



Annual Action Plan

Westmoreland County, PA
FY 2021

DRAFT FOR PUBLIC DISPLAY

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Table of Contents

Executive Summary	3
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b).....	3
PR-05 Lead & Responsible Agencies – 91.200(b)	6
AP-10 Consultation – 91.100, 91.200(b), 91.215(l)	7
AP-12 Participation – 91.105, 91.200(c)	13
Expected Resources	16
AP-15 Expected Resources – 91.220(c)(1,2).....	16
Annual Goals and Objectives.....	20
AP-20 Annual Goals and Objectives	20
Projects.....	23
AP-35 Projects – 91.220(d).....	23
AP-38 Project Summary	25
AP-50 Geographic Distribution – 91.220(f)	38
Affordable Housing	40
AP-55 Affordable Housing – 91.220(g)	40
AP-60 Public Housing – 91.220(h).....	41
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	42
AP-75 Barriers to affordable housing – 91.220(j)	44
AP-85 Other Actions – 91.220(k).....	46
Program Specific Requirements.....	50
AP-90 Program Specific Requirements – 91.220(l)(1,2,4).....	50
Community Development Block Grant Program (CDBG).....	50
Reference 24 CFR 91.220(l)(1)	50
Other CDBG Requirements	50
HOME Investment Partnership Program (HOME).....	51
Reference 24 CFR 91.220(l)(2)	51
Emergency Solutions Grant (ESG)	53
Reference 91.220(l)(4).....	53

Executive Summary

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

1. *Introduction*

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

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

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

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

2. *Summarize the objectives and outcomes identified in the Plan*

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

- Provide public services for those in Drug Court - Public service activities other than Low/Moderate Income Housing Benefit: 65 Persons Assisted
- Provide housing/services to homeless/near-homeless - Public service activities other than Low/Moderate Income Housing Benefit: 99 Persons Assisted
- Remove slum and blight - Buildings Demolished: 12 Buildings
- Improve/maintain public infrastructure/amenities - Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10,981 Persons Assisted
- Improve and maintain public facilities - Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 11,069 Persons Assisted
- Improve the quality of owner housing - Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
- Increase the supply of affordable rental housing - Rental units constructed: 92 Household Housing Unit Other: 1 Other
- Planning/administration – 2 Other

3. *Evaluation of past performance*

The County's past performance in the administration and implementation of the CDBG, HOME, and ESG programs has fulfilled the spirit and intent of the federal legislation creating these programs. The County has facilitated affordability for decent housing, availability and accessibility of suitable living environments, sustainability of suitable living environments, and the accessibility of economic opportunities. The following is a summary of Westmoreland County's past performance as reported to HUD in the FY2019 Consolidated Annual Performance and Evaluation Report (CAPER), the most recent report filed:

During PY2019, Westmoreland County utilized its CDBG resources in support of low- and moderate-income persons and households, low- and moderate-income areas of the County and removing slum and blighting influences. HOME resources were allocated to CHDOs and new construction of affordable rental units. ESG resources continued to support operating expenses and essential services, homeless prevention, and Rapid Rehousing.

The County had several goals that were funded during PY2019:

1. Improve the quality of owner housing – There were seven furnace replacements and one roof replacement for low-income households.
2. Improve the quality of existing affordable rental units – This goal is ongoing and in development.
3. Improve public facilities – Several public facilities were improved during PY2019. Improvements include replacement of public restrooms in public facilities, installation of accessible sidewalks and installation of accessible parking facilities to benefit persons with disabilities. Improvements such as the reconstruction of a basketball court have also been completed. Some projects are ongoing – such as the Twin Lakes Park and Cedar Creek Park removal of architectural barriers and installation of curb cuts in various municipalities – and will be reported in a subsequent CAPER. Other projects were completed in PY2019 and the beneficiaries are reflected in the tables that follow.
4. Provide public services – The County supports the provision of services to persons going through Drug Court by supplying case managers to assist persons in recovery. Additionally, the County provided funding for transportation for veterans to the Veteran's Hospital in Pittsburgh. The van makes daily trips and assists eligible elderly veterans.
5. Improve public infrastructure – 1,046 low- or moderate-income people served. Several streets were reconstructed to benefit low- and moderate-income persons. Suitable streets provide a safer driving and biking experience for motorists and cyclists as they can navigate the streets more safely. Stormwater facility improvements benefit the low- and moderate-income communities by more adequately handling stormwater runoff to reduce and eliminate flooding and erosion.
6. Remove slum and blight – There were 12 dilapidated structures demolished in PY19 as well as the removal and reconstruction of a deteriorated retaining wall that was threatening an adjacent building. The demolition goal is ongoing and the County is working to identify additional suitable structures for demolition and to conduct the process needed to be able to undertake the demolitions.
7. Provide housing and services to the homeless and near-homeless – Final drawdowns were made for permanent supportive housing (PSH) for families and individuals, which benefited 82 people in 36 households.
8. Increase the supply of affordable housing – This goal is ongoing and in development as it involves

HOME dollars for a multi-year project as well as the creation of a new rehab and homeownership assistance programs.

Additionally, the County can report progress on older goals to complete façade improvements; three façades are underway in Latrobe’s downtown business district and will be reported on in the CAPER for PY2020.

4. *Summary of Citizen Participation Process and consultation process*

Westmoreland County has followed its HUD-approved Citizen Participation Plan in the preparation of the 2021 Annual Action Plan. A copy of the County’s Citizen Participation Plan, which includes definitions of the criteria for amendments to the AP, is on file at the Westmoreland County Department of Planning and Development and is available for public inspection.

In accordance with the Westmoreland County Citizen Participation Plan, the County held a virtual community development and housing needs public hearing on February 3, 2021. The meeting was virtual in response to the COVID-19 pandemic. The County also attended the February meeting of the Westmoreland Housing Alliance Team (WHAT), which is comprised of local housing and service providers that serve persons experiencing homelessness or who are at risk of homelessness. Additionally, the County met with stakeholders such as affordable housing developers, health and mental health providers and others, some of which were also present in other sessions. A final public hearing was held in March during the 30-day public display period. Public notice for the hearings was published in the Tribune-Review with scheduled Public Needs Meeting dates and connection information posted on Westmoreland County’s website.

5. *Summary of public comments*

Attendees at public hearings cited housing and community development issues and needs, including the following:

- Safe, decent affordable housing, especially for low-income residents and persons with disabilities. Rental assistance is needed.
- Residential rehabilitation (including accessibility modifications)
- More and better public transportation and accessible transportation
- Supportive services for those with mental health issues
- Improved infrastructure such as accessible sidewalks
- Lead hazard mitigation is needed
- [Placeholder for anything additional received during public comment period.]

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

[Placeholder for anything additional received during public comment period.]

7. *Summary*

The 2021 Annual Action Plan has been drafted in accordance with the Citizen Participation Plan and is in alignment with the priorities and needs identified in the 2020-2024 Consolidated Plan.

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

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

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

I. Introduction

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

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

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

The Westmoreland County Department of Planning and Development conducts ongoing consultation with human services agencies, housing development organizations, and municipalities at various points in time during a program year.

The Department is permanently represented on both the Westmoreland Coalition on Housing (WCOH) and the newly formed Westmoreland Housing Alliance Team (WHAT). The WCOH is composed of housing agencies and human services agencies which provide housing and develops strategies and goals to guide the County's housing programs. The WHAT focuses on the needs of the homeless and disabled communities and advises the WCOH within this context. The membership of both organizations includes representatives of the public and private sectors.

As part of its participation in the WHAT, County Planning & Development staff have consulted with local health and child welfare agencies, such as Westmoreland Community Action, the County's Human Services Department, Southwestern Pennsylvania Human Services, and others concerning the non-housing special needs in the County, including lead based paint hazards. The County remains committed to its plan to address lead based paint as outlined in the 2020-2024 Consolidated Plan. The County has also applied for and received a lead grant from HUD's Office of Lead Hazard Control and Healthy Homes in the amount of \$3.4M.

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

The County is part of the larger Western Pennsylvania Region CoC, which is divided into the Northwest Regional Homeless Advisory Board (RHAB) and a Southwest RHAB for planning purposes. The Southwest RHAB includes the Counties of Armstrong, Butler, Fayette, Greene, Indiana, Washington, and Westmoreland.

While the current COVID-19 pandemic has upended the nation, it has presented a unique opportunity for the County to further communicate with and participate in the conversations specifically as related to homelessness and the pandemic but more broadly in how to best meet the needs of the County's most vulnerable populations and have initiated the steps needed to examine the issues more closely to better make use of public funds as well as to improve and enhance the institutional delivery structure for persons experiencing homelessness as well as more generally those in need of services.

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

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

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

1	Agency/Group/Organization	Feeding the Spirit
	Agency/Group/Organization Type	Services - Housing Services - Feeding Program
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
2	Agency/Group/Organization	Westmoreland County Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
3	Agency/Group/Organization	Case Management Unit
	Agency/Group/Organization Type	Services - Housing Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
4	Agency/Group/Organization	Blackburn Center
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
5	Agency/Group/Organization	Westmoreland County Drug Treatment Court
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
7	Agency/Group/Organization	HOMES BUILD HOPE, INC
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
9	Agency/Group/Organization	WESTMORELAND COMMUNITY ACTION, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
12	Agency/Group/Organization	Wesley Family Services
	Agency/Group/Organization Type	Services - Housing Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
14	Agency/Group/Organization	CONNECT, INC.
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

15	Agency/Group/Organization	United Way of Southwestern Pennsylvania
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
16	Agency/Group/Organization	UNION MISSION OF LATROBE, INC.
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

Table 2 – Agencies, groups, organizations who participated

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

Consultation with the municipalities participating in the County’s housing and community development programs occurs via an annual solicitation for funding proposals under the CDBG program and periodic regional meetings with groups of local governments and the Borough and Township associations. The regional meetings have in the past been once every three years, while meetings with the two associations have been during the planning phase of the County’s Five Year Consolidated Plan, which happened last year before the pandemic began. The County will incorporate both types of meetings annually into its planning process for each year’s Annual Action Plan.

There were no agency types not purposefully consulted and all sessions were open to the public as advertised in the public notice.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Southwest Pennsylvania CoC	The goals of the CoC were used in the development of the County’s homeless priorities and strategies
Five-Year Consolidated Plan (2020-2024)	Westmoreland County	The goals of the 2021 Annual Plan align with the strategic plan presented in the current Five-Year Consolidated Plan, adjusting based on previous outcomes to maximize benefit of CDBG, HOME, and ESG investments
Analysis of Impediments to Fair Housing Choice (2019)	Westmoreland County	The current goals and strategies to overcome current barriers to fair housing were influenced by this plan

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

On February 3, 2021, HUD issued a waiver allowing public hearings to be held virtually to allow for social distancing and limited public gatherings during a public health emergency. The County/City revised its Citizen Participation Plan to allow for virtual public meetings during public health emergencies. The County/City is continuing to follow local, state, and federal recommendations to limit public gatherings during the COVID-19 public health emergency. As such, the County/City is utilizing the waiver during the development of its 2021 AAP and will solicit public comment and conduct public hearings in a virtual way in accordance with its Citizen Participation Plan. Accommodations will be/were made for persons with disabilities and LEP persons. Documents for public review will be/were shared via the County’s/City’s Website.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	N/A: Newspaper advertisement in order to inform Westmoreland County residents of public meetings.	N/A	N/A	
2	County website	Non-targeted/broad community	Notice to inform Westmoreland Co. residents of public meetings.	N/A	N/A	www.co.westmoreland.pa.us
3	Westmoreland Housing Alliance Team meeting	Targeted to service providers	See the Appendix for the sign-in sheet.	See comments in the Appendix.	All comments accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Stakeholder meeting	Targeted to service providers	Westmoreland County Department of Planning & Development Public Meeting Wednesday, February 3, 2021, 2:00 PM. See the Appendix for the sign-in sheet.	See comments in the Appendix.	All comments accepted.	
5	Public Meeting	Non-targeted/broad community	Westmoreland County Department of Planning & Development Public Meeting Wednesday, February 3, 2021, 5:00 PM 1 attendee from the public	See comments in the Appendix.	All comments accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Newspaper Ad	Non-targeted/broad community	N/A: Newspaper advertisement in order to inform Westmoreland County residents of availability of draft 2021 Annual Action Plan for public review	N/A	N/A	
7	County website	Non-targeted/broad community	Notice to inform Westmoreland Co. residents of availability of draft 2021 Annual Action Plan for public review and of upcoming public hearing	N/A	None	www.co.westmoreland.pa.us
8	Public hearing	Non-targeted/broad community	To be held virtually on March 16 at 5pm	TBD	TBD	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Currently, Westmoreland County receives CDBG, HOME, and ESG funds for housing construction, rehabilitation initiatives and homeless shelter programs, among other eligible activities. These funding sources are expected to be available over the next year. In addition, other state and federal funding sources are anticipated to be available to finance such undertakings.

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Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$3,870,800	\$71,862.79		\$3,942,662.79	\$11,612,400	The expected amount remaining is three time the current year's allocation, assuming the same level of funding.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$1,016,553	\$73,941.09		\$3,049,659.09	\$3,049,659	The expected amount remaining is three time the current year's allocation, assuming the same level of funding.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Homeless Prevention	\$333,133			\$999,399	\$999,399	The expected amount remaining is three time the current year's allocation, assuming the same level of funding.

Table 5 - Expected Resources – Priority Table

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

Primary sources of matching funds during the next two years are anticipated to include PA Act 137 (County), Commonwealth of Pennsylvania, local foundations, potentially low-income housing tax credits, PENNVEST, Federal Home Loan Banks, and land and monetary donations. The County has also applied for and received a lead grant from HUD's Office of Lead Hazard Control and Healthy Homes in the amount of \$3.4M. The County has until mid-2024 to utilize the grant funds.

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

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

As of January 2021, 24 municipalities across the County and their school districts were participating in the Westmoreland County Land Bank (WCLB). Since its inception, the land bank has sold 103 properties and currently has an available inventory of 15 parcels. Since 2014, the WCLB generated \$317,586 in new tax revenue. The land bank represents a potential means of assembling and preparing sites for use by affordable housing developers, especially because it could help to lower acquisition costs. For example, six parcels are being used by Homes Build Hope to develop affordable housing in Latrobe. Other uses of parcels have included community gardens, community green space and affordable housing. The following is a list of the available parcels that are not under agreement as of the time of writing; a current inventory is maintained at <https://www.co.westmoreland.pa.us/2149/Land-Bank-Properties>.

- 426 Chicago Ave, Lower Burrell
- 312 Madison Ave, Sewickley Township
- 1003 Shell Street, Rostraver
- 24 Ohara Street, Greensburg
- 302 High Street, Gerry Borough
- 586 Shoup Ave, Hempfield Township

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Planning/administration of CDBG, HOME, ESG	2020	2024	Administration	County-wide	Administration and Planning	CDBG: \$788,532 HOME: \$101,655	Other: 2 Other
2	Provide public services for those in Drug Court	2020	2024	Non-Homeless Special Needs	County-wide	Public Services	CDBG: \$350,000	Public service activities other than Low/Moderate Income Housing Benefit: 65 Persons Assisted
3	Provide housing/services to homeless/near-homeless	2020	2024	Homeless	County-wide	Housing and Services for the Homeless and At-Risk	CDBG: \$90,000 ESG: \$333,133	Public service activities other than Low/Moderate Income Housing Benefit: 99 Persons Assisted
4	Remove slum and blight	2020	2024	Non-Housing Community Development	County-wide	Blight Removal	CDBG: \$250,000	Buildings Demolished: 12 Buildings
5	Improve/maintain public infrastructure/amenities	2020	2024	Non-Housing Community Development	CDBG Eligible	Infrastructure Improvements	CDBG: \$1,483,645	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10,981 Persons Assisted
6	Improve and maintain public facilities	2020	2024	Non-Housing Community Development	CDBG Eligible	Public Facility Improvements	CDBG: \$702,647	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 11,069 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Improve the quality of owner housing	2020	2024	Affordable Housing	County-wide	Preserve Existing Affordable Rental & Owner Units	CDBG: \$163,200	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
8	Increase the supply of affordable rental housing	2020	2024	Affordable Housing	County-wide	Creating New Affordable Rental Housing	HOME: \$988,838	Rental units constructed: 92 Household Housing Unit Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Planning/administration of CDBG, HOME, ESG
	Goal Description	Planning and administration is required for the successful implementation of CDBG, HOME and ESG programs.
2	Goal Name	Provide public services for those in Drug Court
	Goal Description	Provide services to successfully assist persons in Drug Court.
3	Goal Name	Provide housing/services to homeless/near-homeless
	Goal Description	Providing housing and services to persons experiencing homelessness or who are at-risk of homelessness includes: Permanent housing and Rapid Rehousing; Supportive services for homeless individuals and families, Shelter operating costs, emergency rental assistance, homelessness prevention and Tenant-based Rental Assistance (TBRA)
4	Goal Name	Remove slum and blight
	Goal Description	Clearance of abandoned/dilapidated structures and remediation of blighted conditions

5	Goal Name	Improve/maintain public infrastructure/amenities
	Goal Description	Various infrastructure improvements are needed: water improvements, sanitary sewer improvements, street and sidewalk improvements including lighting and streetscaping, stormwater improvements, and bridge/culvert improvements.
6	Goal Name	Improve and maintain public facilities
	Goal Description	Public facilities include neighborhood facilities, parks/recreation facilities, parking facilities, senior and youth facilities, childcare facilities, job training facilities and cultural facilities.
7	Goal Name	Improve the quality of owner housing
	Goal Description	Preserve existing rental and owner housing through rehabilitation or acquisition, rehabilitation assistance for homeowners, accessibility modifications, and Tenant-based Rental Assistance (TBRA)
8	Goal Name	Increase the supply of affordable rental housing
	Goal Description	Develop new affordable rental units.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects will be funded with federal CDBG, HOME and ESG funds. There will be \$114,639 in unprogrammed funding to cover any project overages. If these funds are not needed to cover unexpected expenses for project listed below, the funds will be allocated to another project, which will be advertised in accordance with the County’s Citizen Participation Plan.

Projects

#	Project Name
1	Administration
2	Westmoreland County - Public Services - Drug Court
3	Westmoreland Community - Action Permanent Supportive Housing - Families
4	Westmoreland Community Action - Permanent Supportive Housing - MH Individuals
5	Union Mission - Permanent Supportive Housing
6	Redevelopment Authority - County Wide Demolition
7	Bolivar Borough - Storm Water Facilities
8	Derry Township - Street Reconstruction
9	Donegal Borough - Street Reconstruction
10	Donegal Township - Street Reconstruction
11	Export Borough - Street Reconstruction
12	City of Greenburg - Recreational Facilities
13	City of Greenburg - Street Reconstruction
14	Hempfield Township - Removal of Architectural Barriers
15	Irwin Borough - Recreational Facilities
16	City of Latrobe - Removal of Architectural Barriers
17	Manor Borough - Removal of Architectural Barriers
18	New Florence Borough - Stormwater Improvements
19	North Huntingdon Township - Sanitary Sewer Lateral Improvements
20	Rostraver Township - Storm Water Facilities
21	St. Clair Township - Street Reconstruction
22	Smithton Borough - Street Reconstruction and Removal of Architectural Barriers
23	Southwest Greensburg Borough - Street Reconstruction
24	Trafford Borough - Storm Water Improvements & Street Reconstruction
25	Vandergrift Borough - Street Reconstruction
26	West Leechburg Borough - Sanitary Sewer Improvements
27	Emergency Solutions Grant 2021 Activities
28	CHDO Operating
29	CHDO Set-Aside
30	Grand View Senior Housing
31	MVAH-Morning Sun Senior Lofts

Table 7 - Project Information

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

CDBG and HOME funds are intended to provide low- and moderate-income households with viable communities, including decent housing, a suitable livable environment, and expanded economic opportunities. Eligible activities include community facilities and improvements, removal of blighting conditions, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration.

The system for establishing the priority for the selection of FY 2021 projects is predicated upon the following criteria:

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

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

The effects of greater community needs in the form of homelessness, risk of homelessness, the increased demand for supportive services (particularly for persons with multi-system contact), rising cost of housing and stagnant wages and an aging housing stock in need of revitalization while funding remains largely stagnant or is decreasing in real dollars puts added pressures on the systems within the County. Local municipalities throughout the County have even fewer resources available to address these issues as local governments face reductions in general funds and non-federal revenues, thus increasing the pressure for support of such services from the County level.

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

AP-38 Project Summary

Project Summary Information

1	Project Name	Administration
	Target Area	
	Goals Supported	Planning/administration of CDBG, HOME, ESG
	Needs Addressed	Administration and Planning
	Funding	CDBG: \$788,532 HOME: \$101,655
	Description	County administration of CDBG and HOME programs.
	Target Date	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administration of federal programs
2	Project Name	Westmoreland County - Public Services - Drug Court
	Target Area	County-wide
	Goals Supported	Provide public services for those in Drug Court
	Needs Addressed	Public Services
	Funding	CDBG: \$350,000
	Description	provide public services to those in Drug Court.
	Target Date	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	65 individuals
	Location Description	
	Planned Activities	Provide public services to those individuals in Drug Court
3	Project Name	Westmoreland Community - Action Permanent Supportive Housing - Families
	Target Area	County-wide
	Goals Supported	Provide housing/services to homeless/near-homeless
	Needs Addressed	Housing and Services for the Homeless and At-Risk

	Funding	CDBG: \$50,000
	Description	Operation of a transitional living program for homeless families and individuals
	Target Date	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	75 individuals
	Location Description	
	Planned Activities	Operation of a transitional living program for homeless families and individuals
4	Project Name	Westmoreland Community Action - Permanent Supportive Housing - MH Individuals
	Target Area	
	Goals Supported	Provide housing/services to homeless/near-homeless
	Needs Addressed	Housing and Services for the Homeless and At-Risk
	Funding	CDBG: \$26,000
	Description	Operation of a transitional living program for homeless families and individuals
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	14 individuals
	Location Description	
	Planned Activities	Operation of a transitional living program for homeless families and individuals
5	Project Name	Union Mission - Permanent Supportive Housing
	Target Area	County-wide
	Goals Supported	Provide housing/services to homeless/near-homeless
	Needs Addressed	Housing and Services for the Homeless and At-Risk
	Funding	CDBG: \$14,000
	Description	Operation of a permanent supportive housing program for chronically homeless individuals
	Target Date	4/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	10 individuals
	Location Description	
	Planned Activities	Operation of a permanent supportive housing program for chronically homeless individuals
6	Project Name	Redevelopment Authority - County Wide Demolition
	Target Area	County-wide
	Goals Supported	Remove slum and blight
	Needs Addressed	Blight Removal
	Funding	CDBG: \$250,000
	Description	Demolition and clearance of vacant blighted structures
	Target Date	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Demolition and clearance of vacant blighted structures
7	Project Name	Bolivar Borough - Storm Water Facilities
	Target Area	CDBG Eligible
	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$149,150
	Description	Storm water improvements throughout the Borough
	Target Date	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Storm water improvements throughout the Borough
8	Project Name	Derry Township - Street Reconstruction
	Target Area	CDBG Eligible

	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$60,524
	Description	Reconstruction of Murtha Way
	Target Date	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Reconstruction of Murtha Way
9	Project Name	Donegal Borough - Street Reconstruction
	Target Area	CDBG Eligible
	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$26,000
	Description	Reconstruction of Fayette St.
	Target Date	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Reconstruction of Fayette St.
10	Project Name	Donegal Township - Street Reconstruction
	Target Area	CDBG Eligible
	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$67,800
	Description	Reconstruction of Old Franklin Road, including culvert replacement
	Target Date	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	Reconstruction of Old Franklin Road, including culvert replacement
11	Project Name	Export Borough - Street Reconstruction
	Target Area	CDBG Eligible
	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$100,000
	Description	Repair hill slide along Fillmore Street
	Target Date	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Repair hill slide along Fillmore Street
	12	Project Name
Target Area		CDBG Eligible
Goals Supported		Improve/maintain public infrastructure/amenities
Needs Addressed		Public Facility Improvements
Funding		CDBG: \$210,000
Description		Spring Ave. Park rehabilitation
Target Date		4/30/2022
Estimate the number and type of families that will benefit from the proposed activities		
Location Description		
Planned Activities		Spring Ave. Park rehabilitation
13	Project Name	City of Greenburg - Street Reconstruction
	Target Area	CDBG Eligible
	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$80,135
	Description	Street Reconstruction of 3 city streets

	Target Date	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	CT 8041, BG 2—74.45% LMI
	Planned Activities	Street Reconstruction of 3 city streets
14	Project Name	Hempfield Township - Removal of Architectural Barriers
	Target Area	
	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$286,400
	Description	ADA improvements at Hempfield Park, lower concession area & restroom
	Target Date	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	ADA improvements at Hempfield Park, lower concession area & restroom
15	Project Name	Irwin Borough - Recreational Facilities
	Target Area	CDBG Eligible
	Goals Supported	Improve and maintain public facilities
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$134,140
	Description	Walking track reconstruction & rain gardens at Irwin Park
	Target Date	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	CT 803000, BG 2 & 3
	Planned Activities	Walking track reconstruction & rain gardens at Irwin Park

16	Project Name	City of Latrobe - Removal of Architectural Barriers
	Target Area	
	Goals Supported	Improve and maintain public facilities
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$155,000
	Description	ADA improvements at City owned parking garage & courtyard plaza
	Target Date	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	ADA improvements at City owned parking garage & courtyard plaza
17	Project Name	Manor Borough - Removal of Architectural Barriers
	Target Area	
	Goals Supported	Improve and maintain public facilities
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$127,107
	Description	ADA improvements at walking track in Manor Park
	Target Date	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	ADA improvements at walking track in Manor Park
18	Project Name	New Florence Borough - Stormwater Improvements
	Target Area	CDBG Eligible
	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$191,000
	Description	Stormwater improvements along 9th Street
	Target Date	4/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Stormwater improvements along 9th Street
19	Project Name	North Huntingdon Township - Sanitary Sewer Lateral Improvements
	Target Area	CDBG Eligible
	Goals Supported	Improve the quality of owner housing
	Needs Addressed	Preserve Existing Affordable Rental & Owner Units
	Funding	CDBG: \$163,200
	Description	Replacement of residential sanitary sewer laterals
	Target Date	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Replacement of residential sanitary sewer laterals
20	Project Name	Rostraver Township - Storm Water Facilities
	Target Area	CDBG Eligible
	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$86,100
	Description	Storm water facilities along Speers Run Creek
	Target Date	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	CT 805800, BG 2
	Planned Activities	Storm water facilities along Speers Run Creek
21	Project Name	St. Clair Township - Street Reconstruction
	Target Area	CDBG Eligible
	Goals Supported	Improve/maintain public infrastructure/amenities

	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$100,808
	Description	Street reconstruction of Keystone St.
	Target Date	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Street reconstruction of Keystone St.
22	Project Name	Smithton Borough - Street Reconstruction and Removal of Architectural Barriers
	Target Area	CDBG Eligible
	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$75,274
	Description	Street reconstruction of 3 streets including ADA curb ramps
	Target Date	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Street reconstruction of 3 streets including ADA curb ramps
23	Project Name	Southwest Greensburg Borough - Street Reconstruction
	Target Area	CDBG Eligible
	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$68,180
	Description	Reconstruction of portions of Mace St. from Welty St. to Cribbs St.
	Target Date	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	BG 804300, BG 1—58.73% LMI	
	Planned Activities	Reconstruction of portions of Mace St. from Welty St. to Cribbs St.	
24	Project Name	Trafford Borough - Storm Water Improvements & Street Reconstruction	
	Target Area	CDBG Eligible	
	Goals Supported	Improve/maintain public infrastructure/amenities	
	Needs Addressed	Public Facility Improvements	
	Funding	CDBG: \$105,004	
	Description	Storm water improvements & reconstruction of Meadow St.	
	Target Date	4/30/2022	
	Estimate the number and type of families that will benefit from the proposed activities		
	Location Description		
	Planned Activities	Storm water improvements & reconstruction of Meadow St.	
	25	Project Name	Vandergrift Borough - Street Reconstruction
Target Area		CDBG Eligible	
Goals Supported		Improve/maintain public infrastructure/amenities	
Needs Addressed		Public Facility Improvements	
Funding		CDBG: \$107,060	
Description		Reconstruction of portions of Sherman Ave, Lafayette Ave., and 7th St.	
Target Date		4/30/2022	
Estimate the number and type of families that will benefit from the proposed activities			
Location Description		CT 801400, 801500, 801600, BG 1 & 2	
Planned Activities		Reconstruction of portions of Sherman Ave, Lafayette Ave., and 7th St.	
26	Project Name	West Leechburg Borough - Sanitary Sewer Improvements	
	Target Area	CDBG Eligible	
	Goals Supported	Improve/maintain public infrastructure/amenities	
	Needs Addressed	Public Facility Improvements	

	Funding	CDBG: \$56,610
	Description	Sanitary sewer improvements along Circle Dr.
	Target Date	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Sanitary sewer improvements along Circle Dr.
27	Project Name	Emergency Solutions Grant 2021 Activities
	Target Area	County-wide
	Goals Supported	Provide housing/services to homeless/near-homeless
	Needs Addressed	Housing and Services for the Homeless and At-Risk
	Funding	ESG: \$333,133
	Description	Admin--\$24,984Shelter Activities--\$198,000Alle-Kiski HOPE--\$15,000Blackburn Center--\$45,000Connect, Inc.--\$85,000Union Mission--\$53,000Homeless Prevention, Westmoreland County Housing Authority--\$60,000Rapid Re-Housing, Union Mission of Latrobe, Inc.--\$50,149
	Target Date	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Shelter activities, Homeless Prevention, Rapid Re-housing, and administration of the ESG program.
28	Project Name	CHDO Operating
	Target Area	
	Goals Supported	Increase the supply of affordable rental housing
	Needs Addressed	Creating New Affordable Rental Housing
	Funding	HOME: \$29,710
	Description	CHDO Operating expenses
	Target Date	4/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
29	Project Name	CHDO Set-Aside
	Target Area	
	Goals Supported	Increase the supply of affordable rental housing
	Needs Addressed	Creating New Affordable Rental Housing
	Funding	HOME: \$163,575
	Description	CHDO set-aside
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
30	Project Name	Grand View Senior Housing
	Target Area	
	Goals Supported	Increase the supply of affordable rental housing
	Needs Addressed	Creating New Affordable Rental Housing
	Funding	HOME: \$715,526
	Description	Westmoreland County Housing Authority intends to develop a senior housing complex consisting of 50 units. Expected development costs exceed \$14M.
	Target Date	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	50 units, to be occupied by low income seniors 62+
	Location Description	
	Planned Activities	Westmoreland County Housing Authority intends to develop a senior housing complex consisting of 50 units. Expected development costs exceed \$14M.

31	Project Name	MVAH-Morning Sun Senior Lofts
	Target Area	
	Goals Supported	Increase the supply of affordable rental housing
	Needs Addressed	Creating New Affordable Rental Housing
	Funding	HOME: \$80,028
	Description	MVAH Partners intends to redevelop a former school building into a senior housing complex consisting of 42 units. Expected development costs exceed \$13M.
	Target Date	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	MVAH Partners intends to redevelop a former school building into a senior housing complex consisting of 42 units. Expected development costs exceed \$13M.

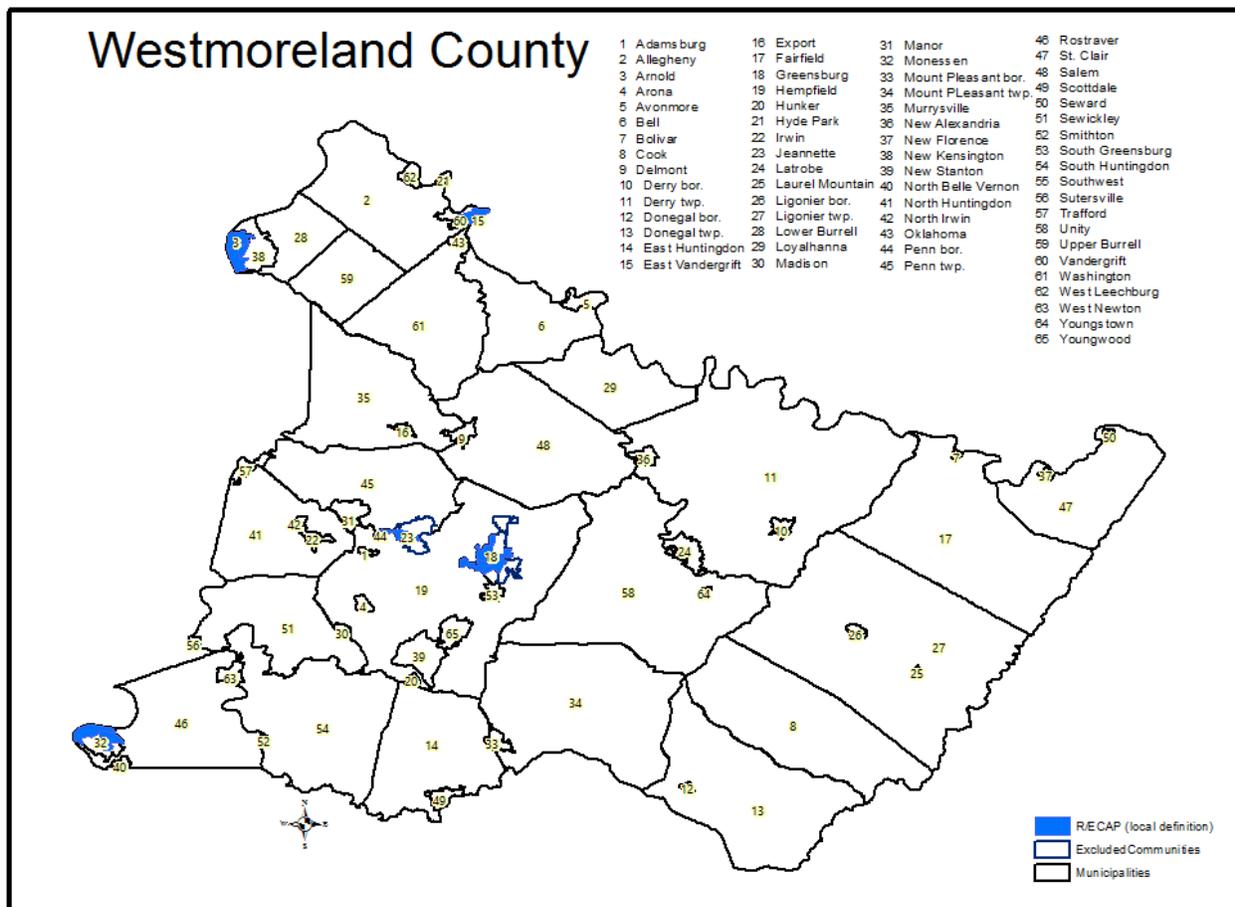
AP-50 Geographic Distribution – 91.220(f)

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

Priority CDBG funding in Westmoreland County is concentrated in areas where the percentage of low and moderate income (LMI) persons is 49.20% or higher by census tract or block group or 51% by income survey.

While Westmoreland County’s population was 94.9% White in 2017, its non-White residents were heavily concentrated in specific geographic areas: Arnold, Greensburg, Jeannette, Monessen, New Kensington, and Vandergrift. Combined, those communities represent 15% of the County’s total population, but 46% of its non-White population. Hispanic residents accounted for only 1% of the County’s population in 2017 and were most concentrated in Madison (8%) and Youngstown (7%).

Although there are no areas in Westmoreland County that meet HUD’s definition of R/ECAPs, the Analysis of Impediments to Fair Housing Choice, written in December 2018, identifies an alternative definition of R/ECAPs. Census tracts in which there are more than twice the Countywide average of non-White persons and twice the Countywide poverty rate are defined as R/ECAPs. The AI identified R/ECAPs in Arnold, New Kensington, East Vandergrift, Vandergrift, Jeannette, Greensburg, and Monessen.



Geographic Distribution

Target Area	Percentage of Funds
Countywide	28%
CDBG Eligible	72%

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The County will use HOME funds and a portion of CDBG funds for affordable housing. The HOME and CDBG funds will be used to rehabilitate existing housing units. HOME funds will also be used to provide down payment and closing cost assistance to low/moderate income homebuyers.

The homeless population will be served through ESG assistance grants to local service providers.

The one year goals noted below have been extrapolated from the table included in AP-20.

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	132
Special-Needs	
Total	132

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	90
Rehab of Existing Units*	42
Acquisition of Existing Units	
Total	132

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

Discussion

The 42 units identified as Rehab of Existing Units is part of the North Huntingdon Sanitary Sewer Lateral Improvements project.

AP-60 Public Housing – 91.220(h)

Introduction

Westmoreland County does not play a direct role in the provision of public housing or the management of Section 8 Housing Choice Vouchers. Public housing needs are addressed by the Westmoreland County Housing Authority (WCHA). WCHA is responsible for the management and maintenance of 1,605 public housing units and 1,873 vouchers. Twenty-three of the public housing units are used for special uses such as Police Sub Stations and the Hope in Life program, reducing the total number of units to 1627. There was a decrease of 158 public housing units from 2020 because these units were converted to project-based voucher units.

Among the 1,873 vouchers, 430 are project-based and the remaining are tenant-based. WCHA's public housing units are located throughout the County and include high rise buildings, scattered townhouse sites, and family/elderly sites. There are 82 HCV/PBV units that are accessible. Within HCV, 63 of the 82 units include 24 Duffs, 27 Troutman & 12 Monessen House. These three sites have all elderly, accessible units. The other 19 mobility units are scattered sites: 7 Odin View, 7 S. Greengate, 2 Villages of Easton, 2 Eastmont & 1 Marley Court.

The HCV waiting list is open and growing with the economic turmoil caused by the pandemic. WCHA is mailing information instead of conducting face-to-face service until it is safe to resume meeting in person.

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

Recognizing that there is increasing need for capital improvements in aging buildings while having a decrease in funds available for these improvements, WCHA actively pursues opportunities to preserve and protect affordable housing with the available resources. WCHA is preparing a PHA-RAD Application for submission to HUD in 2021.

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

WCHA administers the Family Self-Sufficiency Program (FSS), a HUD program that provides incentives for public housing or Section 8 Housing Choice Voucher residents to obtain employment and work toward economic independence and self-sufficiency. Participants of the FSS program are eligible for the WCHA sponsored Homeownership Program, also. WCHA case managers work closely with other agencies, schools, and businesses to develop a comprehensive program that gives participating FSS family members the skills and experience to enable them to obtain sustainable employment. WCHA plans to continue the FSS program through 2021 and hopes for continued funding after that. Covid-19 has impacted the ability of WCHA to make home visits to participants; meetings are now taking place via Zoom and the phone for enrollment and case management until it is safe to resume in-home visits.

WCHA encourages resident participation in management through resident groups throughout the public housing communities. Several high rises have resident groups, whose activities include community functions. WCHA provides Service Coordination at many high rise buildings which also helps to bring the residents together for community functions, and to provide resident needs information to management.

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

WCHA is not a troubled agency.

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

Introduction

Westmoreland County will continue to allocate its federal program funds in ways that support programs to provide decent and safe living environments for persons experiencing or threatened by homelessness. This may include such activities as shelter operations, public services, rapid re-housing, and rental assistance and housing construction.

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

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

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

The County supports the Western Pennsylvania Continuum of Care in completing a regular Point-in-Time (PIT) count each January to determine an estimate of the number of homeless individuals and families in the County. The 2019 Westmoreland County PIT counted 2 unsheltered individuals living on the street, both of whom were single adults, among the 39 counted persons. However, it is recognized that there are likely many more unsheltered youth who were not identified for the reasons previously identified.

There are also some non-emergency shelter, grassroots organizations that provide food and shelter via hotel/motel vouchers or referrals to emergency shelters. These agencies assist in reaching out and meeting the needs of individuals.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

During FY 2021, Westmoreland County expects to invest the following resources toward emergency shelters:

- Alle-Kiski HOPE Center--\$15,000
- Blackburn--\$45,000
- Connect, Inc.--\$85,000
- Union Mission--\$53,000

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

Westmoreland County will continue to support programs that help homeless persons including the chronically homeless individuals and families, families with children, veterans and their families, and

unaccompanied youth. The Continuum of Care provides a comprehensive response to the different needs of homeless individuals and families so that they can make the critical transition from the streets to independent living. It is important that a balance of supportive housing, case management and supportive services from emergency shelters to permanent housing be provided, along with homeless prevention, so that the transition of homeless persons to self-sufficiency becomes permanent.

During FY 2021, Westmoreland County expects to invest the following resources toward permanent supportive housing and housing preservation:

- Union Mission/Continuum of Care – Rapid Re-housing: \$50,149

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

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

During FY 2021, Westmoreland County expects to invest the following resources toward homeless prevention:

- Westmoreland Community Action – Homelessness Prevention: \$60,000

Discussion

Members of WHAT commented that there has been an increase in the number of doubled up and couch-surfing youth (aged 16-24, with the average age being 17), particularly among LGBTQ+ youth and young people of color. Because of the pandemic, it has been difficult for providers to recruit host homes into which doubled up youth can be placed. Additionally, because of the eviction moratoria that are in place, it is difficult to find a vacant, affordable unit. There is a lack of affordable units, compounded by low wages.

Providers have noticed that landlords are being more selective in renting out units and are either keeping units vacant to avoid renting to a household that may become delinquent and/or requiring first, last and security deposit plus proof of monthly income that is three times the monthly rent.

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

Introduction:

The cost of land and construction costs are a barrier to affordable housing. As land and construction costs have increased, the public resources available to assist the financing of affordable housing development have waned. At urban fringes where more land and public water/sewer service are available for residential uses, high tap-in fees may increase the cost of a home beyond affordability. Furthermore, developers can often realize a higher profit margin by building expensive rather than affordable homes.

In addition to high costs of construction, there are financial barriers faced by potential homebuyers. Among households, the common problems in failing to locate affordable housing include a lack of savings for down payment/closing costs/security deposit and high household debt. Mortgage underwriting criteria have become tighter since the economic collapse in 2008 and more recently due to the COVID-19 pandemic. Even as interest rates have fallen to historic lows since early 2020, persons without excellent credit and adequate resources are being denied in part because lenders are fearful of the borrower becoming unemployed as so many have since the pandemic began. The result is that higher-income households who are able to work from home have been able to take advantage of low interest rates while lower-income households employed in industries hardest hit by the pandemic are left unable to afford housing.

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

Westmoreland County's priorities for the allocation of federal funds to carry out housing-related activities are oriented toward expanding the supply of affordable housing in a variety of areas across the County and improving the opportunities and choices available to the County's lower-income households. While the County's influence over local land-use decisions is limited, the County plans to undertake the following efforts during FY 2020 to mitigate barriers:

- Continue to provide technical land use planning assistance to local units of government in managing the local land use administrative process in accordance with the Fair Housing Act – The Westmoreland County Department of Planning and Development has offered this assistance to communities since the preparation of the original Fair Housing Plan in 1996. The County completed an Analysis of Impediments to Fair Housing in December 2018. The County will continue to offer technical support to local planning and zoning officials on a voluntary basis. The County will review local zoning ordinances and notify municipalities of any non-compliance issues and state a specific time frame for the municipality to bring the ordinance into compliance.
- Continue to increase public awareness on fair housing issues – The County has established and publicized a housing hotline (1-800-726-3500) and will continue to accept calls from persons with fair housing complaints. In addition, the County will continue to log any calls to track issues.
- Increase availability of accessible housing – The County currently offers financial assistance through the existing rehabilitation programs for home improvements. In addition, the County ensures that rental housing projects funded with federal dollars meet applicable ADA requirements, thus increasing the supply of affordable accessible housing units.

Continue to stimulate the new construction and/or rehabilitation of housing to address affordable housing needs – In past years, the County has used CDBG and other funds to provide for the rehabilitation or new construction of housing units. The County will continue to introduce financial resources into areas that lack an adequate supply of affordable housing. The County will place emphasis on locating these facilities

where they are accessible to employment, public transportation and where environmental conditions are acceptable for housing uses.

AP-85 Other Actions – 91.220(k)

Introduction:

The following information describes other actions that Westmoreland County will take to address its priority needs.

Actions planned to address obstacles to meeting underserved needs

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

The effects of greater community needs in the form of homelessness, risk of homelessness, the increased demand for supportive services (particularly for persons with multi-system contact), rising cost of housing and stagnant wages and an aging housing stock in need of revitalization while funding remains largely stagnant or is decreasing in real dollars puts added pressures on the systems within the County. Local municipalities throughout the County have even fewer resources available to address these issues as local governments face reductions in general funds and non-federal revenues, thus increasing the pressure for support of such services from the County level.

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

Actions planned to foster and maintain affordable housing

In order to foster and maintain affordable housing, Westmoreland County will continue to implement projects funded in prior years for housing rehab and will implement the lead grant just received.

Actions planned to reduce lead-based paint hazards

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

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

requirements of the new lead-based paint regulations, Westmoreland County will take the following actions regarding tenant based rental assistance, homeownership, and homeless/special needs housing:

Homeownership Programs

Westmoreland County ensures that:

- Applicants for homeownership assistance receive adequate information about lead based paint requirements
- Staff properly determines whether proposed projects are exempt from some or all lead based paint requirements
- A proper visual assessment is performed to identify deteriorated paint in the dwelling unit, any common areas servicing the unit, and exterior surfaces of the building
- Prior to occupancy, properly qualified personnel perform paint stabilization and the dwelling passes a clearance exam in accordance with the standards established in 24 CFR Part 35, Subpart R
- The home purchaser receives the required lead-based paint pamphlet and notices
- Homeless/Special Needs Housing and Tenant-Based Rental Assistance Programs
Westmoreland County will ensure that program procedures for the sub-recipient operators of the program make certain that:
 - Applicants for special needs housing assistance receive adequate information about lead-based paint requirements
 - Staff properly determines whether proposed projects, or units within a project, are exempt from some or all lead-based paint requirements
 - A proper visual assessment is performed to identify deteriorated paint in the dwelling unit, any common areas servicing the unit, and exterior surfaces of the building
 - Prior to occupancy, properly qualified personnel perform paint stabilization and the dwelling passes a clearance exam in accordance with the standards established in 24 CFR Part 35, Subpart R
 - Occupants receive the required lead-based paint pamphlet and notices
 - Required ongoing lead-based paint maintenance activities are incorporated into project operations if the assistance involves a continuing relationship with HUD

In addition, the County has applied for and received a lead grants from HUD's Office of Lead Hazard Control and Healthy Homes in the amount of \$3.4M for purposes of lead remediation throughout the County. The County is in the process of scaling up to be able to implement the lead remediation plans.

Actions planned to reduce the number of poverty-level families

Westmoreland County recognizes that it does not have significant control over the factors that may help to reduce the number of households with incomes below the poverty level, particularly as so many residents have been hit hard by the ongoing COVID-19 pandemic.

However, the County, through its Industrial Development Corporation (IDC), will continue to work vigorously to create job opportunities for area residents by bringing new business and industry into the County and specifically its industrial park system. Additionally, the IDC meets with approximately 100 individual County employers annually through its Business Retention and Expansion Program to assess their needs for workforce development, expansion, equipment, contracting, etc. Active pursuit of new industrial investment in the entire region is being carried out to attract new job opportunities.

The IDC has developed 16 industrial parks throughout the County. Of these, four were previously brownfield sites where vacant industrial facilities once existed. These former industrial sites were once major employers that have now been brought back into productive reuse and have encouraged additional

local development and investment, thus promoting the creation of new job opportunities and expansion of the tax base.

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

In some instances, a household will need to stabilize in one or more ways before the householder is able to find and maintain employment. These individuals may need services such as health and mental health services; substance abuse treatment; GED completion; and workforce training. The County will support data-driven organizations that provide quality services to residents. In addition, the County can help by advocating for increased public transit options to low-income areas, including extended service hours on the evenings and weekends and the addition of new or alternate routes.

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

Actions planned to develop institutional structure

The lead agency for the Annual Plan is Westmoreland County's Department of Planning and Development. The Department initiates the contracting, administration, organization, and preparation of the Annual Plan and coordinates with the public, private, and non-profit entities through which it will carry out the plan. It is responsible for administering HUD funds and oversight of the Five-Year Consolidated Plan and Annual Plans.

The Westmoreland County Department of Planning and Development will act as a clearinghouse and facilitator for many of the activities described in the Five-Year Plan and in this FY 2020 Annual Plan. As the local unit of government, the County is empowered to apply for and administer certain types of grants. The County Department of Planning and Development will continue to administer the CDBG, HOME, and ESG programs which are used to fund various housing, community development, and economic development initiatives throughout the County and the Consortium communities of Scottdale, Jeannette, and Arnold.

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

The Westmoreland Coalition on Housing is committed to identifying and focusing community attention and resources on the housing needs of Westmoreland County in an effort to enhance the County's ability

to address unmet needs. The Coalition plays a significant role in the implementation of the Five-Year Consolidated Plan and each Annual Action Plan.

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

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

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

In order to coordinate housing and supportive service efforts for County residents, the County will continue to work with public and private organizations in 2020 by providing the following services:

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

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

Program Specific Requirements

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

Introduction:

There was \$71,862.79 in Program Income received and allocated in the 2021 Plan; these funds are listed in the Expected Resources screen, AP-15.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	92%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

- The County has available \$73,941.09 in program income that has been allocated in the FY2021 projects. The County does not anticipate receiving any additional program income for its HOME programs during FY 2021.

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

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

The HOME recapture provisions are established at §92.253(a)(5)(ii) and permit the original homebuyer to sell the property to any willing buyer during the period of affordability while the County is able to recapture a portion of the HOME-assistance provided to the original homebuyer. The County will only recapture direct HOME Subsidy from the original buyer.

Direct HOME subsidy is defined as the amount of HOME assistance, including any program income, which enabled the homebuyer to buy the unit. The direct subsidy includes down payment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer.

In addition, direct subsidy includes any assistance that reduced the purchase price from fair market value to an affordable price. If HOME funds are used for the cost of developing a property and the unit is sold below fair market value the difference between the fair market value and the purchase price is considered to be directly attributable to the HOME subsidy.

The County has chosen to recapture a portion of the net proceeds should the property sell during the period of affordability. Net proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs. Under no circumstances will the County recapture more than is available from the net proceeds of the sale. Further, under no circumstances will the County recapture more than was provided in direct subsidy to the buyer.

The County will not utilize recapture provisions when a project receives only a development subsidy and is sold at fair market value, because there is no direct HOME subsidy to recapture from the homebuyer.

The form of recapture to be used by the County shall be based on pro-rata reduction during the affordability period and is tied to the length of time the homebuyer has occupied the home in relation to the period of affordability.

For example, if the property were to sell in year 1 of the affordability period, and the affordability period was 5 years, then the County would recapture 100% of the direct subsidy from the net proceeds of the sale. If the property were sold in year 2, the County would recapture 80% of the direct subsidy from the

net proceeds of the sale. If the property were sold in year 3, the County would recapture 60% of direct subsidy from the net proceeds of the sale and so on. After year 5, the full amount of the direct subsidy would be forgiven by the County and any sale by the homeowner would result in the homeowner retaining 100% of the sale proceeds.

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

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

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

Not applicable – Westmoreland County does not intend to use HOME funds in FY 2021 for this purpose.

Emergency Solutions Grant (ESG)

Reference 91.220(l)(4)

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

In FY 2021, the Department of Planning and Development, in coordination with various homeless service providers, will continue its work to enhance coordination and update the written standards for providing ESG assistance in Westmoreland County. This will include the review of current procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance or rapid re-housing assistance. The County will work with the above-mentioned entities to coordinate these standards in compliance with 576.400(e)(1) and (e)(3).

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

The governance of Westmoreland County's Coordinated Entry system is provided by the PA 601 CoC, which has established the procedures and protocols expected of each county operating therein. Westmoreland County has adopted and enacted these HUD-reviewed procedures. One such requirement is that each county identify a General Assessment Center (GAC) that will assess the general public and oversee local (county) implementation. Each county must also identify a Domestic Violence Assessment Center (DVAC) that will assess any household fleeing or attempting to flee a domestic violence situation. Each county is also able to utilize auxiliary sites to increase opportunities for access and assessment.

In Westmoreland County, Westmoreland Community Action has been identified as the GAC and Blackburn Center as the DVAC. Welcome Home, Westmoreland County Housing Authority, and Union Mission are serving as auxiliary sites. Each agency will assist callers with completing the assessment to be placed on the Coordinated Entry Master List and to make referrals for emergency housing solutions or other needed referrals. Continued engagement will be handled by each respective assessment agency via updates and status changes to the Master List.

Programs receiving CoC or ESG funds for permanent housing solutions will fill vacancies in these programs by accessing the waiting list and accepting the next appropriate, highest scoring household into the program.

Through governance from the PA 601 CoC Board and Westmoreland Community Action, Westmoreland County will continue to enforce and comply with all currently established policies and any future HUD-reviewed/Board-approved policies related to Coordinated Entry within the Continuum of Care.

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

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

Each ESG application is reviewed by staff members from the Department to determine eligibility include the applicant's ability to provide matching funds at 100% through other funding sources. The review process includes an evaluation of the number of persons or families to be assisted through the activity as well as an overview of the applicant's previous accomplishments through its various projects and

programs offered throughout the County. Applications are also awarded based on existing need and demand for programs and services within the County. Over the past several years, the County has been able to fund all applications received for ESG funds related to emergency shelter operations

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

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

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

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

5. *Describe performance standards for evaluating ESG.*

The Department of Planning and Development will keep records on the progress toward meeting the goals set forth in each ESG recipients' original application for funding. In addition, the Department will maintain records concerning the statutory and regulatory compliance of each activity.

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