

DRAFT

WASHINGTON COUNTY
FY 2019 ANNUAL
DRAFT ACTION PLAN

July 1, 2019 – June 30, 2020

Prepared By:
The Redevelopment Authority of the County of Washington

Executive Summary

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

1. Introduction

Each year, Washington County receives federal grants through the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG), Home Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) Programs. HUD requires the County to prepare an Action Plan (AP) to guide the investment of CDBG, HOME and ESG grant funds to address the County's housing, community development and economic development needs over the next five years. This AP covers the period from July 1, 2019 to June 30, 2020.

Purpose of the Consolidated Plan

The purpose of the AP will serve the following functions for the County:

- An application for federal funds under HUD'S formula grants programs, and
- An action plan that provides a basis for assessing performance.

The national goals for the housing and community development programs covered by the Five Year Consolidated Plan (CP) and AP are as follows:

- 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 those with special needs, 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 throughout the County, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
- 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.

It is these goals against which the CP and the County's performance under the CP will be evaluated by HUD. The FY 2019 AP furthers the achievement of these goals through the implementation of a variety of housing and community development activities.

The County anticipates that at least 70% (excluding administrative funds) of its FY 2018 CDBG funds will be expended for projects that benefit low - to - moderate income persons in the County.

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.

The AP provides a framework to address the needs of Washington County for the next year using CDBG, ESG and HOME program funds. The three overarching objectives guiding the County's proposed activities are:

- Providing Decent Affordable Housing
- Creating Suitable Living Environments
- Creating Economic Opportunities

Outcomes show how programs and activities benefit a community or the people served. The three outcomes that illustrate the benefits of each activity funded by the CDBG, ESG and HOME programs are:

- Improve Availability/Accessibility
- Improve Affordability
- Improve Sustainability

All future activities funded in the next year will support at least one of the above objectives and at least one of the above outcomes.

3. Evaluation of past performance

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

Washington 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.

Washington County's FY 2015-2019 CP identified a number of priority housing and non-housing needs. The housing priorities included housing rehabilitation for owner-occupants, homeownership assistance, improvements to public housing facilities, and financial support for homeless prevention and transitional housing facilities. The non-housing priorities included public facilities improvements, business district revitalization, infrastructure improvements, and demolition.

Washington County continually plans both housing and non-housing activities to address priority needs. The County sets goals for these activities and uses a performance measurement system to evaluate its progress in meeting these goals. The County has used its performance measurement system and estimates of available resources to help identify the priority needs and appropriate activity goals included in this Action Plan.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The County held two preliminary community development and housing needs public meetings to obtain input from citizens. The meetings were held on December 11, 2018, in Donora Borough and the City of Washington, at 11:00 a.m. and 5:00 p.m., respectively. The separate meeting locations and varied times were selected to make the meetings accessible to a variety of citizens. The meetings were held at handicapped accessible locations to accommodate as many citizens as possible. Access to public transportation is an issue for many of the County's lower income residents, so the public meeting sites were located in areas served by public transportation.

Public notice for the meetings was published in the Observer-Reporter in order to inform as many persons as possible regarding the County's intent to develop the Action Plan. A copy of the public notice is included in Appendix A.

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

No public comments were received.

7. Summary

NA

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		Redevelopment Authority of the Co of Washington
HOME Administrator		Redevelopment Authority of the Co of Washington
ESG Administrator		Washington County Department of Human Services

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

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

1. Introduction

Each year, Washington County receives federal grants through the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG), Home Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) Programs. HUD requires the County to prepare an Action Plan (AP) to guide the investment of CDBG, HOME and ESG grant funds to address the County's housing, community development and economic development needs over the next year. This AP covers the period from July 1, 2019 to June 30, 2020.

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))

As a result of the closure of the Safe Haven, Connect, Inc. and the Washington County Department of Human Services met with local hospitals, Community Mental Health Programs, funding offices, and providers to discuss how to serve people who may have been discharged into homelessness. As part of the discussion, prevention of homelessness was and is encouraged.

Although the Washington City Mission serves homeless individuals, the facility has few vacant beds. Many times they are reluctant to serve individuals that may have been unsuccessful in previous shelter stays. Case management providers are reviewing their caseloads and ensuring that individuals are diligent in finding affordable housing and clients remain current on rents and utilities. Case managers also need to encourage clients to apply for subsidized housing as a long-term goal and to foster the idea of possibly sharing housing, if they have consumers who are not able to financially live independently. Connect, Inc. has shared with providers the roommate-matching tool to assist case managers and consumers who agree to shared housing.

The foster care system has an Independent Living program for young adults aging out of the foster care system. Human Services met with Children and Youth Services to develop programming that encourages youth to maintain permanent housing options. Many youth who age out are anxious to leave the program. These youth often enter into homelessness after failed attempts to reunite with family. If they have not completely lost contact with Children and Youth Services, there is a short period of time they may be eligible to access Independent Living services.

There have been ongoing discussions with the Correctional facility and most individuals have a home plan when they are released from the facility. Some individuals who were homeless prior to entry or have committed crimes that preclude them from returning home are often referred to the local Men's

Shelter. Once in programming, the case managers refer them to mainstream services to aid in exiting the homeless situation as quickly as possible. If the consumer decides to enter long-term programming at the local shelter, they commit to a year of intensive recovery based case management services. With this process, the individuals are encouraged to apply through the Coordinated Entry to access the Continuum of Care housing programs. Most individuals in the long term shelter are encouraged to find gainful employment and access the supports from community programs and acquire permanent housing.

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.

Washington County is one of 20 counties that comprise the Western PA Continuum of Care (CoC). As part of the AP planning process, the Redevelopment Authority of the County of Washington (RACW), which is the lead agency for the preparation of the AP, consulted with the Washington County Department of Human Services (DHS), which is the County's homeless assistance coordinator and representative to the Continuum of Care (CoC). The DHS administers the County's ESG Program funds and recommends the best use of the County's annual ESG funding allocation to address the needs of the County's homeless population and persons at risk of homelessness.

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

As noted above, Washington County relies on DHS, which represents the County on the CoC, for recommendations on how to allocate its annual allotment of ESG funds. The performance standards for activities funded under the Washington County ESG Program were developed by the CoC through consultation with Washington County and other local government ESG program recipients. RACW, along with the DHS, will evaluate the outcomes of activities assisted by the County's ESG funds. Data collected from the CoC's Homeless Management Information System (HMIS) will be used to determine if agencies funded with ESG funds are meeting their performance goals.

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	Washington County Human Services
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Washington County consulted with the County Department of Human Services to determine the Homeless Prevention needs of the County and better allocate entitlement resources.
2	Agency/Group/Organization	Washington County Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Other government - County
	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?	The Housing Authority's plan is reviewed annually for consistency with the County's Consolidated Plan. Goals and exceptions for public housing are reviewed.

3	Agency/Group/Organization	Community Action Southwest
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation and meetings on a regular basis through different partnerships i.e. pre-purchase counseling, head start program, Homeownership Center etc.
4	Agency/Group/Organization	Washington City Mission
	Agency/Group/Organization Type	Housing Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Partnership with the City Mission to provide county emergency housing services and programs to address homelessness including development of new Veterans Facility and Avis Arbor Women's Shelter renovation.
5	Agency/Group/Organization	TRPIL
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Services-Employment

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Partnership with TRPIL to address housing needs for people with disabilities.
6	Agency/Group/Organization	PA Department of Health
	Agency/Group/Organization Type	Services-Health Other government - State
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Washington County consulted with the PA Department of Health for literature provided to participants in County Housing related programs to ensure lead based paint regulations are followed properly.
7	Agency/Group/Organization	Connect, Inc.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Connect Inc. provides transitional housing and supportive services.
8	Agency/Group/Organization	Domestic Violence Services of Southwestern Pennsylvania
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Domestic Violence Services provides safe transitional housing for up to 24 months, assists household in obtaining safe and affordable housing, and increases self-sufficiency.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

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	Washington County Human Services	The Washington County Action Plan identifies the need for affordable housing in the County and the Continuum of Care also describes the need for housing and how the County will use ESG funds to help the Homeless.

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

The County held two preliminary community development and housing needs public meetings to obtain input from citizens. The meetings were held on December 11, 2018, in Donora Borough and the City of Washington, at 11:00 a.m. and 5:00 p.m., respectively. The separate meeting locations and varied times were selected to make the meetings accessible to a variety of citizens. The meetings were held at handicapped accessible locations to accommodate as many citizens as possible. Access to public transportation is an issue for many of the County's lower income residents, so the public meeting sites were located in areas served by public transportation. Public notice for the meetings was published in the Observer-Reporter in order to inform as many persons as possible regarding the County's intent to develop the Action Plan. A copy of the public notice is included.

A draft of the Annual Action Plan for FY 2019 was placed on public display online at www.racw.net and was available at the following location for 30 days beginning May 1 and ending May 30, 2019:

Office of the Redevelopment Authority of the Co. of Washington, 100 West Beau St., Suite 603, Washington, PA 15301

Donora Council Chambers, Municipal Building 603 Meldon Avenue, Donora, PA 15033

Canonsburg Council Chambers, 68 East Pike Street Canonsburg, PA 15317

A final public hearing will be held on May 15, 2019 to coincide with the 30-day public display and comment period. This hearing was advertised in accordance with the County's Citizen Participation Plan and will be held in a handicapped accessible location.

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)

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The following summarizes the County's expected resources for FY 2019.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	3,484,438	25,000	0	3,509,438	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	558,268	0	0	558,268	0	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	295,062	0	0	295,062	0	

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

Washington County will leverage \$602,200 in Local Share Account funds and \$220,000 in Federal Home Loan Bank funds, which will provide 17 Home Rehabilitation projects, 3 Access projects, and 2 Homebuyer Assistance projects. These funding sources will satisfy the 25% HOME match

requirement. \$300,000 in Local Share Account funds will be leveraged for City of Washington Demolition.

Emergency Solutions Grant (ESG) match requirement is 100%. The County matches ESG with the Homeless Assistance Program State funds. Providers use private donations, Local United Way, and Pennsylvania Coalition Against Domestic Violence (PCADV - State) funds for match.

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

No public land will be used in FY 2019.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Street Improvements	2015	2019	Non-Housing Community Development		Infrastructure Improvements	CDBG: \$1,023,900	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 9042 Persons Assisted
2	Demolish Dilapidated Structures	2015	2019	Non-Housing Community Development		Demolish Dilapidated Structures	CDBG: \$160,000	Buildings Demolished: 17 Buildings
3	Improve Community Facilities	2015	2019	Non-Housing Community Development		Improve Public Facilities	CDBG: \$328,300	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 16098 Persons Assisted
4	Improve Central Business Districts	2015	2019	Non-Housing Community Development		Revitalize Central Business Districts	CDBG: \$230,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 11995 Persons Assisted
5	Recreation Improvements	2015	2019	Non-Housing Community Development		Recreation Improvements	CDBG: \$156,400	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 9815 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Improve the Housing Stock	2015	2019	Affordable Housing		Improve the Housing Stock	CDBG: \$509,500 HOME: \$318,701	Homeowner Housing Rehabilitated: 23 Household Housing Unit
7	Expand Homeownership Opportunities	2015	2019	Affordable Housing		Acquire and Rehabilitate Vacant Homes Improve the Housing Stock Increase the Number of Homeowners	HOME: \$100,000	Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 2 Household Housing Unit Direct Financial Assistance to Homebuyers: 2 Households Assisted
8	CHDO Support	2015	2019	Affordable Housing		Acquire and Rehabilitate Vacant Homes Improve the Housing Stock Increase the Number of Homeowners	HOME: \$83,740	Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 1 Household Housing Unit Direct Financial Assistance to Homebuyers: 1 Households Assisted
9	Section 108 Loan	2015	2019	Non-Housing Community Development		Section 108 Loan	CDBG: \$412,426	Jobs created/retained: 157 Jobs
10	Fire Truck Payments	2015	2017	Non-Housing Community Development		Fire Truck Payments	CDBG: \$50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13895 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Homeless Prevention	2015	2019	Homeless		Prevent Homelessness	ESG: \$295,062	Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted Homeless Person Overnight Shelter: 220 Persons Assisted Homelessness Prevention: 35 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Street Improvements
	Goal Description	
2	Goal Name	Demolish Dilapidated Structures
	Goal Description	
3	Goal Name	Improve Community Facilities
	Goal Description	
4	Goal Name	Improve Central Business Districts
	Goal Description	
5	Goal Name	Recreation Improvements
	Goal Description	

6	Goal Name	Improve the Housing Stock
	Goal Description	
7	Goal Name	Expand Homeownership Opportunities
	Goal Description	
8	Goal Name	CHDO Support
	Goal Description	
9	Goal Name	Section 108 Loan
	Goal Description	
10	Goal Name	Fire Truck Payments
	Goal Description	
11	Goal Name	Homeless Prevention
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

Introduction

Projects

#	Project Name
1	CD 19-01 California Recreation Improvements Project
2	CD 19-02 Canonsburg Street Reconstruction Project
3	CD 19-03 Carroll Street Reconstruction Project
4	CD 19-04 Carroll Demolition Project
5	CD 19-05 Charleroi Street Reconstruction Project
6	CD 19-06 Donora Street Reconstruction Project
7	CD 19-07 Donora Recreation Improvements Project
8	CD 19-08 East Bethlehem Street Reconstruction Project
9	CD 19-09 Hanover Street Reconstruction Project
10	CD 19-10 Monongahela Street Reconstruction Project
11	CD 19-11 Nottingham Demolition Project
12	CD 19-12 Robinson Public Facility Improvements Project
13	CD 19-13 South Franklin Demolition Project
14	CD 19-14 South Strabane Public Facility Improvements Project
15	CD 19-15 Union Public Facility Improvements Project
16	CD 19-16 Washington CBD Revitalization
17	CD 19-18 Washington Demolition Project
18	CD 19-19 Washington Fire Equipment Project
19	CD 19-20 Washington Fire Station Improvements Project
20	CD 19-22 Countywide Home Rehabilitation Program
21	CD 19-23 Planning
22	CD 19-24 Program Administration
23	CD 19-25 Section 108 Loan Repayment
24	CD 19-26 Unprogrammed Funds
25	HM 19-01 CHDO Homebuyer Program
26	HM 19-02 Countywide Home Rehabilitation Program
27	HM 19-03 Countywide Homebuyer Assistance Program
28	HM 19-04 Program Administration
29	ESG 2019

#	Project Name
30	CD 19-27 Coal Center Street Reconstruction Project

Table 7 - Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	CD 19-01 California Recreation Improvements Project
	Target Area	
	Goals Supported	Recreation Improvements
	Needs Addressed	Recreation Improvements
	Funding	CDBG: \$106,400
	Description	This project involves the installation of various recreation improvements at 311 Third Street, including park benches, picnic tables, a pavilion, signage, walkways, trash receptacles and lighting.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	5,225 people will benefit from this project.
	Location Description	311 Third Street California, PA
	Planned Activities	Recreation Improvements
2	Project Name	CD 19-02 Canonsburg Street Reconstruction Project
	Target Area	
	Goals Supported	Street Improvements
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$308,000
	Description	This project will involve reconstruction of the existing cartway, including curbs, sidewalks and storm and sewer pipes on Craighead Street from Euclid Avenue to Cecil Street. Approximately 1,164 lf.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	88 people will benefit from this project.
	Location Description	Craighead Street Canonsburg, PA
	Planned Activities	Street Reconstruction
3	Project Name	CD 19-03 Carroll Street Reconstruction Project
	Target Area	
	Goals Supported	Street Improvements

	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$62,800
	Description	This project will involve the reconstruction of Hoon Street from Van Voorhis Lane to Twp. line (Approx. 1500 lf).
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	27 people will benefit from this project.
	Location Description	Hoon Street, Carroll Township
	Planned Activities	Street Reconstruction
4	Project Name	CD 19-04 Carroll Demolition Project
	Target Area	
	Goals Supported	Demolish Dilapidated Structures
	Needs Addressed	Demolish Dilapidated Structures
	Funding	CDBG: \$10,000
	Description	This project will involve the demolition and site clearance of one to two houses in Carroll Township.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	To be determined
	Planned Activities	Demolition
5	Project Name	CD 19-05 Charleroi Street Reconstruction Project
	Target Area	
	Goals Supported	Street Improvements
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$144,000
	Description	This projects involves the reconstruction and related improvements of Washington Avenue from Second Street to Eighth Street (approx 3,000 lf).

	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	4020 people will benefit from this project.
	Location Description	Washington Avenue, Charleroi, PA
	Planned Activities	Street Reconstruction
6	Project Name	CD 19-06 Donora Street Reconstruction Project
	Target Area	
	Goals Supported	Street Improvements
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$86,800
	Description	This projects involves the reconstruction and related improvements of McKean Avenue from Eleventh Street to Thirteen Street (approx 1,000 lf).
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	4590 people will benefit from this project.
	Location Description	McKean Avenue Donora, PA
	Planned Activities	Street Reconstruction
7	Project Name	CD 19-07 Donora Recreation Improvements Project
	Target Area	
	Goals Supported	Recreation Improvements
	Needs Addressed	Recreation Improvements
	Funding	CDBG: \$50,000
	Description	This project will involve improvements to the existing bathrooms at Palmer Park.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	4590 people will benefit from this project

	Location Description	Palmer Park Donora, PA
	Planned Activities	Recreation Improvements
8	Project Name	CD 19-08 East Bethlehem Street Reconstruction Project
	Target Area	
	Goals Supported	Street Improvements
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$65,000
	Description	This project involves the reconstruction and related improvements of Frederick Terrace from Crawford Street to Lawrence Avenue (approx 700 lf).
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	127 people will benefit from this project.
	Location Description	Frederick Terrace Fredericktown, PA
	Planned Activities	Street Reconstruction
9	Project Name	CD 19-09 Hanover Street Reconstruction Project
	Target Area	
	Goals Supported	Street Improvements
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$50,000
	Description	This project will involve the reconstruction of Purdy Road Extension from Irwin Road to Rock School Road approx. 1291 lf.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	41 people will benefit from this project.
	Location Description	Purdy Road Extension, Hanover Township, PA
	Planned Activities	Street Reconstruction
10	Project Name	CD 19-10 Monongahela Street Reconstruction Project

	Target Area	
	Goals Supported	Street Improvements
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$257,300
	Description	This project will involve the reconstruction of the following streets: 1. Ninth Street from Sheridan Street to Marne Avenue (Approx. 900) 2. Sheridan Street from Meade Street to Grant Street (Approx. 750lf) 3. Williams Street from Sheridan Street to 4th Street (Approx. 350lf) 4. Lincoln Street from Grant Street to Meade Street (Approx. 600lf) 5. Black Street from 4th Street to Otis Street (Approx. 240lf) 6. Otis Street from 4th Street to terminus (Approx. 700) 7. Geary Street from 6th Street to Grant Street (Approx. 430lf) 8. Warne Street from East Main Street to terminus (Approx. 950 lf)
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	249 people will benefit from this project.
	Location Description	See above
	Planned Activities	Street Reconstruction
11	Project Name	CD 19-11 Nottingham Demolition Project
	Target Area	
	Goals Supported	Demolish Dilapidated Structures
	Needs Addressed	Demolish Dilapidated Structures
	Funding	CDBG: \$50,000
	Description	This project will involve demolition, environmental remediation as necessary, and clearance of two to four blighted structures that have been condemned through the local code enforcement program.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	To be determined

	Planned Activities	Demolition
12	Project Name	CD 19-12 Robinson Public Facility Improvements Project
	Target Area	
	Goals Supported	Improve Community Facilities
	Needs Addressed	Improve Public Facilities
	Funding	CDBG: \$50,000
	Description	Improve handicap accessibility by modifying portions of the townships municipal building.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	295 people will benefit from this project.
	Location Description	8400 Noblestown Road McDonald, PA 15057
	Planned Activities	ADA improvements
13	Project Name	CD 19-13 South Franklin Demolition Project
	Target Area	
	Goals Supported	Demolish Dilapidated Structures
	Needs Addressed	Demolish Dilapidated Structures
	Funding	CDBG: \$50,000
	Description	This project involves the demolition and site clearance of dilapidated structures in South Franklin Township.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	To be determined
	Planned Activities	Demolition
14	Project Name	CD 19-14 South Strabane Public Facility Improvements Project
	Target Area	
	Goals Supported	Improve Community Facilities

	Needs Addressed	Improve Public Facilities
	Funding	CDBG: \$71,400
	Description	This project involves ADA compliant modifications to the South Strabane Township Municipal Building. The modifications include new doors with electric door actuators throughout the building with all necessary electrical wiring and switches.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	1395 people will benefit from this project.
	Location Description	550 Washington Road Washington, PA 15301
	Planned Activities	ADA improvements
15	Project Name	CD 19-15 Union Public Facility Improvements Project
	Target Area	
	Goals Supported	Improve Community Facilities
	Needs Addressed	Improve Public Facilities
	Funding	CDBG: \$66,400
	Description	This project involves ADA compliant modifications to therestrooms within the Union Towsnhip Municipal Building. The modifications include widening doorways and stalls, new handicap grab bars and new toilets and wash basins.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	808 people will benefit from this project.
	Location Description	3904 Finleyville-Elrama Road Finleyville, PA 15332
	Planned Activities	ADA improvements
16	Project Name	CD 19-16 Washington CBD Revitalization
	Target Area	
	Goals Supported	Improve Central Business Districts
	Needs Addressed	Revitalize Central Business Districts

	Funding	CDBG: \$230,000
	Description	Annual bond payment for Central Business District Revitalization.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	11995 people will benefit from this project
	Location Description	Washington Central Business District
	Planned Activities	Bond payment
17	Project Name	CD 19-18 Washington Demolition Project
	Target Area	
	Goals Supported	Demolish Dilapidated Structures
	Needs Addressed	Demolish Dilapidated Structures
	Funding	CDBG: \$50,000
	Description	This project will involve the demolition of approximately 8-10 houses in the City of Washington.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	To be determined
	Planned Activities	demolition
18	Project Name	CD 19-19 Washington Fire Equipment Project
	Target Area	
	Goals Supported	Fire Truck Payments
	Needs Addressed	Fire Truck Payments
	Funding	CDBG: \$50,000
	Description	This project will involve the purchase of fire equipment for the City of Washington Fire Department.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	13895 people will benefit from this project
	Location Description	City of Washington
	Planned Activities	Fire equipment purchase
19	Project Name	CD 19-20 Washington Fire Station Improvements Project
	Target Area	
	Goals Supported	Improve Community Facilities
	Needs Addressed	Improve Public Facilities
	Funding	CDBG: \$140,500
	Description	This project will involve renovations to the existing fire station building located at 198 East Wylie Avenue Washington, PA 15301.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	13895 people will benefit from this project.
	Location Description	198 East Wylie Avenue Washington, PA 15301
	Planned Activities	Fire Station Improvements
20	Project Name	CD 19-22 Countywide Home Rehabilitation Program
	Target Area	
	Goals Supported	Improve the Housing Stock
	Needs Addressed	Improve the Housing Stock
	Funding	CDBG: \$509,500
	Description	Continuation of housing rehabilitation loan/ grant program for single-family, owner-occupied houses in the County.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	11 homeowners will benefit from this project.
	Location Description	To be determined

	Planned Activities	Home rehabilitation
21	Project Name	CD 19-23 Planning
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$40,000
	Description	Consultant Services for CDBG, housing, economic development, and miscellaneous studies.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Planning
22	Project Name	CD 19-24 Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$6,661,000
	Description	General program administration of CDBG Program.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Program Administration
23	Project Name	CD 19-25 Section 108 Loan Repayment
	Target Area	
	Goals Supported	Section 108 Loan
	Needs Addressed	Section 108 Loan

	Funding	CDBG: \$412,425
	Description	Project will involve repayment of a Section 108 Loan Guarantee for the 84 Lumber Company Project. Total Loan Guarantee is \$900,000 for 17 year repayment term. A total of 157 jobs were retained by 84 Lumber with Section 108 Loan Assistance. (Year 9 of 17)
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	157 jobs retained
	Location Description	
	Planned Activities	Section 108 loan repayment
24	Project Name	CD 19-26 Unprogrammed Funds
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$350,338
	Description	Funds for cost overruns and additional projects identified during the program year.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
25	Project Name	HM 19-01 CHDO Homebuyer Program
	Target Area	
	Goals Supported	Improve the Housing Stock Expand Homeownership Opportunities CHDO Support
	Needs Addressed	Improve the Housing Stock Increase the Number of Homeowners Acquire and Rehabilitate Vacant Homes

	Funding	HOME: \$83,740
	Description	Continuation of the CHDO Homebuyer Program. CHDO to acquire and rehabilitate vacant houses or construct new houses for sale to low/mod income households, including down payment assistance provided to homebuyer.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	1 family will benefit from this project.
	Location Description	to be determined
	Planned Activities	CHDO Homebuyer Program
26	Project Name	HM 19-02 Countywide Home Rehabilitation Program
	Target Area	
	Goals Supported	Improve the Housing Stock
	Needs Addressed	Improve the Housing Stock
	Funding	HOME: \$318,701
	Description	Housing rehabilitation loan/ grant program for single-family, owner-occupied houses in the County.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	12 homeowners will benefit from this project.
	Location Description	to be determined
	Planned Activities	Home rehabilitation
27	Project Name	HM 19-03 Countywide Homebuyer Assistance Program
	Target Area	
	Goals Supported	Improve the Housing Stock Expand Homeownership Opportunities
	Needs Addressed	Improve the Housing Stock Increase the Number of Homeowners Acquire and Rehabilitate Vacant Homes

	Funding	HOME: \$100,000
	Description	Down payment assistance for low-income, first-time homebuyers for purchasing single-family homes. Funds are also provided for rehabilitation of homes purchased.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	2 Families will benefit from this project.
	Location Description	to be determined
	Planned Activities	Homebuyer Assistance
28	Project Name	HM 19-04 Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$55,826
	Description	General administration of the HOME program
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Program administration
29	Project Name	ESG 2019
	Target Area	
	Goals Supported	Homeless Prevention
	Needs Addressed	Prevent Homelessness
	Funding	ESG: \$295,062
	Description	Continue to provide ESG funding to social service agencies for the provision of housing and support services to the homeless and those threatened with homelessness.
	Target Date	6/30/2020

	<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<ul style="list-style-type: none"> • Connect Inc. Transitional Housing to benefit 250 households providing \$49,000 for operating and leasing costs for transitional housing and supportive services. • Connect Inc. Emergency Shelter to benefit 45 households providing \$75,000 for operating costs for the Washington Family Shelter. Domestic Violence Services of SW PA Emergency Shelter to benefit 45 households providing \$41,500 for operating costs for emergency shelter serving women and children that are victims of domestic violence. • Blueprints will use \$49,317 for homeless prevention to assist 14 households. • \$58,312 for rapid rehousing to assist 7 households \$6,000 for administration • Washington County Human Services will use \$15,933 for administration of ESG program
	<p>Location Description</p>	
	<p>Planned Activities</p>	<p>Continue to provide ESG funding to social service agencies for the provision of housing and support services to the homeless and those threatened with homelessness.</p>
<p>30</p>	<p>Project Name</p>	<p>CD 19-27 Coal Center Street Reconstruction</p>
	<p>Target Area</p>	
	<p>Goals Supported</p>	<p>Street Improvements</p>
	<p>Needs Addressed</p>	<p>Infrastructure Improvements</p>
	<p>Funding</p>	<p>CDBG : \$50,000</p>
	<p>Description</p>	<p>This project involves the reconstruction of 1,600 lf of roadway in Coal Center. The project would take place on the main roadways through the town, Water Street between the bridge and Spring Street and Spring Street between Water Street and Poplar Drive.</p>

	Target Date	6/30/20
	Estimate the number and type of families that will benefit from the proposed activities	85
	Location Description	See above
	Planned Activities	Street reconstruction

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

Washington County’s Black/African-American population is concentrated primarily in or adjacent to the City of Washington. The County’s Asian population is concentrated in two census tracts in the northeastern section of the County adjacent to Allegheny County. One of these census tracts is located in Peters Township. The other is located at the eastern edge of Cecil Township.

HUD CPD data indicates that there are numerous concentrations of low-income households in Washington County. A concentration of low-income households exists where the percentage of low-income households in a census tract is 25% or more of the total number of households in the census tract. Such census tracts are scattered throughout the County, with the greatest concentrations being in and around the City of Washington and in the towns along the Monongahela River.

Geographic Distribution

Target Area	Percentage of Funds
HIGHLAND RIDGE NEIGHBORHOOD	0
Canton 2010 Revitalization Area	0

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

CDBG and HOME funds are intended to provide low and moderate income households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. Consequently, Washington County gives priority funding consideration to areas in which at least 51% of the beneficiaries have incomes below 80% of median.

The County has identified two local target areas—the Highland Ridge neighborhood in the City of Washington and the Canton 2010 Revitalization Area (near the I-70/Jessop Place interchange) in Canton Township.

The Canton 2010 Revitalization Area and the Highland Ridge Neighborhood are not target areas for any 2019 projects.

Discussion

Canton 2010 Revitalization Area and the Highland Ridge Neighborhood are not target areas for any 2019 projects.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	70
Non-Homeless	53
Special-Needs	0
Total	123

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	23
Acquisition of Existing Units	3
Total	26

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Public housing units within Washington County are owned and operated by the Washington County Housing Authority (WCHA). WCHA has 896 public housing units. In addition to its public housing units, the WCHA also manages two properties: Lignelli Manor, which has 42 elderly units in New Eagle Borough, and Monongahela Manor, a 72-unit elderly housing development in the City of Monongahela. WCHA currently administers 999 housing choice vouchers, 171 of which are project-based.

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

Generally speaking, the greatest needs of public housing residents and housing choice voucher holders continue to be stable, decent living conditions and access to opportunity, in the form of employment, education or transportation connections to neighborhood amenities.

WCHA identified the major unmet need of public housing residents as being approximately 50 additional one-bedroom family units in the City of Washington, and the major unmet need of housing choice voucher holders as being an adequate supply of affordable private market rental units.

WCHA's FY 2014–FY 2019 Capital Fund annual plans include installing or replacing roofs, gutters, spouts, siding, windows, trim, walks, steps, stoops, mixed air units, playground equipment, utilities, mechanical and electrical systems, life/fire safety systems, site structures, and other building structural elements.

WCHA's annual plans also call for developing/convertng/rehabilitating accessible units, and landscaping improvements.

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

WCHA has an authority-wide advisory council through which WCHA residents have involvement/input in WCHA's management operations and modernization needs via a resident member on the advisory council board.

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

Discussion

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

Introduction

Washington County is one of 20 counties that comprise the Western PA Continuum of Care (CoC). As part of the AP planning process, the Redevelopment Authority of the County of Washington (RACW), which is the lead agency for the preparation of the AP, consulted with the Washington County Department of Human Services (DHS), which is the County’s homeless assistance coordinator and representative to the CoC. DHS administers the County’s ESG Program funds and recommends the best use of the County’s annual ESG funding allocation to address the needs of the County’s homeless population and persons at risk of homelessness.

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

Connect Inc. will provide:

60 Households – single adults and families who are participating in transitional housing programs. Assist the household to increase self-sufficiency and independence while providing safe housing and supportive services.

50 Households – provide safe shelter for up to 60 days, assist the household in obtaining safe, affordable housing, and increase their self-sufficiency.

Domestic Violence Services of Southwestern PA will provide:

55 Households – provides safe shelter for up to 60 days, assist the household in obtaining safe and affordable housing, and increase their self-sufficiency.

Community Action Southwest will provide:

7 Households Homeless Prevention

10 Households Rapid Re-Housing

Addressing the emergency shelter and transitional housing needs of homeless persons

Washington County supports emergency shelters and transitional housing providers with the County's annual allocation of Emergency Solutions Grant (ESG) Program funds. The County provides ESG funds to the following agencies:

Connect, Inc. – Emergency shelter and transitional housing

Domestic Violence Services of Southwestern PA – Emergency shelter

Over the next five years, Washington County may allocate ESG funds to agencies other than those listed above to address the emergency and transitional housing needs of homeless persons.

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

Washington County is a member of the Western PA Continuum of Care (CoC), which follows Pennsylvania's homeless plan, known as the PA Agenda to End Homelessness.

The CoC's January 2018 Point-in-Time Count identified the following sheltered homeless subpopulations in Washington County:

Family Households (adults + children) = 10 (5 in Emergency Shelter, 5 in Transitional Housing)

of children in families = 21 (10 in Emergency Shelter, 11 in Transitional Housing)

of adults in families = 11 (10 in Emergency Shelter, 11 in Transitional Housing)

Single Households (Households without children) = 98 (94 in Emergency Shelter, 4 in Transitional Housing)

Child-only households = 0

Veterans = 3 (3 in Emergency Shelter)

Unaccompanied Youth = 7; 0 <18; 7 who were 18-24 years old (3 in Emergency Shelter, 4 in Transitional Housing)

Adults with Serious Mental Illness = 28 (24 in Emergency Shelter, 4 in Transitional Housing)

Adults with Chronic Substance Use = 45 (43 in Emergency Shelter, 2 in Transitional Housing)

Victims of Domestic Violence = 18 (13 in Emergency Shelter, 5 in Transitional Housing)

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.

Over the next five years, Washington County will continue to collaborate with the Southwest PA Continuum of Care (CoC) to help individuals and families avoid homelessness. The County will use ESG funds for homeless prevention services to low-income County residents. Homeless prevention funds will be used for security, rent and utility deposits and payments and other assistance to prevent individuals and families from becoming homeless or to help an individual or family to maintain stability in current housing or to obtain permanent housing.

Discussion

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

Introduction:

Several of the public policies that negatively impact affordable housing in Washington County are not under the control of County government. Nonetheless, the County is an active and supportive partner to area non-profit housing developers and other organizations involved in the creation of affordable and fair housing opportunities for County residents. In addition to the County's willingness to work with affordable housing developers and area non-profits, the County implements several multi-year programs and initiatives to address existing barriers to affordable and fair housing that can be funded through the use of CDBG and HOME funds.

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

Actions planned include the following initiatives:

Housing Initiatives

- Housing Rehabilitation Program – Continued funding of owner-occupied single-family housing rehabilitation projects for low- to moderate- income households. Work includes removal of architectural barriers for owners on an as-needed basis.
- Homebuyer Assistance Program – Continued funding of program to provide down payment and rehabilitation assistance to low- to moderate-income households to purchase housing at affordable rates. Eleven local private financial institutions are currently participating in this program by providing first mortgages to eligible program participants.
- CHDO Homebuyer Assistance Program – Continued funding of program whereby CHDO acquires and rehabilitates vacant, or constructs new, single-family housing units for sale to low- to moderate-income households. Program provides down payment assistance to homebuyers.
- Highland Ridge – Developer's Subsidy and Homebuyer Assistance – Project provides write-down and down payment assistance for construction of new single-family housing, located in the Highland Ridge neighborhood of the City of Washington, to make homes available to low-mod income persons. 17 homes have been constructed to date and the County has made a commitment to build 3 more.
- Rental Housing – Provide funds for the development of affordable rental housing throughout the County.

Special Needs Housing Initiatives

- Access Program – Provides grants to homeowners and tenants to make improvements and modifications to both owner and rental units to bring units into compliance with the Americans with Disabilities Act (ADA). Other Housing – Continued funding for emergency, transitional, and supportive housing for homeless and victims of domestic violence throughout the County.

Non-Residential CDBG Initiatives

Public Facilities Improvements – Continued funding for street improvements will include curb cuts and handicapped accessibility ramps. Funds will also be provided for water and sewer improvements, parks and recreation facilities, and public facilities.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

In 2019, the County will attempt to address underserved needs and areas, foster and maintain affordable housing, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

Washington County will continue to address the obstacles to meeting underserved needs through ongoing programs, including:

- Home Rehabilitation Program
- Homebuyer Assistance Program
- Access Program
- Transitional Housing
- Emergency Shelters
- 4 blight removal projects
- 16 infrastructure projects in low/mod income neighborhoods

Actions planned to foster and maintain affordable housing

Housing Initiatives:

- Housing Rehabilitation Program – Continued funding of owner-occupied single-family housing rehabilitation projects for low- to moderate- income households. Work includes removal of architectural barriers for owners on an as-needed basis.
- Homebuyer Assistance Program – Continued funding of program to provide downpayment and rehabilitation assistance to low- to moderate-income households to purchase housing at affordable rates. Twelve local private financial institutions are currently participating in this program by providing first mortgages to eligible program participants.
- CHDO Homebuyer Assistance Program – Continued funding of program where CHDO acquires and rehabilitates vacant, or constructs new, single-family housing units for sale to low- to moderate-income households. Program provides down payment assistance to homebuyer.

Special Needs Housing Initiatives:

- Access Program – Provides grants to homeowners and tenants to make improvements and modifications to both owner and rental units to bring units into compliance with the Americans with Disabilities Act (ADA).
- Other Housing – Continued funding under federal homeless programs for emergency, transitional, and supportive housing for homeless people and victims of domestic violence throughout the County.

Actions planned to reduce lead-based paint hazards

In Washington County, the PA Department of Health (PADOH) coordinates efforts prevent, detect and treat children with elevated blood lead levels. To promote safe and healthy housing, PADOH initiated the Lead and Healthy Homes Program in 2013. The purpose of the Lead and Healthy Homes Program is to reduce hospitalizations, injuries, illnesses, or deaths from preventable home health or safety risks.

This program aims to address multiple hazards in homes and prevent diseases and/or injuries that result from housing-related hazards by:

- conducting comprehensive home assessments to identify potential hazards;
- providing education and interventions to prevent health or safety problems before negative outcomes occur;
- coordinating access to health, social and environmental resources as needed;
- establishing or strengthening local partnerships to reduce health and safety risks in homes;
- collaborating with appropriate enforcement agencies to identify existing regulations that address healthy housing issues.

Washington County seeks to reduce lead poisoning hazards in its housing stock. Federal lead-based paint regulations have been incorporated into the County’s housing rehabilitation and homebuyer assistance programs, which require lead clearance testing at the conclusion of rehabilitation. Through these programs, the number of housing units containing lead-based paint hazards will decrease, thereby increasing the inventory of lead-safe housing available to extremely low-income, very low-income, and moderate-income families throughout the County.

Actions planned to reduce the number of poverty-level families

There are several agencies in the County that offer supportive services for poverty-level families. Community Action Southwest provides numerous services including homebuyer counseling,

budgeting workshops, Head Start, the Homeownership Center and other programs to assist people in ending homelessness in the community. PA Career link offers assistance in connecting people in search of employment. The City Mission offers programs to assist people through job training, rental assistance and is constructing a Veterans shelter. Freedom Transit provides transportation offering discounted rides to people who have incomes that qualify for assistance.

Actions planned to develop institutional structure

The County's Human Services Department coordinates the Continuum of Care, which serves as the catalyst for development of institutional structure in the County. The Continuum of Care is composed of representatives from nonprofit homeless providers, victim service providers, faith-based organizations, governments, businesses, advocates, public housing agencies, school districts, social service providers, mental health agencies, hospitals, universities, affordable housing developers, law enforcement, organizations that serve homeless and formerly homeless veterans, and homeless and formerly homeless persons. The Continuum of Care plan provides, as needed, a system of outreach, engagement, and assessment; emergency shelters; rapid re-housing; transitional housing; permanent housing; and prevention strategies to address the various needs of homeless persons and persons at-risk of homelessness for the Southwestern PA region.

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

Human Services will work with Connect Inc., Domestic Violence Services of SWPA, and Community Action Southwest among others to provide the needed coordination between public and private housing and social service agencies.

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	25,000
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.	412,426
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:	437,426

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.	75.81%

**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:

No other forms of investment

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:

Recapture policy attached, which is used for the Countywide Homebuyer Assistance Program and the CHDO Homebuyer Assistance Program.

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:

Recapture policy attached, which is used for the Countywide Homebuyer Assistance Program and the CHDO Homebuyer Assistance Program.

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:

No plans.

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

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

The purpose of the Washington County Department Emergency Solutions Grant (ESG) is:

- To provide Emergency Shelter, homelessness prevention, and rapid re-housing assistance to households who would otherwise become homeless and to provide assistance to rapidly re-house persons who are homeless.
- To provide financial assistance, housing relocation and stabilizations services to eligible individuals and families who are homeless or near homeless.
- To provide Emergency Shelter services for homeless individuals and families, including women and children fleeing domestic violence situations.
- For people who are Washington County residents. The Washington County ESG Program includes:
 - Mandatory participation in case management.
 - Contact with case manager.
 - Willingness to follow Washington County ESG Program guidelines.
 - Agreement signed by both participant and case manager.
 - Must be receptive to and follow through with appropriate services that are recommended through case management.

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

As of December 11, 2017, all CoC and ESG funded programs located in the Western CoC were directed by the CoC Governing Board and Pennsylvania Community of Economic Development to utilize the Coordinated Entry System. All CoC and ESG funded projects are to prioritize individuals and households with the longest history of homelessness and with the most severe service needs for all available CoC resources. Within each community there shall be a minimum of one designated General Assessment Center (GAC). These centers are tasked with assessing the general public for homeless Services. The CoC also recognizes the importance of confidentiality and safety for all persons fleeing from domestic violence. Therefore, in addition to the GAC for each community, an approved domestic violence agency in each community will be trained and prepared to conduct the assessments on all persons fleeing a Domestic Violence situation and these agencies are designated as the Domestic Violence Assessment Center. Consumers requesting housing services should be assessed and appropriately added on the Housing Prioritization List within the following timeframe: Preferred: within the first 24 hours of the requested assessment for literally homeless. Required: by the close of the next business day of the requested assessment for literally homeless and within 3 business days of the requested assessment for at risk of homelessness.

Consumers may enter the Coordinated Entry System via any provider of social services coordinating with the Western PA CoC.

The Coordinated Entry System is designed to uniformly screen and prioritize households requiring assistance through the homeless assistance process. The tool asks a series of questions in order to collect information regarding the household's history of homelessness and the household's vulnerabilities.

Once the Eligibility and Prioritization Assessment Tool has been completed, the next step in the assessors' process is to place the consumer(s) on the CoC's Housing Prioritization List. Placement on this list allows Housing Providers to locate the consumer and offer housing placements when they are the highest prioritized consumer on the list.

When a housing provider has an opening, the provider will be expected to utilize the Housing Prioritization List in order to determine the consumer who should be offered the opportunity. The Housing Prioritization List is automatically sorted by score, but can be filtered by the housing provider to "drill down" to the consumers who meet program eligibility. Filters include, subpopulations, specific barriers, service needs, county of operation, and household composition.

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).

The Washington County Department of Human Services advertises a Request for funding Proposal (RFP) in the local newspaper to solicit proposals from local agencies for the Emergency Solutions Grant. When the RFP's are received the Washington County Department of Human Services Committee reviews and scores the proposals and determines how the funding is allocated. In the past several years only the current providers of Homeless Services have applied for funds.

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.

Agencies receiving Emergency Solutions Grants from the Washington County Department of Human Services will be required to have a current or past consumer sit on their Board of Directors. If they do not currently have a homeless or formerly homeless person on their board, sub-recipients must submit a plan, detailing the process for consumer input into the design of the program.

5. Describe performance standards for evaluating ESG.

The Washington County of Human services has established the primary goal of reducing the number of homeless individuals and families in the County. The information contained below outlines goals, strategies and performance measures to be utilized for all ESG grantees.

1. Reduce the number of homeless individuals and families, as established in the Homeless Point in Time Count, within the BoS ESG Entitlement by 1% each year. This will be measured in HMIS.

1. Increase placements into permanent housing for homeless individuals and families from Emergency Shelter and Transitional housing by 5% each year. This will be measured in HMIS enrollment.

