
MUNICIPALITY OF PENN HILLS, PA

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

FY 2025 CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT (CAPER)

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

September 2026



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CR-00 - Executive Summary

In accordance with the Federal Regulations found in 24 CFR Part 570, the Municipality of Penn Hills, Pennsylvania has prepared this Consolidated Annual Performance and Evaluation Report (CAPER) for the period of July 1, 2025 through June 30, 2026. The CAPER quantifies and analyzes the progress the Municipality of Penn Hills made during the FY 2025 Program Year towards achieving the municipality's strategic plan goals through funding from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program. The projects/activities and accomplishments described in this CAPER principally benefited low- and moderate-income persons and funding was targeted to neighborhoods with the highest percentage of low- and moderate-income residents. This CAPER covers the first year of the FY 2025-2029 Five Year Consolidated Plan, which was a joint effort between the Allegheny County HOME Consortium, the City of McKeesport, and the Municipality of Penn Hills.

Funds Received -

The Municipality of Penn Hills has received the following funds during the time period of July 1, 2025 through June 30, 2026; previous program year funds are not included:

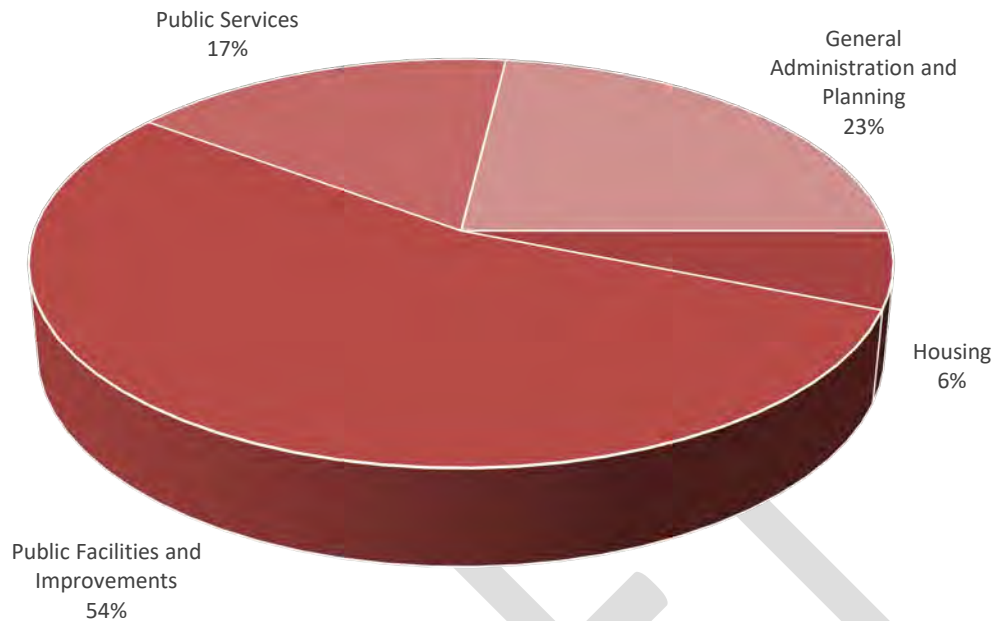
	CDBG	Total
FY 2025 Entitlement Grants	\$ 707,778.00	\$ 707,778.00
Program Income	\$ 46,077.67	\$ 46,077.67
Total Funds Received:	\$ 753,855.67	\$ 753,855.67

* CDBG-CV funds were obligated on 06/03/2020 and fully expended during FY 2024.

Funds Expended -

The funds shown in the following chart were expended during the time period of July 1, 2025, through June 30, 2026. These expenditures consist of current and previous program year CDBG entitlement funds and program income drawn down during the CAPER period. The remaining CDBG-CV funds were previously expended during the FY 2024 CAPER period.

Funding Sources	Total Funds Expended
Community Development Block Grant (CDBG)	\$ 476,313.33
Total:	\$ 476,313.33



The CDBG expenditures by activity type are shown below.

Type of Activity	Expenditure	Percentage
Housing	\$ 29,159.60	6.12%
Public Facilities and Improvements	\$ 257,588.86	54.08%
Public Services	\$ 79,759.46	16.75%
General Administration and Planning	\$ 109,805.41	23.05%
Total:	\$ 476,313.33	100.00%

The Municipality did not expend any funds on Acquisition, Economic Development, Other Activities, or Repayment of Section 108 Loans during the FY 2025 CAPER period.

Regulatory Caps -

The following statutory spending limitations have been calculated below.

Program Administration Expense Cap:

	CDBG
FY 2025 Entitlement Grant	\$ 707,778.00
FY 2025 Program Income	\$ 46,077.67
Administrative Cap Allowance	20%
Maximum Allowable Expenditures	\$ 150,771.13
Total Administration Obligations	\$ 100,000.00
Administrative Percentage:	13.27%

The Municipality of Penn Hills obligated \$100,000.00 in funds for CDBG administration for FY 2025, which was 13.27% of the allowable expenditures and below the 20% cap for administrative obligations.

CDBG Public Service Activity Cap:

	CDBG
FY 2025 Entitlement Grant	\$ 707,778.00
Prior Year Program Income	\$ 31,235.40
Public Service Cap Allowable	15%
Maximum Allowable Expenditures	\$ 110,852.01
Total Public Services Funds Obligated	\$ 75,000.00
Public Service Percentage:	10.15%

The Municipality of Penn Hills obligated \$75,000.00 in funds for public services in FY 2025, which was 10.15% of the allowable expenditures and below the 15% cap for public services.

FY 2025 CDBG Budget -

The chart below lists the FY 2025 CDBG activities:

Project ID Number	Project Title/Description	FY 2025 CDBG Funded	FY 2025 CDBG Expenditures
CD-25-01	YBMKQ Cynthia Stotts Community Food Pantry	\$ 15,000.00	\$ 3,107.59
CD-25-02	Jefferson Manor Food Pantry	\$ 5,000.00	\$ 0.00
CD-25-03	Penn Hills Services Association	\$ 30,000.00	\$ 30,000.00
CD-25-04	WPCA	\$ 20,000.00	\$ 20,000.00
CD-25-05	Ruth's Way	\$ 5,000.00	\$ 5,000.00
CD-25-06	Housing Counseling Services	\$ 30,000.00	\$ 0.00
CD-25-07	Single Family Rehab	\$ 52,000.00	\$ 13,044.12
CD-25-08	Senior Aid Rehab	\$ 15,000.00	\$ 0.00
CD-25-09	SSC Handrail Program	\$ 10,778.00	\$ 5,280.00
CD-25-10	Town Wide Demolition	\$ 100,000.00	\$ 0.00
CD-25-11	Street Improvements in Low Mod CTs/BGs	\$ 230,000.00	\$ 0.00
CD-25-12	Senior Service Center Improvements	\$ 20,000.00	\$ 0.00
CD-25-13	WM McKinley Center Improvements	\$ 20,000.00	\$ 0.00
CD-25-14	Multi-Purpose Center Improvements	\$ 20,000.00	\$ 2,302.42
CD-25-15	YBMKQ Center Improvements	\$ 20,000.00	\$ 5,538.90
CD-25-16	ADA/UFAS Building Improvements	\$ 50,000.00	\$ 606.74
CD-25-17	General Program Administration	\$ 100,000.00	\$ 46,479.23

The Municipality of Penn Hills spent \$131,359.00 or 18.56% of its FY 2025 CDBG entitlement allocation of \$707,778.00. Additionally, during the FY 2025 CAPER period the Municipality expended \$344,954.33 from previous fiscal years and program income.

Summary of Consolidated Plan Priorities and Goals:

The Municipality of Penn Hills has developed the following five (5) priority needs for the period of FY 2025 through FY 2029 for the Community Development Block Grant (CDBG) Program and HOME Investment Partnerships (HOME) Consortium Program:

HOUSING STRATEGY PRIORITY NEED - (High Priority)

There is a need for decent, safe, and sanitary affordable housing for all homebuyers, homeowners, and renters, including those with special needs.

Goals/Strategies:

- **HS-1 Housing Support** - Assist low- and moderate-income households to access decent, safe, and sanitary housing that is affordable and available to homebuyers, homeowners, and renters with a variety of living needs 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 available to homebuyers, homeowners, and renters with a variety of living needs.
- **HS-3 Housing Rehabilitation** - Conserve and rehabilitate existing affordable housing units occupied by owners, renters, and special needs households in the County by addressing maintenance issues, code violations, emergency repairs, and physical modifications to units assisting persons with disabilities.

HOMELESS STRATEGY PRIORITY NEED - (Low Priority)

There is a need for housing and supportive services for the homeless and those at risk of becoming homeless.

Goals/Strategies:

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

COMMUNITY DEVELOPMENT PRIORITY - (High Priority)

There is a need to improve the community facilities, infrastructure, public services, and quality of life in the Municipality.

Goals/Strategies:

- **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 - (High Priority)

There is a need to encourage employment and economic opportunities in the Municipality.

Goals/Strategies:

- **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 PRIORITY - (High Priority)

There is a need for planning, administration, management, and oversight of federal, state, and local funded programs.

Goals/Strategies:

- **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.

Housing Performance Measurements -

The following chart lists the objectives and outcomes that the Municipality accomplished through CDBG activities during this CAPER period:

Objectives	Outcomes						Total by Objective	
	Availability/ Accessibility		Affordability		Sustainability			
	Units	\$	Units	\$	Units	\$	Units	\$
Suitable Living	14	\$5,280.00	0	\$ 0.00	0	\$ 0.00	14	\$ 5,280.00
Decent Housing	0	\$ 0.00	0	\$ 0.00	5	\$13,044.12	5	\$13,044.12
Economic Opportunity	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00
Total by Outcome	14	\$5,280.00	0	\$ 0.00	5	\$13,044.12	19	\$18,324.12

Note: The accomplishments can be funded by CDBG funds from previous CDBG program years.

Substantial Amendment:

During the FY 2025 CAPER period the Municipality of Penn Hills did not amend any previous Annual Action Plans or Five Year Consolidated Plans.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The FY 2025 CAPER period is the first year of the FY 2025-2029 Five Year Consolidated Plan for Penn Hills and covers the Municipality's actions between July 1, 2025 and June 30, 2026. This Five Year Consolidated Plan was created to address the housing, economic development, and community development needs of residents of Penn Hills. This CAPER reports and analyzes the actions and accomplishments the Municipality achieved in Program Year 2025.

The CDBG Program and activities outlined in the FY 2025 CAPER principally benefited low- and moderate-income persons and funding was targeted to neighborhoods where there was the highest percentage of low- and moderate-income residents.

During the FY 2025 CAPER period, the Municipality of Penn Hills expended CDBG funds on the following strategies:

- **Housing Priority (HS):** Budgeted: \$107,778.00, Expended: \$18,324.12
- **Homeless Priority (HO):** Budgeted: \$0.00, Expended: \$0.00
- **Community Development Priority (CD):** Budgeted: \$535,000.00, Expended: \$66,555.65
- **Economic Development Priority (ED):** Budgeted: \$0.00, Expended: \$0.00
- **Administration, Planning, and Management Priority (AM):** Budgeted: \$100,000.00, Expended: \$46,479.23

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
AM-1 Overall Coordination	Administration, Planning, and Management	Other	Other	5	1	20.00%	1	1	100.00%
CD-1 Community Facilities and Infrastructure	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	59,052	0	0.00%	14,763	0	0.00%
CD-2 Public Safety and Services	Non-Housing Community Development	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	12,900	3,155	24.46%	3,225	3,155	97.83%
CD-3 Clearance/Demolition	Non-Housing Community Development	Buildings Demolished	Buildings	20	9	45.00%	5	9	180.00%
CD-3 Clearance/Demolition	Non-Housing Community Development	Housing Code Enforcement / Foreclosed Property Care	Household Housing Unit	0	0	-	-	-	-
ED-1 Employment and Development	Non-Housing Community Development	Businesses assisted	Businesses Assisted	0	0	-	-	-	-
ED-2 Financial Assistance	Non-Housing Community Development	Businesses assisted	Businesses Assisted	0	0	-	-	-	-

HO-1 Operation/Support	Homeless	Homelessness Prevention	Persons Assisted	0	0	-	-	-	-
HS-1 Housing Support	Affordable Housing	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	40	0	0.00%	10	0	0.00%
HS-2 Housing Construction	Affordable Housing	Rental units constructed	Household Housing Unit	0	0	-	-	-	-
HS-2 Housing Construction	Affordable Housing	Homeowner Housing Added	Household Housing Unit	0	0	-	-	-	-
HS-3 Housing Rehabilitation	Affordable Housing	Homeowner Housing Rehabilitated	Household Housing Unit	92	19	20.65%	23	19	82.61%

Table 1 - Accomplishments - Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The Municipality expects to meet its annual goals for all of the projects/activities associated with the FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan. Many of the projects/activities did not fully expend their FY 2025 CDBG funds but are on schedule to meet the proposed outcomes in future CAPER periods. The Municipality also made significant progress in meeting previous years' goals.

The following are the CDBG-funded projects/activities meant to address the needs identified in the FY 2025-2029 Consolidated Plan's Priority Needs and Goals and their outcomes within the CAPER period:

HOUSING STRATEGY (High Priority):

There is a need for decent, safe, and sanitary affordable housing for all homebuyers, homeowners, and renters, including those with special needs.

HS-1 Housing Support - Assist low- and moderate-income households to access decent, safe, and sanitary housing that is affordable and available to homebuyers, homeowners, and renters with a variety of living needs through housing counseling, housing navigator services, rental assistance, and down payment/closing cost assistance.

CD-25-06 Housing Counseling Services:

- Expected: \$30,000.00 budgeted in FY 2025 CDBG funds and proposed to assist ten (10) households.
- Actual: \$0.00 expended in FY 2025 CAPER period and no (0) households assisted.

The Municipality did not meet its HS-1 Housing Support goals during the FY 2025 CAPER period. This project/activity is ongoing and will be completed during the FY 2026 CAPER period.

HS-3 Housing Rehabilitation - Conserve and rehabilitate existing affordable housing units occupied by owners, renters, and special needs households in the County by addressing maintenance issues, code violations, emergency repairs, and physical modifications to units assisting persons with disabilities.

CD-25-07 Single Family Rehab:

- Expected: The Municipality budgeted \$52,000.00 in FY 2025 CDBG funds and proposed to rehabilitate three (3) household housing units.
- Actual: The Municipality expended \$13,044.12 and rehabilitated three (3) household housing units.

CD-25-08 Senior Aid Rehab:

- Expected: The Municipality budgeted \$15,000.00 in FY 2025 CDBG funds and proposed to rehabilitate ten (10) household housing units.
- Actual: The Municipality expended \$0.00 in FY 2025 CDBG funds and rehabilitated two (2) household housing units with prior year funds.

CD-25-09 SSC Handrail Program:

- Expected: The Municipality budgeted \$10,778.00 in FY 2025 CDBG funds and proposed to rehabilitate ten (10) household housing units.
- Actual: The Municipality expended \$5,280.00 in FY 2025 CDBG funds and rehabilitated fourteen (14) household housing units.

The Municipality achieved some of its HS-3 Housing Rehabilitation goals during the FY 2025 CAPER period. These projects/activities are ongoing and will be completed during the FY 2026 CAPER period.

COMMUNITY DEVELOPMENT STRATEGY (High Priority)

There is a need to improve the community facilities, infrastructure, public services, and quality of life in the Municipality.

CD-1 Community Facilities and Infrastructure - Improve the municipality's public facilities and infrastructure through rehabilitation, reconstruction, and new construction.

CD-25-11 Street Improvements in Low Mod Census Tracts/Block Groups:

- Expected: The Municipality budgeted \$230,000.00 in FY 2025 CDBG funds and proposed to assist 4,000 persons.
- Actual: The Municipality expended \$0.00 in FY 2025 CDBG funds and assisted no (0) persons.

CD-25-12 Senior Service Center Improvements:

- Expected: The Municipality budgeted \$20,000.00 in FY 2025 CDBG funds and proposed to assist 1,000 persons.
- Actual: The Municipality expended \$0.00 in FY 2025 CDBG funds and assisted no (0) persons.

CD-25-13 Wm. McKinley Center Improvements:

- Expected: The Municipality budgeted \$20,000.00 in FY 2025 CDBG funds and proposed to assist 2,000 persons.
- Actual: The Municipality expended \$0.00 in FY 2025 CDBG funds and assisted no (0) persons.

CD-25-14 Multi-Purpose Center Improvements:

- Expected: The Municipality budgeted \$20,000.00 in FY 2025 CDBG funds and proposed to assist 2,000 persons.

- Actual: The Municipality expended \$2,302.42 in FY 2025 CDBG funds and assisted no (0) persons.

CD-25-15 YBMKQ Center Improvements:

- Expected: The Municipality budgeted \$20,000.00 in FY 2025 CDBG funds and proposed to assist 2,000 persons.
- Actual: The Municipality expended \$5,538.90 in FY 2025 CDBG funds and assisted no (0) persons.

CD-25-16 ADA/UFAS Building Improvements:

- Expected: The Municipality budgeted \$50,000.00 in FY 2025 CDBG funds and proposed to assist 3,763 persons.
- Actual: The Municipality expended \$606.74 in FY 2025 CDBG funds and assisted no (0) persons.

The Municipality of Penn Hills did not meet its goals for CD-1 Community Facilities and Infrastructure during the FY 2025 CAPER period. These projects/activities are ongoing and will be completed during the FY 2026 CAPER period.

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-25-01 YBMKQ Cynthia Stotts Community Food Pantry:

- Expected: The Municipality budgeted \$15,000.00 in FY 2025 CDBG funds and proposed to assist 100 persons.
- Actual: The Municipality expended \$3,107.59 in FY 2025 CDBG funds and assisted 100 persons.

CD-25-02 Jefferson Manor Food Pantry:

- Expected: The Municipality budgeted \$5,000.00 in FY 2025 CDBG funds and proposed to assist seventy (70) persons.
- Actual: The Municipality expended \$0.00 in FY 2025 CDBG funds and assisted no (0) persons.

CD-25-03 Penn Hills Service Association:

- Expected: The Municipality budgeted \$30,000.00 in FY 2025 CDBG funds and proposed to assist 3,000 persons.
- Actual: The Municipality expended \$30,000.00 in FY 2025 CDBG funds and assisted 3,000 persons.

CD-25-04 Western Penn Hills Community Action (WPHCA):

- Expected: The Municipality budgeted \$20,000.00 in FY 2025 CDBG funds and proposed to assist thirty-five (35) persons.

- Actual: The Municipality expended \$20,000.00 in FY 2025 CDBG funds and assisted eleven (11) persons.

CD-25-05 Ruth's Way:

- Expected: The Municipality budgeted \$5,000.00 in FY 2025 CDBG funds and proposed to assist twenty (20) persons.
- Actual: The Municipality expended \$5,000.00 in FY 2025 CDBG funds and assisted twenty (20) persons.

The Municipality achieved some of its CD-2 Public Safety and Services goals during the FY 2025 CAPER period. These projects/activities are ongoing and will be completed during the FY 2026 CAPER period.

CD-3 Clearance/Demolition - Remove and eliminate slum and blighting conditions in the municipality.

CD-25-10 Town Wide Demolition:

- Expected: The Municipality budgeted \$100,000.00 in FY 2025 CDBG funds and proposed to demolish five (5) buildings.
- Actual: The Municipality expended \$0.00 in FY 2025 CDBG funds and demolished nine (9) buildings with prior year funds.

The Municipality achieved its CD-3 Clearance/Demolition goals during the FY 2025 CAPER period.

ADMINISTRATION, PLANNING, AND MANAGEMENT STRATEGY (High Priority)

There is a need for planning, administration, management, and oversight of federal, state, and local funded programs.

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.

CD-26-17 General Program Administration:

- Expected: The Municipality budgeted \$100,000.00 in FY2025 CDBG funds and proposed to assist one (1) organization.
- Actual: The Municipality expended \$46,479.23 in FY 2025 CDBG funds and assisted one (1) organization.

The Municipality achieved its AM-1 Overall Coordination goals during the FY 2025 CAPER period.

CR-10 - Racial and Ethnic Composition of Families Assisted

Describe the families assisted (including the racial and ethnic status of families assisted).
91.520(a)

	CDBG
White	11
Black/African American	41
Asian	0
American Indian/Alaskan Native	1
Native Hawaiian/Other Pacific Islander	0
Total:	53
Hispanic	0
Not Hispanic	53

Table 2 - Table of assistance to racial and ethnic populations by source of funds

Narrative

The chart above reflects the total number of households reported as CDBG beneficiaries by racial/ethnic category from IDIS Report PR 23. Of these households, 22 were benefited by Housing projects/activities and 31 by Non-Housing projects/activities.

CR-15 - Resources and Investments 91.520(a)**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$ 707,778.00	\$ 476,313.33

Table 3 - Resources Made Available**Narrative**

The Municipality of Penn Hills received the following funding during the FY 2025 CAPER period:

- FY 2025 CDBG Entitlement \$707,778.00
- CDBG Program Income \$46,077.67
- **Total Funds Received** **\$753,855.67**

The Municipality of Penn Hills spent \$476,313.33 in CDBG funds during the FY 2025 CAPER period. This included \$131,359.00 in FY 2025 CDBG entitlement funds and \$344,954.33 in prior year CDBG entitlement funds and current and prior year CDBG Program Income. The Municipality's CDBG-CV allocation of \$675,578.00 was fully expended by the end of the FY 2024 CAPER period.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Community Wide	100%	100%	The Municipality of Penn Hills funded seventeen (17) projects during this CAPER period in the Target Area.

Table 4 - Identify the geographic distribution and location of investments**Narrative**

The following guidelines were utilized by the Municipality to allocate CDBG funds throughout the Municipality:

- The Public Facilities Improvements activities were either located in a low- and moderate-income census area or had a low- and moderate-income service area benefit or clientele.
- The Single-Family Rehabilitation Program has an income eligibility criterion; funds were restricted to benefit low- and moderate-income households in the Municipality.
- The Public Services activities were for social service organizations serving low- and moderate-income clients.

The Municipality of Penn Hills had a low/mod public benefit ratio of 100% during the program year. The Municipality allocated its CDBG funds to those geographic areas where over 51% of the population was comprised of low- and moderate-income individuals. Activities under the FY 2025 CDBG Program were targeted in areas with the highest percentages of low- to moderate-income and minority persons in the Municipality. The Municipality expended 100% of its CDBG funds that benefited LMI areas.

Leveraging:

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The CDBG-funded Housing Rehabilitation Program is administered as a 0% loan program to eligible homeowners. The Municipality currently has 70 outstanding loans with a principal balance of \$755,669.00. Loan repayments are credited as program income received and are used for future CDBG housing rehab activities. The Municipality received \$46,077.67 in program income during FY 2025.

The Municipality received a FY 2025 HOME allocation of \$113,373.00 from the Allegheny County HOME Consortium. During FY 2025, five (5) homes were purchased utilizing \$71,500.00 in HOME funds for downpayment and closing cost assistance.

The Allegheny County Housing Authority (ACHA) receives operating funds for its Public Housing and Section 8 Housing Choice Voucher programs and Public Housing Capital funds to correct physical and management deficiencies in its public housing communities. ACHA received Capital Fund grants in the amount of \$7,905,246 for FY 2024 and \$7,966,276 for FY 2025, and received Operating Fund grants in the amount of \$15,697,601 for FY 2024 and \$14,903,107 for FY 2025.

The PA-600 Allegheny County Homeless Alliance Continuum of Care (which includes the County, Penn Hills, McKeesport, and Pittsburgh) received an FY 2025 McKinney-Vento Act Continuum of Care Grant of \$782,606.00. The Homeless Alliance's responsibilities included the 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 funds under the CoC. The Homeless Alliance then distributed funds to the highest-ranked homeless assistance programs to best provide housing for the homeless and prevent homelessness.

The Municipality of Penn Hills did not acquire or improve any publicly owned land using CDBG funds that were available for sale during the reporting period. Additionally, the Municipality did not use any publicly owned land or property for needs identified in the FY 2025-2029 Five Year Consolidated Plan.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	0
Number of non-homeless households to be provided affordable housing units	3	3
Number of special-needs households to be provided affordable housing units	20	16
Total:	23	19

Table 5- Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	23	19
Number of households supported through the acquisition of existing units	0	0
Total:	23	19

Table 6 - Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The Municipality's Single Family Rehabilitation Program rehabilitated three (3) units and expended \$13,044.12 in FY 2025 CDBG funds during the FY 2025 CAPER period. The Senior Rehabilitation Program rehabilitated two (2) units and expended \$0.00 in FY 2025 CDBG funds during the CAPER period. The Senior Handrail Program installed fourteen (14) sets of handrails/grab bars and expended \$5,280.00 in FY 2025 CDBG funds during the CAPER period.

The Municipality received a FY 2025 HOME allocation of \$113,373.00 from the Allegheny County HOME Consortium. During FY 2025, five (5) homes were purchased utilizing \$71,500.00 in HOME funds for downpayment and closing cost assistance. These units are not reflected in the chart above.

The Municipality did not meet its FY 2025 Housing Priority goals. These projects/activities are ongoing and will be completed during the FY 2026 CAPER period.

Discuss how these outcomes will impact future annual action plans.

During the FY 2025 CAPER period the Municipality of Penn Hills continued to work toward its goal of providing decent, safe, sound, and affordable housing for its low- and moderate-income residents. Assuming its funding remains constant, the Municipality expects to meet its expected housing accomplishments for the FY 2025-2029 Five Year Consolidated Plan period.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served (Housing)	CDBG Actual
Extremely Low-income	16
Low-income	3
Moderate-income	0
Total:	19

Table 7 - Number of Persons Served

Narrative Information

During this CAPER period, the Municipality of Penn Hills provided CDBG and HOME funds to assist in the purchase and rehabilitation of housing in the Municipality. The results are from the activities funded in FY 2025 CAPER period as required in HUD Table 2-A:

- **Rehabilitation of existing owner-occupied housing units** – twenty-three (23) housing units were rehabilitated
- **HOME Downpayment Assistance** - five (5) LMI households received downpayment and closing cost assistance

All housing assistance recipients were low- and moderate-income (LMI) households, whether income-verified or presumed eligible due to age or disability.

Section 215 Affordable Housing

The Municipality of Penn Hills did not directly sponsor any Section 215 Affordable Housing activities during the FY 2025 Program Year.

During FY 2025, the developer A.M. Rodriguez Associates, Inc. completed the NorthWood Commons income-restricted affordable housing complex in the Municipality of Penn Hills. This \$22.3 million

development has forty (40) new apartment units and was partially funded by a Pennsylvania Housing Finance Agency (PHFA) loan. The developer is applying for HOME funding through the Allegheny County HOME Consortium for Phase 2 of the project, which will add another twenty-eight (28) housing units.

Addressing Worst Case Housing

During this CAPER period, Penn Hills demolished nine (9) vacant and dilapidated single-family residential structures and inspected 1,877 residential units for code compliance. Additionally, the NorthWood Commons affordable housing community added forty (40) income-restricted housing units

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CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The Municipality of Penn Hills is a member of the PA-600 Pittsburgh/McKeesport/Penn Hills/Allegheny County Continuum of Care (CoC). This is a regional initiative staffed by the Allegheny County Department of Human Services (DHS). As a member, the Municipality of Penn Hills supports the efforts of the regional Continuum of Care. The Municipality participates on the Homeless Advisory Board at each quarterly CoC meeting held by the DHS and keeps current on the availability of shelter care, transitional housing, permanent housing and supportive housing.

The data below illustrates the Point-In-Time (PIT) Count taken of the homeless population by the Continuum of Care and the Allegheny County Department of Human Services (ACDHS) on February 3-4, 2026. The PIT Count was performed at the following locations: hospitals, soup kitchens, day programs, street outreach, shelters, transitional housing of various types, and permanent housing which addresses the needs of the homeless. ACDHS surveyed 269 areas throughout the County including five (5) neighborhoods within Penn Hills. The CoC obtained the following demographic information through surveys, consultation with street outreach professionals, and statistical analysis.

On the night of February 3-4, an estimated 1,108 persons were experiencing homelessness within Allegheny County. Of these, an estimated 178 persons were unsheltered.

- 60 women; 118 men
- 88 Black alone; 84 White alone; 6 Latino of any race
- 18-24 years: 4 persons; 25-34 years: 18 persons; 35-44 years: 67 persons; 45-54 years: 45 persons; 55-64 years: 31 persons; 65+ years: 13 persons

Data collected during the Community Counts show that Allegheny County's unsheltered population was concentrated in the City of Pittsburgh, particularly in parts of the South Side and south hilltop area, Homewood, the Central Business District, and East Allegheny on the North Side. The PIT Count identified one (1) unsheltered individual in the Municipality of Penn Hills.

Addressing the emergency shelter and transitional housing needs of homeless persons

On the night of February 3-4, an estimated 1,108 persons were experiencing homelessness within Allegheny County. Of these, 930 persons were residing in emergency shelters. An additional 85 persons were staying in bridge housing and 30 were in safe haven housing; ACDHS did not include these types of housing in their analysis but HUD does include them in their PIT Counts.

There were 25 sheltered veterans and 91 sheltered individuals were survivors of domestic violence.

Adult-only emergency shelter: 573 persons sheltered.

- 211 women; 359 men; 3 other
- 245 Black alone; 264 White alone; 26 Multiracial; 24 Latino of any race; 14 Another Race alone
- 18-24 years: 54 persons; 25-34 years: 97 persons; 35-44 years: 120 persons; 45-54 years: 112 persons; 55-64 years: 124 persons; 65+ years: 66 persons

Family emergency shelter (adults and children): 357 persons sheltered.

- 207 women & girls; 149 men & boys; 1 other
- 212 Black alone; 72 White alone; 41 Multiracial; 11 Latino of any race; 21 Another Race alone
- Under 18 years: 225 persons; 18-24 years: 21 persons; 25-34 years: 46 persons; 35-44 years: 52 persons; 45-54 years: 10 persons; 55-64 years: 2 persons; 65+ years: 1 person.

During this CAPER period, no homeless programs were based in the Municipality. The Municipality continued to support the efforts of the Continuum of Care, participates on the Homeless Advisory Board at each quarterly CoC meeting, and keeps current on the availability of shelter care, transitional housing, permanent housing and supportive housing.

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

The Continuum of Care has outlined its discharge policy for assisting persons aging out of foster care and being released from health care facilities, mental health facilities, and correctional facilities.

Foster Care:

The CoC provides life skills classes and housing options to help transition youth from the foster care system. The Allegheny County Office of Children, Youth, and Families (CYF) provides housing for youth who remain in the CYF system until the age of 21. CYF also offers transitional housing programs for youth at risk of becoming homeless that provide case management, life skills courses, and employment and training support. The Allegheny County Housing Authority (ACHA) helps youth obtain both public housing and specialized housing vouchers.

Health Care:

The ACDHS and Pittsburgh Mercy's Operational Safety Net (OSN) have developed and implemented a protocol between major area hospitals to identify homeless consumers, share information between

entities, and coordinate their discharge plans to ensure that they continue to receive vital services. OSN provides Permanent Supportive Housing with on-site benefits assistance and supportive services as well as Care Management services for formerly-homeless persons who obtain their own housing.

Mental Health:

The Allegheny County Office of Behavioral Health (OBH) ensures that persons discharged from mental health facilities are placed in appropriate public housing, private units, or personal care homes. OBH has received grants from the US Department of Justice to train police on mental health procedures and issues. In conjunction with the Allegheny County Jail Cooperative (ACJC), OBH also can divert persons from the jail to the Central Recovery Center which appropriately addresses their needs. OBH has partnered with the CoC to provide services to homeless consumers within the CoC housing network and provide matching supportive service funds for these consumers in many of the OBH programs.

Corrections:

As a partner in the CoC, the Allegheny County Jail Collaborative (ACJC) works with formerly incarcerated persons to help them make a successful transition back into their community. ACJC collaborates closely with the Allegheny County Department of Human Services, the Allegheny County Jail, and the Fifth Judicial District, as well as other government agencies, court officials, service and housing providers, incarcerated individuals, faith-based community organizations, families, and the community at large. The ACJC Allegheny County Jail Reentry Program supports incarcerated persons, improves their post-release outcomes, and tracks recidivism, behavioral and physical health crises, homelessness and mortality. ACJC connects inmates receiving Medication for Opioid Use Disorder treatment with community providers and peer support to continue their treatment upon release. Prior to their release, ACJC's full-time caseworkers help inmates secure employment, housing, and other services. Upon completion of the Reentry Program, participants receive a certificate. Additional programs to ease the transition out of correctional facilities include a program to reunite formerly incarcerated persons with families living in units owned by the Housing Authority of the City of Pittsburgh, transitional housing units, and employment training and rental assistance through Goodwill Harbor.

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

In April 2026, the Allegheny County Department of Human Services (ACDHS) and the Allegheny County CoC Homeless Advisory Board (HAB) released their 2026-2030 Strategic Improvement Plan to Address Homelessness in Allegheny County. The Plan includes an examination of the CoC's strengths, which include strong communication between organizations, initiative in introducing housing programs, and

comprehensive data sharing and use. It also discusses the CoC's weaknesses such as the need for additional affordable permanent housing, adding staff throughout the social services network, improving access by users to services, and implementing cross-system partnerships to allow each agency and organization to maximize their services. Though not yet in place, HUD has signaled a potential Federal funding shift away from permanent housing toward temporary aid programs and time-limited housing. The Strategic Plan discusses the potential need for Pittsburgh-area service providers to adjust their services and funding streams in upcoming years so they can continue increasing the number of permanent housing units, the CoC's focus over the last ten-year plan period, as well as redirecting Federal funds into temporary assistance programs.

The CoC ensures that persons who are chronically homeless are connected with available public services for mental and physical health, substance use treatment, income stabilization and employment training, and other applicable services, with the end goal of ensuring they attain and retain permanent housing. The CoC has worked with the VA and Veteran's Leadership Program (VLP) since 1984 to perform outreach, provide housing, and prevent homelessness for veterans and their families. As a result, there are numerous beds available for homeless veterans as well as efforts to connect them to permanent housing. The CoC has several service providers that connect homeless youth to employment training and other public benefits in order to stabilize and break the cycle of homelessness.

The CoC has a long-term goal of increasing the number of homeless moving from transitional housing to permanent housing. In order to achieve this objective, 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 consumer's transitions into permanent housing. Effective services and support while living in transitional housing are critical to the effective move into permanent housing. The CoC also has a goal of maintaining or increasing the percentage of participants remaining in permanent housing for at least six months. In order to meet this objective, the CoC holds regular sessions with providers to discuss best practices to engage consumers in permanent housing, and they review and troubleshoot their efforts as necessary. Individuals and families residing in permanent housing facilities are taught life skills in order to improve the likelihood that they will successfully retain housing and not become homeless again.

CR-30 - Public Housing 91.220(h); 91.320(j)**Actions taken to address the needs of public housing**

The Allegheny County Housing Authority (ACHA) owns and manages 3,300 units, administers over 5,000 vouchers, has three (3) HOPE VI developments and twenty-two (22) mixed finance properties. The Allegheny County Housing Authority also manages one Low Income Housing Tax Credit development and one affordable elderly housing community (not public housing) in Penn Hills. No public housing was lost or demolished in Penn Hills during this CAPER period.

The Authority receives HUD operating funds for its Public Housing and Section 8 Housing Choice Voucher programs and Public Housing Capital funds to correct physical and management deficiencies in its public housing communities. ACHA received Capital Fund grants in the amount of \$7,905,246 for FY 2024 and \$7,966,276 for FY 2025. It received Operating Fund grants in the amount of \$15,697,601 for FY 2024 and \$14,903,107 for FY 2025.

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

The Allegheny County Housing Authority (ACHA) encouraged resident participation in management decisions through the Resident Advisory Board (RAB) Meetings. These meetings offered an opportunity for residents to comment on the needs in the Public Housing Communities and to voice concerns regarding the communities in which they live. The ACHA has a Resident Council that provides support to the Resident Council elected leaders of the buildings/communities. This includes leadership training provided by ACHA staff and other agencies. In addition to the Resident Council, they have a Residential Advisory Board (RAB). The RAB and the ACHA staff meet to discuss elements of the Public Housing Authority Annual Plans and the Capital Fund Program grants.

The ACHA encourages tenants to participate in the Family Self-Sufficiency Program (FSS) and the Moving 2 Own Program. The Family Self-Sufficiency Program (FSS) assists residents in developing a 5-year plan to gain greater economic and personal independency. Residents receive help in establishing an escrow account to plan for the future; including costs associated with education or the purchase a new car or home. Over 100 families are participating in the FSS Program administered by the HCV Program. Approximately 75 families are participating in the FSS Program administered by the LIPH Program.

ACHA also offers the following on-site programs for residents:

- Daycare Programs
- Year-Round Children's Programs
- Mini-Libraries with Computers
- Playgrounds and Ballfields

- Health Clinics
- Resident Leadership Opportunities
- The First Tee of Pittsburgh Mentoring Program
- Community Gardens
- Life Skills Programs for Adults

Actions taken to provide assistance to troubled PHAs

The Allegheny County Housing Authority is not designated as "troubled" by HUD and is considered a "Standard Performer" according to HUD guidelines and standards. Not Applicable.

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CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The Planning Department sees a need for a new Comprehensive Plan to replace the Municipality's 1991 Plan. This updated Plan will address development priorities for Penn Hills such as public infrastructure, community services, and affordable housing. The Department also continues to research amendments to the Zoning Ordinance with respect to the definition of family and accessory units in addition to reducing the number of residential zoning districts to allow for the development of a larger number of housing types in the same zoning district. No amendments were passed during the program year.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

During this Program Year, the Municipality funded the following activities to meet underserved needs identified in its FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan:

- CD-25-01 YBMKQ Cynthia Stotts Community Food Pantry
- CD-25-02 Jefferson Manor Food Pantry
- CD-25-03 Penn Hills Service Association
- CD-25-04 Western Penn Hills Community Action (WPHCA)
- CD-25-05 Ruth's Way
- CD-25-10 Town Wide Demolition
- CD-25-11 Street Improvements in Low Mod CTs/BGs
- CD-25-12 Senior Service Center Improvements
- CD-25-13 Wm. McKinley Center Improvements
- CD-25-14 Multi-Purpose Center Improvements
- CD-25-15 YBMKQ Center Improvements
- CD-25-16 ADA/UFAS Building Improvements

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

During the CAPER period, the Municipality of Penn Hills evaluated homes for lead-based paint and reduced the occurrence of lead-based paint hazards through its Single-Family Rehab Program. The Single-Family Rehab Program approved contractors were required to be certified in lead-based paint abatement procedures and were required to follow proper procedures should the contractor encounter lead based paint instances. The Penn Hills Housing Coordinator was trained and certified in the elimination of lead-based paint hazards, as well. The Municipality did not require a lead-based paint inspection as part of the building permit procedures but all rehab loan recipients receiving funding over

\$2,500 for interior renovations were required to have their home inspected for lead-based paint hazards and were required to have the paint hazard abated as a condition of receiving a loan. The Municipality paid for the LBP testing; however, the loan recipient was required to pay for the abatement as a part of the rehabilitation project. For FY 2025, there were not any houses rehabbed for lead-based paint.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

According to the U.S. Census 2020-2024 ACS Five Year Estimates, approximately 13.3% of the Municipality of Penn Hills residents live in poverty, higher than Allegheny County's 11.5% poverty level but lower than the Commonwealth of Pennsylvania rate of 15.6%. Female-headed households with children under 5 years are particularly affected by poverty at 42.1%. Additionally, 23.4% of all youth under the age of 18 were living in poverty. The Municipality's goal is to reduce the extent of poverty by actions the Municipality can control and through work with other agencies/organizations.

Poverty is a function of income. Factors that affect income include education, job training, and ability to obtain and retain employment, but the Municipality of Penn Hills has little direct control over these factors. In FY 2025 the Municipality's CDBG projects/activities were intended to benefit low-to-moderate income persons and to reduce the number of poverty-level families. One of the Municipality's primary anti-poverty components of the CDBG program was 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 was a primary component of the Municipality's antipoverty program. The Municipality addressed this through its ongoing single-family housing rehabilitation program. Providing safe and affordable housing opportunities for the low-to-moderate income population was a major deterrent to poverty.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Coordination and collaboration between agencies was important and essential to ensuring that the needs within the Municipality were addressed. The key agencies that were 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 was responsible for the administration of the CDBG program and other programs that assisted LMI residents. The Department's responsibilities included the management and implementation of the Municipality's CDBG program, including the Five Year Consolidated Plan and Annual Action Plans. In addition, the following Departments served an integral role in meeting the Five Year Plan Priorities: Code Enforcement; Controller; Finance; Fire Marshal; Parks and Recreation; Public Works; Purchasing Department; Senior Services Center; and Water Pollution Control.

- **Allegheny County** - The County manages both the PA-600 Allegheny County Continuum of Care (through its Department of Human Services, or DHS) and the Allegheny County HOME Consortium, the Participating Jurisdiction (PJ) for the HOME grant awarded to the County, the City of McKeesport, and the Municipality of Penn Hills.
- **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. In addition, ACHA also provided 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 continued to partner with the following government-related agencies in meeting the Five Year Consolidated Plan: Penn Hills Community Development Corporation; Western Penn Hills Community Action; and various nonprofit housing providers.

NON-PROFIT AND COMMUNITY AGENCIES:

Several non-profit and community agencies served LMI residents in the Municipality during FY 2025. These agencies provided housing, feeding programs, recreational programs, senior programs, counseling, workforce development, and other related services to LMI residents. The Municipality collaborated with these essential service providers on various projects, programs, and services.

PRIVATE SECTOR:

The private sector was also an important collaborator and partner in the services and programs associated with the Municipality's Five Year Consolidated Plan. The private sector brought additional resources and expertise that were 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 offered a variety of assistance to residents such as health care, small business assistance, home loan programs, and assisted housing. The Municipality of Penn Hills worked with the following: Federal Home Loan Bank of Pittsburgh; Local Banks; Local Board of Realtors; and Private Foundations.

COORDINATION:

The Municipality continued its participation and coordination with federal, state, county, and local agencies, as well as with the private and non-profit sectors, to more effectively serve the needs of LMI individuals and families living in the Municipality of Penn Hills. Penn Hills continued to work with organizations like the Penn Hills Community Development Corporation, World Changers, and Habitat for Humanity to address housing, community development, and homeless needs in the Municipality.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Penn Hills Department of Planning and Economic Development has primary responsibility for the administration of the CDBG program. The Department coordinated activities between public agencies, housing providers, and social service organizations in their efforts to meet the prioritized goals of the Annual Action Plan. On behalf of the Municipality, the Department notified agencies, organizations, and housing providers of CDBG funding availability by emailing those groups that previously submitted an application or had expressed an interest in submitting an application, and by advertising the CDBG applications through its Municipal website and a newspaper announcement. These applications were reviewed by Department of Planning and Economic Development staff, including holding discussions with applicants to clarify any points in the applications. Once review was completed, the Department sent its recommended projects and a proposed budget to the Municipal Council for approval.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

During the FY 2025 Program Year, the Municipality of Penn Hills continued to address impediments identified in its Analysis of Impediments to Fair Housing Choice (AI).

- **Impediment 1: Fair Housing Education and Outreach:** The Municipality of Penn Hills carried out education and outreach during this CAPER period through the Department of Planning & Economic Development staff. The Municipality distributed flyers and fair housing information to Municipality residents.
- **Impediment 2: Continuing Need for Affordable Housing:** The Municipality provided CDBG funds to construct improvements to nineteen (19) owner-occupied housing units.
- **Impediment 3: Continuing Need for Accessible Housing:** The Municipality provided CDBG funds to provide accessibility improvements to fourteen (14) senior housing units.
- **Impediment 4: Public Policy:** The Municipality of Penn Hills did not amend its Zoning Ordinance during the FY 2025 CAPER period. Multi-family housing is permitted in the R-4, R-5, R-6, and the R-7 Zoning Districts in Penn Hills. An affordable multi-family housing development has been completed on a property with the zoning classification of R-5, Garden Apartment Zoning District, and all forty (40) housing units have been leased. There also have been five (5) affordable multi-family senior housing developments constructed since 2004; two (2) are proposed to begin construction in 2026. All were approved as Conditional Uses in single-family residential zoning districts. The Zoning Ordinance was last amended in 2017, and the last housing-related amendment was in 2004 which addressed residential accessory structures, defined Family, Group Day Care Home, and Home Occupations, and clarified permitted uses in R-1, R-2, R-4, R-5, R-6 and R-7 Residential districts.
- **Impediment 5: Regional Approach to Fair Housing** - The Penn Hills Planning Department continued working with adjoining districts to encourage fair housing practices.

CR-40 - Monitoring 91.220 and 91.230

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

The Municipality of Penn Hills monitored its own progress and activities to ensure long-term compliance with the program requirements and the comprehensive plan, eligibility, and timeliness.

The Municipality reviewed all community development projects to make sure environmental reviews were completed, as well as all other required steps. Periodically, the Five Year Consolidated Plan was reviewed to determine if the Municipality was on target in terms of timeliness in carrying out projects.

The IDIS timeliness report was monitored with each drawdown. The Municipality strove to consistently increase spending to match available grant amounts.

The rehab program was monitored through monthly reports provided by PNC Bank and the Municipality's own rehab check list. The check list included the program year, account number, name of the participant, contractor, the type of work provided, when it was completed, and when the contractor was paid. The Municipality also checked this information against the PNC account numbers to see that the loan was processed properly and for the correct amount.

Each subrecipient was monitored by the Department of Planning and Economic Development staff throughout the program year via desk monitoring. The staff reviewed each request for payment for compliance and eligibility. The staff did not complete any on-site monitoring during this CAPER period. All of the sub-recipients were familiar with the program requirements as they have been funded with CDBG funds for many years. The level of review for each sub-recipient conformed to the specific CDBG activity based on the national objective and eligibility of each activity. There were no findings or concerns during the FY 2025 desk monitoring process.

All notices for public bids were published in the local Post-Gazette newspaper and were posted on the PennBid procurement website. Additionally, the Municipality made bid notices available at pennhillspa.gov and publicized them on the Municipal social media.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Municipality of Penn Hills placed the FY 2025 CAPER document on public display for a period of 15 days beginning on Friday, September 4, 2026 through Friday, September 18, 2026. A copy of the Public Notice was published in the Pittsburgh Post-Gazette Local Xtra on Thursday, September 3, 2026. The “Draft” FY 2025 CAPER was available for review at the Department of Planning and Economic Development, Municipality of Penn Hills, 102 Duff Road, Penn Hills, PA 15325 and on the Municipality’s website: www.pennhillspa.gov.

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CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

This CAPER is a progress report for the first year of the FY 2025-2029 Five Year Consolidated Plan. The Municipality of Penn Hills has not made any changes to the FY 2025-2029 Five Year Consolidated Plan or to its program objectives during this reporting period.

Describe accomplishments and program outcomes during the last year.

During this CAPER period, the Municipality of Penn Hills expended CDBG funds on the following activities:

- **Housing** - \$29,159.60 or 6.12% of the total expenditures.
- **Public Facilities and Improvements** - \$257,588.86 or 54.08% of the total expenditures.
- **Public Services** - \$79,759.46 or 16.75% of the total expenditures.
- **General Administration and Planning** - \$109,805.41 or 23.05% of the total expenditures.
- **Total: \$476,313.33**

The Municipality of Penn Hills' Timeliness Ratio of unexpended funds as a percentage of the FY 2025 CDBG allocation was 1.21, which is below the maximum 1.5 ratio.

During this CAPER period, the CDBG program targeted the following with its funds:

- **Percentage of Expenditures Assisting Low- and Moderate-Income Persons and Households Either Directly or On an Area Basis** – 100.00%
- **Percentage of Expenditures that Benefit Low- and Moderate-Income Areas** – 66.81%
- **Percentage of Expenditures that Aid in the Prevention or Elimination of Slum or Blight** – 0.00%
- **Percentage of Expenditures Addressing Urgent Needs** - 0.00%

During this CAPER period, the income levels of CDBG beneficiaries were the following:

- **Extremely Low Income (<=30%)** – 8.33%
- **Low Income (30-50%)** - 91.67%
- **Moderate Income (50-80%)** - 0.00%
- **Total Low- and Moderate-Income (<=80%)** - 100.00%
- **Non Low- and Moderate-Income (>80%)** - 0.00%

During this CAPER period, the Municipality had the following CDBG accomplishments:

- **Actual Jobs Created or Retained - 0**
- **Households Receiving Housing Assistance - 1**
- **Persons Assisted Directly, Primarily by Public Services and Public Facilities - 11**
- **Persons for Whom Services and Facilities were Available - 0**
- **Units Rehabilitated - Single Units - 19**
- **Units Rehabilitated - Multi Units Housing - 0**

During the FY 2025 CAPER period, the Municipality of Penn Hills did not specifically leverage any CDBG funds with other funding sources.

During the CAPER period, all of the Municipality’s CDBG funds were used to meet a National Objective. The Municipality did not fund any projects that involved displacement and/or relocation with CDBG funds. Penn Hills did not make any lump sum agreements during this CAPER period. The Municipality did not do any float-funded activities during this CAPER period. Penn Hills did not make any prior year adjustments during this CAPER period.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
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CR-50 - HOME 91.520(d)

The Municipality of Penn Hills received a FY 2025 HOME allocation from the Allegheny County HOME Consortium in the amount of \$113,373.00. The Homebuyer Assistance Program assisted five (5) low-income households with the purchase of a home in Penn Hills during the program year.

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CR-55 - ESG 91.520(g)

The Municipality of Penn Hills did not receive an Emergency Solutions Grant (ESG) entitlement allocation in FY 2025; not applicable. Agencies serving Penn Hills apply to the Commonwealth of Pennsylvania for ESG funds.

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CR-58 - Section 3**Identify the number of individuals assisted and the types of assistance provided**

Total Labor Hours	CDBG
Total Number of Activities	1
Total Labor Hours	0
Total Section 3 Worker Hours	0
Total Targeted Section 3 Worker Hours	0

Table 8 - Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0
Direct, on-the job training (including apprenticeships).	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	1
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0
Held one or more job fairs.	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0
Assisted residents with finding child care.	0
Assisted residents to apply for, or attend community college or a four year educational institution.	0
Assisted residents to apply for, or attend vocational/technical training.	0
Assisted residents to obtain financial literacy training and/or coaching.	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0
Provided or connected residents with training on computer use or online technologies.	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0
Other.	0

Table 9 - Qualitative Efforts - Number of Activities by Program**Narrative**

The CDBG program had one (1) project/activity which triggered Section 3 Compliance: CD-25-11 Street Improvements. The winning contractor completed the required Section 3 paperwork and set goals, but hired no new employees.

CR-60 - HOPWA CAPER Report

The Municipality of Penn Hills did not receive a Housing Opportunities for People with AIDS (HOPWA) Grant as an entitlement community in FY 2025; not applicable.

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CR-65 - IDIS Reports

Attached are the following U.S. Department of Housing and Urban Development (HUD) reports from its Integrated Disbursement and Information System (IDIS) for the period of July 1, 2025 through June 30, 2026:

- **PR26** - CDBG Financial Summary
- **PR26** - CDBG-CV Financial Summary

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Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2025
PENN HILLS , PA

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TIME: 14:46
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PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	621,272.69
02 ENTITLEMENT GRANT	707,778.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	46,077.67
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,375,128.36

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	366,507.92
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	366,507.92
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	109,805.41
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	476,313.33
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	898,815.03

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	366,507.92
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	366,507.92
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	366,507.92
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	366,507.92
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	100.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	79,759.46
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	19,571.87
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	24,331.33
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	75,000.00
32 ENTITLEMENT GRANT	707,778.00
33 PRIOR YEAR PROGRAM INCOME	31,235.40
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	739,013.40
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	10.15%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	109,805.41
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	53,679.08
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	63,484.49
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	100,000.00
42 ENTITLEMENT GRANT	707,778.00
43 CURRENT YEAR PROGRAM INCOME	46,077.67
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	753,855.67
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	13.27%



LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

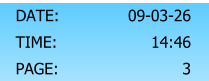
No data returned for this view. This might be because the applied filter excludes all data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

No data returned for this view. This might be because the applied filter excludes all data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2023	12	557	7055012	ACCT 04-462-00-641923	03A	LMC	\$2,701.86
					03A	Matrix Code	\$2,701.86
2023	13	558	7159836	ACCT 04-462-00-642023	03E	LMC	\$91.45
2023	14	559	7071217	ACCT 04-462-00-642123	03E	LMA	\$565.00
2023	14	559	7080960	ACCT 04-462-00-642123	03E	LMA	\$6,960.00
2023	14	559	7088241	ACCT 04-462-00-642123	03E	LMA	\$3,294.25
2023	14	559	7133509	ACCT 04-462-00-642123	03E	LMA	\$2,967.05
2024	13	574	7055012	ACCT 04-462-00-642024	03E	LMA	\$829.72
2024	13	574	7080960	ACCT 04-462-00-642024	03E	LMA	\$1,362.50
2024	13	574	7088241	ACCT 04-462-00-642024	03E	LMA	\$2,720.75
2024	13	574	7093897	ACCT 04-462-00-642024	03E	LMA	\$2,709.00
2024	13	574	7133509	ACCT 04-462-00-642024	03E	LMA	\$1,367.25
2024	13	574	7159836	ACCT 04-462-00-642024	03E	LMA	\$485.00
2024	15	576	7071217	ACCT 04-462-00-671024	03E	LMA	\$2,309.50
2024	15	576	7080960	ACCT 04-462-00-671024	03E	LMA	\$13,901.24
2024	15	576	7088241	ACCT 04-462-00-671024	03E	LMA	\$1,932.25
2024	15	576	7093897	ACCT 04-462-00-671024	03E	LMA	\$1,857.01
2025	14	598	7163944	ACCT 04-462-00-642125	03E	LMC	\$2,298.42
2025	14	598	7164299	ACCT 04-462-00-642125	03E	LMC	\$4.00
2025	15	599	7163944	ACCT 04-462-00-671025	03E	LMC	\$5,538.90
					03E	Matrix Code	\$51,193.29
2023	11	555	7055012	ACCT 04-462-00-631723	03K	LMA	\$39,959.66
2024	11	571	7055012	ACCT 04-462-00-631724	03K	LMA	\$133,685.90
2024	11	571	7071217	ACCT 04-462-00-631724	03K	LMA	\$20,486.61
2024	11	571	7080960	ACCT 04-462-00-631724	03K	LMA	\$2,200.00
2024	11	571	7159836	ACCT 04-462-00-631724	03K	LMA	\$5,264.55
					03K	Matrix Code	\$201,596.72
2024	16	572	7163944	ACCT 04-462-00-640924	03Z	LMC	\$1,490.25
2025	16	600	7093897	ACCT 04-462-00-640925	03Z	LMC	\$606.74
					03Z	Matrix Code	\$2,096.99
2025	5	589	7089723	ACCT 04-462-00-692225	05D	LMC	\$5,000.00
					05D	Matrix Code	\$5,000.00
2025	4	585	7089723	ACCT 04-462-00-548025	05H	LMC	\$20,000.00
					05H	Matrix Code	\$20,000.00
2023	2	548	7055012	ACCT 04-462-00-547123	05W	LMC	\$6,750.00
2023	2	548	7088241	ACCT 04-462-00-547123	05W	LMC	\$179.46
2024	1	563	7133509	ACCT 04-462-00-546124	05W	LMC	\$2,095.26
2024	2	564	7088241	ACCT 04-462-00-547124	05W	LMC	\$2,320.54
2024	3	566	7055012	ACCT 04-462-00-593024	05W	LMC	\$10,306.61
2025	1	579	7133509	ACCT 04-462-00-546125	05W	LMC	\$3,107.59
2025	3	584	7163944	ACCT 04-462-00-593025	05W	LMC	\$30,000.00
					05W	Matrix Code	\$54,759.46
2022	6	533	7133509	ACCT 04-462-00-596048	14A	LMH	\$1,631.12
2024	7	567	7055012	ACCT 04-462-00-596024	14A	LMH	\$0.60
2024	7	567	7071217	ACCT 04-462-00-596024	14A	LMH	\$454.00
2024	7	567	7133509	ACCT 04-462-00-596024	14A	LMH	\$3,468.88
2024	7	567	7159836	ACCT 04-462-00-596024	14A	LMH	\$525.00
2024	7	567	7163944	ACCT 04-462-00-596024	14A	LMH	\$2,755.88
2024	8	568	7080960	ACCT 04-462-00-599024	14A	LMH	\$1,000.00



Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2024	8	568	7133509	ACCT 04-462-00-599024	14A	LMH	\$1,000.00
2025	7	591	7163944	ACCT 04-462-00-596025	14A	LMH	\$13,044.12
2025	9	593	7089723	ACCT 04-462-00-599125	14A	LMH	\$1,245.00
2025	9	593	7159836	ACCT 04-462-00-599125	14A	LMH	\$4,035.00
					14A	Matrix Code	\$29,159.60
Total							\$366,507.92

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

[illegible]

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2024	17	577	7055012	ACCT 04-462-00-692024	21A		\$781.20
2024	17	577	7080960	ACCT 04-462-00-692024	21A		\$34,597.65
2024	17	577	7088241	ACCT 04-462-00-692024	21A		\$150.00
2024	17	577	7089723	ACCT 04-462-00-692024	21A		\$27,797.33
2025	17	601	7089723	ACCT 04-462-00-692025	21A		\$46,479.23
					21A	Matrix Code	\$109,805.41
Total							\$109,805.41



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG-CV Financial Summary Report
PENN HILLS , PA

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PART I: SUMMARY OF CDBG-CV RESOURCES

01 CDBG-CV GRANT	675,578.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL CDBG-CV FUNDS AWARDED	675,578.00

PART II: SUMMARY OF CDBG-CV EXPENDITURES

05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	635,578.00
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	40,000.00
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	675,578.00
09 UNEXPENDED BALANCE (LINE 04 - LINE8)	0.00

PART III: LOWMOD BENEFIT FOR THE CDBG-CV GRANT

10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	635,578.00
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	635,578.00
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	635,578.00
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	100.00%

PART IV: PUBLIC SERVICE (PS) CALCULATIONS

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	362,448.41
17 CDBG-CV GRANT	675,578.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	53.65%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	40,000.00
20 CDBG-CV GRANT	675,578.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	5.92%



LINE 10 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 10

No data returned for this view. This might be because the applied filter excludes all data.

LINE 11 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 11

No data returned for this view. This might be because the applied filter excludes all data.

LINE 12 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 12

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	18	482	6443600	ACCT 04-462-00-5461CV	05W	LMC	\$3,250.28
			6460954	ACCT 04-462-00-5461CV	05W	LMC	\$4,769.93
			6479666	ACCT 04-462-00-5461CV	05W	LMC	\$1,564.76
			6495214	ACCT 04-462-00-5461CV	05W	LMC	\$4,952.32
			6509903	ACCT 04-462-00-5461CV	05W	LMC	\$6,984.00
			6520499	ACCT 04-462-00-5461CV	05W	LMC	\$6,855.50
			6547065	ACCT 04-462-00-5461CV	05W	LMC	\$331.21
			6558313	ACCT 04-462-00-5461CV	05W	LMC	\$1,292.00
			6561156	ACCT 04-462-00-5471CV	05W	LMC	\$321.77
			6592188	ACCT 04-462-00-5471CV	05W	LMC	\$4,500.00
	19	483	6662530	ACCT 04-462-00-5471CV	05W	LMC	\$682.40
			6682987	ACCT 04-462-00-5471CV	05W	LMC	\$283.56
			6695775	ACCT 04-462-00-5471CV	05W	LMC	\$188.31
			6707602	ACCT 04-462-00-5471CV	05W	LMC	\$4,023.96
			6398623	ACCT 04-462-00-548045-CV	05Z	LMC	\$3,842.79
			6407885	ACCT 04-462-00-548045-CV	05Z	LMC	\$15,869.55
			6415217	ACCT 04-462-00-548045-CV	05Z	LMC	\$287.66
			6520499	ACCT 04-462-00-5930CV	05W	LMC	\$18,843.44
			6669923	ACCT 04-462-00-5930CV	05W	LMC	\$19,244.95
			6547065	ACCT 04-462-00-596145-CV Mortgage Assistance	13B	LMH	\$20,844.27
	20	484	6613339	ACCT 04-462-00-596145-CV Mortgage Assistance	13B	LMH	\$44,196.14
			6662530	ACCT 04-462-00-596145-CV Mortgage Assistance	13B	LMH	\$8,463.73
			6662530	ACCT 04-462-00-5961CV Rental Assistance	05S	LMH	\$6,435.00
			6736250	ACCT 04-462-00-5961CV Rental Assistance	05S	LMH	\$34,867.25
			6773966	ACCT 04-462-00-5961CV Rental Assistance	05S	LMH	\$5,617.13
			6806933	ACCT 04-462-00-5961CV Rental Assistance	05S	LMH	\$8,017.34
			6842128	ACCT 04-462-00-5961CV Rental Assistance	05S	LMH	\$10,230.00
			6903269	ACCT 04-462-00-5961CV Rental Assistance	05S	LMH	\$67,297.75
			6945980	ACCT 04-462-00-5961CV Rental Assistance	05S	LMH	\$30,000.00
			6956065	ACCT 04-462-00-5961CV Rental Assistance	05S	LMH	\$30,000.00
	21	485	6969106	ACCT 04-462-00-5961CV Rental Assistance	05S	LMH	\$30,000.00
			6973484	ACCT 04-462-00-5961CV Rental Assistance	05S	LMH	\$37,670.55
			510	ACCT 04-462-00-5961CV Foreclosure Counseling	05U	LMH	\$4,225.00
	22	486	6695775	ACCT 04-462-00-6421CV	03E	LMA	\$2,154.15
			6707602	ACCT 04-462-00-6421CV	03E	LMA	\$416.75
			6726263	ACCT 04-462-00-6421CV	03E	LMA	\$1,120.50
			6749125	ACCT 04-462-00-6421CV	03E	LMA	\$108.45
			528				
	29	509					

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	29	528	6773966	ACCT 04-462-00-6421CV	03E	LMA	\$880.00
			6923439	ACCT 04-462-00-6421CV	03E	LMA	\$3,490.16
			6927799	ACCT 04-462-00-6421CV	03E	LMA	\$111,455.44
	30	545	6795259	ACCT 04-462-00-6419CV	03A	LMC	\$26,924.00
			6934505	ACCT 04-462-00-6419CV	03A	LMC	\$230.95
			6993289	ACCT 04-462-00-6419CV	03A	LMC	\$52,845.05
Total							\$635,578.00

LINE 16 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 16

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount		
2019	18	482	6443600	ACCT 04-462-00-5461CV	05W	LMC	\$3,250.28		
			6460954	ACCT 04-462-00-5461CV	05W	LMC	\$4,769.93		
			6479666	ACCT 04-462-00-5461CV	05W	LMC	\$1,564.76		
			6495214	ACCT 04-462-00-5461CV	05W	LMC	\$4,952.32		
			6509903	ACCT 04-462-00-5461CV	05W	LMC	\$6,984.00		
			6520499	ACCT 04-462-00-5461CV	05W	LMC	\$6,855.50		
			6547065	ACCT 04-462-00-5461CV	05W	LMC	\$331.21		
			6558313	ACCT 04-462-00-5461CV	05W	LMC	\$1,292.00		
	19	483	6561156	ACCT 04-462-00-5471CV	05W	LMC	\$321.77		
			6592188	ACCT 04-462-00-5471CV	05W	LMC	\$4,500.00		
			6662530	ACCT 04-462-00-5471CV	05W	LMC	\$682.40		
			6682987	ACCT 04-462-00-5471CV	05W	LMC	\$283.56		
			6695775	ACCT 04-462-00-5471CV	05W	LMC	\$188.31		
			6707602	ACCT 04-462-00-5471CV	05W	LMC	\$4,023.96		
			20	484	6398623	ACCT 04-462-00-548045-CV	05Z	LMC	\$3,842.79
					6407885	ACCT 04-462-00-548045-CV	05Z	LMC	\$15,869.55
	6415217	ACCT 04-462-00-548045-CV			05Z	LMC	\$287.66		
	21	485	6520499	ACCT 04-462-00-5930CV	05W	LMC	\$18,843.44		
			6669923	ACCT 04-462-00-5930CV	05W	LMC	\$19,244.95		
	22	509	6662530	ACCT 04-462-00-5961CV Rental Assistance	05S	LMH	\$6,435.00		
			6736250	ACCT 04-462-00-5961CV Rental Assistance	05S	LMH	\$34,867.25		
			6773966	ACCT 04-462-00-5961CV Rental Assistance	05S	LMH	\$5,617.13		
			6806933	ACCT 04-462-00-5961CV Rental Assistance	05S	LMH	\$8,017.34		
			6842128	ACCT 04-462-00-5961CV Rental Assistance	05S	LMH	\$10,230.00		
			6903269	ACCT 04-462-00-5961CV Rental Assistance	05S	LMH	\$67,297.75		
			6945980	ACCT 04-462-00-5961CV Rental Assistance	05S	LMH	\$30,000.00		
			6956065	ACCT 04-462-00-5961CV Rental Assistance	05S	LMH	\$30,000.00		
			6969106	ACCT 04-462-00-5961CV Rental Assistance	05S	LMH	\$30,000.00		
			6973484	ACCT 04-462-00-5961CV Rental Assistance	05S	LMH	\$37,670.55		
			6761031	ACCT 04-462-00-5961CV Foreclosure Counseling	05U	LMH	\$4,225.00		
			Total						

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	28	492	6432355	ACCT 04-462-00-6920CV	21A		\$1,020.50
			6624962	ACCT 04-462-00-6920CV	21A		\$1,277.75
			6636748	ACCT 04-462-00-6920CV	21A		\$2,970.00
			6648717	ACCT 04-462-00-6920CV	21A		\$610.50
			6662530	ACCT 04-462-00-6920CV	21A		\$8,133.40
			6664797	ACCT 04-462-00-6920CV	21A		\$164.50
			6669923	ACCT 04-462-00-6920CV	21A		\$6,080.00
			6682987	ACCT 04-462-00-6920CV	21A		\$1,553.50
			6695775	ACCT 04-462-00-6920CV	21A		\$17,927.85
			6749125	ACCT 04-462-00-6920CV	21A		\$262.00
Total							\$40,000.00

CR-70 - Fair Housing

Affirmatively Furthering Fair Housing Overview

During this CAPER period, the Municipality completed the following affordable homeowner housing accomplishments:

- 19 existing owner-occupied housing units were rehabilitated with CDBG funds.
- 16 existing owner-occupied senior housing units were rehabilitated with CDBG funds.
- 5 LMI households received downpayment/closing cost assistance.
- 1,877 residential units were inspected for Code Compliance.

During the FY 2025 Program Year, the Municipality addressed the following impediments to fair housing:

Impediment 1: Fair Housing Education and Outreach

There is a need to improve the knowledge and understanding concerning the rights of individuals, families, and members of the protected classes in regard to the Fair Housing Act (FHA) and awareness of discriminatory practices.

Goal: Improve the knowledge and awareness of both the public and the local officials of the Fair Housing Act, related laws, regulations, and requirements to affirmatively further fair housing in the community.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- 1-A: Continue to educate and make residents aware of their rights under the Fair Housing Act (FHA) and the Americans with Disabilities Act (ADA).
- 1-B: Continue to educate and make realtors, bankers, and housing providers aware of their responsibilities under the Fair Housing Act (FHA) and the Americans with Disabilities Act (ADA).
- 1-C: Continue to support Fair Housing organizations and legal advocacy groups to assist persons who may be victims of housing discrimination and/or not aware of how to file a housing complaint.
- 1-D: Continue to identify Limited English Proficiency (LEP) persons to provide the specific language assistance that is needed.
- 1-E: Continue to partner with regional jurisdictions and housing providers to encourage fair housing choice throughout the municipality.

FY 2025 Accomplishments - The Municipality of Penn Hills carried out education and outreach during this CAPER period through the Department of Planning & Economic Development staff. The Municipality distributed flyers and fair housing information to Municipality residents.

Impediment 2: Continuing Need for Affordable Housing

One out of every two renter household in the municipality is paying over 30% of their monthly incomes on housing costs. Almost one out of every three owner household with a mortgage is paying over 30% of their monthly income on housing costs.

Goal: Increase the supply of affordable housing by new construction and rehabilitation of various types of housing that is affordable to lower income households.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- 2-A: Continue to support and encourage private developers and non-profit housing providers to create, through construction or rehabilitation, affordable and mixed-income housing located outside of areas of lower income and minority concentrations.
- 2-B: Continue to support and encourage the rehabilitation of existing housing units in the municipality to become decent, safe, sound and affordable housing for households below 80% AMI.
- 2-C: Continue to support homebuyer education and training programs to improve homebuyer awareness.
- 2-D: Provide federal, state and local funding in response to HMDA data discrimination patterns to support a higher loan to value ratio for minority homebuyers.
- 2-E: Create an Affordable Housing Resources database located on the Municipality of Penn Hills' website.

FY 2025 Accomplishments - The Municipality provided CDBG funds to construct improvements to nineteen (19) owner-occupied housing units.

Impediment 3: Continuing Need for Accessible Housing

There is a lack of accessible housing units in the Municipality of Penn Hills as the supply of accessible housing has not kept pace with the demand of individuals desiring to live independently.

Goal: Increase the supply of accessible housing by new construction and rehabilitation of accessible housing for persons with disabilities.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- 3-A: Continue to promote the need for accessible housing by supporting and encouraging private developers and non-profits to develop, construct, and/or rehabilitate housing that is accessible to persons with disabilities.
- 3-B: Continue to provide financial assistance for accessibility improvements to owner-occupied housing units to enable the elderly and/or persons with disabilities to remain in their existing homes.

- 3-C: Continue to enforce the ADA and Fair Housing requirements for landlords to make “reasonable accommodations” to their rental properties so they become accessible to tenants with disabilities.
- 3-D: Create an Accessible Housing Resources database located on the Municipality of Penn Hills’ website.

FY 2025 Accomplishments - The Municipality provided CDBG funds to provide accessibility improvements to fourteen (14) senior housing units.

Impediment 4: Public Policy

The Municipal Zoning Ordinance needs additional definitions and provisions concerning Fair Housing.

Goal: Revise the Zoning Ordinance to promote the development of various types of affordable housing throughout the Municipality.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- 4-A: Revise the Zoning Ordinance to include additional definitions, statements, and revisions.
- 4-B: Adopt a written Reasonable Accommodation Policy for housing developers and the Planning/Zoning Commission to follow when reasonable accommodation requests are made concerning zoning and land use as it applies to protected classes under the Fair Housing Act.
- 4-C: Develop financial incentives to encourage developers and housing providers to offer more affordable housing options in the municipality.
- 4-D: Encourage LMI, minority, and protected class resident participation in the various municipal Boards and Commissions.

FY 2025 Accomplishments - The Municipality of Penn Hills did not amend its Zoning Ordinance during the FY 2025 CAPER period. Multi-family housing is permitted in the R-4, R-5, R-6, and the R-7 Zoning Districts in Penn Hills. An affordable multi-family housing development has been completed on a property with the zoning classification of R-5, Garden Apartment Zoning District, and all forty (40) housing units have been leased. There also have been five (5) affordable multi-family senior housing developments constructed since 2004; two (2) are proposed to begin construction in 2026. All were approved as Conditional Uses in single-family residential zoning districts. The Zoning Ordinance was last amended in 2017, and the last housing-related amendment was in 2004 which addressed residential accessory structures, defined Family, Group Day Care Home, and Home Occupations, and clarified permitted uses in R-1, R-2, R-4, R-5, R-6 and R-7 Residential districts.

Impediment 5: Regional Approach to Fair Housing

There is a need for a regional collaborative approach to affirmatively further fair housing in the area.

Goal: Form a regional cooperative fair housing consortium to affirmatively further fair housing in the area.

Strategies: In order to meet this goal, the following actions should be undertaken:

- 5-A: Form a regional fair housing consortium to encourage fair housing choice throughout the area.
- 5-B: Through the regional fair housing consortium create regional fair housing activities and projects.
- 5-C: Work collaboratively with affordable housing developers/providers to ensure affirmative fair marketing plans and deconcentration policies are created and implemented.
- 5-D: Partner with regional grantees to create a jointly maintained Affordable and Accessible Housing Resources database located on each partners' website.

FY 2025 Accomplishments - *The Penn Hills Planning Department continued working with adjoining districts to encourage fair housing practices.*

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CR-75 - Citizen Participation

The Municipality of Penn Hills placed the FY 2025 CAPER document on public display for a period of 15 days beginning on Friday, September 4, 2026 through Friday, September 18, 2026. A copy of the Public Notice was published in the Pittsburgh Post-Gazette Local Xtra on Thursday, September 3, 2026. The “Draft” FY 2025 CAPER was available for review at the Department of Planning and Economic Development, Municipality of Penn Hills, 102 Duff Road, Penn Hills, PA 15325 and on the Municipality’s website: www.pennhillspa.gov.

Attached is the public display notice.

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Legal Advertisement to be published once in the Local Xtra, (Penn Hills) Edition of the Pittsburgh Post-Gazette
Thursday, September 3, 2026

**MUNICIPALITY OF PENN HILLS, PENNSYLVANIA
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

**NOTICE OF DISPLAY FY 2025 CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION REPORT (CAPER)**

In accordance with the federal regulations found in 24 CFR Part 570, the Municipality of Penn Hills has prepared its Fiscal Year (FY) 2025 Consolidated Annual Performance and Evaluation Report (CAPER) for its Community Development Block Grant (CDBG) Program. This report describes the level of housing assistance and other community development activities funded through grants from various federal funding programs during FY 2025 (July 1, 2025 through June 30, 2026).

Copies of the FY 2025 CAPER are available for public inspection at the Municipality of Penn Hills' "Municipal Bulletin Board" on the website: <https://pennhillspa.gov/> or at the Department of Planning, Penn Hills Municipal Building, 102 Duff Road, Penn Hills, PA 15235 beginning Friday, September 4, 2026 until Friday, September 18, 2026.

All interested parties are encouraged to review the FY 2025 CAPER. Written comments should be addressed to the Department of Planning, Penn Hills Municipal Building, 102 Duff Road, Penn Hills, PA 15235 or emailed to mbalsamico@pennhillspa.gov. Comments will be accepted until 4 PM Friday, September 18, 2026. The Municipality of Penn Hills intends to submit the FY 2025 CAPER to the U.S. Department of Housing and Urban Development (HUD) on or before September 28, 2026.

Pauline Calabrese, Mayor

Run one time on Thursday, September 3, 2026
Send Proof of Publication