



Westmoreland County, PA FY 2016-2017 Annual Action Plan

Prepared by:

Westmoreland County Community Development Division

DISPLAY COPY

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The purpose of Westmoreland County's Annual Action Plan (AP) is to guide funding decisions in the next year regarding specific federal funds received for housing and community development activities. The AP is guided by three overarching goals that are applied according to a community's needs. These goals are:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for special needs households, and transitioning homeless persons and families into housing.
- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low and moderate income residents, increased housing opportunities, and reinvestment in deteriorating neighborhoods and communities.
- To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low and moderate income persons to achieve self-sufficiency.

As required by HUD, the identification of needs and the adoption of strategies to address those needs must focus primarily on low- and moderate-income individuals and households. The AP must also address the needs of persons with special needs such as the elderly, persons with disabilities, large families, single parents, homeless individuals and families, and public housing residents.

This plan was formulated using HUD's eConPlan tool, which dictates the plan's structure. Where necessary, the County updated or supplemented the HUD-provided tables with more accurate or relevant data.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Westmoreland County is committed to allocating funds that serve the needs of low and moderate income residents. The following strategies have been identified and developed to address various housing, non-housing community development, and homeless needs over the next year:

Priority #1: Expanding the availability of rental housing stock for LMI households Goal: To increase the supply of decent, affordable rental housing opportunities available for the County's lowest-income

households through coordination with WCHA, CHDOs, non-profit and for-profit agencies, and private developers.

Priority #2: Affordable rental assistance for LMI families and seniors Goal: To allow decent, safe, affordable rental housing for low-income families and seniors.

Priority #3: Housing rehabilitation for LMI homeowners Goal: To support families and individuals who already own their homes but, due to economic hardship or excessive cost-burden, are not able to make repairs necessary for critical upkeep and value retention. This includes emergency repair provisions that will enable LMI homeowners to make immediately required repairs to their homes.

Priority #4: Increasing homeownership opportunities Goal: To facilitate increased homeownership opportunities for LMI families and individuals in Westmoreland County and expand the options available to these groups.

Priority #5: Rehabilitation of rental housing stock Goal: To restore and preserve existing affordable rental housing units for low-income tenant households, including those with special needs.

Priority #6: Assisting homeless populations Goal: To provide stability and opportunity to the County's homeless populations through work with non-profit organizations and other public agencies.

Priority #7: Mitigating blight Goal: To remove the tangible and intangible negative impacts of abandoned and dilapidated properties on the viability of neighborhoods throughout the County.

Priority #8: Non-housing community development Goal: To expand and rehabilitate public infrastructure including sanitary sewer facilities, water facilities, storm water facilities, bridge improvements, street reconstruction, and recreational facilities.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The County's past performance in the administration and implementation of the CDBG, HOME, and ESG programs has fulfilled the spirit and intent of the federal legislation creating these programs. The County has facilitated affordability for decent housing, availability and accessibility of suitable living environments, sustainability of suitable living environments, and the accessibility of economic opportunities. The following is a summary of Westmoreland County's past performance as reported to HUD in the FY2013 Consolidated Annual Performance and Evaluation Report (CAPER), the most recent report filed.

In FY 2015, Westmoreland County was awarded \$3,179,262 in CDBG funds, \$652,429 in HOME funds, and \$315,160 in ESG funds. The County was successful in carrying out planned actions that addressed various needs outlined in its HUD-approved Five Year Consolidated Plan. In addition, Westmoreland County used the overwhelming majority of its FY 2015 CDBG expenditures for activities that met one of the three national objectives under the CDBG regulations. The County's other investments consisted of expenditures for general program administration.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Westmoreland County has followed its HUD-approved Citizen Participation Plan in the preparation of the Consolidated Plan. A copy of the County's Citizen Participation Plan, which includes definitions of the criteria for amendments to the AP, is on file at the Westmoreland County Department of Planning and Development and is available for public inspection. In accordance with the Westmoreland County Citizen Participation Plan, the County held a series of five community development and housing needs public hearings at various locations across the County. No one attended any of the meetings, nor was any written comment received. Public notice for the hearings was published in the Tribune-Review. The County also made the decision to encourage a high level of agency consultation in an effort to demonstrate its commitment to (a) identifying priority needs, and (b) engaging the participation of public agencies and non-profit organizations in a positive and collaborative manner.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments were received.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments or views were accepted.

7. Summary

See above.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	WESTMORELAND COUNTY	Department of Planning and Development
HOME Administrator	WESTMORELAND COUNTY	Department of Planning and Development
ESG Administrator	WESTMORELAND COUNTY	Department of Planning and Development

Table 1 – Responsible Agencies

Narrative (optional)

The lead agency for the Annual Plan (AP) is the Westmoreland County Department of Planning and Development. The Community Development Division implements a range of affordable housing and community development activities, including administration of the CDBG, HOME, and ESG programs; preparation of the AP, the Consolidated Annual Performance Evaluation Report (CAPER), and the Annual Plan; technical assistance for and collaboration with municipalities, non-profit and for-profit housing developers, and social service agencies; and rehabilitation and other affordable housing projects.

Consolidated Plan Public Contact Information

Westmoreland County Department of Planning & Development

40 N Pennsylvania Ave Fifth Floor, Suite 520

Greensburg, PA 15601

Contact: Bert Getto, Deputy Director

Phone: (724) 830-3650

Email: fgetto@co.westmoreland.pa.us

Web site: <http://www.co.westmoreland.pa.us/>

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The County developed an outreach effort to maximize input from a cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, stakeholder meetings, and telephone interviews.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

Meaningful collaboration as it relates to the development and implementation of housing and community development programs and services has become increasingly important as the federal resources available to these programs continue to decline. Collaboration with housing and service providers helps the County to capture the maximum benefit for each dollar it invests, and ensures that investments strategically address both short-term needs and advance long-term goals.

Many local entities, such as business organizations, neighborhood-based organizations, lenders and realtors, and County staff are working to establish a framework for multi-level collaboration at the neighborhood level to preserve and enhance residential areas. These agencies are proactively recruited to participate in the development of annual planning processes.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The County is part of the larger Southwestern Pennsylvania area for purposes of planning within the Continuum of Care (CoC). The regional CoC was established by the state for purpose of applying for HUD funding through the Stewart B. McKinney programs (Supportive Housing Program, Shelter Plus Care, etc.).

The Southwest PA CoC will merge with the Northwest Region to form the PA Western Region CoC, with a PA Western Region CoC governing board and a Northwest RHAB and a Southwest RHAB. There are seven counties recognized in the SW regional CoC, including Armstrong, Butler, Fayette, Greene, Indiana, Washington, and Westmoreland, and thirteen counties in the NW CoC, including Crawford, Warren, McKean, Potter, Mercer, Venango, Forest, Elk, Cameron, Clearfield, Jefferson, Clarion and Lawrence. The merger is anticipated to take place sometime in 2016.

Over the past 10 years, an evolution of a comprehensive and coordinated continuum of care homeless assistance system has occurred in the County. During this time, the primary focus of the system has been on the provision of housing and supportive services in an effort to address the multiple needs of homeless individuals and families. In 2008, the County’s MH/MR Department completed a Housing Plan in conjunction with the Westmoreland Coalition on Housing. The Plan focuses on the need for

housing for patients discharged from Torrance State Hospital, programs for youth in the transitional age trying to enter into adulthood after exiting the foster care system, and the need for additional permanent supportive housing units in the County.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Since Westmoreland County does not have its own continuum of care (CoC), it must apply to HUD for competitive grants through the Southwest Regional Homeless Advisory Board (RHAB) Continuum of Care. ESG priorities are determined by Westmoreland County's Department of Planning and Development, which consults extensively with local homeless service providers. The selected priorities are: (1) The need for more emergency shelter beds in the Cities of Monessen and New Kensington, (2) A new youth shelter, especially for youth who have "aged-out" of the juvenile system, (3) Additional transitional housing for patients discharged from Torrance State Hospital.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Westmoreland County Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding public housing projects and goals

Identify any Agency Types not consulted and provide rationale for not consulting

There were no types of agencies that the County did not consult, either through focus group meetings, personal interviews and/or questionnaires.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		
Five-Year Consolidated Plan	Westmoreland County	The goals of the 2016 Annual Plan align with the strategic plan presented in the previous Five-Year Consolidated Plan, adjusting based on previous outcomes to maximize benefit of CDBG, HOME, and ESG investments
2010 Analysis of Impediments	Westmoreland County	The current goals and strategies to overcome current barriers to fair housing were influenced by this plan
2014 Housing Policy and Plan	Westmoreland County	Provided supplemental data analysis for the Needs Assessment and Market Analysis sections

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

In concurrence with Westmoreland County's Citizen Participation Plan, four public outreach meetings were conducted as part of the creation of this Annual Plan. The meetings were held in ADA-compliant buildings throughout Westmoreland County. Persons requiring special accommodations were able to do so by contacting the Westmoreland County Department of Planning and Development. Meetings were held strategically throughout the county in order to reduce travel time for residents.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Scottdale Borough Public Meeting Wednesday 1/6, 10:00 AM No attendees recorded	No comments received	N/A	
2	Public Meeting	Non-targeted/broad community	Jeanette Public Meeting Wednesday 1/6, 2:00 PM No attendees recorded	No comments received	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community	North Huntingdon Township Public Meeting Thursday 1/7, 10:00 AM No attendees recorded	No comments received	N/A	
4	Public Meeting	Non-targeted/broad community	Derry Township Public Meeting Thursday 1/7, 2:00 PM No attendees recorded	No comments received	N/A	
5	Public Meeting	Non-targeted/broad community	Westmoreland County Courthouse Public Meeting Thursday 1/7, 7:00 PM No attendees recorded	No comments received	N/A	
6	Newspaper Ad	Non-targeted/broad community	N/A: Newspaper advertisement in order to inform Westmoreland County residents of public meetings	N/A	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

Currently, Westmoreland County receives CDBG, HOME and ESG funds for housing construction, rehabilitation initiatives and homeless shelter programs, among other eligible activities. These funding sources are expected to be available over the next five years. In addition, other state and federal funding sources and program income are anticipated to be available to finance such undertakings. The entitlements' expected resources were calculated under the following assumptions:

CDBG: 4% increase in allocation and \$100,000 in program income

HOME: No change in allocation and \$100,000 program income

ESG: No change in allocation

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,306,432	100,000	0	3,406,432	3,406,432	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	652,429	100,000	0	752,429	752,429	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	315,160	0	0	315,160	315,160	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Primary sources of matching funds during the next five years are anticipated to include PA Act 137 (County), Commonwealth of Pennsylvania, local foundations, low-income housing tax credits, PENNVEST, Federal Home Loan Banks, and land and monetary donations.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Westmoreland County established a land bank in late 2013 to gain control of properties that have been abandoned and owe back taxes with the intention of clearing titles and returning the properties to strategic and productive reuse. Pennsylvania's enabling legislation allows local governments that create land banks to acquire properties by tax foreclosure, purchase, lease-purchase agreement, donation or transfer; to develop or demolish properties; to sell, transfer, lease or mortgage properties; to discharge and extinguish tax liens and obtain clear title; and to purchase properties at judicial sales.

As of January 2016, 14 municipalities across the County were participating in the land bank. There is sufficient demand to add at least 10 additional municipalities, but this may happen gradually as the organization continues to build capacity. The land bank inventory included 10 parcels, a mixture of residential and commercial uses, five of which are associated with the Monsour site in Jeannette. Wells Fargo is donating an additional two. The land bank represents a potential means of assembling and preparing sites for use by affordable housing developers, especially because it could help to lower acquisition costs.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve the quality of owner housing	2015	2019	Affordable Housing		Preserve Existing Affordable Rental & Owner Unit	CDBG: \$32,621	Other: 1 Other
2	Improve access to affordable owner housing	2015	2019	Affordable Housing		Preserve Existing Affordable Rental & Owner Unit	HOME: \$65,423	Other: 1 Other
3	Improve quality of existing affordable rental unit	2015	2019	Affordable Housing Homeless		Preserve Existing Affordable Rental & Owner Unit	CDBG: \$100,000	Rental units rehabilitated: 25 Household Housing Unit
4	Increase the supply of affordable rental housing	2015	2019	Affordable Housing		Creating New Affordable Rental and Owner Housing	HOME: \$603,565	Rental units constructed: 20 Household Housing Unit
5	Improve and maintain public facilities	2015	2019	Non-Housing Community Development			CDBG: \$181,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 34755 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Provide public services	2015	2019	Non-Housing Community Development		Public Services	CDBG: \$50,000	Tenant-based rental assistance / Rapid Rehousing: 8 Households Assisted
7	Improve/maintain public infrastructure/amenities	2015	2019	Non-Housing Community Development		Public Facility Improvements	CDBG: \$1,994,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 33672 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5617 Households Assisted
8	Remove slum and blight	2015	2019	Non-Housing Community Development		Blight Removal	CDBG: \$100,000	Buildings Demolished: 25 Buildings
9	Housing/services to homeless and near-homeless	2015	2019	Homeless		Housing and Services for the Homeless and At-Risk	CDBG: \$50,000 ESG: \$315,160	Homeless Person Overnight Shelter: 585 Persons Assisted Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Improve the quality of owner housing
	Goal Description	
2	Goal Name	Improve access to affordable owner housing
	Goal Description	
3	Goal Name	Improve quality of existing affordable rental unit
	Goal Description	
4	Goal Name	Increase the supply of affordable rental housing
	Goal Description	
5	Goal Name	Improve and maintain public facilities
	Goal Description	
6	Goal Name	Provide public services
	Goal Description	
7	Goal Name	Improve/maintain public infrastructure/amenities
	Goal Description	
8	Goal Name	Remove slum and blight
	Goal Description	
9	Goal Name	Housing/services to homeless and near-homeless
	Goal Description	

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The jurisdiction estimates that it will provide assistance to 82 eligible low-income and moderate-income families. This estimate takes into account the rehabilitation of 60 homeowner housing units, 2 households assisted through the homeownership program, 8 affordable rental housing units rehabilitated, and 12 new affordable rental housing units constructed.

AP-35 Projects – 91.220(d)

Introduction

The following project information for FY 2016 provides a comprehensive overview on the ranges of CDBG, HOME, and ESG activities.

#	Project Name
1	Transitional Housing - Westmoreland Community Action
2	Removal of Architectural Barriers - City of Lower Burrell
3	Removal of Architectural Barriers - Twin Lakes Park
4	Emergency Housing Rehabilitation - Westmoreland County Housing Authority
5	Demolition - Redevelopment Authority of Westmoreland County
6	Avonmore Borough Street Reconstruction
7	Bolivar Borough Storm Water Facilities/Street Reconstruction
8	Derry Township Water Line Extension
10	Hempfield Township Street Reconstruction
11	Manor Borough Sidewalk Replacement
12	North Belle Vernon Borough Street Reconstruction
13	South Huntingdon Township Water Line Extension
14	Southwest Greensburg Borough Street Reconstruction
15	Trafford Borough Removal of Architectural Barriers
16	Vandergrift Borough Street Reconstruction
17	Trafford Borough Retaining Wall Reconstruction
18	West Leechburg Borough Street Reconstruction
19	Youngwood Borough Removal of Architectural Barriers
20	West Newton Borough Street Reconstruction
21	Westmoreland County Housing Authority Street Reconstruction
22	HOME Administration
23	Tenant Based Rental Assistance - Westmoreland County Housing Authority
24	CHDO Operating Expenses
25	CHDO Set Aside
26	Emergency Solutions Grant Activities
27	Donegal Borough Street Reconstruction
28	CDBG Administration
29	Removal of Architectural Barriers - Mammoth Park

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

CDBG and HOME funds are intended to provide lower and moderate income households with viable

communities, including decent housing, a suitable livable environment, and expanded economic opportunities. Eligible activities include community facilities and improvements, removal of blighting conditions, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration.

The system for establishing the priority for the selection of FY 2016 projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG and HOME programs
- Meeting the needs of very low-, low-, and moderate-income residents
- Focusing on low- to moderate income areas or neighborhoods
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact
- Ability to measure or demonstrate progress and success
- Existence of blighting conditions

The primary obstacle to meeting underserved needs is the limited funding resources available to address identified priorities. In addition, the gap in what households can afford to pay for housing and the price of housing is another obstacle to meeting the needs of the underserved. The County has a significant affordable housing stock, yet the income level for individual households such as single parent, elderly, disabled, or others of limited economic means, is not sufficient to afford even the lowest of the market-rate units.

It is necessary to intensify the impact of limited available funding with the current increase in local home foreclosures, increased unemployment, increased homelessness, risk of homelessness, and the increased demand for supportive services for the growing population that is negatively affected by the economy and finds itself with fewer resources. Local municipalities throughout the County have even fewer resources available to address these issues as local governments face reductions in general funds and non-federal revenues, thus increasing the pressure for support of such services from the County level.

Westmoreland County will continue to collaborate with other public agencies and non-profit organizations, when feasible, to leverage resources, and maximize outcomes in housing and community development. The County will work with the Westmoreland County Housing Authority to help homeless persons and families with financial assistance through the rapid rehousing component of the ESG.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	Transitional Housing - Westmoreland Community Action
	Target Area	
	Goals Supported	Housing/services to homeless and near-homeless
	Needs Addressed	Housing and Services for the Homeless and At-Risk
	Funding	CDBG: \$50,000
	Description	Operation of a service center for homeless and near-homeless families and individuals
	Target Date	3/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	125 homeless and near-homeless families
	Location Description	County-wide
	Planned Activities	Operation of a service center Matrix code: 03T Operating Costs of Homeless/AIDS Patient Programs
2	Project Name	Removal of Architectural Barriers - City of Lower Burrell

	Target Area	
	Goals Supported	Improve and maintain public facilities
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$70,000
	Description	Replacement of an deteriorated handicapped accessible ramp at a community center
	Target Date	3/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	10,083 persons (disabled population of Lower Burell)
	Location Description	Lower Burell community center: Fischer Hall, 201 Delberta Road, Lower Burell, PA
	Planned Activities	Replacement of a deteriorated handicapped accessible ramp Matrix code: 03F Public facilities and infrastrure improvements - parks/recreational facilities
3	Project Name	Removal of Architectural Barriers - Twin Lakes Park
	Target Area	
	Goals Supported	Improve and maintain public facilities
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$111,000
	Description	Replacement of a public restroom which is inaccessible to physically disabled persons and installation of an accessible walkway to connect the restroom with other accessible features
	Target Date	3/1/2017

	Estimate the number and type of families that will benefit from the proposed activities	33,672 (disabled population of Westmoreland County)
	Location Description	Twin Laks Park restroom
	Planned Activities	Installation of an accessible walkway to connect the restroom with other accessible features Matrix code: 03F Public facilities and infrastructure improvements - parks/recreational facilities
4	Project Name	Emergency Housing Rehabilitation - Westmoreland County Housing Authority
	Target Area	
	Goals Supported	Improve quality of existing affordable rental unit
	Needs Addressed	Preserve Existing Affordable Rental & Owner Unit
	Funding	CDBG: \$100,000
	Description	Replacement of deteriorated roofs and furnaces for very low-income households throughout Westmoreland County
	Target Date	3/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	25 low-income families
	Location Description	County-wide

	Planned Activities	Replacement of deteriorated roofs and furnaces Matrix code: 14A Housing - Rehab: single-unit residential
5	Project Name	Demolition - Redevelopment Authority of Westmoreland County
	Target Area	
	Goals Supported	Remove slum and blight
	Needs Addressed	Blight Removal
	Funding	CDBG: \$100,000
	Description	Demolition and clearance of vacant blighted structures throughout Westmoreland County
	Target Date	3/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Demolition of vacant blighted structures Matrix code: 04 Clearance and demolition
6	Project Name	Avonmore Borough Street Reconstruction
	Target Area	
	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Infrastructure Improvement

	Funding	CDBG: \$105,000
	Description	Reconstruction of Westmoreland Avenue and Cambria Avenue
	Target Date	3/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	2,020 persons
	Location Description	Westmoreland Avenue and Cambria Avenue Low-Income Area – Census Tract 8018, Block Group 3
	Planned Activities	Street reconstruction Matrix code: 03K Street improvements
7	Project Name	Bolivar Borough Storm Water Facilities/Street Reconstruction
	Target Area	
	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Infrastructure Improvement
	Funding	CDBG: \$91,000
	Description	1. Installation of 3 storm water inlets on Walnut Street (\$20,000) 2. Installation of 4 storm water inlets on 7th Street and 5th Street (\$44,000) 3. Reconstruction of 7th Street from McKinley Street to Crabapple Lane (\$6,000) 4. Reconstruction of Walnut Street from 2nd Street to 5th Street (\$22,000)
	Target Date	3/1/2017

	Estimate the number and type of families that will benefit from the proposed activities	496 persons (Borough population)
	Location Description	-Income Area Benefit - Census Tract 8083, Block Group 2
	Planned Activities	Storm water facility installation and street reconstruction Matrix codes: 03I, 03J, 03K Flood drainage improvements, water/sewer improvements, street improvements
8	Project Name	Derry Township Water Line Extension
	Target Area	
	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Infrastructure Improvement
	Funding	CDBG: \$138,000
	Description	Water line replacement on Pandora Road
	Target Date	3/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	24 persons, 15 low-income
	Location Description	Pandora Road, Derry Township
	Planned Activities	Water/sewer improvements Matrix code: 03J
9	Project Name	Hempfield Township Street Reconstruction

	Target Area	
	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Infrastructure Improvement
	Funding	CDBG: \$130,000
	Description	Reconstruction of Zellers Street, Atlas Street, and French Street
	Target Date	3/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	61 households
	Location Description	Zellers Street, Atlas Street, and French Street
	Planned Activities	Matrix code: 03K Street improvements
10	Project Name	Manor Borough Sidewalk Replacement
	Target Area	
	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Infrastructure Improvement
	Funding	CDBG: \$175,000
	Description	Replacement of deteriorated sidewalks on various streets in the Atlantic Avenue area
	Target Date	3/1/2017

	Estimate the number and type of families that will benefit from the proposed activities	113 persons -- low income area benefit
	Location Description	Atlantic Avenue
	Planned Activities	Matrix code: 03L Sidewalks
11	Project Name	North Belle Vernon Borough Street Reconstruction
	Target Area	
	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Infrastructure Improvement
	Funding	CDBG: \$64,000
	Description	Reconstruction of Blind Lane from Fayette Street to Vine Street
	Target Date	3/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	1895 persons (population of Borough)
	Location Description	Low Income Area Benefit – Census Tract 8056, Block Group 1
	Planned Activities	Matrix code: 03K Street improvements
12	Project Name	South Huntingdon Township Water Line Extension
	Target Area	

	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Infrastructure Improvement
	Funding	CDBG: \$139,000
	Description	Installation of water line on Farm Road
	Target Date	3/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	7 households
	Location Description	Farm Road, South Huntington Township
	Planned Activities	Matrix code: 03K Water/sewer improvements
13	Project Name	Southwest Greensburg Borough Street Reconstruction
	Target Area	
	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Infrastructure Improvement
	Funding	CDBG: \$93,000
	Description	Reconstruction of four streets:1. Oakland Avenue from Brandon Street to Foster Street2. Alexander Street from Brandon Street to Foster Street
	Target Date	3/1/2017

	Estimate the number and type of families that will benefit from the proposed activities	1,240 persons
	Location Description	Low Income Area Benefit – Census Tract 8043, Block Group 2
	Planned Activities	Matrix code: 03K Street improvements
14	Project Name	Trafford Borough Removal of Architectural Barriers
	Target Area	
	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Infrastructure Improvement
	Funding	CDBG: \$10,000
	Description	Installation of a handicapped accessibility ramp and related sidewalk reconstruction at Duquesne Avenue and 5th Street Avenue & 5th
	Target Date	3/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	465 persons (disabled population of Trafford)
	Location Description	Trafford Borough Low Income Limited Clientele – Presumed Benefit

	Planned Activities	Installation of a handicapped accessibility ramp and related sidewalk reconstruction Matrix code: 03K Street improvements
15	Project Name	Vandergrift Borough Street Reconstruction
	Target Area	
	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Infrastructure Improvement
	Funding	CDBG: \$366,000
	Description	Reconstruction of 12 streets throughout the Borough which were damaged by a sewer separation project
	Target Date	3/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	5890 persons
	Location Description	Low Income Area Benefit – Census Tract 8014, Block Group 1, Census Tract 8015, Block Groups 1 & 2, Census Tract 8016, Block Group 1.
	Planned Activities	Matrix code: 03J Water/sewer improvements
16	Project Name	Trafford Borough Retaining Wall Reconstruction
	Target Area	
	Goals Supported	Improve/maintain public infrastructure/amenities Remove slum and blight

	Needs Addressed	Infrastructure Improvement Blight Removal
	Funding	CDBG: \$12,000
	Description	Reconstruction of a deteriorated retaining wall at Duquesne Avenue And 5th Street
	Target Date	3/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	465 persons (disabled population of Trafford)
	Location Description	Duquesne Avenue And 5th Street, Trafford
	Planned Activities	Matrix code: 04 Clearance and demolition
17	Project Name	West Leechburg Borough Street Reconstruction
	Target Area	
	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Infrastructure Improvement
	Funding	CDBG: \$41,000
	Description	Reconstruction of Bell Avenue from South Avenue to terminus
	Target Date	3/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	24 persons

	Location Description	Bell Avenue from South Avenue to terminus, West Leechburg
	Planned Activities	Matrix code: 03K Street improvements
18	Project Name	Youngwood Borough Removal of Architectural Barriers
	Target Area	
	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Infrastructure Improvement
	Funding	CDBG: \$97,000
	Description	Installation of 51 curb ramps throughout the Borough
	Target Date	3/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	304 persons (disabled population of Youngwood) Low Income Limited Clientele – Presumed Benefit
	Location Description	Youngwood Borough
	Planned Activities	Installation of 51 curb ramps throughout the Borough
19	Project Name	West Newton Borough Street Reconstruction
	Target Area	
	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Infrastructure Improvement
	Funding	CDBG: \$145,000
	Description	Reconstruction of North 2nd Street from School Street to Robertson Street

	Target Date	3/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	1050 persons
	Location Description	North 2nd Street from School Street to Robertson Street Low Income Area Benefit – Census Tract 8060, Block Group 1
	Planned Activities	Matrix code: 03K Street improvements
20	Project Name	Westmoreland County Housing Authority Street Reconstruction
	Target Area	
	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Infrastructure Improvement
	Funding	CDBG: \$212,000
	Description	Reconstruction and installation of storm water facilities on Marley Court, an interior roadway serving two rental units owned by the Westmoreland County Housing Authority
	Target Date	3/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	27 households Low-Income Limited Clientele
	Location Description	

	Planned Activities	Matrix code: 03K Street improvements
21	Project Name	HOME Administration
	Target Area	
	Goals Supported	Improve access to affordable owner housing
	Needs Addressed	Creating New Affordable Rental and Owner Housing Preserve Existing Affordable Rental & Owner Unit
	Funding	HOME: \$65,242
	Description	Administration of the HOME program
	Target Date	3/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Administration
22	Project Name	Tenant Based Rental Assistance - Westmoreland County Housing Authority
	Target Area	
	Goals Supported	Provide public services
	Needs Addressed	Public Services
	Funding	:
	Description	TBRA for Westmoreland County Housing Authority clients
	Target Date	3/1/2017

	Estimate the number and type of families that will benefit from the proposed activities	10 income-eligible families
	Location Description	Countywide
	Planned Activities	Rental Housing Subsidy: Tenant-Based Rental Assistance Matrix code: 05S
23	Project Name	CHDO Operating Expenses
	Target Area	
	Goals Supported	Improve the quality of owner housing
	Needs Addressed	Creating New Affordable Rental and Owner Housing Preserve Existing Affordable Rental & Owner Unit
	Funding	HOME: \$32,621
	Description	CHDO Operating Expenses
	Target Date	3/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
24	Project Name	CHDO Set Aside
	Target Area	

	Goals Supported	Increase the supply of affordable rental housing
	Needs Addressed	Creating New Affordable Rental and Owner Housing Preserve Existing Affordable Rental & Owner Unit
	Funding	HOME: \$604,386
	Description	Rental Development Homes Build Hope, City of Latrobe, 20 Units
	Target Date	3/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	20 low-moderate-income families
	Location Description	Latrobe, PA
	Planned Activities	Construction of 20 new affordable rental units
25	Project Name	Emergency Solutions Grant Activities
	Target Area	
	Goals Supported	Housing/services to homeless and near-homeless
	Needs Addressed	Housing and Services for the Homeless and At-Risk
	Funding	ESG: \$315,160
	Description	Administration: \$23,637Alle-Kiski HOPE Center Shelter Operations: \$22,250Connect, Inc. Operations and Essential Services: \$83,250Union Mission of Latrobe Shelter Operations: \$37,250Westmoreland County Housing Authority Homelessness Prevention: \$30,000Blackburn Center Operations and Essential Services: \$42,250Westmoreland County Housing Authority Rapid Re-housing: \$76,523
	Target Date	3/1/2017

	Estimate the number and type of families that will benefit from the proposed activities	ESG Beneficiaries by project: Alle-Kiski HOPE: 75 Connect, Inc.: 50 Union Mission: 75 WCHA Temporary Lodging: 100 Blackburn Center: 100 WCHA Rapid Re-housing: 60
	Location Description	Countywide
	Planned Activities	Matrix code: 03T, 03F Shelter operations, shelter operations and essential services
26	Project Name	Donegal Borough Street Reconstruction
	Target Area	
	Goals Supported	Improve and maintain public facilities
	Needs Addressed	Infrastructure Improvement
	Funding	CDBG: \$23,000
	Description	Reconstruction of a water line in Donegal Borough
	Target Date	3/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	158 beneficiaries
	Location Description	Donegal Borough

	Planned Activities	Water/Sewer Improvements Matrix code: 03J
27	Project Name	CDBG Administration
	Target Area	
	Goals Supported	Improve the quality of owner housing
	Needs Addressed	Creating New Affordable Rental and Owner Housing
	Funding	CDBG: \$661,286
	Description	Administration of the CDBG program
	Target Date	3/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	General Program Administration Matrix code: 21A
28	Project Name	Removal of Architectural Barriers - Mammoth Park
	Target Area	
	Goals Supported	Improve and maintain public facilities
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$145,000
	Description	Replacement of a public restroom which is inaccessible to physically disabled persons

Target Date	3/1/2017
Estimate the number and type of families that will benefit from the proposed activities	33672 (disabled population)
Location Description	Mammoth Park, PA
Planned Activities	Parks and recreational facility improvements Matrix code: 03F

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Priority CDBG funding in Westmoreland County is concentrated in areas where the percentage of low and moderate income (LMI) persons is 46.99% or higher by census tract or block group or 51% by income survey. The map included in the 2015-2019 Consolidated Plan SP-10 illustrates the distribution of census tracts that fall under the HUD low- to moderate income threshold. Qualifying tracts are concentrated mainly in the County's older, more densely developed boroughs and cities.

While Westmoreland County's population was 95.5% White in 2011, its non-White residents were heavily concentrated in specific geographic areas. Only four municipalities had non-White populations of more than 10%: Jeannette (12.3%), Monessen (18.2%), New Kensington (18.7%) and Arnold (27.2%). All four are older industrial cities with high levels of poverty. Combined, those communities represent 9.9% of the County's total population, but 36.6% of its non-White population. Hispanic residents accounted for only 0.9% of the County's population in 2011 and were most concentrated in Adamsburg (5.5%) and Penn Borough (4.4%).

The County will continue to define an area of racial or ethnic concentration as one in which the percentage of a specific minority or ethnic group is 10 percentage points higher than in the County overall. By this definition, the cities of Arnold, Monessen, and New Kensington qualify as concentrated areas.

Geographic Distribution

Target Area	Percentage of Funds

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The County will advance its intention to distribute CDBG and HOME investments by project type in a way that advances balance between revitalizing the areas of greatest need, which also tend to be greater concentrations of racial/ethnic minorities, and broadening affordable housing opportunities in a variety of other neighborhoods.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The County will use HOME funds, ESG funds, and a portion of CDBG funds for affordable housing. The HOME and CDBG funds will be used to rehabilitate existing housing units, and the ESG funds will be allocated to assist agencies that provide services to the homeless and households at risk of homelessness. HOME funds will also be used for the construction of new renter-occupied units. The special-needs population will be served through the rehabilitation of an existing structure for rental housing. The homeless population will be served through assistance grants to local service providers. Therefore, these two groups do not have easily quantifiable goals. The one year goals noted below have been extrapolated from the table included in AP-20.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	410
Special-Needs	0
Total	410

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	40
The Production of New Units	60
Rehab of Existing Units	340
Acquisition of Existing Units	0
Total	440

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Westmoreland County does not play a direct role in the provision of public housing or the management of Section 8 vouchers. Public housing needs are addressed by the Westmoreland County Housing Authority (WCHA). WCHA is responsible for the management and maintenance of 1,819 public housing units and 1,855 Section 8 vouchers. WCHA's public housing units are located throughout the County and include several scattered site units, town homes, and high-rise apartment buildings. Of the 1,819 total units, 62.7% are elderly units and 37.3% are family units. In addition, the most common units are one bedroom (41.5%). Currently, there are 82 (4.5%) units available for people with mobility disabilities and accessible units for persons with sight or hearing disabilities are provided as needed.

Actions planned during the next year to address the needs to public housing

In order to preserve its inventory, especially in light of drastic reductions in capital funds (from more than \$3 million 12 years ago to roughly \$1.9 million currently), WCHA has applied to convert 503 units through HUD's Rental Assistance Demonstration (RAD) program, with a goal of converting roughly one-third its inventory. Otherwise, WCHA continues to put together an aggressive strategy to preserve living conditions across its inventory given its very limited available resources.

Having completed its most recent assessment and plan for Section 504 in September 2007, the Authority continues to place Section 504 updates among its top priorities. Proposed actions include increased accessibility of units for handicap residents. The Authority's 504 plan was approved by HUD and is in progress. WCHA will continue to use its public housing capital funds to make Section 504 improvements during FY2016.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

WCHA administers the Family Self-Sufficiency (FSS) Program, a HUD program that encourages communities to develop local strategies to help voucher families obtain employment and work toward economic independence and self-sufficiency. WCHA works with welfare agencies, schools, businesses, and other local partners to develop a comprehensive program that gives participating FSS family members the skills and experience to enable them to obtain employment that pays a living wage. WCHA hopes that the FSS program will continue to grow and that more voucher holders will take advantage of what the program has to offer in the years ahead.

WCHA encourages resident participation in management through resident groups throughout Westmoreland County's public housing communities. For example, Scottdale Manor, Westgate Manor, McMurty Towers, Arnold Manor, and Hempfield Towers all have a resident group. Their involvement may be more limited than an official resident council. However, WCHA staff members are continuing to work with Resident Advisory Groups on WCHA goals and initiatives to increase the involvement of residents in management.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Westmoreland County is part of the larger Southwest PA Regional Continuum of Care as it relates to issues pertaining to homelessness. Over the past 10 years, the evolution of a comprehensive and coordinated continuum of care homeless assistance system has occurred in the County. During this time, the primary focus of the system has been on the provision of housing and supportive services in an effort to address the multiple needs of homeless individuals and families.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Westmoreland County through its Office of Behavioral Health and Development Services along with local nonprofit organizations continually works toward eliminating chronic homelessness through support of HUD's Permanent Supportive Housing grants designed to help consumers who are chronically homeless, disabled, or with mental health diagnoses.

Addressing the emergency shelter and transitional housing needs of homeless persons

To address the needs of homeless persons needing emergency shelter and transitional housing the County will continue to provide emergency shelter that serve homeless persons in Westmoreland County. The Office of Behavioral Health and Development Services shall continue to provide assistance to clients through organizations that operate emergency shelters and transitional housing through shelter allowances for the homeless clients.

During FY 2016, Westmoreland County expects to invest the following resources toward emergency shelters and transitional housing:

Alle-Kiski HOPE Center –Shelter Operations: \$22,250

Connect, Inc. – Operations and Essential Services: \$83,250

Union Mission of Latrobe – Shelter Operations: \$37,250

Westmoreland County Housing Authority – Homelessness Prevention: \$30,000

Blackburn Center – Operations and Essential Services: \$42,250

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Westmoreland County will continue to support programs that help homeless persons including the chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth. The Continuum of Care provides a comprehensive response to the different needs of homeless individuals and families so that they can make the critical transition from the streets to independent living. It is important that a balance of emergency, transitional, and permanent supportive housing be provided, along with homeless prevention, case management and other supportive services, so that the transition of homeless persons to self-sufficiency becomes permanent.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Westmoreland County will continue to serve the populations at-risk of homelessness through a strong county-wide and regional network of public, private, and non-profit housing and service providers. All of the County's programs supported by federal funds are targeted to assist low and moderate-income individuals, many of whom fall into special needs categories. Special needs populations are assisted in some of the County's planned activities, including the emergency rehabilitation assistance program that helps many elderly or disabled homeowners to remain in their homes.

In addition, the Southwest Pennsylvania CoC has developed discharge coordination policies in relation to youth aging out of foster care, patients released from medical facilities, patients released from mental health institutions, and prisoners released from correctional institutions.

Discussion

The 2013-2015 Point in Time Data was used to assess the presence and severity of homelessness by area, family type, and subpopulation. This data was also used to determine funding priorities. The 2013-2015 Point in Time Data Summary is attached to the unique appendices of this document.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

Land within the development triangle has become increasingly expensive during the last five to 10 years. At the same time, the public resources available to assist the financing of affordable housing development have continually waned. At urban fringes where more land and public water/sewer service are available for residential uses, high tap-in fees may increase the cost of a home beyond affordability. Furthermore, developers can often realize a higher profit margin by building expensive homes rather than affordable homes.

Regulatory barriers - While the rehab of owner-occupied homes continues to be a strong need in some areas of the County, the cost of complying with the regulations required to invest federal funds for this purpose has become prohibitive. In many communities where rehab is needed, the market price of finished homes can be only a fraction of the total cost of rehab investment. There is a shortage of land in some communities zoned for townhouses, duplexes, mobile homes, apartments and small-lot singles or mixed housing types. In some municipalities, minimum lot sizes start at 0.5 acres or more, which usually makes the construction of smaller single-family homes financially infeasible due to high land costs.

Financial barriers - Among households, the common problems in failing to locate affordable housing include a lack of savings for down payment/closing costs/security deposit and high household debt. Additional Dodd-Frank provisions that took effect in 2014 define a “qualified mortgage” (QM) as one that meets very specific standards (such as 43% debt/income ratio). A QM falls into safe harbor, which provides some protection to the bank in the event of foreclosure. Banks will now determine whether to offer predominantly or only QMs, as the FHA will do, or whether to also offer potentially more risky non-qualified mortgages to meet community needs. This situation will disproportionately impact lower-income borrowers. More generally, mortgage underwriting criteria have become much more demanding since the housing market crisis that began in 2007, which will have the effect of excluding many potential homebuyers from the market.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Westmoreland County’s priorities for the allocation of federal funds to carry out housing-related activities are oriented toward expanding the supply of affordable housing in a variety of areas across the County and improving the opportunities and choices available to the County’s lower-income households. While the County’s influence over local land-use decisions is limited, the County plans to undertake the following efforts during FY2016 to mitigate barriers:

Continue to provide technical land use planning assistance to local units of government in managing the local land use administrative process in accordance with the Fair Housing Act – The Westmoreland

County Department of Planning and Development has offered this assistance to communities since the preparation of the original Fair Housing Plan in 1996. The County recently completed an Analysis of Impediments to Fair Housing in 2010. The County will continue to offer technical support to local planning and zoning officials on a voluntary basis. The County will review local zoning ordinances and notify municipalities of any non-compliance issues, and state a specific time frame for the municipality to bring the ordinance into compliance.

- Continue to increase public awareness on fair housing issues – The County has established and publicized a 1-800 housing hotline and will continue to accept calls from persons with fair housing complaints. In addition, the County will continue to log any calls to track issues.
- Increase availability of accessible housing – The County currently offers financial assistance through the existing rehabilitation programs for home improvements. In addition, the County ensures that all rental housing projects funded with federal dollars meet ADA requirements, thus increasing the supply of affordable accessible housing units.
- Continue to stimulate the new construction and/or substantial rehabilitation of housing to address affordable housing needs – In past years, the County has used CDBG and other funds to provide for the rehabilitation or new construction of housing units. The County will continue to introduce financial resources into areas that lack an adequate supply of affordable housing. The County will place emphasis on locating these facilities where they are accessible to employment, public transportation and where environmental conditions are acceptable for housing uses.
- Continue to stimulate homeownership opportunities through the existing purchase/rehabilitation/resale program – The County assists low/moderate households through its HOME-funded Homeownership Assistance Program. The County intends to provide funds for the continuation of this program through one or more non-profit sub-recipients that are in the business of creating affordable housing.
- Continue to support rental housing subsidy Programs through the Westmoreland County Housing Authority, particularly those in support of the protected classes – In recognition of families and individuals in special circumstances that need rental assistance immediately, the county has funded a Tenant Based Rental Assistance program with HOME funds. The Westmoreland County Housing Authority serves as the sub recipient responsible for the administration of this program.
- Affordable Homes Westmoreland Website – The County, in partnership with area service providers, launched the AffordableHomesWestmoreland.com website in 2009. The website provides information on available for-sale and rental housing opportunities throughout the County and is a great informational resource for residents. The County will continue to support the operation and maintenance of this useful tool.

Discussion

AP-85 Other Actions – 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting underserved needs is the limited funding resources available to address identified priorities. In addition, the gap in what households can afford to pay for housing and the price of housing is another obstacle to meeting the needs of the underserved. The County has a significant affordable housing stock, yet the income level for individual households such as single parent, elderly, disabled, or others of limited economic means, is not sufficient to afford even the lowest of the market rate units.

It is necessary to intensify the impact of limited available funding with the current increase in local home foreclosures, increased unemployment, increased homelessness and risk of homelessness, and need for increased supportive services for the growing population that is negatively affected by the economy and finds itself with fewer resources. Local municipalities throughout the County have even fewer resources available to address these issues as local governments face reductions in general funds and non-profit federal revenues, thus increasing the pressure for support of such services from the County level.

Westmoreland County will continue to partner with other public agencies and non-profit organizations, when feasible, to leverage resources and maximize outcomes in housing and community development. With the addition of ESG Rapid Re-Housing funds, the County will work with local service providers during the upcoming year to help prevent homelessness by providing rent assistance and utility assistance to very low income households. In addition, the County will provide housing counseling and case management services.

Actions planned to foster and maintain affordable housing

In order to foster and maintain affordable housing, Westmoreland County will utilize FY 2016 CDBG funds to provide emergency housing rehabilitation services to income-eligible households countywide.

Actions planned to reduce lead-based paint hazards

According to the 2007-2011 American Community Survey, almost 50% of the housing stock in Westmoreland County was built prior to 1960. This makes the possible incidence and associated hazards of lead based paint relatively high. Although reported cases of childhood lead poisoning are low, state health department representatives emphasized that the number of unreported and undetected cases of childhood lead poisoning is unknown and the low number of reported cases should not be misconstrued as evidence that lead poisoning is not more widespread.

In order to reduce this risk, Westmoreland County has developed a plan of action with specific objectives. These objectives are included in its housing rehabilitation program guidelines. The revised federal lead based paint regulations published on September 15, 1999 (24 CFR Part 35) have had a significant impact on many activities – rehabilitation, tenant based rental assistance and property acquisition – supported by the CDBG and HOME programs. The increased costs entailed by these regulations will significantly reduce the number of affordable housing units that can be provided with available funding. In order to meet the requirements of the new lead based paint regulations, Westmoreland County will take the following actions regarding tenant based rental assistance, homeownership, and homeless/special needs housing:

Homeownership Programs

Westmoreland County ensures that:

- Applicants for homeownership assistance receive adequate information about lead based paint requirements
- Staff properly determines whether proposed projects are exempt from some or all lead based paint requirements
- A proper visual assessment is performed to identify deteriorated paint in the dwelling unit, any common areas servicing the unit, and exterior surfaces of the building
- Prior to occupancy, properly qualified personnel perform paint stabilization and the dwelling passes a clearance exam in accordance with the standards established in 24 CFR Part 35, Subpart R
- The home purchaser receives the required lead based paint pamphlet and notices

Homeless/Special Needs Housing and Tenant-Based Rental Assistance Programs

Westmoreland County will ensure that program procedures for the subrecipient operators of the program make certain that:

- Applicants for special needs housing assistance receive adequate information about lead based paint requirements
- Staff properly determines whether proposed projects, or units within a project, are exempt from some or all lead based paint requirements
- A proper visual assessment is performed to identify deteriorated paint in the dwelling unit, any common areas servicing the unit, and exterior surfaces of the building
- Prior to occupancy, properly qualified personnel perform paint stabilization and the dwelling passes a clearance exam in accordance with the standards established in 24 CFR Part 35, Subpart R
- Occupants receive the required lead based paint pamphlet and notices
- Required ongoing lead based paint maintenance activities are incorporated into project operations if the assistance involves a continuing relationship with HUD

Actions planned to reduce the number of poverty-level families

Westmoreland County recognizes that it does not have significant control over the factors that may help to reduce the number of households with incomes below the poverty level. However, the County, through its Industrial Development Corporation (IDC), will continue to work vigorously to create job opportunities for area residents by bringing new business and industry into the County and specifically

its industrial park system. Additionally, the IDC meets with approximately 100 individual County employers annually through its Business Retention and Expansion Program to assess their needs for workforce development, expansion, equipment, contracting, etc.

The IDC has developed sixteen (16) industrial parks throughout the County. Of these, four (4) were previously brownfield sites where vacant industrial facilities once existed. These former industrial sites were once major employers that have now been brought back into productive reuse and have encouraged additional local development and investment, thus promoting the creation of new job opportunities and expansion of the tax base.

The Westmoreland County Department of Planning and Development works with state and federal departments and agencies to obtain and implement various grants for economic development purposes. Technical assistance has also been provided to municipalities and nonprofit organizations in the submission of applications for funding through programs such as HUD's Economic Development Initiative Special Projects (EDI) grant program and the Commonwealth of Pennsylvania's Redevelopment Assistance Capital Program (RACP).

Active pursuit of new industrial investment in the entire region is being carried out to attract new job opportunities. Southwestern Pennsylvania was particularly hard hit by the decline of the steel industry, a reduction in the manufacturing industry, and declines in other heavy industries. Newly created jobs would increase family and household disposable income, rejuvenate local businesses, and generally improve the quality of life for Westmoreland County residents, including those residents who currently live below the poverty level. Additionally, the County is working with HUD to provide technical assistance when appropriate as they develop strategies to address poverty within their communities. The County will support data-measured organizations that provide quality services to low income residents to help them improve their incomes. For example, Westmoreland County, in partnership with nonprofit organizations and businesses, can influence the chances for poverty-stricken residents of moving up and out of poverty. The County can achieve this by supporting organizations that offer job training and placement services as well as drug and alcohol abuse counseling services. In addition, the County can help by advocating for increased public transit options to low income areas, including extended service hours on the evenings and weekends and the addition of new or alternate routes.

Ultimately, federal and state policies on welfare, health care, and the minimum wage are crucial factors in the fight to address and reduce poverty. The County, through its various departments, will continue to provide incentives for businesses to locate in low income areas, to advocate for improved transportation alternatives, to support organizations that provide job training and placement services, to support homeless prevention activities, and to preserve and improve affordable housing options, as part of its strategy to prevent and alleviate poverty in Westmoreland County.

Actions planned to develop institutional structure

The lead agency for the Annual Plan is Westmoreland County's Department of Planning and Development. The Department initiates the contracting, administration, organization, and preparation of the Annual Plan and coordinates with the public, private, and nonprofit entities through which it

will carry out the plan. It is responsible for administering HUD funds and oversight of the Five-Year Consolidated Plan and Annual Plans.

The Westmoreland County Department of Planning and Development will act as a clearinghouse and facilitator for many of the activities described in the Five Year Plan and in this FY 2016 Annual Plan. As the local unit of government, the County is empowered to apply for and administer certain types of grants. The County Department of Planning and Development will continue to administer the CDBG, HOME, and ESG programs which are used to fund various housing, community development, and economic development initiatives throughout the County and the Consortium communities of Scottdale, Jeannette, and Arnold.

The Westmoreland County Housing Authority (WCHA) enjoys an amicable working relationship with the Westmoreland County Department of Planning and Development. This relationship has resulted in a cooperative effort between the two organizations to enhance the availability, adequacy, and affordability of housing for low-income residents in Westmoreland County. Because of WCHA's experience in housing development and management, the County is willing to provide financial resources (CDBG and HOME funds) to assist WCHA in carrying out its plans.

The Westmoreland Coalition on Housing is committed to identifying and focusing community attention and resources on the housing needs of Westmoreland County in an effort to enhance the county's ability to address unmet needs. The Coalition plays a significant role in the implementation of the Five Year Consolidated Plan and each Annual Action Plan.

The Westmoreland Local Housing Options Team (LHOT) is a committee of the Westmoreland Coalition on Housing and was formed to link key stakeholders involved in Behavioral Health in Westmoreland County with housing providers in the county. Most of the Westmoreland County LHOT members are from area Behavioral Health agencies. The focus of the group for the current five year period is the continued implementation of the housing plan that was submitted to the Office of Mental Health and Substance Abuse (OMHSA) in 2008. The group goal is to meet the housing plan requirements for people with disabilities, mental health issues.

Several non-profit organizations carry out CDBG, HOME and ESG activities in a sub-recipient capacity, including Homes Build Hope, Westmoreland Community Action, and Mon Valley Initiative.

Actions planned to enhance coordination between public and private housing and social service agencies

Westmoreland County will continue to foster a positive and productive working relationship with affordable housing providers, supportive service providers, the Westmoreland County Housing Authority, and other area organizations engaged in the provision of services to LMI persons and households in the County. In addition, the County will continue to participate with the Westmoreland Coalition on Housing and the Local Housing Options Team by attending meetings and being an active partner in discussions on various needs and issues of the County's special needs, low income, and homeless populations.

In order to coordinate housing and supportive service efforts for County residents, the County will continue to work with public and private organizations in 2016 by providing the following services:

- Technical assistance to the County’s designated CHDOs that will assist the CHDOs to develop permanent housing for income-qualified persons.
- Continue to provide ESG and/or CDBG funding to social service agencies and WCHA for the provision of support services to the homeless and those threatened with homelessness.
- Continue to work with private developers who propose the development of new supportive housing units with planned support service components.

With regard to economic development initiatives, the County Planning and Development Department will continue to work closely with the Redevelopment Authority of the County of Westmoreland and the Westmoreland County Industrial Development Corporation on various economic development projects throughout the County.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	100,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	100,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The County anticipates receiving \$100,000 in program income for its HOME programs during FY 2016.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Homebuyers who receive under \$15,000 in HOME funds will have a minimum affordability of five (5) years. Homebuyers who receive between \$15,000 and \$40,000 in HOME funds will have a minimum affordability period of ten (10) years and homebuyers who receive over \$40,000 in HOME funds will have a minimum affordability period of fifteen (15) years. Homebuyer units not sold within 6 months of completion of rehabilitation or construction as evidenced by a local Certificate of Occupancy will be required to be converted to rental projects. The complete HOME resale/recapture policy has been submitted to HUD under a separate cover.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The HOME Period of affordability for rental housing units which are acquired and rehabilitated with HOME funds will be as follows: Those units receiving under \$15,000 in HOME funds will have a minimum affordability period of five (5) years; those receiving between \$15,000 and \$40,000 in HOME funds will have a minimum affordability period of ten (10) years; and those receiving over \$40,000 in funding will have minimum affordability period of fifteen (15) years. Rental units which are newly constructed will have a minimum period of affordability of twenty (20) years regardless of HOME funding amounts. Recapture of HOME funds will also be required for any unit that is not rented to eligible tenants within 18 months of project completion. If projects are not completed within four years from the date of project commitment, they will be considered terminated and HOME funds invested in the project must be repaid to the PJ's local account if the developer is a CHDO, if not, then to the federal account.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable – Westmoreland County does not intend to use HOME funds in FY 2016 for this purpose

Emergency Solutions Grant (ESG) Reference 91.220(I)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

The written standards for providing ESG assistance apply to all ESG program participants. Recipients of ESG funds are required to have policies and procedures in place to evaluate individuals' and families' eligibility for assistance under the ESG program. These policies and procedures are applicable for the admission, diversion, referral, and discharge of all emergency shelters assisted under ESG. The Westmoreland County Department of Planning and Development will review each organization's policies to ensure they are consistent with HUD regulations and standards. Policies and procedures for coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers is achieved through the participation of such providers (i.e. Westmoreland Community Action, the Westmoreland County Housing Authority, and area emergency shelters) in the Local Housing Options Team (LHOT), the Westmoreland Coalition on Housing, and/or the County's Homeless Management Information System (HMIS).

In FY 2016, the Department of Planning and Development, in coordination with various homeless service providers, will continue its work to enhance coordination and update the written standards for providing ESG assistance in Westmoreland County. This will include the review of current procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance or rapid re-housing assistance. The County will work with the above-mentioned entities to coordinate these standards in compliance with 576.400(e)(1) and (e)(3).

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Staff members from Westmoreland Community Action (WCA) coordinate and update the local Homeless Management Information System (HMIS) for Westmoreland County. These persons are in contact with the Southwest Pennsylvania Continuum of Care (CoC), specifically the Regional Homeless Assistance Board (RHAB), on a regular basis concerning the processes for screening, assessment, and referral of program participants to ensure these processes are consistent with HUD

standards. This coordinated assessment system is utilized by the County's local CoC members, including area homeless service providers. The various emergency shelters and permanent supportive housing providers all subscribe to these standards and procedures. These organizations coordinate regularly through participation in the Local Housing Options Team (LHOT) and the Westmoreland Coalition on Housing. Victim service providers will be required to gather the assessment information in a format comparable to the HMIS, but will not be required to input the data into HMIS.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

ESG projects are awarded annually through a Request for Proposals (RFP) process. To determine ESG activities for each upcoming program year, the County Department of Planning and Development advertises the ESG RFP prior to the start of the fiscal year.

Each ESG application is reviewed by staff members from the Department to determine eligibility. The review process includes an evaluation of the number of persons or families to be assisted through the activity as well as an overview of the applicant's previous accomplishments through its various projects and programs offered throughout the County. Applications are also awarded based on existing need and demand for programs and services within the County. Over the past several years, the County has been able to fund all applications received for ESG funds related to emergency shelter operations.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

24 CFR 576.405(a) requires that recipients of ESG funds provide for the participation of not less than one homeless individual or formerly homeless individual on the board of directors or other equivalent policymaking entity of the recipient.

The emergency shelters in operation throughout the County are nonprofit organizations. Each of these organizations has its own respective board of directors that is representative of the clientele in which it serves.

The County Department of Planning and Development will work with area shelters to verify that there is at least one homeless or formerly homeless individual represented on their respective various boards. If a formerly homeless individual or currently homeless person is not represented on the boards, then the Westmoreland Coalition on Housing and the Local Housing Options Team will work to ensure that such a person is invited to participate in their respective monthly meetings.

5. Describe performance standards for evaluating ESG.

The Department of Planning and Development will keep records on the progress toward meeting

the goals set forth in each ESG recipients' original application for funding. In addition, the Department will maintain records concerning the statutory and regulatory compliance of each activity.

For each ESG activity, the Department of Planning and Development has established fiscal and management procedures that will ensure program compliance and accountability of funds.

Discussion

