
MUNICIPALITY OF PENN HILLS, PA

Penn Hills Government Center, 102 Duff Road, Penn Hills, PA

FY 2025-2029 FIVE YEAR CONSOLIDATED PLAN and FY 2025 ANNUAL ACTION PLAN

*For Submission to HUD for the
Community Development Block Grant Program*

DRAFT



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Executive Summary

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

1. Introduction

The Municipality of Penn Hills is an entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. The Community Development Block Grant (CDBG) Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; 42 U.S.C.-530.1 et seq. (Source: www.hudexchange.info/programs/cdbg-entitlement)

The Municipality also receives entitlement funds under the HOME Investment Partnerships (HOME) Program through the Allegheny County HOME Consortium. The HOME Investment Partnerships Program (HOME) provides formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. It is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. (Source: www.hudexchange.info/programs/home)

In compliance with HUD regulations, Penn Hills must prepare a Consolidated Plan every five years to assess its affordable housing, community development, economic development, and strategic planning needs. The needs and priorities identified in the Consolidated Plan are addressed annually through the Annual Action Plans which present what specific activities the Municipality will accomplish with CDBG, HOME, and other funding sources. To complete the CDBG program year, the Municipality reports annually on the progress it has made toward its Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER). Penn Hills prepared its Five Year Consolidated Plan covering the period of FY 2025, beginning July 1, 2025, through FY 2029, ending June 30, 2030.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

Overview

The concept of the Consolidated Plan is to serve as a strategic planning document for the Municipality to make data based, market driven, housing and community development plans. Penn Hills' FY 2025-2029 Five Year Consolidated Plan proposes the following six (6) strategies to address the priority needs identified in the Municipality.

Housing Strategy Priority Need: There is a need for decent, safe and sanitary housing that is affordable and accessible to homebuyers, homeowners and renters.

Goals:

- HS-1 Housing Support – Assist low- and moderate-income households to access decent, safe and sanitary housing that is affordable and accessible through housing counseling, housing navigator services, rental assistance, and down payment/closing cost assistance.
- HS-2 Housing Construction – Encourage the acquisition and construction of new housing that is affordable and accessible.
- HS-3 Housing Rehabilitation – Conserve and rehabilitate existing affordable housing units occupied by owners, renters, and special needs households in the Municipality by addressing maintenance issues, code violations, emergency repairs, accessibility, and home modifications.

Homeless Strategy Priority Need: There is a need for housing and supportive services for the homeless and those at risk of becoming homeless.

Goals:

- HO-1 Operation/Support – Assist partners operating housing or providing supportive services for the homeless and those at-risk of becoming homelessness.

Community Development Strategy Priority Need: There is a need to improve the community facilities, infrastructure, public services, and quality of life in the Municipality.

Goals:

- CD-1 Community Facilities and Infrastructure – Improve the Municipality’s public facilities and infrastructure through rehabilitation, reconstruction, and new construction.
- CD-2 Public Safety and Services – Improve and enhance public safety, public services, and recreational programs, and supportive service programs for persons with special needs.
- CD-3 Clearance/Demolition – Remove and eliminate slum and blighting conditions in Penn Hills through code enforcement, clearance, and demolition.

Economic Development Strategy Priority Need: There is a need to encourage employment and economic opportunities in the Municipality.

Goals:

- ED-1 Employment and Development – Support and encourage job creation, job retention, job training opportunities, business and commercial growth, and redevelopment of vacant commercial and industrial sites and buildings.
- ED-2 Financial Assistance – Support and encourage new economic development through local, state, and federal tax incentives and programs such as: Tax Incremental Financing (TIF); Tax

Abatement (LERTA); Payment in Lieu of Taxes (Pilot); Enterprise Zones/Entitlement Communities; Section 108 Loan Guarantees; Economic Development Initiative (EDI) funds; etc.

Administration, Planning, and Management Strategy Priority Need: There is a need for planning, administration, management, and oversight of federal, state, and local funded programs.

Goals:

- AM-1 Overall Coordination – Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, and compliance with all federal, state, and local laws and regulations.

3. Evaluation of past performance

Annually, Penn Hills prepares its Consolidated Annual Performance Evaluation Report (CAPER). This report is submitted within ninety (90) days after the start of the new program year. Copies of the previous program year CAPERs are available for review at the Municipality's Department of Planning Office.

The FY 2023 CAPER, which was the fourth CAPER for the FY 2020-2024 Five Year Consolidated Plan, was approved by HUD in a letter dated October 9, 2024. In the FY 2023 CAPER, the Municipality expended 82.37% of its CDBG funds to benefit low- and moderate-income persons. The Municipality expended 13.59% of its funds during the FY 2023 CAPER period on public service, which complies with the 15% regulatory cap. The Municipality committed 17.04% of its funds during this CAPER period on Planning and Administration, which complies with the 20% regulatory cap. The Municipality's expenditure ratio at the end of the FY 2022 CAPER period was 1.19, which complies with HUD guidance and is below the 1.5 expenditure ratio maximum. An expenditure ratio over 1.5 could mean the Municipality held too much funding in its line of credit and was not spending in a timely manner.

The Municipality substantial amended its FY 2019 Annual Action Plan specific to CDBG-CV activities on September 16, 2024. The amendment changed the following activities:

- CDBG-CV Multipurpose Center Ventilation Improvements – decrease the line-item budget amount of by \$100,374.55 for a revised total budget amount of \$119,625.45.
- CDBG-CV Senior Center Ventilation Improvements – increase the line-item budget amount of by \$40,000 for a revised total budget amount of \$80,000.
- CDBG-CV Mortgage/Rental Assistance – increase the line-item budget amount of by \$62,048.52 for a revised total budget amount of \$261,808.52.

4. Summary of citizen participation process and consultation process

The Municipality of Penn Hills followed its Citizen Participation Plan in the planning and preparation of the Five Year Consolidated Plan. The Municipality held its first public hearing to solicit the needs of the community and its residents on Thursday, March 27, 2025. This meeting provided residents and stakeholders the opportunity to discuss the Municipality's CDBG and HOME Programs, as well as an opportunity to provide input on the housing and community development needs in the area. The Municipality held its second public hearing to review the draft Five Year Consolidated Plan on June 26, 2025. This provided the residents and stakeholders with the opportunity to discuss the Plan's priority needs, goals, and proposed activities funded with CDBG funds.

The Municipality's Department of Planning and Economic Development maintains a mailing list for its CDBG Program and sends out copies of its public hearing notices and meetings concerning the CDBG Program. Notices are sent to all agencies and individuals who have participated in previous programs and activities.

A copy of the "Draft Five Year Consolidated Plan and the FY 2025 Annual Action Plan" was placed on public display for review by the general public agencies and organizations in the community for a period of 30 days starting on June 19, 2025. A newspaper notice announcing that these documents were placed on public display was published on June 15, 2025, in the Pittsburgh Post-Gazette, the newspaper of general circulation in the area. The "Draft Five Year Consolidated plan and the FY 2025 Annual Action Plan" were on public display at the following locations:

- Penn Hills Municipal Building, Department of Planning and Economic Development, 102 Duff Road, Penn Hills, PA 15325
- <https://pennhillspa.gov>
- Penn Hills Library, 1037 Stolter Road, Penn Hill, PA 15235
- De'Avery A. Thomas Community Center, 7300 Ridgeview Avenue, Penn Hills, PA 15235

A resident survey and a stakeholder survey were created and publicized to members of the community. Surveys were available from March 19, 2025 through May 31, 2025. The survey responses were used to determine the priority needs, goals, and outcomes.

5. Summary of public comments

Penn Hills held its first public hearing on March 27, 2025; the following comments were received:

- There is a need for workforce development programs.
- There is a need for youth and family programs.
- There is a need for health and wellness programs.
- There is a need to address food insecurity among the residents of Penn Hills.
- There is a need for public facility improvements such as community centers and parks.
- There is a need for sidewalks in Penn Hills.

The “Draft Plan” was on display from June 19, 2025 until July 17, 2025. Penn Hills held a public hearing on June 26, 2025. The following comments were received:

- TBD

Surveys were live from March 19, 2025 until May 31, 2025. The survey results included the greatest needs, as affordable housing; public facility improvements; and supportive services.

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

All comments and suggestions were incorporated into this plan.

7. Summary

The overall goal of the Five Year Consolidated Plan is to improve the living conditions for all residents in Penn Hills, to create a suitable and sustainable living environment, and to address the housing and community development needs of the Municipality. The Five Year Consolidated Planning process obligates the Municipality to state in a single document its strategy to pursue goals for all housing, community development, and planning programs. The Municipality will use the Consolidated Plan's goals and strategies to allocate CDBG and HOME funds over the next five (5) years, as well as provide direction to partners addressing the housing and community development needs of low- and moderate-income persons. HUD will evaluate the Municipality's performance under the Five Year Consolidated Plan against these goals.

The following maps are attached that highlight the demographic, economic, and housing trends in the Municipality:

1. Population Density by Block Group
2. Percent White Population by Block Group
3. Racial Diversity by Block Group
4. Percent Hispanic Population by Block Group
5. Percent Minority Population by Block Group
6. Percent Population Age 65 and Over by Block Group
7. Total Housing Units by Block Group
8. Percent Owner Occupied Housing Units by Block Group
9. Percent Renter Occupied Housing Units by Block Group
10. Percent Vacant Housing Units by Block Group
11. Low- and Moderate-Income Percentage by Block Group
12. Low- and Moderate-Income and Minority Percentage by Block Group
13. Commercial Hot Spots
14. Percent Owner Occupied Housing Units with No Vehicles
15. Percent of Households with Income Below Poverty Level by Block Group

The Process

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

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

The following are the agencies/entities 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	Penn Hills	Department of Planning and Economic Development
HOME Administrator	Penn Hills	Department of Planning and Economic Development

Table 1– Responsible Agencies

Narrative

The Municipality of Penn Hills' Department of Planning and Economic Development is the administrating agency for the CDBG and HOME programs. The Department of Planning and Economic Development prepares the Five Year Consolidated Plan, Annual Action Plans, Environmental Review Records (ERR's), Consolidated Annual Performance Evaluation Reports (CAPER), as well as manages monitoring, voucher payments, contracting, and oversight of the programs on a day to day basis.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

To develop the Five Year Consolidated Plan, Penn Hills consulted with public and private stakeholders that serve the low- and moderate-income residents of the Municipality. Input from the meetings and consultations were used to establish the priority needs and goals to be addressed with CDBG, HOME, and other funds during the FY 2025 to FY 2029 five year period.

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)).

The Municipality's Department of Planning and Economic Development provides coordination between public and assisted housing providers, as well as private and governmental health, mental health, and social service agencies. The following partners collaborate through funding and planning efforts to address the housing and community development needs of the area:

- Municipality of Penn Hills, Department of Planning and Economic Development oversees the CDBG and HOME Programs.
- Allegheny County Housing Authority coordinates Section 8 Housing Choice Vouchers in the Municipality.
- Allegheny County Department of Economic Development oversees the Allegheny County HOME Consortium.
- Social Services Agencies provide supportive services to address the needs of low- and moderate-income persons.
- Housing Providers rehabilitate and develop affordable housing for low- and moderate-income households.
- Allegheny County Department of Human Services oversees the Pittsburgh/McKeesport/Penn Hills/Allegheny County Continuum of Care.

Coordination with these entities will continue throughout the Five Year Consolidated Plan period in order to capitalize on potential future funding opportunities, as well as potential project partnerships, which would result in increased benefits for low- and moderate-income persons. Each year as part of the Annual Action Plan development process, stakeholders are invited to submit proposals for CDBG funded eligible projects. These groups participate in the planning process by attending public hearings, informational meetings, and through electronic communications.

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 Municipality of Penn Hills is a member of the Allegheny County Continuum of Care. The Allegheny County CoC provides a wide array of housing options and services for people experiencing or at risk of homelessness, including shelter, housing and supportive services; outreach, engagement and assessment; and prevention strategies. The CoC includes members from Allegheny County, the City of Pittsburgh, the City of McKeesport and the Municipality of Penn Hills. The Allegheny County Department of Human Services serves as the CoC's Infrastructure Organization (IO) and HMIS Lead. The Municipality coordinates its activities with the CoC to meet the needs of individuals and families experiencing homelessness or at risk of becoming homeless.

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

As a member of the CoC, representatives from Penn Hills attend CoC meetings. The CoC is the county's community-based homeless services planning network, organized to carry out the responsibilities required under the CoC Program Interim Rule (24 CFR Part 578). It is composed of representatives from organizations such as 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 veterans who are experiencing or have previously experienced homelessness, and individuals who are experiencing or have previously experienced homelessness. The CoC focuses on services funded through HUD's Continuum of Care and Emergency Solutions Grant (ESG) programs.

As outlined in the Hearth Act CoC Interim Final Rule §578.7, the broad responsibilities of the CoC include operating the CoC, designating an HMIS for the CoC, and planning for the CoC. As a large membership body comprised of numerous stakeholders throughout the County, the CoC has delegated these responsibilities and decision-making authority to the Homeless Advisory Board (HAB).

The following are HAB standing committees; their duties and responsibilities are outlined below.

1. Executive Committee. The Executive Committee is the primary planning body for the CoC. It consists of the three HAB officers (Chair, and two Vice Chairs), the HAB members who are also Committee Co-Chairs, and an IO representative. The purpose of the Executive Committee is to set CoC meeting agendas and to drive the strategic direction of the HAB and the Allegheny County CoC, based upon data, best practices/evidence-based practices and established priorities.

2. Continuum of Care Analysis and Planning Committee (CoCAPC). The CoC Analysis and Planning Committee provides ongoing analysis to support the planning of the CoC, at both the provider and system

level. This includes analysis of policies and performance measures in order to recommend strategies to HAB, so the PA-600 Continuum of Care's funding applications remain competitive, as well as studying changes to policy specific to project types and shifts in emphasis within the CoC related to projects and policies. In addition, the Committee regularly reviews available data, proposes data collection needs and performance metrics to the HAB, and identifies trends, gaps and needs presenting from the data. It establishes clear guidelines for data requests to the IO and annually determines the HAB's main data needs for the coming year so the IO can meet those needs in a timely fashion. In conjunction with these ongoing analysis efforts, the Committee will review and develop ranking tools and recommend housing priorities for our homeless continuum of care. The Committee establishes the Evaluation Subcommittee for the review and ranking of all applications submitted to HUD. The Evaluation Subcommittee then submits their recommended ranking to the HAB for final review and approval.

3. Communication and Education Committee (formerly Advocacy). The purpose of the Communication and Education Committee is to develop and distribute messaging about the needs of homeless persons in Allegheny County. Based on the conviction that the organized, strategic, and effective engagement of stakeholders in relevant policies and funding is critical to creating an effective homeless system, this committee also coordinates advocacy efforts at the county, state and federal levels.

4. Homeless Outreach Coordinating Committee (HOCC). The purpose of the HOCC is to address the complex issues and challenges faced by people experiencing housing crisis living in places not meant for human habitation, which includes being on the streets and under bridges or using the emergency shelter network in Pittsburgh and Allegheny County. Annually, the HOCC assists with implementation of the Point-in-Time study. The committee also ensures that street outreach agencies are notified of any targeted homeless encampments before evictions. They also help to develop strategies to education and inform public safety officials and other stakeholders about the needs of unsheltered population.

5. Provider Committee. The Provider Committee captures the experiences and perspectives of providers in order to inform CoC planning and processes. The committee provides an avenue for strengthening communication across the CoC by facilitating systematic information sharing among service providers and between providers and the HAB. Finally, this Committee will support system and service improvements by utilizing the provider lens to identify gaps/needs and recommend responses. See Appendix B for the Provider Committee Operating Procedures.

6. Street Medicine Provider Committee. The Street Medicine Provider Committee convenes street medicine and shelter-based medical providers within Allegheny County to work on building processes and best practices to best support the provision of medical supports to individuals experiencing homelessness.

7. Ad Hoc Committees. In addition to the above standing committees, the HAB Executive Committee may create ad hoc committees to carry out special initiatives that it deems can best be accomplished by a committee of the HAB.

8. Collaborating Groups. While not official HAB Committees, there are numerous outside affinity groups and taskforces whose work is of critical importance to the CoC and is integrated into the HAB's planning capacity. Their members are represented within the CoC and the HAB includes their work in CoC meeting agendas as well as Ad Hoc Committees when appropriate.

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

All stakeholders were contacted multiple times to consult on the Consolidated Plan, as well as being notified of public hearings and of the Plan's draft display period. Some stakeholders did not provide direct responses.

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	Pittsburgh/McKeesport/Penn Hills/Allegheny County Continuum of Care	The goals are complementary.
Five Year Plan	Allegheny County Housing Authority	The goals are complementary.
Penn Hills 2030 Comprehensive Plan	Municipality of Penn Hills	The goals are complementary.
2025-2029 Penn Hills Capital Improvements Program	Municipality of Penn Hills	The goals are complementary.

Table 2– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The Municipality of Penn Hills' Department of Planning and Economic Development is the administrating agency for the CDBG program. Close coordination is maintained with the other municipal departments. CDBG projects are coordinated within the Planning Department, comprising inspection services, and with the Department of Public Works, comprising streets, public facility improvements, and parks and recreation.

Development policies are managed by the Municipal Manager with approval and oversight by the Mayor and Municipal Council. The Municipality works closely with the Allegheny County Commissioners and County staff to address projects and activities that extend beyond the Municipal limits. The Municipality and the County have a good working relationship.

The Municipality is a member of the Allegheny County HOME Consortium and the Allegheny County Continuum of Care. As part of the Allegheny County HOME Consortium and the Allegheny County

Continuum of Care, the Municipality of Penn Hills ensures that area needs are adequately addressed through the regional approach of these partnerships.

In addition, Penn Hills has worked with and received funding from the Commonwealth of Pennsylvania Department of Community and Economic Development and Department of Conservation and Natural Resources for community and economic development projects.

Narrative

The vision of Penn Hills' Five Year Consolidated Plan seeks to develop a viable community by promoting integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low- and moderate-income persons. The primary means towards this end is the development of partnerships among all levels of government and the private sector, including for-profit and non-profit organizations.

Consultations included the following stakeholders:

- Housing Services and Assisted Housing
- Health Services
- Social and Fair Housing Services
- Continuum of Care
- Public and Private Agencies that address housing, health, social service, victim services, employment, and education needs
- Publicly Funded Institutions and Systems of Care that may discharge persons into homelessness
- Corrections Institutions
- Business and Civic Leaders
- Child Welfare Agencies concerned with lead poisoning
- Adjacent Units of general Local Government and Regional Government Agencies
- Broadband Internet Service Providers
- Natural Hazard Risk Assessors

Consultation with persons, especially low-income persons, living in areas designated by the local jurisdiction as a revitalization area, areas designated by either a local jurisdiction or as a slum and blighted area and areas where CDBG funds are proposed to be used.

The Municipality prioritizes CDBG projects located in Census Tracts and Block Groups that are supported by LMI Census data areawide. The Municipality has not designated any revitalization or blighted areas. Meetings, communications, and announcements are directed at these areas in Penn Hills to consult and educate the LMI population of their housing and community development needs. Additionally, consultations with stakeholders that serve the LMA eligible areas were consulted on the prioritization of CDBG funding.

Consultation with residents of public and assisted housing developments (including any resident advisory boards, resident councils, and resident management corporations).

Penn Hills is served by the Allegheny County Housing Authority. There are no Public Housing units located in the Municipality. There are Housing Choice Voucher residents and assisted housing developments located in the Municipality. The Municipality keeps in contact with the Housing Authority and management corporations to notify these stakeholders of meetings and opportunities for consultation.

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PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

Penn Hills prepared the Consolidated Plan and Annual Action Plan in compliance with the Municipality's Citizen Participation Plan. The Municipality held its first public hearing on March 27, 2025. The public hearing provided residents and stakeholders with the opportunity to discuss the Municipality's CDBG and HOME programs and offer their suggestions on program priorities and projects. The public hearing advertisement was published in The Pittsburgh Post-Gazette on March 13, 2025.

A “draft” of the Consolidated Plan and FY 2025 Annual Action Plan was placed on public display at the following locations for review:

- Penn Hills Municipal Building, Department of Planning and Economic Development, 102 Duff Road, Penn Hills, PA 15325
- <https://pennhillspa.gov>
- Penn Hills Library, 1037 Stolter Road, Penn Hill, PA 15235
- De’Avery A. Thomas Community Center, 7300 Ridgeview Avenue, Penn Hills, PA 15235

A newspaper notice announcing that the "draft" plan was available for review was published in The Pittsburgh Post-Gazette, the newspaper of general circulation in the area, on June 15, 2025. The “draft” plan was on display for a period of 30-days from June 19, 2025 until July 18, 2025.

The second public hearing was held on June 26, 2025, to discuss the proposed plans. The following comments were received concerning the draft plan:

- TBD

All comments were accepted in their entirety. The Five Year Consolidated Plan and Annual Action Plan were electronically submitted through HUD's online IDIS system prior to August 16, 2025.

Additionally, the Municipality developed and disseminated a resident online survey at the following address:

- <https://www.surveymonkey.com/r/PennHillsCDBG2025-29>

The following comments were received:

- There is a need for affordable housing.

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 Hearing	Non-targeted/broad community	The Needs Public Hearing was held on March 27, 2025. There were 4 attendees.	There is a need for workforce development programs. There is a need for youth and family programs. There is a need for health and wellness programs. There is a need to address food insecurity among the residents of Penn Hills. There is a need for public facility improvements such as community centers and parks. There is a need for sidewalks in Penn Hills.	All comments were accepted.	n/a

Table 3– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Penn Hills identified the following priority needs to be addressed in the Five Year Consolidated Plan:

- Housing Needs
- Homeless Needs
- Other Special Needs
- Community Development Needs
- Economic Development Needs
- Administration, Planning and Management Needs

The Municipality determined these needs based on consultations with various community stakeholders, area service agencies, government staff, community residents, as well as an analysis of demographic, economic and housing statistics.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Penn Hills will not use HOME funds for TBRA activities.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Penn Hills identified the following public facility needs:

- Continue to invest in the Lincoln Park Community Center and the McKinley Citizen's Center as important community assets. It is unrealistic to assume that community based non-profit organization such as the LPCC and the McKinley Citizen's Committee can maintain these buildings without local government support. Continue whenever possible to channel federal CD funds to these buildings and supplement these when necessary with local operating budget funds.
- The Lincoln Road Multi-Purpose Center is underutilized. Provide support to the current daycare operation when possible and look to increase activity. If efforts fail consider selling the building to an organization that would provide benefits to the community.
- The Jefferson Road Senior Citizen's Center is, and will continue to be, the hub of senior activity. Future expansion possibilities on site are limited but the municipality will continue to maintain the building and make improvements as required.
- The new Library is a major asset to the community. We will seek to optimize the use of this new building with expanded resources and programs. We will continue to seek funding for the proposed walkway connection to Linton and an amphitheater.
- Continue to utilize and advertise the new Municipal Government Center on Duff Road. Invite the public to attend conferences, training and seminars in the multiple large meeting rooms.
- Support the efforts of the Multi-Municipal VOPP (Verona, Oakmont, Penn Hills & Plum) Trail Committee to develop a recreational trail from Allegheny River Boulevard to Boyce Park by passing by Creekside Park, Penn Hills Park, Milltown Park, North Bessemer Park and Plum Creek Park.

How were these needs determined?

These needs for public facilities were determined through consultations, the Municipality of Penn Hills 2030 Implementable Comprehensive Plan, and the 2025-2029 Penn Hills Capital Improvements Program.

Describe the jurisdiction's need for Public Improvements:

The following public improvements were identified in the 2025-2029 Capital Improvement Program:

Building Improvements – Building improvements will continue through various funding sources that will allow the public to interact with municipal employees more safely and efficiently while adding additional security to municipal owned buildings.

Street Improvements – Penn Hills will continue to submit applications to various funding services to match with reserves to improve streets throughout Penn Hills.

Sidewalks – The Planning Department will continue to require the construction of sidewalks when new private development takes place. Additionally, the Municipality will continue to develop plans to install sidewalks on Frankstown, Rodi, Saltsburg and Universal roads, particularly where new sidewalks would fill missing links and promote higher pedestrian activity.

Public Works – In addition to street and sidewalk improvements, Penn Hills is prioritizing storm sewer maintenance projects.

Traffic Signals – Traffic signal upgrades are important for the control of traffic and safety of vehicular and pedestrian traffic.

Recreation – Maintenance and accessibility improves will focus on the ten parks located in Penn Hills. Additionally, Penn Hills has partnered with Oakmont, Verona and Plum on a feasibility study for a Verona, Oakmont, Penn Hills, Plum Trail Connector that would connect the Allegheny Riverfront to Boyce Park. The study was completed in the Spring of 2020. The project covers land acquisition, development and construction.

Water Pollution Control – The Capital Plan prioritizes \$25 million in funding over the next five years to comply with the requirements of the WPCD Operation and Maintenance (O&M) Plan including continued sewer repairs, major sewer upgrade projects and closed-circuit sewer televising.

How were these needs determined?

These needs for public improvements were determined through consultations, the Municipality of Penn Hills 2030 Implementable Comprehensive Plan, and the 2025-2029 Penn Hills Capital Improvements Program.

Describe the jurisdiction's need for Public Services:

The Municipality of Penn Hills provides public safety and other public services to its residents. The following are the Municipality's need for public services:

- The Municipality needs to continue to provide fire protection to its residents at the same high level of service.
- The Municipality needs to upgrade its fire stations and fire safety equipment and vehicles.
- The Municipality needs to continue to provide its high level of public safety to its residents.
- The Municipality needs to provide neighborhood policing in areas with high levels of crime.
- The Municipality needs to continue its code enforcement efforts to ensure the health and safety of its residents.
- The Municipality needs to continue to provide garbage, trash pickup, and neighborhood clean-up programs to its residents.
- The Municipality needs to continue to support its recycling program.

- The Municipality needs to support, encourage, and affirmatively further fair housing throughout its neighborhoods.

How were these needs determined?

These needs for public services were determined through consultations, the Municipality of Penn Hills 2030 Implementable Comprehensive Plan, and the 2025-2029 Penn Hills Capital Improvements Program.

Based on the needs analysis above, describe the State's needs in Colonias

N/A

DRAFT

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Per the 2023 ACS 5-Year Estimates, there were 20,335 total housing units in Penn Hills. Occupied housing units represent 90.7% (18,439) of units and vacant units represent 9.3% (1,896) of units. Of these units, there were 17,388 single unit housing units (85.5%), 651 two to four family housing units (3.2%), 2,222 multi-family housing units (11.0%), and 74 mobile homes (0.4%). There was a total of 13,511 owner-occupied housing units (73.3%) and 4,928 renter-occupied housing units (26.7%).

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MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Community-based economic development is aimed at bringing members of the area into the local economy. Efforts take a variety of forms, ranging from the construction of affordable housing, to the establishment of businesses that support local workers, and through job training opportunities that meet local demand. The Municipality analyzed its economic development needs that are eligible for assistance. The following local economic data was evaluated:

- Business Activity by Sector
- Labor Force
- Occupations by Sector
- Travel Time to Work
- Educational Attainment
- Median Earnings in the Past 12 Months

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	50	0	0	0	0
Arts, Entertainment, Accommodations	2,078	898	12	11	0
Construction	684	652	4	8	4
Education and Health Care Services	5,169	2,088	29	26	-3
Finance, Insurance, and Real Estate	1,447	224	8	3	-5
Information	298	14	2	0	-2
Manufacturing	1,091	689	6	9	3
Other Services	647	401	4	5	1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	1,750	416	10	5	-5
Public Administration	0	0	0	0	0
Retail Trade	2,135	1,318	12	17	5
Transportation and Warehousing	591	210	3	3	-1
Wholesale Trade	452	220	3	3	0
Total	16,392	7,130	--	--	--

Table 4 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	21,885
Civilian Employed Population 16 years and over	20,555
Unemployment Rate	6.12
Unemployment Rate for Ages 16-24	14.29
Unemployment Rate for Ages 25-65	4.64

Table 5 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	5,125
Farming, fisheries and forestry occupations	1,010
Service	2,185
Sales and office	4,970

Occupations by Sector	Number of People
Construction, extraction, maintenance and repair	940
Production, transportation and material moving	690

Table 6 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	9,707	50%
30-59 Minutes	7,638	40%
60 or More Minutes	1,950	10%
Total	19,295	100%

Table 7 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	550	15	305
High school graduate (includes equivalency)	4,060	360	1,435
Some college or Associate's degree	5,865	460	1,185
Bachelor's degree or higher	6,460	165	700

Table 8 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	55	30	35	55	180
9th to 12th grade, no diploma	210	530	35	190	715
High school graduate, GED, or alternative	1,260	1,140	935	3,785	3,325
Some college, no degree	1,050	1,300	1,030	1,950	1,600
Associate's degree	115	900	680	1,650	595
Bachelor's degree	135	1,510	1,115	1,760	1,030
Graduate or professional degree	20	550	620	1,770	845

Table 9 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,672
High school graduate (includes equivalency)	31,518
Some college or Associate's degree	34,048
Bachelor's degree	41,923
Graduate or professional degree	52,297

Table 10 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the 2023 ACS 5-Year Estimates, the largest industry sectors in the Municipality are: Educational services, and health care and social assistance (27.5%); Retail trade (13.7%), Professional, scientific, and management, and administrative and waste management services (9.7%); Arts, entertainment, and recreation, and accommodation and food services (8.3%); and Finance and insurance, and real estate and rental and leasing (8.0%).

The following is an alphabetically sorted list of the top employers in Allegheny County as of September 30, 2024:

1. UPMC Presbyterian Shadyside
2. University of Pittsburgh
3. Federal Government
4. Western Penn Allegheny Health
5. Giant Eagle Inc
6. PNC Bank NA
7. Allegheny County
8. Carnegie Mellon University
9. Allegheny Clinic
10. University of Pittsburgh Physicians

Describe the workforce and infrastructure needs of the business community:

Partner4Work is the workforce development organization that serves the Pittsburgh area. In its 20 plus years of existence, Partner4Work has delivered innovative solutions and supported local partners to develop a thriving workforce in Allegheny County and the City of Pittsburgh. Partner4Work provides:

- Helping businesses find and retain the talent they need to grow and thrive.
- Connecting adult and young job seekers with career opportunities.
- Providing community organizations with resources to make an impact in their communities.

Partner4Work identified the following strategic priorities to develop the local workforce and create opportunities for businesses and job seekers:

Priority 1: Advance and deliver effective, inclusive, and user-centered programs that build a stronger regional workforce.

Priority 2: Convene and influence local leaders to support data-informed decision-making and fieldwide innovation.

Priority 3: Expand our name recognition, credibility, and value proposition among our key partners.

Priority 4: Bolster our organizational infrastructure to support innovative programs and sustainable impact.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Penn Hills updated its Comprehensive Plan in 2022 and updated its economic development priorities to include the following:

- “1. We Want New Businesses in Penn Hills – The most attractive are professional and light industrial businesses that create living wage jobs. The best locations are infill sites adjacent to existing commercial and industrial development.
2. Create a Developer Friendly Atmosphere - The Municipality encourages both new development and redevelopment throughout the community. Try to pave the way for new economic development by processing applications in a timely manner. Connect landowners and developers whenever possible.
3. Revise and Update Development Ordinances - Improve development standards and foster attractive new development. Continue to revise development ordinances and adopt new techniques to minimize construction costs.
4. Promote the Creation of Community Development Corporations - Penn Hills is fortunate to have a Community Development Corporation in Penn Hills. Assist this CDC in its efforts and encourage the creation of additional CDC’s in Penn Hills. Join them as partners on various projects. If property becomes available that could be utilized by the CDC, consider contributing this property.
5. Market Municipal Property - Look to market municipal property for economic development purposes, The Municipality owns land both vacant and with structures on them. Market them.
6. Tax Incentive Programs - The Municipality to this date has ruled out across the board town wide tax abatement programs for either new homes or new commercial development. The Mayor and Council have, however, approved a Local Economic Revitalization Tax Act Economic Development (LERTA) program designed to promote commercial/industrial development in the Plum Creek Corridor and new homes west of Verona Road to

the City of Pittsburgh. The Council also stands ready to consider tax incentives for any major new development that generates a significant number of new jobs or new tax revenue. The LERTA Program has since expired and could be reused. LERTA is used to encourage development in areas that might not otherwise be considered, but currently has no generated development interest.”

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the 2023 ACS 5-Year Estimates, 84.5% of the population 25 and over did not have a high school diploma, 32.3% had a high school diploma or equivalent, 19.5% had some college or an associate’s degree, 20.7% had a bachelor’s degree or higher, and 10.2% had a graduate or professional degree.

According to the 2023 ACS 5-Year Estimates, 66.3% of the population was in the labor force, 63.0% were employed, and 3.4% were unemployed.

According to the 2023 ACS 5-Year Estimates, 21.2% of residents worked in their place of residence and 78.8% worked outside their place of residence. Additionally, 90.3% of residents worked in Allegheny County, 9.2% worked outside of Allegheny County, and 0.5% worked outside of Pennsylvania.

According to the Labor Market Report for Allegheny County dated January 2025, “there was more than one (1.5x) active online job advertisement for every unemployed worker in Allegheny County. The occupation group with the most active job advertisements in January 2025 was Healthcare Practitioners and Technical Occupations. Common job titles for this occupation group include Registered Nurse, Licensed Practical and Licensed Vocational Nurse and Pharmacy Technician. In January 2025, there were 0.4% fewer online job advertisements in all occupations compared to January 2024. January 2025 had an 11.5% increase in online job ads compared to December 2024. Healthcare Practitioners and Technical occupations had the largest YoY negative change in job ads with 35.6% fewer online job ads in January 2025 compared to January 2024. Even though job advertisements are down 0.4% between January 2024 and January 2025, there are still more job advertisements than unemployed workers in Allegheny County.”

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Partner4Work provides job seekers with career training and exploration programs, employment assistance, and job search help. Penn Hills is served by the PA CareerLink Pittsburgh/Allegheny County through two (2) locations, one in Downtown Pittsburgh and the other in Forest Hills. Services offered at no cost to job seekers through PA CareerLink include: resume preparation, interview practice, job training opportunities and

training financial assistance, determining employments strengths, and job search support. Community College of Allegheny County's Workforce Development programs provide training in the region's changing and emerging industries. Programs are designed around the skills and knowledge that students need for employment and employers need for their workers to have to remain competitive. Programs offered include: Project Management Boot Camp, WEDnetPA Funding Program, Casino Dealer, Commercial Driver's License, Nurse Aide Training Program, Real Estate Licensing, Industrial Manufacturing Technician, Doula Training Program, Solar Photovoltaic Technician, Cybersecurity Boot Camp, AI Machine Learning Boot Camp, and Metallica Skilled Trades Academy.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Southwestern Pennsylvania Commission (SPC) is the designated Metropolitan Planning Organization (MPO), Local Development District (LDD), and Economic Development District (EDD) for Southwestern Pennsylvania. In these roles, SPC is the leader in regional planning for Southwestern Pennsylvania and is charged with developing both the regional long range transportation plan and the comprehensive economic development strategy (CEDS). SPC integrates these two plans into a coordinated regional program of projects and actions that are guided by the principle that the relationship between economic development and the region's transportation system is fundamental. The CEDS is titled, "Mapping the Future: The Southwestern PA Plan" and was adopted in January 2021¹⁷. The Plan prioritizes programs and projects that have been developed to address the region's pressing needs to maintain and preserve existing transportation assets for the sustainability of the region's economic competitiveness and the vitality of local communities. The top priorities of the CEDS Plan are:

- Revitalization and redevelopment of the region's existing communities is a priority.
- The region will place a priority on business development with a focus on existing business retention and expansion.
- The region will support initiatives designed to improve both the quality and quantity of the region's workforce to meet emerging industry demands.
- The region will place a priority on programs and services to attract and retain a diverse population with a particular focus on young adults and immigrants.
- The region will support identified strategic industry clusters.

Discussion

Identifying the economic development needs of low- and moderate-income individuals in Penn Hills involves understanding the specific challenges they face and tailoring interventions to address those challenges. The following are the economic development needs:

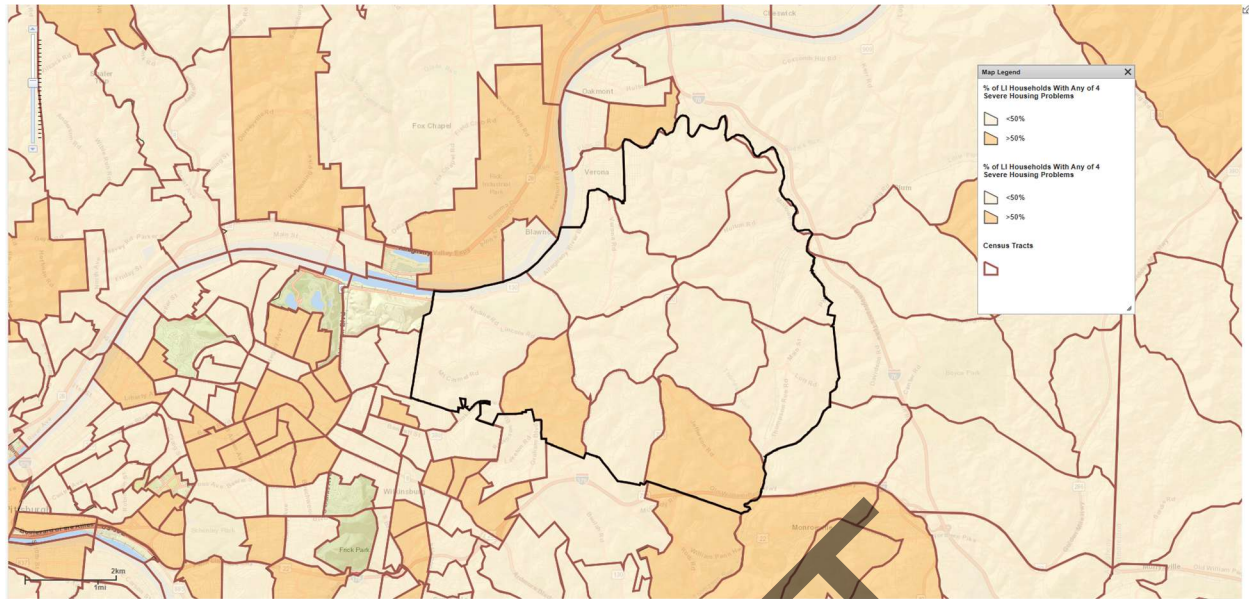
- **Job Creation and Training Programs:** Low- and moderate-income individuals may benefit from job creation programs that focus on expanding employment opportunities in sectors that offer livable wages. Additionally, training and skill development programs can help individuals acquire the skills needed to access higher-paying jobs and advance in their careers.
- **Affordable Housing:** Access to affordable housing is crucial for low- and moderate-income individuals to maintain financial stability and improve their quality of life. Economic development efforts should include initiatives to increase the supply of affordable housing options and address issues related to housing affordability and homelessness.
- **Small Business Support:** Many low- and moderate-income individuals may aspire to start or expand their own businesses as a pathway to economic self-sufficiency. Economic development programs can provide support for entrepreneurship and small business development through access to financing, technical assistance, and mentorship programs.
- **Financial Education and Asset Building:** Financial literacy and asset-building programs can empower low- and moderate-income individuals to make informed financial decisions, build savings, and access affordable financial services. These programs can help individuals build assets, increase their financial stability, and improve their long-term economic prospects.
- **Access to Affordable Healthcare and Childcare:** Access to affordable healthcare and childcare services is essential for low- and moderate-income individuals to maintain their health and well-being while participating in the workforce. Economic development efforts should consider strategies to improve access to healthcare and childcare services, such as supporting community health clinics and expanding childcare subsidy programs.
- **Transportation Access:** Reliable and affordable transportation options are critical for low- and moderate-income individuals to access employment opportunities, healthcare services, education, and other essential resources. Economic development initiatives should address transportation barriers and improve access to public transportation options for underserved communities.
- **Community Development and Revitalization:** Investing in community development and neighborhood revitalization efforts can create opportunities for economic growth and improve the overall quality of life for low- and moderate-income residents. These efforts may include infrastructure improvements, affordable housing development, and the creation of community amenities and recreational facilities.

MA-50 Needs and Market Analysis Discussion

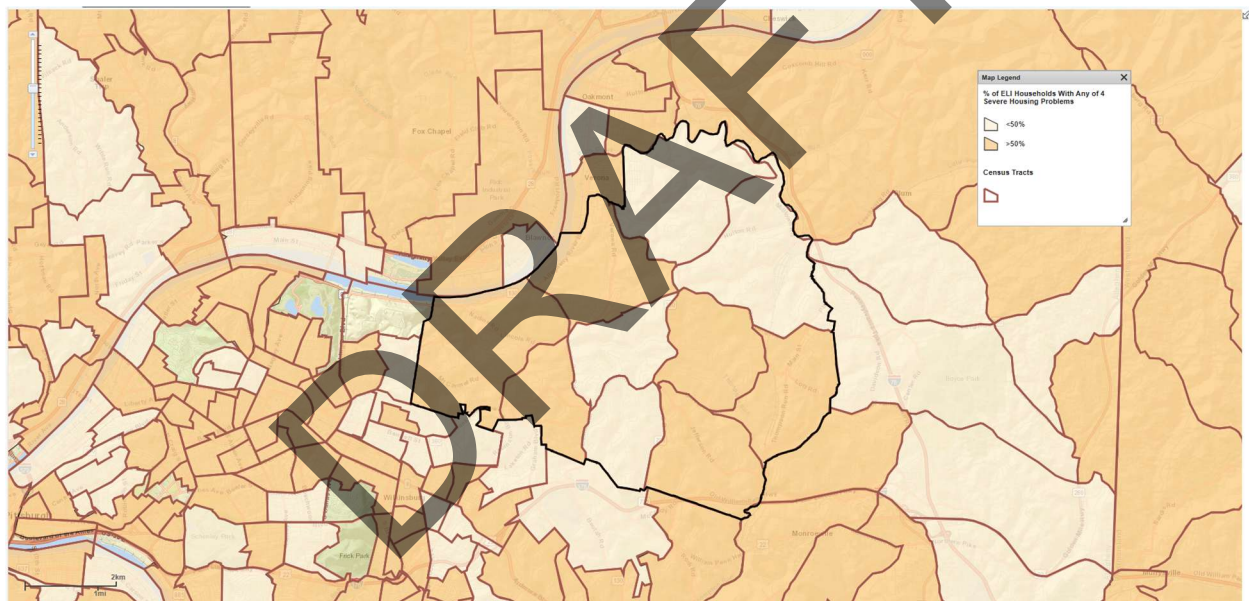
**Are there areas where households with multiple housing problems are concentrated?
(include a definition of "concentration")**

Households with multiple housing problems are located throughout Penn Hills. The Municipality defines multiple housing problems as a housing unit with one or more severe housing problems: Lacks kitchen or complete plumbing; Severe overcrowding; and Severe cost burden. Concentration is defined as over 50% of the households in a Census Tract with multiple severe housing problems. The following maps highlight the Census Tracts located throughout the Municipality that have a concentration of severe housing problems. The maps are arranged by moderate-income households, low-income households, and extremely low-income households.





LI Households with Severe Housing Problems



ELI Households with Severe Housing Problems

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

HUD defines an Area of Minority Concentration as, "A neighborhood in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole; or in the case of a

metropolitan area, the neighborhood's total percentage of minority persons exceeds 50 percent of its population.”

According to this definition, there is one (1) Census Tract in the Municipality of Penn Hills that is an "Area of Minority Concentration," Census Tract 5231 located in the western Part of Penn Hills.

What are the characteristics of the market in these areas/neighborhoods?

Census Tract 5231 has a weak housing market and has experienced severe decline. The Municipality of Penn Hills has demolished a significant number of single family structures in this area. Some sections of the neighborhood only have one or two occupied structures left on the street. Other existing structures are in need of minor and major repairs or rehabilitation. In Census Tract 5231 Block Groups 1, 2, and 4 are Low/Mod.

Are there any community assets in these areas/neighborhoods?

There are two community centers located in Census Tract 5231, The Lincoln Park Community Center and Multi-Purpose Center. It is also the home of Ross Street Park that has a playground, basketball court, and pavilion. There are also assets such as fire stations, a Giant Eagle grocery store, food pantries, places of worship, and a variety of small businesses.

Are there other strategic opportunities in any of these areas?

These areas contain numerous community assets such as parks, community centers, grocery stores, and churches. These areas also have relatively inexpensive housing costs and low property values, which makes development more affordable than neighboring areas.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The need for broadband wiring and connections for low- and moderate-income households and neighborhoods is essential infrastructure for education, health care, supportive services, and economic development in Penn Hills. In today's digital age, access to reliable broadband internet is crucial for students of all ages to participate in remote learning, access educational resources, and complete homework assignments. Without broadband connectivity, students from low- and moderate-income households may face significant barriers to academic success, exacerbating educational disparities. Telehealth services have become increasingly important, especially in underserved rural and urban areas where access to healthcare facilities may be limited. Broadband internet enables individuals to access remote medical consultations, monitor chronic conditions, and access health information and resources online, improving healthcare access for low- and moderate-income households. Broadband internet access is essential for accessing job opportunities, online job training programs, and remote work opportunities. For low- and moderate-income households, broadband connectivity can open doors to employment options that may not be available locally, helping to bridge the digital divide and improve economic mobility. Many supportive services and resources are now accessible online, from applying for benefits and accessing tax information to registering to vote and accessing government assistance programs. Broadband internet access is essential for low- and moderate-income households to access these services efficiently and effectively, ensuring equal access to essential government resources and support.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

As of March 14, 2024, the FCC defines broadband as internet service offering at least 100 megabits per second download speeds and 20 megabits per second upload speeds. There are three (3) providers in the Penn Hills service area that meet this requirement: Starlink (NGSO Satellite Down 220 Mbps Up 25 Mbps), Verizon (Fiber Down 940 Mbps Up 880 Mbps), and Xfinity (Cable Down 2000 Mbps Up 200 Mbps). The area is also served by HughesNet (GSO Satellite Down 100 Mbps Up 5 Mbps) and Viasat (GSO Satellite Down 150 Mbps Up 3 Mbps). Source: <https://broadbandmap.fcc.gov/>

According to the Neighborhood Allies Connectivity Scorecard, 11.9% (83,000) of households in Allegheny County do not have internet access and 7.6% of households only have cell phone internet access. The Affordable Connectivity Program (ACP) provides eligible, low-income households with up to \$30 monthly broadband subsidies on internet service plans, and a one-time benefit of up to \$100 to help buy a device, such as a laptop or tablet.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Allegheny County 2020 Hazard Mitigation Plan Update was prepared to meet requirements set forth by the Federal Emergency Management Agency (FEMA) and Pennsylvania Emergency Management Agency (PEMA) in order for the County to be eligible for funding and technical assistance from state and federal hazard mitigation programs. It was updated and maintained to address both natural and human-made hazards, determined to be of significant risk to the County and/or its local municipalities. Updates take place at a minimum every five years, but they will also take place following significant disaster events. The purpose of the Hazard Mitigation Plan Update is:

- To protect life, safety, and property by reducing the potential for future damages and economic losses that result from natural hazards;
- To qualify for additional grant funding, in both the pre-disaster and the post-disaster environment;
- To qualify for additional credit under the Community Ratings System (CRS);
- To speed recovery and redevelopment following future disaster events;
- To demonstrate a firm local commitment to hazard mitigation principles; and
- To comply with both state and federal legislative requirements for local hazard mitigation plans.

Hazards identified in the Allegheny County 2020 Hazard Mitigation Plan Update include the following natural hazards and associated risks:

- Drought - Moderate
- Earthquake - Low
- Flood - High
- Hurricane - Low
- Landslide - High
- Pandemic - Low
- Radon Exposure - Low
- Subsidence, Sinkhole - High
- Tornado, Windstorm - High
- Wildfire - Low
- Winter Storm - High

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income households are particularly vulnerable to the increased natural hazard risks associated with climate change for several reasons:

Limited Resources: Low- and moderate-income households often have limited financial resources, making it difficult for them to afford insurance premiums or invest in mitigation measures to protect their homes from natural hazards such as flooding, hurricanes, or wildfires. This lack of resources can leave them more exposed to the impacts of extreme weather events.

Housing Quality: Many low- and moderate-income households live in older housing stock that may not be built to withstand the increasing intensity of natural hazards associated with climate change. These homes may have inadequate insulation, roofing, or structural integrity, making them more susceptible to damage from storms, floods, or extreme heat.

Geographic Location: Low-income households are more likely to live in areas prone to natural hazards, such as floodplains, coastal zones, or areas at high risk of wildfires, due to the lower cost of housing in these locations. This places them at greater risk of experiencing the direct impacts of climate-related disasters.

Limited Mobility: Low- and moderate-income households may have limited mobility or lack access to transportation, making it difficult for them to evacuate in the event of an approaching hurricane or wildfire. This increases their vulnerability to harm and displacement during extreme weather events.

Health Impacts: Low-income households may also be more susceptible to the health impacts of climate change, such as heat-related illnesses during heatwaves or respiratory issues exacerbated by poor air quality from wildfires. Limited access to healthcare services or inability to afford medications further compounds these health risks.

Employment Disruptions: Natural disasters can disrupt local economies, leading to job loss or reduced work hours, which disproportionately affects low-income workers who may rely on hourly wages or have less job security. This economic instability can exacerbate financial strain and make recovery more challenging for low- and moderate-income households.

Addressing the vulnerability of low- and moderate-income households to increased natural hazard risks associated with climate change requires targeted policies and interventions aimed at improving housing quality, increasing access to affordable insurance and financial assistance for mitigation measures, enhancing community resilience and emergency preparedness efforts, and addressing underlying socioeconomic inequalities that contribute to disparities in vulnerability. Efforts to build more equitable and resilient communities must prioritize the needs of the most vulnerable populations to ensure that they are not disproportionately burdened by the impacts of climate change.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is a guide for Penn Hills to establish its housing, homeless, other special needs, community development, economic development, and planning priorities and goals that it anticipates will be completed during the next five years. The FY 2025-2029 Strategic Plan has been developed based on evaluating the needs and problems experienced by the residents of the Municipality. This strategy is the result of the Municipality's needs assessment and market analysis, which has determined the Municipality's priorities based on this examination.

The goals and projects are designed to assist those households with incomes less than 80% of the area median income (AMI). This group is referred to as the "target income" group. Areas in the Municipality with 51% or more of households with incomes less than 80% AMI are designated as CDBG Target Areas. Penn Hills has an overall low- and moderate-income population of 50.82%. Penn Hills determined its priority needs and goals for the FY 2025-2029 Consolidated Plan on the following guiding principles, which provided the framework for the development of the Five Year Consolidated Plan:

- Assist - Develop comprehensive strategies to support and assist those in need in the Municipality.
- Involve - Involve the community and provide opportunities for public input and involvement in the Five Year Consolidated Plan process and preparation of the report.
- Collaborate - Encourage collaboration between public, private, and non-profit agencies in order to ensure the most efficient and effective services.
- Leverage - Leverage CDBG and HOME funds and other local resources to maximize the effectiveness of programs and services.
- Promote - Encourage and support outside agencies and organizations to undertake specific projects and programs to assist low- and moderate-income persons.

The Municipality's priority needs were determined based on:

- existing data on the needs of the community
- through consultation with decision makers
- community stakeholders
- public hearings
- resident surveys
- local and regional planning documents

The key factors affecting the determination of the five year priorities include the following:

- The types of target income households with the greatest need for assistance.
- The Municipality's low- and moderate-income areas with the greatest need.
- Those activities that will best address the needs of Penn Hills' residents.
- The limited amount of funding available to meet the needs.
- The ability to leverage additional resources.

DRAFT

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)**Geographic Area**

1	Area Name:	Community-Wide
	Area Type:	Local Target Area
	Other Target Area Description:	Community-wide
	HUD Approval Date:	N/A
	% of Low/ Mod:	50.82%
	Revital Type:	Comprehensive
	Other Revital Description:	-
	Identify the neighborhood boundaries for this target area.	Low- and moderate-income areas of the Municipality of Penn Hills.
	Include specific housing and commercial characteristics of this target area.	Aging housing stock, commercial structures, and public infrastructure.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Stakeholders and residents identified needs during consultation and citizen participation process.
	Identify the needs in this target area.	New construction, infrastructure improvements, public services, demolition, housing rehabilitation, and code enforcement.
	What are the opportunities for improvement in this target area?	Stable housing stock. There is a need for owners and landlords to invest in housing.
	Are there barriers to improvement in this target area?	Smaller plotted tracts do not conform to modern development parameters, concentrated low- and moderate-income families.

Table 11 - Geographic Priority Areas**General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction.

Penn Hills will prioritize CDBG and HOME funding decisions to areas of the Municipality with the largest LMI populations, especially the Census Tracts and Block Groups that qualify as low- and moderate-income qualifying service areas.

SP-25 Priority Needs - 91.415, 91.215(a)(2)**Priority Needs**

1	Priority Need Name	Housing Strategy Priority Need
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Community-wide
	Associated Goals	HS-1 Housing Support HS-2 Housing Construction HS-3 Housing Rehabilitation

	Description	There is a need for decent, safe and sanitary housing that is affordable and accessible to homebuyers, homeowners and renters.
	Basis for Relative Priority	This priority was determined through socioeconomic data analysis and consultation with public, nonprofit, and private entities.
2	Priority Need Name	Homeless Strategy Priority Need
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Community-wide
	Associated Goals	HO-1 Operation/Support

	Description	There is a need for housing and supportive services for the homeless and those at risk of becoming homeless.
	Basis for Relative Priority	This priority was determined through socioeconomic data analysis and consultation with public, nonprofit, and private entities.
3	Priority Need Name	Community Development Strategy Priority Need
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Community-wide
	Associated Goals	CD-1 Community Facilities and Infrastructure CD-2 Public Safety and Services CD-3 Clearance/Demolition

	Description	There is a need to improve the community facilities, infrastructure, public services, and quality of life in the Municipality.
	Basis for Relative Priority	This priority was determined through socioeconomic data analysis and consultation with public, nonprofit, and private entities.
4	Priority Need Name	Economic Development Strategy Priority Need
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development Other
	Geographic Areas Affected	Community-wide
	Associated Goals	ED-1 Employment and Development ED-2 Financial Assistance

	Description	There is a need to encourage employment and economic opportunities in the Municipality.
	Basis for Relative Priority	This priority was determined through socioeconomic data analysis and consultation with public, nonprofit, and private entities.
5	Priority Need Name	Administration, Planning, and Management Strategy
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Community-wide
	Associated Goals	AM-1 Overall Coordination

	Description	There is a need for planning, administration, management, and oversight of federal, state, and local funded programs.
	Basis for Relative Priority	This priority was determined through socioeconomic data analysis and consultation with public, nonprofit, and private entities.

Table 12 – Priority Needs Summary**Narrative (Optional)**

The priority ranking of needs for the housing, homeless, other special needs, community development, economic development, and administration, planning, and management strategies are as follows:

- High Priority - Activities are assigned a high priority if Penn Hills expects to fund them during the Five Year Consolidated Plan period.
- Low Priority - Activities are assigned a low priority if the activity may not be funded by Penn Hills during the Five Year Consolidated Plan period. Penn Hills may support applications for other funding if those activities are consistent with the needs identified in the Five Year Consolidated Plan.

In SP-45, the Municipality did not enter funding or accomplishments for HS-2 Housing Construction, HO-1 Operation/Support, ED-1 Employment and Development, and ED-2 Financial Assistance. Penn Hills does not anticipate that CDBG funds will be used to fund projects that directly achieve these goals. These goals may be addressed with other financial resources, such as HOME funds or State funds. These goals are included in the Consolidated Plan should a stakeholder or Municipal Department require a certification of consistency with the Penn Hills' Consolidated Plan. To not include these goals in the Consolidated Plan would require a future amendment to the Consolidated Plan that practically may not be able to be accomplished within the applicant's submission deadline for other state or federal funding.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**Introduction**

The Municipality of Penn Hills will receive an entitlement grant of \$707,778 in FY 2025 CDBG funds and anticipates \$35,000 in program income for the FY 2025 program year. The FY 2025 Annual Action Plan period runs from July 1, 2025 through June 31, 2026. The accomplishments of these projects/activities will be reported in the FY 2025 Consolidated Annual Performance and Evaluation Reports (CAPERs).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	707,778	35,000	0	742,778	2,800,000	The CDBG entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons. The Municipality is funding seventeen (17) CDBG projects in FY 2025.

Table 13 - Anticipated Resources

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

The Municipality will receive HOME funds through the HOME Consortium estimated in the amount of \$113,373. These HOME funds will be used for the Municipality's Homebuyer Assistance Program.

Allegheny County Housing Authority (ACHA) receives funds for the Section 8 Housing Choice Voucher and Public Housing Capital funds to correct physical and management deficiencies in the public housing developments to achieve efficiency and economy. ACHA has Section 8 Voucher units in Penn Hills.

Homeless assistance providers serving the Municipality also receive funds through the McKinney Continuum of Care Grant in order to provide administrative oversight into the development and provision of housing for the homeless. Additionally, these organizations also provide supportive services through the use of McKinney Vento Act funds. The providers work cooperatively through the Allegheny County Continuum of Care (which includes Allegheny County, Penn Hills, McKeesport, and the City of Pittsburgh). The CoC's role includes formulation and monitoring of goals and action steps, the identification and analysis of unmet needs, the determination of regional priorities, and the review and ranking of all regional projects submitted for McKinney Vento Act funds under the CoC.

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

The Municipality has not designated any publicly owned land or property within the jurisdiction that will be used for future development to address the needs identified in the Plan.

Discussion

During the FY 2025 CDBG Program Year (July 1, 2025 and ends on June 30, 2026), CDBG funds will be used to address the following priority needs:

- Housing Needs
- Community Development Needs

- Administration, Planning, and Management Needs

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SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Penn Hills	Government	Planning	Jurisdiction
Pittsburgh/McKeesport /Penn Hills/Allegheny County Continuum Of Care	Continuum of care	Homelessness	Region
Allegheny County Housing Authority	PHA	Public Housing	Region

Table 14 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Penn Hills' Department of Planning coordinates and consults with the multiple jurisdictional departments and authorities, the Pennsylvania Department of Community and Economic Development (DCED), and local non-profit and for profit stakeholders to address its Consolidated Plan priorities. Penn Hills coordinates with the Allegheny County Housing Authority and other regional housing affordable housing providers on issues concerning affordable housing for extremely low-, very low-, and low-income residents. Penn Hills works with Allegheny County and the City of McKeesport through a HOME consortium. The Municipality coordinates and consults with the Allegheny County Continuum of Care (CoC) on issues concerning emergency shelter, rapid rehousing, permanent housing, and services for the homeless in the Municipality.

Penn Hills has worked hard to build consortiums and partnerships with the surrounding jurisdictions. The Municipality coordinates with the Turtle Creek Valley COG, Allegheny County, and the State. Members of the Planning Department are active on committees of the Penn Hills Community Development Corporation. Penn Hills is a member of the Congress of Neighboring Communities (CONNECT). CONNECT is a 44-member organization that brings together regional government leaders to discuss the communities they represent and identify common public-policy challenges. All of the jurisdictions recognize the need for regional planning and action to address the similar housing and community development needs of the region. The Municipality of Penn Hills has close ties with many philanthropic organizations, non-profits, and citizen groups throughout the community that provide supportive services and address the needs of people not currently homeless but who have special needs or are at risk of becoming homeless. The largest barrier for Penn Hills to address its housing and community development needs is the lack of adequate funding for the municipality and stakeholders to undertake projects that will address the needs identified in this plan.

Availability of services targeted to homeless persons and persons with HIV and mainstream services.

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
Other			

Table 15 – Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

There are no homeless shelters in Penn Hills. Individuals looking for homeless services are referred to the shelters and services through the Continuum of Care. Penn Hills is part of the Allegheny CoC that is staffed by the Allegheny County Department of Human Services (DHS) as the CoC lead agency and is responsible for ensuring that the goals of addressing homelessness in the continuum of care are met. DHS also serves as the HMIS administrator and the Coordinated Intake Operator. Allegheny County CoC utilizes the Housing First model and uses a Coordinated Entry system to prioritize needs and placement of homeless persons. The CoC meets regularly with providers to monitor and review their progress. The CoC also works toward strengthening relationships with affordable housing providers (such as housing authorities) to assist consumers' transitions into permanent housing.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

Many of the homeless providers in Allegheny County cooperate and are capable of ensuring homeless persons and persons with special needs are able to find the appropriate service provider. Allegheny County uses the coordinated entry process to ensure the homeless crisis response system is easy to access, the needs of the homeless population are quickly identified and assessed, and priority decisions are based on those identified needs.

The main obstacles to addressing the housing and supportive service needs of the Municipality of Penn Hills' non-homeless special needs populations are:

- Growing population of elderly and frail elderly needing housing and supportive services.
- Foster care youth who do not have access to health/mental health services and are at risk of becoming homeless.
- Lack of existing affordable, decent, safe, and accessible housing units.
- Lack of landlords' willingness to make accessibility modifications.
- Lack of funding

Allegheny County Department of Human Services recently completed an internal review of homeless services for the CoC that identified weaknesses or gaps in the service delivery system for homeless populations, including the following:

- Gaps in services for homeless youth population.
- Lack of services for youth aging out of foster care.
- Need to assist LGBTQIA+ youth who are experiencing homelessness.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

Penn Hills has partnered with various County agencies, nonprofits, and service providers to carry out the services required to address the priority needs identified in this plan. Collaborating with these organizations allows the Municipality to leverage its CDBG, HOME, and other municipal funds with other providers to provide essential housing, homeless, community development, and economic development services. Penn Hills will continue to partner with these organizations in an effort to provide the highest levels of service all while acting in an environment of reduced funding.

SP-45 Goals - 91.415, 91.215(a)(4)**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed
1	HS-1 Housing Support	2025	2029	Affordable Housing	Community-wide	Housing Strategy Priority Need
2	HS-2 Housing Construction	2025	2029	Affordable Housing	Community-wide	Housing Strategy Priority Need
3	HS-3 Housing Rehabilitation	2025	2029	Affordable Housing	Community-wide	Housing Strategy Priority Need
4	HO-1 Operation/Support	2025	2029	Homeless	Community-wide	Homeless Strategy Priority Need
5	CD-1 Community Facilities and Infrastructure	2025	2029	Non-Housing Community Development	Community-wide	Community Development Strategy Priority Need
6	CD-2 Public Safety and Services	2025	2029	Non-Housing Community Development	Community-wide	Community Development Strategy Priority Need
7	CD-3 Clearance/Demolition	2025	2029	Non-Housing Community Development	Community-wide	Community Development Strategy Priority Need
8	ED-1 Employment and Development	2025	2029	Economic Development	Community-wide	Economic Development Strategy Priority Need
9	ED-2 Financial Assistance	2025	2029	Economic Development	Community-wide	Economic Development Strategy Priority Need
10	AM-1 Overall Coordination	2025	2029	Administration	Community-wide	Administration, Planning, and Management Strategy

Table 16 – Goals Summary

Goal Descriptions

1	Goal Name	HS-1 Housing Support
	Goal Description	Assist low- and moderate-income households to access decent, safe and sanitary housing that is affordable and accessible through housing counseling, housing navigator services, rental assistance, and down payment/closing cost assistance.
2	Goal Name	HS-2 Housing Construction
	Goal Description	Encourage the acquisition and construction of new housing that is affordable and accessible.
3	Goal Name	HS-3 Housing Rehabilitation
	Goal Description	Conserve and rehabilitate existing affordable housing units occupied by owners, renters, and special needs households in the Municipality by addressing maintenance issues, code violations, emergency repairs, accessibility, and home modifications.
4	Goal Name	HO-1 Operation/Support
	Goal Description	Assist partners operating housing or providing supportive services for the homeless and those at risk of becoming homeless.
5	Goal Name	CD-1 Community Facilities and Infrastructure
	Goal Description	Improve the Municipality's public facilities and infrastructure through rehabilitation, reconstruction, and new construction.
6	Goal Name	CD-2 Public Safety and Services
	Goal Description	Improve and enhance public safety, public services, and recreational programs, and supportive service programs for persons with special needs.
7	Goal Name	CD-3 Clearance/Demolition
	Goal Description	Remove and eliminate slum and blighting conditions in Penn Hills through code enforcement, clearance, and demolition.
8	Goal Name	ED-1 Employment and Development
	Goal Description	Support and encourage job creation, job retention, job training opportunities, business and commercial growth, and redevelopment of vacant commercial and industrial sites and buildings.

9	Goal Name	ED-2 Financial Assistance
	Goal Description	Support and encourage new economic development through local, state, and federal tax incentives and programs such as: Tax Incremental Financing (TIF); Tax Abatement (LERTA); Payment in Lieu of Taxes (Pilot); Enterprise Zones/Entitlement Communities; Section 108 Loan Guarantees; Economic Development Initiative (EDI) funds; etc.
10	Goal Name	AM-1 Overall Coordination
	Goal Description	Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, and compliance with all federal, state, and local laws and regulations.

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 91.315(b)(2)

It is estimated that seven (7) low-income households will be provided with down-payment/closing cost assistance through the FY 2025 HOME Consortium funds.

SP-65 Lead-Based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards.

The Municipality of Penn Hills will continue its Housing Rehabilitation Program. Under this program, qualified applicants receive up to \$15,000 in a loan to undertake rehabilitation on their home. As a part of this rehabilitation, homeowners must undertake lead-based paint assessment and appropriate LBP hazard reduction based on the level of assistance. Penn Hills will also continue its Homebuyer Assistance Program. All potential home purchased are visual inspected to identify deteriorated paint in the dwelling unit, any common areas servicing the unit, and exterior surfaces of the building or soil. All housing program participants receive the required lead-based paint pamphlets and notices.

How are the actions listed above integrated into housing policies and procedures?

Penn Hills will continue to comply with Title 24 Part 35: Lead-Based Paint Poisoning Prevention in Certain Residential Structures (Current Rule) for its Housing Rehabilitation Program. In order to meet the requirements of the new lead-based paint regulations, Penn Hills will take the following actions regarding housing rehabilitation:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed projects are exempt from some or all lead-based paint requirements.
- The level of Federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable Standards established in 24 CFR Part 35, Subpart R.
- Required notices regarding lead-based paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the property owner's responsibility to perform and document ongoing lead-based paint maintenance activities, when applicable.
- Program staff monitors owner compliance with ongoing lead-based paint maintenance activities.

Penn Hills will take the following actions regarding homeownership:

- 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 or soil.
- 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.
- The home purchaser receives the required lead-based paint pamphlet and notices.

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SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Penn Hills is committed to addressing the needs of its residents who live at or below the poverty level. During the five year period from 2025-2029, the Municipality, in conjunction with other public agencies and private non-profit organizations, will continue to pursue resources and innovative partnerships to support the development of affordable housing, rental assistance, homelessness prevention, emergency food and shelter, health care, family services, job training, and transportation.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

Poverty occurs when a household's basic needs for food, clothing, and shelter are not being met. Poverty is a function of income instability which is related to a number of factors such housing costs, health care costs, access to supportive services, education and training, employment opportunities, access to transportation, and unexpected crises. Penn Hills recognizes these linkages and in conjunction with other public and private agencies will fund and support activities that address the following strategies over the five year period:

- Assist in the development of affordable housing.
- Assist in providing homeless prevention and diversion services.
- Provide assistance to homeowners for housing maintenance.
- Provide downpayment and closing cost assistance to homebuyers.
- Support and provide supportive service programs for LMI persons.
- Provide community facilities for providers of supportive service programs.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

Penn Hills is committed to ensuring that all federally funded projects meet federal requirements. The Department of Planning is responsible for monitoring the Consolidated Plan. Staff maintain records on the progress toward meeting the goals and statutory and regulatory compliance of each activity. Staff are responsible for the ongoing monitoring of sub-recipients, as well.

It is Penn Hills' responsibility to ensure that federal funds are used in accordance with all program requirements; determining the adequacy of performance under sub-recipient agreements; and taking appropriate action when performance problems arise. It is also Penn Hills' responsibility to manage the day to day operation of grant and sub-recipient activities. Monitoring is performed for each program, function, and activity.

The monitoring process is not a "one-time" event. The process is an on-going system of planning, implementation, communication and follow-up. In the planning stage, sub-recipients are required to submit "proposals for funding." These proposals are reviewed by the Department of Planning and the Executive Department for funding approval. A scope of services and budget are finalized and the contract with each agency is executed. During the time when the project or program is underway, Penn Hills' staff may conduct an "on-site" monitoring visit where technical assistance is provided, files are reviewed, and "corrective actions" are taken to resolve any potential deficiencies or problems. Penn Hills' staff frequently communicate with its subgrantees to monitor activities for compliance. Penn Hills issues contracts at the beginning of the program year and subgrantees are not authorized to begin an activity until they receive a "Notice to Proceed" from Penn Hills' staff. For each activity, the staff maintains a checklist to ensure all areas of compliance were met based on the activity's national objective and eligibility. Regular site visits are performed, desk audits are performed, and the staff monitors required subgrantee semiannual reports, as well as final reports.

Penn Hills monitors its performance by meeting its goals and objectives established in its Five Year Consolidated Plan. It reviews its goals on an annual basis in the preparation of its CAPER and makes adjustments to its goals as needed.

Public infrastructure activities are subject to Davis-Bacon and Section 3 requirements. Penn Hills ensures subgrantees and contractors understand these requirements by holding preconstruction conferences, performing regular site visits, and reviewing certified payrolls for each covered activity.

Annual Action Plan

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The Municipality of Penn Hills will receive an entitlement grant of \$707,778 in FY 2025 CDBG funds and anticipates \$35,000 in program income for the FY 2025 program year. The FY 2025 Annual Action Plan period runs from July 1, 2025 through June 31, 2026. The accomplishments of these projects/activities will be reported in the FY 2025 Consolidated Annual Performance and Evaluation Reports (CAPERs).

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Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	707,778	35,000	0	742,778	2,800,000	The CDBG entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons. The Municipality is funding seventeen (17) CDBG projects in FY 2025.

Table 17 - Anticipated Resources

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

The Municipality will receive HOME funds through the HOME Consortium estimated in the amount of \$113,373. These HOME funds will be used for the Municipality's Homebuyer Assistance Program.

Allegheny County Housing Authority (ACHA) receives funds for the Section 8 Housing Choice Voucher and Public Housing Capital funds to correct physical and management deficiencies in the public housing developments to achieve efficiency and economy. ACHA has Section 8 Voucher units in Penn Hills.

Homeless assistance providers serving the Municipality also receive funds through the McKinney Continuum of Care Grant in order to provide administrative oversight into the development and provision of housing for the homeless. Additionally, these organizations also provide supportive services through the use of McKinney Vento Act funds. The providers work cooperatively through the Allegheny County Continuum of Care (which includes Allegheny County, Penn Hills, McKeesport, and the City of Pittsburgh). The CoC's role includes formulation and monitoring of goals and action steps, the identification and analysis of unmet needs, the determination of regional priorities, and the review and ranking of all regional projects submitted for McKinney Vento Act funds under the CoC.

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

The Municipality has not designated any publicly owned land or property within the jurisdiction that will be used for future development to address the needs identified in the Plan.

Discussion

During the FY 2025 CDBG Program Year (July 1, 2025 and ends on June 30, 2026), CDBG funds will be used to address the following priority needs:

- Housing Needs
- Community Development Needs
- Administration, Planning, and Management Needs

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	Amount	Goal Outcome Indicator
1	HS-1 Housing Support	2025	2029	Affordable Housing	Community-Wide	Housing Priority	\$30,000	4. Public service activities for Low/Moderate Income Housing Benefit: 10 Households assisted
2	HS-3 Housing Rehabilitation	2025	2029	Affordable Housing	Community-Wide	Housing Priority	\$77,7787	10. Home-owner Housing Rehabilitated: 33 Household Housing Unit
3	CD-1 Community Facilities	2025	2029	Non-Housing Community Development	Community-Wide	Community Development Priority	\$360,000	1. Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 14,763 Persons Assisted
4	CD-2 Public Safety and Services	2025	2029	Non-Housing Community Development	Community-Wide	Community Development Priority	\$75,000	3. Public service activities other than Low/Moderate Income Housing Benefit: 3,225 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Amount	Goal Outcome Indicator
5	CD-3 Clearance/ Demolition	2025	2029	Non-Housing Community Development	Community- Wide	Community Development Priority	\$100,000	21. Buildings Demolished: 5 Buildings
6	AM-1 Overall Coordination	2025	2029	Administration, Planning, and Management	Community- Wide	Administration, Planning, and Management Priority	\$100,000	24. Other: 1

Table 18 – Goals Summary

Goal Descriptions

1	Goal Name	HS-1 Housing Support
	Goal Description	Assist low- and moderate-income households to access decent, safe and sanitary housing that is affordable and accessible through housing counseling, housing navigator services, rental assistance, and down payment/closing cost assistance.
2	Goal Name	HS-3 Housing Rehabilitation
	Goal Description	Conserve and rehabilitate existing affordable housing units occupied by owners, renters, and special needs households in the Municipality by addressing maintenance issues, code violations, emergency repairs, accessibility, and home modifications.
3	Goal Name	CD-1 Community Facilities and Infrastructure
	Goal Description	Improve the municipality's public facilities and infrastructure through rehabilitation, reconstruction, and new construction.
4	Goal Name	CD-2 Public Safety and Services
	Goal Description	Improve and enhance public safety, public services, and recreational programs, and supportive service programs for persons with special needs.

5	Goal Name	CD-3 Clearance/Demolition
	Goal Description	Remove and eliminate slum and blighting conditions in the municipality.
6	Goal Name	AM-1 Overall Coordination
	Goal Description	Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, and compliance with all federal, state, and local laws and regulations.

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)

It is estimated that seven (7) low-income households will be provided with down-payment/closing cost assistance through the FY 2025 HOME Consortium funds.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The Municipality of Penn Hills proposes to undertake the following activities with FY 2025 CDBG funds:

#	Project Name
1	YBMKQ Cynthia Stotts Community Food Pantry
2	Jefferson Manor Food Pantry
3	Penn Hills Services Association
4	WPHCA
5	Ruth's Way
6	Housing Counseling Services
7	Single Family Rehab
8	Senior Aid Rehab
9	SSC Handrail Program
10	Town Wide Demolition
11	Street Improvements in Low MOD CTs/BGs
12	Senior Service Center Improvements
13	WM McKinley Center Improvements
14	Multi-Purpose Center Improvements
15	YBMKQ Center Improvements
16	Accessible Building Improvements
17	General Program Administration

Table 19 – Project Information

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

The Municipality of Penn Hills will allocate its CDBG funds to those geographic areas whose population is over 51% low- and moderate-income. At least 70% of all the Municipality's CDBG funds that are budgeted for activities will principally benefit low- and moderate-income persons. The following guidelines for allocating CDBG and HOME funds will be used during the FY 2025-2029 Five Year Consolidated Plan:

- The public services activities are for social service organizations whose clientele have a low income or in certain cases, a limited type of clientele with a presumed low- and moderate-income status.
- The public facilities activities are either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or clientele over 51% low- and moderate-income.
- The acquisitions and demolition of structures are either located in a low- and moderate-income census area or these activities are eligible by preventing or eliminating slums and blight on a spot

basis or area basis.

The allocations and priorities were established by an online resident survey, stakeholder meetings, follow-up surveys from service providers and public meetings. Obstacles to addressing underserved needs would be finding more federal resources to accomplish those activities and having local resources to pair with them to make successful projects.

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AP-38 Project Summary**Project Summary Information**

1	Project Name	YBMKQ Cynthia Stotts Community Food Pantry
	Target Area	Community-Wide
	Goals Supported	CD-2 Public Safety and Services
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$15,000
	Description	CDBG funds will be used to support the YBMKQ Cynthia Stotts Community Food Pantry to provide low- and moderate-income households of the Lincoln Park area with food and services. Eligible uses include costs associated with the operation of the food banks, such as staff costs, supplies, utilities, maintenance, and insurance.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 100 LMI individuals will benefit from this activity.
	Location Description	This activity will take place at 7300 Ridgeview Ave, Penn Hills, PA 15235-11256.
	Planned Activities	The National Objective is Low/Mod Clientele. The HUD Matrix Code is 05W, Food Banks. 570.201(e).
2	Project Name	Jefferson Manor Food Pantry
	Target Area	Community-Wide
	Goals Supported	CD-2 Public Safety and Services
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$5,000

	Description	CDBG funds will be used to provide food and other essential items to the low-income senior residents of Jefferson Manor, an Allegheny County Housing Authority Senior Housing Development. Eligible uses include costs associated with the operation of the food banks, such as staff costs, supplies, utilities, maintenance, and insurance.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 70 LMI individuals will benefit from this activity.
	Location Description	This activity will take place at 201 Jefferson Road, Penn Hills, PA 15235-3759.
	Planned Activities	The National Objective is Low/Mod Clientele. The HUD Matrix Code is 05W, Food Banks. 570.201(e).
3	Project Name	Penn Hills Services Association
	Target Area	Community-Wide
	Goals Supported	CD-2 Public Safety and Services
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$30,000
	Description	CDBG funds will be awarded to the Penn Hills Service Association to provide food, clothing, and medical supplies to low-income residents and families.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 3,000 LMI individuals will benefit from this activity.
	Location Description	This activity will take place at 2519 Main Street, Penn Hills, PA 15235-3644.

	Planned Activities	The National Objective is Low/Mod Clientele. The HUD Matrix Code is 05W, Food Banks. 570.201(e).
4	Project Name	WPCHA
	Target Area	Community-Wide
	Goals Supported	CD-2 Public Safety and Services
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$20,000
	Description	CDBG funds will be used to hire LMI youth for neighborhood community development activities. Job readiness training workshops will be included.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 35 LMI youth will benefit from this activity.
	Location Description	This activity will take place at 7450 Chadwick Street, Penn Hills, PA 15235-1225.
	Planned Activities	The National Objective is Low/Mod Clientele. The HUD Matrix Code is 05H, Employment Training 24 CFR 570.201(e).
5	Project Name	Ruth's Way
	Target Area	Community-Wide
	Goals Supported	CD-2 Public Safety and Services
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$5,000
	Description	CDBG funds will be awarded to Ruth's Way to provide youth services to low-income residents and families.

	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 20 LMI youth will benefit from this activity.
	Location Description	This activity will take place at 509 Long Road, Suite #2, Penn Hills, PA 15235-3644.
	Planned Activities	The National Objective is Low/Mod Clientele. The HUD Matrix Code is 05D, Youth Services 24 CFR 570.201(e).
6	Project Name	Housing Counseling Services
	Target Area	Community-Wide
	Goals Supported	HS-1 Housing Support
	Needs Addressed	Housing Priority
	Funding	CDBG: \$30,000
	Description	CDBG funds will be used to offer housing counseling in conjunction with direct homeownership assistance.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 10 LMI households will benefit from this activity.
	Location Description	This activity will take place in the homes of qualified low and moderate income households throughout the Municipality of Penn Hills.
	Planned Activities	The National Objective is Low/Mod Housing. The HUD Matrix Code is 13A, Housing Counseling, under 24 CFR 5.100, for Homeownership Assistance. 570.201(n).
	Project Name	Single Family Rehab

7	Target Area	Community-Wide
	Goals Supported	HS-3 Housing Rehabilitation
	Needs Addressed	Housing Priority
	Funding	CDBG: \$52,000
	Description	CDBG funds will be used to offer rehabilitation loans for up to \$15,000 at 0% and 6% loans to qualifying low- and moderate income- homeowners for the rehabilitation of their single-family home.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 3 LMI households will benefit from this activity.
	Location Description	This activity will take place in the homes of qualified low and moderate income households throughout the Municipality of Penn Hills.
	Planned Activities	The National Objective is Low/Mod Housing. The HUD Matrix Code is 14A, Rehab; Single-Unit Residential. 570.202.
8	Project Name	Senior Aid Rehab
	Target Area	Community-Wide
	Goals Supported	HS-3 Housing Rehabilitation
	Needs Addressed	Housing Priority
	Funding	CDBG: \$15,000
	Description	CDBG funds will be used to provide \$1,000 grants to low-income senior citizens to assist them with improvements to their homes, making them safer and accessible. Funds from this activity are used to provide handrails, grab bars, electrical service upgrades, and other construction services.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 10 senior LMI households will benefit from this activity.
	Location Description	This activity will take place in qualifying low and moderate income households throughout the Municipality of Penn Hills.
	Planned Activities	The National Objective is Low/Mod Housing. The HUD Matrix Code is 14A, Rehab; Single-Unit Residential.
9	Project Name	SSC Handrail Program
	Target Area	Community-Wide
	Goals Supported	HS-3 Housing Rehabilitation
	Needs Addressed	Housing Priority
	Funding	CDBG: \$10,778
	Description	CDBG funds will be used to install handrails and grab bars in the homes of low-income senior citizens to improve safety and allow them to remain in their homes longer.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 10 senior LMI households will benefit from this activity.
	Location Description	This activity will take place in qualifying low and moderate income households throughout the Municipality of Penn Hills.
	Planned Activities	The National Objective is Low/Mod Housing. The HUD Matrix Code is 14A, Rehab; Single-Unit Residential. 570.202.
10	Project Name	Town Wide Demolition
	Target Area	Community-Wide

	Goals Supported	CD-3 Clearance/Demolition
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$100,000
	Description	CDBG funds will be used to demolish unsafe structures that are not suitable for rehabilitation or renovation.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 5 buildings will be razed.
	Location Description	This activity will take place throughout the Municipality of Penn Hills.
	Planned Activities	The National Objective is Slum and Blight on a Spot Basis. The HUD Matrix Code is 04, Clearance and Demolition. 570.201(d).
11	Project Name	Street Improvements in Low Mod CTs/BGs
	Target Area	Community-Wide
	Goals Supported	CD-1 Community Facilities and Infrastructure
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$230,000
	Description	CDBG funds will be used for street reconstruction in low-income areas and provide accessible improvements throughout the municipality.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 4,000 LMI individuals will benefit from this activity.

	Location Description	This project will take place in low and moderate income areas of the Municipality of Penn Hills.
	Planned Activities	The National Objective is Low/Mod Area. The HUD Matrix Code is 03K, Street Improvements. 570.201(c).
12	Project Name	Senior Service Center Improvements
	Target Area	Community-Wide
	Goals Supported	CD-1 Public Facilities and Infrastructure
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$20,000
	Description	CDBG funds will be used to provide improvements to the Senior Service Center. Improvements this year include an upgrade of the existing fire alarm system and installation of a new generator.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 1,000 LMI persons served by one public facility will benefit from this activity.
	Location Description	This activity will take place at 147 Jefferson Road, Penn Hills, PA 15235-3717.
	Planned Activities	The National Objective is Low/Mod Clientele. The HUD Matrix Code is 03A, Senior Centers. 570.201(c).
13	Project Name	WM McKinley Center Improvements
	Target Area	Community-Wide
	Goals Supported	CD-1 Public Facilities and Infrastructure
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$20,000

	Description	CDBG funds will be used for Uniform Federal Accessibility Standards improvements to the interior and exterior of the building.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 2,000 LMI persons served by one public facility will benefit from this activity.
	Location Description	This activity will take place at 801 7th Street, Verona, PA 15147-2158.
	Planned Activities	The National Objective is Low/Mod Clientele. 570.208(a)(2)(ii)(A) The HUD Matrix Code is 03E, Neighborhood Facilities. 570.201(c).
14	Project Name	Multi-Purpose Center Improvements
	Target Area	Community-Wide
	Goals Supported	CD-1 Public Facilities and Infrastructure
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$20,000
	Description	CDBG funds will be used for Uniform Federal Accessibility Standards improvements to the interior and exterior of the building.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 2,000 LMI persons served by one public facility will benefit from this activity.
	Location Description	This activity will take place at 2025 Lincoln Road, Verona, PA 15147-1554.
	Planned Activities	The National Objective is Low/Mod Clientele. 570.208(a)(2)(ii)(A) The HUD Matrix Code is 03E, Neighborhood Facilities. 570.201(c).

15	Project Name	YBMKQ Center Improvements
	Target Area	Community-Wide
	Goals Supported	CD-1 Public Facilities and Infrastructure
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$20,000
	Description	CDBG funds will be used for Uniform Federal Accessibility Standards improvements to the interior and exterior of Municipal buildings.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 2,000 LMI persons served by one public facility will benefit from this activity.
	Location Description	This activity will take place at 7300 Ridgeview Ave, Penn Hills, PA 15235-11256.
	Planned Activities	The National Objective is Low/Mod Clientele. 570.208(a)(2)(ii)(A) The HUD Matrix Code is 03E, Neighborhood Facilities. 570.201(c).
16	Project Name	Accessible Building Improvements
	Target Area	Community-Wide
	Goals Supported	CD-1 Public Facilities and Infrastructure
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$50,000
	Description	CDBG funds will be used for Uniform Federal Accessibility Standards improvements to the interior and exterior of Municipal buildings.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 3,763 persons with an ambulatory difficulty (2016 ACS 5 Year Estimate) served by one public facility will benefit from this activity.
	Location Description	This activity will take place at 6600 Leechburg Road, Verona, PA 15147-3606.
	Planned Activities	The National Objective is Low/Mod Clientele. 570.208(a)(2)(ii)(A) The HUD Matrix Code is 03Z, Other Public Improvements Not Listed in 03A-03S. 570.201(c).
17	Project Name	General Program Administration
	Target Area	Community-Wide
	Goals Supported	AM-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Priority
	Funding	CDBG: \$100,000
	Description	Funds from this activity will be used to pay for the administration of the CDBG program including office supplies, education, vehicle expenses, and salaries.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 1 organization will benefit from this activity.
	Location Description	This activity will take place at 102 Duff Road, Penn Hills, PA 15325.
	Planned Activities	The HUD Matrix Code is 21A, General Program Administration. 570.206.

AP-50 Geographic Distribution - 91.420, 91.220(f)

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

The following information provides a profile of the population, age, and racial/ethnic composition of the Municipality of Penn Hills. This information was obtained from the U.S. Census Bureau, data.census.gov. 2023 ACS 5-Year Estimates were used to analyze the social, economic, housing, and general demographic characteristics of the Municipality of Penn Hills.

Population:

- Between 2010 and 2022, the population decreased by 5.3%.
- The Municipality's population was 40,528 in 2023.
- There were 18,439 households in Penn Hills

Age:

- Median age in Penn Hills is 44.6 years old.
- Youth under age 18 account for 19.3% of the population.
- Seniors age 62 or over are 27.8% of the population.

Race/Ethnicity:

- 36.4% are Black or African American
- 53.5% are White
- 0.5% are Asian
- 2.2% Some Other Race
- 7.1% are Two or More Races
- 2.8% are Hispanic or Latino

Income Profile:

The Median Income for a family of four (4) in the Pittsburgh, Pennsylvania HMFA is \$107,300 for FY 2025. The following is a summary of income statistics for the Municipality of Penn Hills:

- As of the 2023 ACS 5-Year Estimates, median household income in the Municipality of Penn Hills was \$62,567 which was lower than Allegheny County \$76,615 and the Commonwealth of Pennsylvania \$73,824.

- 39.1% of households have earnings received from Social Security income.
- 3.5% of households have earnings received from public assistance.
- 30.0% of households have earnings, received retirement income.
- 13.3% of persons were living in poverty.
- 22.8% of all youth under 18 years of age were living in poverty.

Low/Mod Income Profile:

The low- and moderate-income profile for Penn Hills is a measurement of the area's needs. Penn Hills has an overall low- and moderate-income percentage of 50.82%.

Economic Profile:

The unemployment rate not seasonally adjusted in March 2025 was 3.8% in Penn Hills, 3.7% in Allegheny County, and 3.9% in Pennsylvania. The following illustrates the economic profile for the Municipality of Penn Hills as of the 2023 ACS 5-Year Estimates:

- 39.1% of the employed population 16 years and over were employed as management, business, science, and arts occupations.
- 20.6% of the employed population 16 years and over were employed as service occupations.
- 22.8% of the employed population 16 years and over were employed as sales and office occupations.
- 7.0% of the employed population 16 years and over were employed as natural resources, construction, and maintenance occupations.
- 10.5% of the employed population 16 years and over were employed as production, transportation, and material moving occupations.

Geographic Distribution

Target Area	Percentage of Funds
Community-Wide	100%

Table 20 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Municipality does not use geographic regions as a basis for allocating CDBG funds. Funds are allocated in a manner that benefits low- and moderate-income residents. However, a significant portion of the CDBG allocation is directed to the Lincoln Park neighborhood because of the age of the housing, abandonment problems, and the presence of two community centers that continue to support that area of the Municipality.

The Municipality of Penn Hills will allocate its CDBG funds to those geographic areas whose population is

over 51% low- and moderate-income. At least 70% of all the Municipality's CDBG funds that are budgeted for activities will principally benefit low- and moderate-income persons. The following guidelines for allocating CDBG and HOME funds will be used during the FY 2025-2029 Five Year Consolidated Plan:

- The public services activities are for social service organizations whose clientele have a low income or in certain cases, a limited type of clientele with a presumed low- and moderate-income status.
- The public facilities activities are either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or clientele over 51% low- and moderate-income.
- The acquisitions and demolition of structures are either located in a low- and moderate-income census area or these activities are eligible by preventing or eliminating slums and blight on a spot basis or area basis.

Discussion

The geographic locations and the public benefit for the FY 2025 CDBG Projects are as follows:

- YBMKQ Cynthia Stotts Community Food Pantry (LMC)
- Jefferson Manor Food Pantry (LMC)
- Penn Hills Services Association (LMC)
- WPCHA (LMC)
- Ruth's Way (LMC)
- Housing Counseling Services (LMH)
- Single Family Rehab (LMH)
- Senior Aid Rehab (LMH)
- SSC Handrail Program (LMH)
- Town Wide Demolition (LMA)
- Street Improvements in Low Mod CTs/BGs (LMA)
- Senior Service Center Improvements (LMC)
- WM McKinley Upgrades (LMC)
- Multi-Purpose Center Improvements (LMC)
- YBMKQ Center Improvements (LMC)
- Accessible Building Improvements (LMC)
- General Program Administration

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The Municipality of Penn Hills has developed the following actions which address obstacles to meeting underserved needs, fosters affordable housing, reduces lead-based hazards, reduces the number of poverty families, develops institutional structures, and enhances coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs.

The primary obstacle to meeting the underserved needs in the Municipality is the limited financial resources available to address the priorities identified in the Five Year Consolidated Plan and the lack of affordable housing in the Municipality. Under the FY 2025 CDBG Program, Penn Hills will take the following actions:

- Continue to leverage its financial resources and apply for additional public and private funds.
- Continue to provide financial assistance for housing rehabilitation.
- Continue to provide funding for public service activities.
- Continue to do provide public facility improvements.

Actions planned to foster and maintain affordable housing.

With limited CDBG funding available, the Municipality will continue to maintain its supply of affordable housing by rehabilitating eligible owner-occupied homes through its homeowner rehabilitation program and through various subrecipient programs. Given the resources available, this will reduce, although not eliminate, barriers to affordable housing. Support for code enforcement and policing services also helps preserve housing units, keeping them in the market and reducing prices.

The Municipality of Penn Hills will fund the following affordable housing projects with 2025 CDBG funds and CDBG Program Income:

- **CD-25-06 Housing Counseling Services:** This activity provides housing counseling to households receiving homebuyers' assistance.
- **CD-25-07 Single Family Rehabilitation Program:** This activity provides funding for rehabilitation loans for up to \$15,000 at 0% to low and moderate income homeowners for the rehabilitation of their single-family home.
- **CD-25-08 Senior Aid Rehabilitation:** This activity provides \$1,000 grants to low income senior citizens to assist them with improvements to their homes, making them safer and accessible. Funds from this activity are used to provide handrails, grab bars, electrical service upgrades, and other construction services.
- **CD-25-09 Senior Handrail Program:** Funds from this activity will be used to install handrails and grab bars in the homes of low income senior citizens to improve safety and allow them to remain

in their homes longer.

Actions planned to reduce lead-based paint hazards.

Penn Hills evaluates homes for lead based paint and reduces the amount of lead based paint hazards through its Single-Family Rehab program and HOME funded Homebuyer Assistance program. Regulations are such that all contractors are required to be certified in lead based paint abatement procedures. The Penn Hills Housing Coordinator is trained and certified in the elimination of lead based paint hazards. Although the Municipality does not require a lead based paint inspection with all building permits issued, all rehab loan recipients receiving funding of over \$2,500 for interior renovations are required to have their home inspected for lead based paint hazards and then have the paint hazard abated as a condition of receiving a loan. The Municipality pays for testing in the home; however, the loan recipient is required to pay for the abatement as a part of the rehabilitation project.

Actions planned to reduce the number of poverty-level families.

Virtually all of the Municipality's housing activities, programs, and projects are intended to benefit low-to-moderate income persons, and moreover, to reduce the number of poverty-level families. One of the Municipality's primary anti-poverty components of the CDBG program is to provide safe and sanitary housing for the low and moderate income individuals residing in the Municipality. Because three-quarters of Municipal residents own their home, a high percentage in comparison with State and National figures, maintaining low-to-moderate-income residents in their own home is a primary component of the Municipality's antipoverty program. The Municipality addresses this through its ongoing single-family housing rehabilitation program. Providing safe and affordable housing opportunities for the low-to-moderate income population is a major deterrent to poverty.

Actions planned to develop institutional structure.

Coordination and collaboration between agencies are important and essential to ensuring that the needs within the Municipality are addressed. The key agencies that are involved in the implementation of the Plan and additional resources that may be available to address identified needs are described below.

PUBLIC SECTOR:

Municipality of Penn Hills – The Department of Planning and Economic Development is responsible for the administration of the CDBG program and other programs that assist LMI residents, as well as the management and implementation of the CDBG program, including the Five Year Consolidated Plan and Annual Action Plans. Additionally, the following Department serve an integral role in meeting the Five Year Plan Priorities and goals: Code Enforcement, Controller, Finance, Fire Marshal, Parks and Recreation, Public Works, Purchasing Department, Senior Services Center, and Water Pollution Control.

Allegheny County Housing Authority (ACHA) – ACHA is one of the primary owners and providers of

affordable housing in the Municipality. ACHA administers the Section 8 Housing Choice Voucher Program. ACHA also provides affordable housing to low-income families, elderly residents, and persons with disabilities in its various public housing communities.

Other Housing and Development Agencies – The Municipality will continue to partner with the following government-related agencies in meeting the Consolidated Plan: Penn Hills Community Development Corporation, Western Penn Hills Community Action, and various nonprofit housing providers.

NON-PROFIT AND COMMUNITY AGENCIES:

There are several non-profit and community agencies that serve LMI residents in the Municipality. These agencies provide housing, food banks and feeding programs, recreational programs, disability services, senior programs, health and mental health services, workforce development, and other related services to LMI. The Municipality will collaborate with these providers on various projects, programs, and services.

PRIVATE SECTOR:

The private sector is also an important collaborator and partner in the services and programs associated with the Municipality's Consolidated Plan. The private sector brings additional resources and expertise that can be used to supplement existing services or fill gaps in the system. Lending institutions, affordable housing developers, business and economic development organizations, and private service providers offer a variety of assistance to residents such as health care, small business assistance, home loan programs, and assisted housing. The Municipality of Penn Hills works with the following: Federal Home Loan Bank of Pittsburgh, Local Banks, Local Board of Realtors, and Private Foundations.

COORDINATION:

The Municipality is committed to continuing its participation and coordination with federal, state, county, and local agencies, as well as the private and non-profit sectors, in order to effectively serve the needs of LMI individuals and families living in the Municipality of Penn Hills. Penn Hills will continue to work with organizations such as the County Department of Human Services, Allegheny County Housing Authority, Penn Hills Community Development Corporation, World Changers, and Habitat for Humanity to address housing, community development, and homeless needs in the Municipality.

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

The primary responsibility for the administration of the Annual Action Plan is assigned to the Department of Planning and Economic Development in the Municipality of Penn Hills. This Department will coordinate activities among the public and private organizations, in their efforts to implement different elements and to realize the prioritized goals of the Annual Action Plan. The Municipality is committed to continuing its participation and coordination with public, housing, and social service organizations. The Municipality

solicits applications for CDBG funds and sends out applications to a list of agencies, organizations, and housing providers that have submitted application in the past and to those who have expressed an interest in submitting an application. The application is reviewed by the Department of Planning and Economic Development staff and they discuss any questions with the applicant.

Discussion

The Department of Planning and Economic Development maintains records on the progress toward meeting the goals and achieving statutory/regulatory compliance of each CDBG funded activity. Program modifications are considered if project activities are not able to be completed or do not meet their stated goals. The Department is also responsible for the on-going monitoring of any sub-recipients for similar compliance. The Department has a "monitoring process" that focuses on the following:

- Program Performance
- Financial Performance
- Regulatory Compliance

The Department's responsibility is to ensure that Federal Funds are used in accordance with all program requirements, determining the adequacy of performance under sub-recipient agreements, and taking appropriate action when performance problems arise. The Department uses a "monitoring checklist" that is utilized when programs and activities are reviewed. The checklist is in accordance with Sub-Part J of 24 CFR, Part 85 "Uniform administrative Requirement for Grants and Cooperative Agreements of State and Local Governments."

CDBG funded activities are monitored periodically during the construction phase, and a final inspection is performed which details the cost benefit and benefit to low/moderate income persons. During the on-site inspections, compliance with the local building and housing codes are reviewed. The Municipality also reviews all affordable housing projects it has funded to ensure compliance with all CDBG and HOME Program requirements. Copies of financial statements and audit reports are required and kept on file. For those activities, which trigger Davis-Bacon Wage Rates, employee payrolls are required prior to payment and on-site employee interviews are conducted.

The Municipality monitors its performance of meeting the goals and objectives of its Five Year Consolidated Plan by reviewing its goals on an annual basis during the preparation of its CAPER and makes adjustments to its goals, as needed.

The Municipality follows Allegheny County's Section 3 Plan to the greatest extent possible to provide job training, employment, and contract opportunities for low- or very-low income residents in connection with federally funded projects within the Municipality.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The Municipality of Penn Hills receives an annual allocation of CDBG funds. Since the Municipality receives this Federal allocation, the questions below have been completed as they are applicable.

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	\$35,000
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:	\$35,000

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.	84.44%

Discussion

The Municipality will utilize its FY 2025 CDBG funds and CDBG Program Income for affordable housing. The one year goals for affordable housing in the Municipality of Penn Hills for FY 2025 are as follows:

One Year Goals for the Number of Households to be Supported		
Consolidated Plan	PENN HILLS	85

- Homeless - 0
- Non-Homeless - 3
- Special-Needs - 20
- Total = 23

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 - 0
- Total = 23

During the FY 2025 CDBG Program Year, the Municipality of Penn Hills does not have any projects that are dedicated to homeless households. Due to the limited resources, the Municipality is not funding rental assistance, production of new units, and acquisition of existing units activities/projects.

The Municipality of Penn Hills will receive an entitlement grant of \$707,778 in FY 2025 CDBG funds and anticipates \$35,000 in program income for the FY 2025 program year, for a total CDBG budget of \$742,778. The Municipality will allocate \$100,000 for Administration and fair housing activities under General Administration (13.5%). The remaining \$642,778 will be allocated as follows: \$107,778 to Housing (16.8%); \$75,000 to Public Services (11.7%); \$360,000 to Capital Improvements (56.0%); and \$100,000 to Demolition (15.6%).

The Municipality of Penn Hills is also a member of the Allegheny County HOME Consortium. As a member of the Consortium, the Municipality estimates it will receive \$113,373 in HOME funds for FY 2025. The Municipality will use the HOME funds for its Homebuyer Assistance Program in the amount of \$103,067 and \$10,306 for the administration of the program.