing program that provides housing to homeless individuals and families affected by mental illness and substance abuse. The NLP provides comprehensive supportive services and is committed to using Evidence Based Practices such as Assertive Community Treatment, Dialectical Behavior Therapy, Motivation Interviewing and Housing First principles.

House of the Crossroads	\$331,475
Village 1	Renewal (3yrs)
Rank 9	10 units
Permanent Housing for Persons with Disabilities	

The Village 1 program provides supportive services and scattered site housing to homeless men and women with disabilities (substance abuse) and their children. A comprehensive array of services that include scattered site housing, substance abuse treatment, prevention and intervention, primary health care, mental health treatment, child development, life skills development, transportation and an array of other wrap-around service coordination are provided.

Western Psychiatric Institute and Clinic of the	\$68,495
University of Pittsburgh Medical Center	Renewal (1 yr)
Family Empowerment Program	5 units
Rank 10	
Permanent Housing for Persons with Disabilities	

The WPIC Family Empowerment Housing Project provides permanent housing for 5 homeless adults, who have children and have mental health and/or other related disabilities. WPIC provides case management, mental health, and other supportive services in order for the family to stabilize and achieve self-sufficiency.

Western Psychiatric Institute and Clinic of the	\$686,971
University of Pittsburgh Medical Center	Renewal (3yrs)
Mathias Project	11 units
Rank 11	
Safe Haven	

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The Mathias Project is a permanent Safe Haven Project providing housing and services to adult males, who are chronically homeless and disabled by behavioral health issues. The Safe Haven utilizes a housing first, harm reduction approach to services and targets the hard-to-reach, chronic street homeless population within our communities. Safe Haven provides comprehensive supportive services and is committed to using Evidence Based Practices to incorporate social, educational, occupational, behavioral and cognitive interventions aimed at long-term recovery, increasing community stability, and maximizing self-sufficiency. The Safe Haven is dedicated to a working collaboration and cooperation with other community entities in order to link consumers to mainstream services.

Allegheny County Department of Human Services	\$195,219
HMIS	Renewal (1 yr)
Rank 12	

The Homeless Management Information System is a mandated computer system implemented to track homeless consumers through the Continuum of Care System and provide the continuum with an unduplicated count in order to try to grasp the actual count of those experiencing homelessness within Allegheny County. The system will continue to enhance our ability to serve the consumers and to allow for better collaboration and consistency of care resulting in better outcomes for the continuum participants.

Bethlehem Haven/Miryams	\$241,500
Safe Haven	Renewal (2 yrs)
Rank 13	4 units
Transitional Housing	Women with MH

Bethlehem Haven/Miryams Safe Haven Project is a 4-bed facility-based transitional housing program providing comprehensive supportive services, housing development, placement and follow up for chronically homeless women with mental illness. The project provides services in a manner which maximizes utilization of community-based mainstream services.

Bridge to Independence	\$725,640
Combined Transitional Housing Program	Renewal (2 yrs)
Rank 14	34 units
Transitional Housing	Individuals/Families

Bridge to Independence serves the homeless population through its programs of Debra House, Families First and Family Focus. Each program addresses a specific population of homelessness including women, women with children, who may be D&A and/or dual diagnosed, and large, intact families. The programs provide housing and supportive services to 4 individuals, 21 families and 43 children, moving the consumers to self-sufficiency. The goal is to reduce the incidence of homelessness for individuals/families in Allegheny County by providing supportive housing, case management, D&A treatment, job placement and retention, collaboration and life skills.

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St. Vincent de Paul	\$67,476
Michael's Place	Renewal (1yr)
Rank 15	12 units
Transitional Housing	Men

Michael's Place is a transitional housing project designed to assist homeless, addicted men with recent criminal backgrounds to make the critical moves to full-time employment and safe affordable permanent housing. The project offers 12 beds in a safe, drug-free environment where residents receive the support and guidance they need to address their addiction and other issues that have, in the past, prevented them from living productive and happy lives.

Primary Care Health Services	\$626,481
Open Arms	Renewal (3yrs)
Rank 16	9 units
Transitional Housing	Women and Children

Open Arms provides facility-based transitional housing and supportive service to homeless women and children. This facility has nine apartments. The program provides a safe, affordable and structured living environment for families struggling with substance abuse, domestic violence and mental health issues. The goal of the program is to assist the families in eliminating behavior that caused their homelessness.

Bethlehem Haven	\$498,840
Step Up Program	Renewal (3yrs)
Rank 17	20 units
Transitional Housing	Single Women

Step Up Program provides transitional housing to homeless women with chronic substance abuse issues. Step up residents receive case management, vocational education and career development services, substance abuse and mental health treatment, life skills education, housing counseling and placement, legal services, primary care services and transportation.

Western Psychiatric Institute and Clinic of the University of Pittsburgh Medical Center	\$111,113
Buffalo Street	Renewal (2 yrs)
Rank 18	5 units
Transitional Housing	

The Buffalo Street Project is a transitional supportive housing program that serves homeless individuals and families disabled by behavioral health issues. The project provides comprehensive supportive services and is committed to using Evidence Based Practices to incorporate social, educational, occupational, behavioral and cognitive interventions aimed at long-term recovery, increasing community stability, and maximizing self-sufficiency. The

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project is dedicated to working toward collaboration and cooperation with other community entities in order to link consumers to mainstream services.

Womansplace	\$33,444
Transitional Housing	Renewal (3yrs)
Rank 19	2 units

Womansplace Transitional Housing program provides housing for up to two years to women with children who have become homeless due to domestic violence and/or substance abuse from drug and alcohol.

Auberle	\$227,519
Movin' On Program	Renewal (1 yr)
Rank 20	10 units

The Auberle Movin'On Program provides comprehensive services to young men to equip them with the knowledge, skills and resources necessary to obtain and maintain permanent housing. The program model tackles the problems of unemployment and under-educated youth and young adults by offering entry level jobs, remedial education, housing, medical care coordination and supportive counseling. They become part of a caring, supportive community that offers them options for coping with everyday issues in their lives.

House of the Crossroads	\$92,009
Residential Program	Renewal (1yr)
Rank 21	7 units

House of the Crossroads Residential Program provides seven units of transitional housing and supportive services to homeless adults with children. The adults will have primarily a substance abuse disability. Programming provides a comprehensive integrated services component consisting of substance abuse treatment, prevention and intervention, primary health care, mental health treatment, child development, life skills development, transportation and an array of other wrap-around service coordination.

Western Psychiatric Institute and Clinic of the	\$2,241,000
University of Pittsburgh Medical Center	New (5 yrs)
Flex 50 for Families	
Rank 22	51 units
Shelter Plus Care	Families

WPIC FLEX 50 will provide Shelter Plus Care scattered site housing units throughout Allegheny County. The program will serve families disabled by behavioral health issues. Participants will select the communities of their choice, based upon the needs and wishes of the participant and their desire to live near other family, amenities, supports, etc. FLEX 50 will offer comprehensive supportive services and is committed to using Evidence Based Practices to incorporate social, educational, vocational, behavioral and cognitive interventions aimed at long term recovery, increasing community stability, strengthening families, and maximizing self-sufficiency. FLEX

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50 commits to support the participants in their homes via the array of treatment and support service available through the case management programs, outpatient therapy, and rehabilitative services. The project is dedicated to working toward collaboration and cooperation with other community entities in order to link consumers to mainstream services.

ACTION Housing	\$350,910
Homeless Teen Program	New (2yrs)
Rank 23	20 units
Transitional Housing	Young Adults 18 to 24

The Homeless Teen Program will provide 20 units of scattered site transitional housing to young people between the ages of 18 to 24. The program will provide case management that will assist in establishing and implementing education and employment goals, accessing other necessary social service goals, developing life skills necessary to live independently, and assisting the participants to transition to permanent housing upon completion of the program.

Community Human Services Corporation	\$359,100
Work toward Sustainability from Crisis	New (2yrs)
Rank 24	20 units
Permanent Housing for Persons with Disabilities	

Work Toward Sustainability from Crisis will provide 20 units of Permanent Housing for Persons with Disabilities with supportive case management services.

HEARTH	\$146,286
Permanent Housing	New (2 yrs)
Rank 25	6 units
Permanent Housing for Persons with Disabilities	

HEARTH's Permanent housing for homeless women with Disabilities will provide housing for 6 women who need support beyond transitional housing. The program will provide case management with linkages to other supportive services to 6 women and their children.

**RAPID REHOUSING DEMONSTRATION PROGRAM**

Community Human Services Corporation	\$1,820,083
Rapid Re-Housing Demonstration Program	3 years
Transitional Housing for Families	40 units
Rank 26	

Community Human Services Rapid Re-Housing for Families Demonstration will expand its existing rapid re-housing program services by offering transitional rental subsidies and case management. The program will obtain 40 housing units plus an office for this demonstration. The program will target families who are living on the street and in the shelter system. The program will identify families meeting the program criteria and rapidly place them in housing using CHS's existing landlord network.

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Allegheny Valley Associations of Churches Hospitality Network Rank 27	\$27,384 Renewal (1yr)
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The Allegheny Valley Associations of Churches Network is a program that uses existing facilities (churches, YMCA, etc.) to house homeless families. Since November 2003, the network has expanded to include case management and supportive services to homeless individuals and families not only being sheltered by us but also those who are not in a shelter.

Community Human Services Corporation Supportive Relocation Program Rank 28 SSO	\$350,870 Renewal (1yr)
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The Supportive Relocation Program (SRP) provides rental assistance, household supports, transportation, information/referral and case management services for homeless individuals and families. The program is designed to provide tangible assistance to individuals and families that are making the transition from temporary to permanent housing.

Mercy Hospital / Operation Safety Net From the Streets Up Rank 29 SSO	\$68,355 Renewal (1yr)
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From the Streets Up provides a mobile van that travels to areas where the street or chronically homeless individuals congregate. Individuals are able to receive food, clothing and health care services including medical, mental health, dental screenings and case management services for mainstreaming back into the community. For many individuals, this is the first step to obtaining housing and income/employment.

Bethlehem Haven 902 Clinic Rank 30 SSO	\$173,158 Renewal (1yr)
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The 902 Clinic provides outpatient mental health care and case management services to homeless men and women who would otherwise be unable to access treatment. Services include: psychiatric services including assessment, evaluation, medication treatment, and follow-up visits are provided. The project's outreach work is done on the streets and in area shelters and drop-in centers. The project is coordinated and supervised by a registered nurse.

Bethlehem Haven/ Miryam's Aftercare Program Rank 31	\$64,890 Renewal (1yr)
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Bethlehem Haven/Miryam's Aftercare Program enables transitional housing residents to move out of transitional housing and secure permanent housing in the community. Participants are assisted in locating and securing safe, affordable and appropriate housing based on individual need. Participants are assisted with budgeting, furniture and start-up items, as well as 24-hour crisis intervention services. The purpose of the Aftercare program is to prevent revolving door homelessness among chronically mentally ill homeless women.

Western Psychiatric Institute and Clinic of the University of Pittsburgh Medical Center Flex 15 Rank 32 Shelter Plus Care	\$104,184 Renewal (1yr) 15 units
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The Flex 15 program is a Shelter Plus Care permanent housing program that serves homeless individuals and families disabled by behavioral health issues. Flex 15 is operated by WPIC, which offers comprehensive supportive services and is committed to using Evidence Based Practices to incorporate social, educational, occupational, behavioral, and cognitive interventions aimed at long-term recovery, increasing community stability and maximizing self-sufficiency. Flex 15 is dedicated to working toward collaboration and cooperation with other community entities in order to link consumers to mainstream services.

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**NON-HOUSING ACTIVITIES**

**MUNICIPAL INFRASTRUCTURE IMPROVEMENTS ACTIVITIES**

<b>Municipal Development Program Areas:</b>	<b>CDBG YEAR 35</b>
Sewer and Water Facilities	\$ 1,045,744.00
Municipal Recreation	\$ 500,000.00
Safe Neighborhoods Demolition	\$ 911,212.00
COG-Wide Master Contracts	\$ 770,261.47
COG Administrative Contracts	\$ 471,804.00
Braddock Master Contract	\$ 50,000.00
Clairton Master Contract	\$ 171,380.00
Duquesne Master Contract	\$ 102,000.00
Homestead Master Contract	\$ 50,000.00
Rankin Master Contract	\$ 13,600.00
General Public Improvements	<u>\$ 354,617.53</u>
<b>Municipal Development Total:</b>	<b><u>\$ 4,440,619.00</u></b>

Infrastructure improvement programs are designed to be compatible with the needs of the residents of Allegheny County. These needs generally include: construction and rehabilitation of environmentally sound infrastructure, promotion of informed local decision making, achievement of cost-efficiency, and support for sound economic development and redevelopment. High priority is given to projects which address one or more of these goal objectives. In an effort to solicit these types of proposals, public outreach and input has, and will, continue to take place in order to inform constituents of the program's goals and priorities. The following program narratives identify specific projects and financial resources, summarize specific objectives, and address strategies targeted to accomplish the overall strategic plan objectives.

The U.S. Office of Management and Budget (OMB) instituted requirements for HUD and its Grantees to develop standardized program objectives and outcomes and incorporate them into their Consolidated Plans and Action Plans. HUD funded programs are critically important to

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communities, however HUD grantees have not clearly demonstrated and quantified program results at the national level. The inability to aggregate program results into a standardized format that indicates discernable achievements could have adverse consequences for program budgets. In order to provide measurable accomplishments in the Caper Report, uniform objectives and outcomes will once again be incorporated into this Consolidated Plan. Each of the following program narratives will include one of the 9 standard outcome objective statements most suitable for the respective program.

## **SEWER AND WATER PROGRAM**

Since the inception of the Allegheny County CDBG program, sanitary sewer and potable drinking water improvements have consistently remained a top priority for the Department of Economic Development. The growing demand for drinking water distribution and sanitary sewer system infrastructure in underserved and non-sewered portions of Allegheny County is compounded by a concurrent pre-existing problem of replacing aging and deteriorated water and sanitary sewer infrastructure in older, less affluent communities. Additionally, storm water infiltration into deteriorated sanitary sewer lines has resulted in overcharging and overflow of sewage treatment plants causing pollution of the regions waterways and streams. Incidental to these issues, increased storm activity over the region has also increased storm water flooding intensifying the awareness level and need for storm water control and management as many communities are repeatedly recovering from the impact of storm water flooding. Consequently, for CDBG Year 35 (2009) the Department has received 48 proposals requesting \$ 4.8 million in CDBG funding assistance through its sewer and water program.

Infrastructure development has a significant impact on economic and housing development which in turn determines the overall vitality of the region and the welfare of its residents. Critical to these decisions, is the impact on the economically disadvantaged who are integrally a part of communities initiating or mandated to make infrastructure improvements, as well as, to those further disadvantaged by the effects of continual storm flooding. The growing need for improved sanitary sewer and drinking water systems in conjunction with increased storm related damage will result in substantial cost for rehabilitation and construction requiring residents to incur special assessments (tap-in fees and user rates) costs; combined with the current economic downturn this imposes even greater financial burden on low/moderate residents for vital infrastructure improvements. The objective of the Municipal Sewer and Water Program is to provide a suitable living environment by improving sanitary, water systems and storm control in low to moderate income communities.

As previously mentioned, urgency for infrastructure improvements will require even greater emphasis as a result of the on going mandates from the U.S. Environmental Protection Agency (EPA) requiring the elimination of sanitary sewage overflows in numerous municipalities within Allegheny County. Remediation of the wet weather sewage problem targeted by the EPA was initially estimated at approximately 3 billion dollars but currently revised estimates place the amount much higher. During CDBG Year 35 the Department will continue in its effort to oversee the initial phase of a two year cooperative planning effort by the 3 Rivers Wet Weather Demonstration Program and affected Allegheny County municipalities as they continue to implement efforts to address the early stages of the wet weather overflow problem.

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Approximately 2 million dollars of CDBG program income funds is being utilized to assist with implementation of the EPA's consent order during the initial assessment phase. The CDBG funds are being used in communities which were identified as entirely census tract eligible. The initial CDBG funding thrust involves eighteen (18) ALCOSAN communities, a majority of which are located in the Mon Valley water basin areas where over the last decade economic recovery has been difficult.

Sewer and water program projects generally fall into the following categories: new construction and/or rehabilitation of water distribution/collection systems, or new construction and/or rehabilitation of sewage treatment and collection facilities. In addition to the sewage and drinking water categories is a third category, storm water infrastructure projects. Storm water removal from sanitary systems and uncontrolled storm water runoff is increasingly becoming an economic burden and serious threat to property, as well as, to the health and well being of Allegheny County's residents. A significant amount of strategic planning, cooperation in addition to the leveraging of multiple funding sources will be required to effectively maximize the limited CDBG funding available to address the myriad of critical infrastructure needs within Allegheny County.

Within the confines of its 5 year strategy goals and objectives the CDBG Year 35 (2009) sewer and water program continues its effort to encourage the theme of inter-municipal cooperation and a regional approach toward drinking water, sanitary sewer and storm water management. Since all sewer and water funded projects require a match component, communities have historically been encouraged and continue to be encouraged to develop a separate sinking fund for water and sewer improvements. The ever increasing need for infrastructure improvements throughout Allegheny County will require the CDBG Year 35 sewer and water program to stretch its limited funding resources further in order to maximize the available CDBG funds. In order to stretch the limited CD resources, communities are also encouraged to seek multi source funding to achieve projects of greater or more significant impact.

For CDBG Year 35 (2009), the Municipal Division reviewed approximately 35 eligible sewer and water funding applications and will allocate approximately \$1,045,744.00 of its proposed 4.4 M budget towards approximately 16 sanitary sewer, water and storm water infrastructure projects; of the 16 projects selected for funding, 6 are storm water improvements, 5 are drinking water improvements and 5 are sanitary sewer improvements.

The remaining 19 eligible applications not funded directly with sewer and water program dollars become available for selection under either the COG Wide Master Contracts or the Act 47 Master Contracts. For CDBG Year 35 an additional 2 (1 water, 1 storm) projects totaling \$21,000.00 have been selected for implementation under the COG Wide Master contracts bringing the total amount of CDBG funds for sewer and water program improvements to \$1,066,744.00.

The Municipal Development Division's sewer and water program will continue its on-going efforts to assist all municipalities find solutions to the existing demands for infrastructure improvements and growth. Every effort will be made to maximize leveraged dollars for CD funds allocated. Increased efforts will be pursued to help municipalities establish linkages with

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external funding sources - both public and private, in an effort to increase the potential for larger scale projects which exceed the funding capacity of the CD program alone. Renewed emphasis will also be placed on greater inter-departmental cooperation in assessing and evaluating projects that can achieve multiple departmental objectives and in coordinating these objectives and initiatives, whenever possible with those occurring within the Housing and Economic Development Divisions. Projects which provide an opportunity for achieving multiple departmental objectives and initiatives create an effective cost/ benefit in the overall strategy to utilize CD funding to continue the improvement to the quality of life for residents of Allegheny County.

## **MUNICIPAL RECREATION**

The Municipal Recreation Program budget for CDBG Year 35 is \$500,000. This program continues to be popular among Allegheny County municipalities and as a result, project selection remains very competitive. The department received thirty-two proposals for this funding cycle. The proposals totaled \$1,637,310 in CD dollars requested for this funding cycle.

The Department was able to fund fourteen of the eligible projects under the Municipal Recreation Program for CDBG Year 35 within the Municipal Recreation Program budget constraints. The Allegheny Valley North Council of Governments selected an additional project in the amount of \$23,571 in CD dollars for inclusion in their COG-Wide Master Contract, increasing the grand total of CDBG Year 35 dollars designated for recreation projects to \$523,571.

The objective of the Municipal Recreation Program is to provide a suitable living environment by improving recreation facilities in low to moderate income communities. The general categories of park improvements include playground/park safety and rehabilitation, playground equipment improvements, riverfront development, and handicapped accessibility. Each eligible proposal was evaluated according to thirteen different criteria. These criteria included level of design detail, playground safety, ADA accessibility, presence of a community master recreation plan, creativity and innovation, enhancement of existing facilities, impact on other Economic Development projects, riverfront development, state and local matching funds, documentation of interest from special needs end users and level of prior funding to the site.

The recipients of capital improvement recreation funds under the Municipal Recreation Program budget this cycle are Avalon, Leet Township, Sharpsburg, Millvale, Elizabeth Township, Elizabeth Borough, Mt. Oliver, East McKeesport, Springdale Township, Blawnox and Dravosburg. A Master plan for a park in Wilkins Township was also funded under the CD Year 35 Municipal Recreation budget. Allegheny Valley North Council of Governments selected a project in Harrison Township to be funded under their COG Wide Master Contract for CD Year 35.

The recipients of the Traveling Sports Clinic, a joint programming effort with the Allegheny County Parks Department are the residents of the Borough of Mt. Oliver, the City of Duquesne, the City of McKeesport, the Borough of Rankin, the Borough of Glassport, the Borough of McKees Rocks, the Borough of Millvale and the residents of a low-income housing complex

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located in the Borough of Baldwin. The objective of the Traveling Sports Clinic is to create improved access to a better living environment by providing underprivileged youth with the opportunity to participate in organized sports in a supervised setting in order to learn the value of sportsmanship and teamwork. Approximately 1,200 youth will benefit from this program.

The need for park and recreation improvements continues to exceed the funding available through the Municipal Recreation Program. The Department of Economic Development works with other funding agencies in order to identify additional sources that can be used to leverage the CDBG funds available for recreation. Communities are encouraged to apply to other funding sources in addition to CDBG; particularly for larger projects. Technical assistance will be offered to communities seeking to leverage CDBG dollars with other funding sources in order to maximize the limited dollars available for recreational improvements.

### **STREET RECONSTRUCTION**

The objective of this program is to provide navigable roads and accessibility for the purpose of creating a more suitable living environment.

Priorities have steadily shifted from stand alone curb and sidewalk restoration in recent years. This is evidenced in CD Year 35 as Allegheny County Department of Economic Development (ACED) will not be funding any such projects. Recent news articles speak of a new emphasis toward road and bridge reconstruction. A collective of our nation's Governors are pushing to obtain \$130 billion toward this end. Curb and sidewalk revitalization projects mesh well with this initiative and inevitably are an integral part of the larger scope of services which provides a functional beautification to careworn municipal infrastructure.

ACED will provide approximately \$500,000.00 in CDBG grant funds to conduct eleven (11) separate street reconstruction projects. These projects will be dispersed among ten (10) separate communities including three (3) Councils of Governments and four (4) Act 47 distressed communities.

The Department will continue to provide CDBG funds for reconstruction of residential streets but recognizes the need to boost the priority of street reconstruction within commercial districts as well to support a total economic development package.

The demand is high for street reconstruction in the upcoming CD year is consistent with previous years with indications of becoming even more so. While the Department does not have a specific grant program for local municipalities to apply for street reconstruction they are allowed, and encouraged, to use funding from the COG's Area Wide Public Improvements grants and/or Master Contracts for Distressed Communities.

ACDED is aware of the importance of street reconstruction to the County's sub-recipients and will continue to work with other funding agencies to bring street reconstruction funds to the distressed communities in Allegheny County. New strategies, featuring a more coordinated form of planning, are being formulated to better access a variety of funding sources including, but not limited to: ACED; the State of Pennsylvania's Department of Community and Economic

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Development (PA DCED); other federal funding sources; and, residents within Allegheny County. When a comprehensive plan is in place using CDBG funds, these dollars can be leveraged against PA DCED resources and other funds to assist with providing for infrastructure projects. ACED will submit application to the PA DCED to leverage funding, as appropriate. By linking with other funding agencies and adhering to a long range comprehensive plan, infrastructure projects may be accomplished more proficiently.

## **SECTION 504 AND THE AMERICANS WITH DISABILITIES ACT**

In compliance with Section 504 of the Rehabilitation Act of 1973, as amended, and the Americans with Disabilities Act (ADA) of 1990, the Department acknowledges that it is unlawful to discriminate against the handicapped in admission or access to or treatment or employment in its programs and activities. ADA activities include, but are not limited to, upgrades of public facilities, building access and egress ramps and walks, and depressed sidewalk corner curbing that effectively removes architectural barriers that would otherwise impede access and egress, inhibit mobility, and diminish the functionality to disabled Americans.

The objective is to provide accessibility to public facilities for physically challenged persons in the creation of a suitable living environment.

The Allegheny County Department of Economic Development (ACED) will provide approximately \$420,000.00 in CDBG grant funds to conduct twenty-six (26) separate projects for CDBG Year 35. These projects will be dispersed among twenty-five (25) separate communities including five (5) Councils of Governments.

## **CODE ENFORCEMENT**

The initiative is substantiated by a need to improve the overall image and condition of areas within the Allegheny County region. The objective of code enforcement is the elimination of slum and blight for sustaining a suitable living environment.

Allegheny County will make funding available to two (2) Act 47 communities to help offset the cost of code enforcement. In specific, Braddock and Duquesne will each receive \$30,000.00 in public funds.

These code enforcement programs have been established to create a greater awareness relative to compliance issues. The priority result is an enhanced system of checks and balances where public funding disbursements yield tangible assets that at once compliment the community at large; increase property values; and, attract wage earners and business concerns. The general health, safety and welfare are contingent upon the eradication of hazards brought on by blight.

The basic elements of code enforcement are to conduct inspections to ensure the enforcement of housing related codes; the review of building plans and permit applications; the inspection of private, commercial and industrial structures for conformance to local ordinances and standards; and, regular reporting to municipal officials for planning purposes. Efforts to streamline code enforcement and the associated administrative procedures will continue. These municipal

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programs will retain full-time inspectors and code enforcing municipal engineers. Improper construction practices and inadequate inspections will be reduced. The effect of inadequate enforcement practices will be diminished by progressively eliminating part-time enforcement. The number of structures identified for demolition will be diminished and a commensurate increase in the number of structures identified for rehabilitation will ensue. Community organizations will be encouraged to compliment the program by providing positive and accurate information. Code enforcement effectively establishes a common, and firm, methodology and attenuates the progression of the negative impact of sub-standard structures.

## **DEMOLITION**

The Safe Neighborhood Demolition program was created to better coordinate demolition activities in communities throughout Allegheny County. The objective of the program is to eliminate structures which are a threat to public health and safety and create neighborhoods which have access to a suitable living environment.

The budget for the CD Year 35 Safe Neighborhood Demolition Program is \$911,212.00. A total of 155 structures have been identified in the following Council of Governments regions: Char-West COG (5) structures, Quaker Valley COG (12) structures, Steel Valley COG (22) structures, Turtle Creek Valley COG (65) structures, Twin Rivers COG (21) structures, North Hills COG (20), Allegheny Valley COG (4) structures and South Hills COG (6).

One of the objectives of the demolition program is the attempt to group contiguous sites in an effort to clear larger parcels for potential reuse or redevelopment. An example of this concentrated demolition effort will occur in the Borough of North Braddock and the Township of Harrison.

A historic consultant is under contract to review all sites prior to demolition. Structures that have been determined to be of historical significance or located in historic districts are sent to the State Historic Preservation Officer (SHPO) for final historical determination. If the demolitions of such structures are deemed to create an adverse effect, a Memorandum of Agreement is developed which must be approved by all appropriate parties.

## **MONITORING**

All of the infrastructure programs have the common goals of maximizing leveraged dollars for project financing; promoting projects which accomplish a concentrated departmental impact, i.e., housing, economic development, municipal infrastructure; creating lines of open communication with other governmental agencies and funding sources; benefiting a large number of low/mod households, creating stability and decent living conditions in existing distressed/ low and moderate income communities.

The procedures and standards which have been used to monitor the objectives include: periodic monitoring of operating agencies, regular on-site inspections, periodic payment documents, periodic contract status reports, regular contact with operating agencies, review of time sheet documents

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(code enforcement), frequent dialogue between department divisions (municipal, housing, economic development), information contained within the CDBG application, and annual compilation and reporting of data for the CAPER. These tools have provided the specific numerical quantities which demonstrate attainment of long term objectives identified in the strategic plan. The new HUD performance measurement system will not impact these monitoring tools but will further refine, and standardize the reported data on a national level.

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***ECONOMIC DEVELOPMENT***

**Economic Development Program  
Areas**

Allegheny Together	\$	310,000.00
Business Development	\$	1,191,500.00
Development	\$	3,000,000.00
Special Projects & Finance	\$	<u>                    -</u>

**Economic Development Total: \$ 4,501,500.00**

The Business Development and Finance Division administer loan programs and tax incentive programs, develop and implement redevelopment strategies, and provide technical and site assistance to support economic development activities throughout Allegheny County. These activities emphasize job creation and retention, job training, infrastructure improvements, and technical assistance to business. In the upcoming year we plan to focus on implementing some new economic development strategies which include: a new commercial revitalization program called Allegheny Together, which is based on the National Main Street Program and the release of our newly revised loan programs called the Allegheny Small Business Loan Program and the Allegheny Target Industry Loan Program.

Allegheny County will use its Community Development Block Grant (CDBG) program income in conjunction with its loan programs to accomplish traditional economic development projects. These projects include rehabilitation, construction, equipment purchase, and infrastructure improvements. The County has two CDBG funded programs geared toward assisting business. The Allegheny Small Business Loan Program will help Allegheny County align itself for the future and create a new strategy of investment to positively impact the regional economy by supporting small business. The Allegheny Target Industry Loan Program will also positively affect our regional economy by focusing on target industries in growth clusters. In 2008, seven loans are either pending or closed totaling over \$1.56 million.

These programs typically serve manufacturers; however, in recent years the County has expanded its focus to include high tech and headquarter facilities as well. It is anticipated that while manufacturers will continue to be the largest recipient of funds, the gap between service industries and manufacturers will continue to close.

Initiatives can be grouped into three categories: Economic Development, Development, and Allegheny Together. Economic Development initiatives will provide incentives directly to businesses that are either expanded in or relocating to Allegheny County. Additionally, funds will be used to improve infrastructure that supports business expansion. Development initiatives include, but not are limited to, the redevelopment of industrial sites undertaken by the Department or one of its Authorities. Funds will be used for a variety of activities ranging from acquisition to construction. Finally, in its inaugural year, Allegheny Together will focus on the

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implementation of a multi tiered Countywide Main Street program by kicking off with a comprehensive planning approach in four to six County communities.

Projects to be funded from CDBG Year 35 include:

**Diversity Business Resource Center**

**\$50,000**

A business development organization that provides a single point of contact for minority, women and other disadvantaged business owners who seek information and referrals to start, sustain and grow their business. The center provides microenterprises assistance to Allegheny County based businesses; specifically the use of the FastTrac entrepreneurial assistance program.

**Connections Customer Service Representative Training – Life’s Work of W. PA**

**\$52,500**

Connections training program is a comprehensive eight-week training Customer Service Representative (CSR) training and pre-placement experience. Upon completion of training program, partnering with Life's Work's placement department, Connections will guide the trained agent through their job search, resume creation and job placement. Agents are trained in the use and application of all Microsoft 2003, customer service and telephone etiquette skills and 2.5 weeks of phone time.

**Achieva Support - Property Maintenance Business**

**\$35,000**

The purpose of this project is to purchase various equipment (pick-up truck with a plow/mount/salt spreaders/mowers/weed whackers etc.) which will allow the organization to operate a third crew & create one job for a person with disabilities and possibly one crew manager for a person without disabilities

**Grove Road Bridge Replacement**

**\$180,000**

The Borough through the SHACOG is applying for \$360,000 in CDBG Funds to help pay for the total replacement of the Grove Road Bridge which is in a very dilapidated condition. The replacement of the bridge will improve traffic flow and support economic development in the area being that it serves as a main access point to the ENX Business Park. The total project costs (which will include a detailed engineering study) are estimated to be approximately \$900,000.

**Renaissance III 2000**

**\$100,000**

The agency has provided pre-apprenticeship training for the building trade unions since 2003. The program has several components including a preparatory class offered in conjunction w/ CCAC, Apprenticeship Test study guide, provides mock testing, & outreach services. For the first time, the program is expanding beyond Pittsburgh & Allegheny County by offering classes in Westmoreland & Butler Counties. Also, the agency has developed a targeted training program w/ the Steamfitters Union & is currently developing a program w/ East Allegheny School District.

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**Economic Development Working Fund**

**\$774,000**

Each year the department designates funds for economic development projects that develop during the program year. These funds are used to provide incentives to companies that are expanding or relocating to the County.

**Broadway Street Lighting**

**\$30,000**

This project will include replacing 20 light poles as well as replacing the wiring to those lights. According to Stowe, the existing lighting is old and very deteriorated and replacement parts are unavailable. Replacements are to be made along Broadway from Charles St. to Dale St. and replace existing lights & wiring from Dale St. to Ninth St.

**Commercial Revitalization - Pedestrian Lighting**

**\$30,000**

This project provides for the streetscape revitalization by the replacement of aging & deteriorating lighting that supports the business district within Blawnox Borough. According to the Borough, the proposed lighting will provide the much needed illumination to enhance the safety for pedestrian traffic along Freeport Rd., from Blaw Ave. easterly to the public municipal building. A total of 30 new poles & light fixtures are proposed to be installed. The lights will require new wiring & control centers, but will utilize the existing electrical conduits.

**Allegheny Together**

**\$250,000**

Allegheny Together has recently entered the program's second program year with the addition of two new communities. The CDBG funds will be used to fund technical assistance in six communities with traditional business districts throughout the county. Allegheny Together's goal is to infuse select downtown-based communities with a host of dynamic services aimed towards the sustainable revitalization of their business districts over a three year period. Allegheny Together is founded on the principle that community involvement is essential to the strength and vitality of any business district initiative. Each program year will have a specific focus as well as identified objectives.

Projects to be funded from CDBG Year 35 include:

**Pre-Development Fund**

**\$ 1,000,000**

The Redevelopment Authority of Allegheny County is working on numerous preliminary development initiatives around the County. The Development Division is working with developers, property owners, municipal officials and others to cultivate development / redevelopment opportunities in several municipalities including Tarentum, McKees Rocks, Braddock, Stowe, Coraopolis, Homestead, West Homestead, Munhall, Rankin, Harrison, Brackenridge and Neville Township's. The pre-development fund will be used for activities such as appraisals, feasibility analysis, architectural and engineering work, title searches, real property acquisition and other pre-development needs.

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**Carrie Furnace Float Loan Repayment and Site Development**  
**\$ 1,500,000**

The acquisition of the Carrie Furnace site was completed in 2005 with a combination of State RACP funds and a CDBG Float Loan. The float loan will be partially repaid with an anticipated reimbursement of RACP funds. The Department and RAAC will continue work with the State DEP to complete the Act II Certification and develop a consent agreement. Design development for on-site infrastructure will continue with plans being developed for improved access to the site. A structural/feasibility analysis of the Hot Metal Bridge will be initiated. Site Development work on the site will continue with the extension of utilities to the site, site grading, and the creation of a pad ready area on the site.

**South Park Bingo Lots**  
**\$ 500,000**

The Redevelopment Authority of Allegheny County (RAAC) will be assisting South Park Township with the clearing of title on approximately 270 tax-delinquent parcels that encompass over 43 acres of land total in the township. The parcels' are known as "bingo lots" because of how ownership was distributed during the post World War I era; through bingo games. Once title is cleared on all of the parcels, the Township will be able to find a suitable buyer which will return them to the tax rolls.

*Note: All funding amounts referenced in this document are subject to change because the final allocation amounts from HUD were not received prior to the start of the public review period of the Draft Consolidated Plan.*

**APPENDIX A -**  
**CDBG YEAR 35 PROPOSED PROJECTS LOG**

*All projects and funding amounts referenced in this document are subject to change because the final allocation amounts from HUD were not received prior to the start of the public review period of the Draft Consolidated Plan.*

*Proposed Projects Legend*

- MPI - Municipal - Public Improvements**
- MPD - Safe Neighborhoods Demolition Program**
- MSW - Municipal - Sewer & Water**
- MPR - Municipal - Parks & Recreation**
- MRB - Municipal - Removal of Architectural Barriers**
- MSP – Studies / Comprehensive Plans**
  
- HOO - Housing Projects**
- HNO - Hunger Initiative Projects**
- HSO - Human / Public Services Projects**
  
- ECR - Commercial Revitalization**
- EOO - Economic Development Projects**

*Note: All funding amounts referenced in this document are subject to change because the final allocation amounts from HUD were not received prior to the start of the public review period of the Draft Consolidated Plan.*

**APPENDIX B –**  
**NEW FREEDOM INITIATIVES OBJECTIVES CHART**

*Note: All funding amounts referenced in this document are subject to change because the final allocation amounts from HUD were not received prior to the start of the public review period of the Draft Consolidated Plan.*

**APPENDIX C –  
FAIR HOUSING CHART**

*Note: All funding amounts referenced in this document are subject to change because the final allocation amounts from HUD were not received prior to the start of the public review period of the Draft Consolidated Plan.*