

Washington County

FY 2021 Annual Action Plan

DRAFT

Executive Summary

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

Introduction

Each year, Washington County receives federal grants through the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG), Home Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) Programs. HUD requires the County to prepare an Annual Action Plan (AAP, Plan) to guide the investment of CDBG, HOME and ESG grant funds to address the County's housing, community development and economic development needs. This AAP covers the period from July 1, 2021 to June 30, 2022.

Summarize the objectives and outcomes identified in the Plan

The purpose of the AAP is to guide federal funding investments over the year. The AAP is guided by three overarching goals that are applied according to a community's needs. The 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 those with special needs, and transitioning homeless persons and families into housing.
- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low- and moderate- income residents throughout the Consortium, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
- To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate- income persons to achieve self-sufficiency.

Evaluation of past performance

The most recently prepared CAPER is for fiscal year 2019 and reported on the period from July 1, 2019 through June 30, 2020. During FY 2019, activities undertaken with CDBG funds included disposition, park and recreational facility improvements, sewer improvements, sidewalk improvements, Section 108 loan payment, code enforcement demolition, home rehabilitation, street improvements and central business district revitalization.

The County utilized 94.81% of its CDBG funds for activities that benefited low- and moderate-income persons.

During FY 2019, activities undertaken with HOME funds included the CHDO Homebuyer Assistance Program, the Home Rehabilitation Program and the Countywide Homebuyer Assistance Program (HAP).

During FY 2019, activities undertaken with ESG funds included activities to support homeless prevention, emergency shelters, transitional housing, and case management of homeless and at-risk persons.

Washington County made significant progress in meeting or exceeding goals established in the FY 2015-19 Five-Year CP. Overall, the County was very successful in its accomplishments in FY 2019. Specifically, the CHDO Homebuyer Assistance, expansion of homeownership opportunities, demolition, recreation improvements, and street improvements activities to date have exceeded five year CP goals. These activities are all identified as high priority activities in the CP. The County completed sewer improvements and sidewalk improvement projects in 2019, but did not meet the five year goals. The County also made progress in CP activity goals including expanding homeownership opportunities through rehabilitation, infrastructure improvements, homeless prevention, and improving the housing stock.

Summary of Citizen Participation Process and consultation process

As part of its FY 2020-2024 Consolidated Plan process, the Redevelopment Authority of the County of Washington (RACW) developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, stakeholder meetings, in-person interviews, and telephone interviews. Typically, the RACW reaches out to key stakeholders to follow up annually on the changing needs. However, during the COVID-19 pandemic, stakeholder outreach and coordination were difficult to achieve. The RACW did reach out to stakeholders via its application process to determine the needs and funding requests for the FY2021. The RACW also reached out to the Housing Authority to discuss its capital needs for the 2021 year, as well as the Department of Human Services to identify homeless needs.

In addition, two virtual public hearings were held December 10, 2020 and April 21, 2021 to solicit public feedback. These hearings were advertised in the *Mon Valley Independent* and *Observer Reporter*.

Summary of public comments

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

Summary

See above.

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	Redevelopment Authority of the County of Washington	Department of Community Development
CDBG Administrator	Redevelopment Authority of the County of Washington	Department of Community Development
HOME Administrator	Redevelopment Authority of the County of Washington	Department of Community Development
ESG Administrator	Washington County Department of Human Services	

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

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

1. Introduction

As part of its FY 2020-2024 Consolidated Plan process, the Redevelopment Authority of the County of Washington (RACW) developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, stakeholder meetings, in-person interviews, and telephone interviews. Typically, the RACW reaches out to key stakeholders to follow up annually on the changing needs. However, during the COVID-19 pandemic, stakeholder outreach and coordination were difficult to achieve. The RACW did reach out to stakeholders via its application process to determine the needs and funding requests for the FY2021. The RACW also reached out to the Housing Authority to discuss its capital needs for the 2021 year, as well as the Department of Human Services to identify homeless needs.

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))

During the preparation of the County’s Consolidated Plan in early 2020, Washington County actively consulted with a variety of non-profits, social service providers, community residents, and governmental agencies to determine the needs of the County and better allocate entitlement resources. During the course of 2020 when RACW was determining the best use for its supplemental CDBG-CV and ESG-CV funds, it coordinated with the Department of Human Services as well as local groups that serve seniors to determine unmet needs.

The Washington County Housing Authority (WCHA) has held virtual meetings with the Local Housing Option Team (LHOT) and Freedom Transit to ensure coordination of services for public housing residents. The WCHA also lets the LHOT know of any openings in Public Housing. During COVID-19, WCHA permits exception to the no-visitation policy for medical and other service workers to continually provide needed services to high-rise elderly.

In addition, two virtual public hearings were held December 10, 2020 and April 21, 2021 to solicit public feedback. These hearings were advertised in the *Mon Valley Independent* and *Observer Reporter*.

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

Washington County participates in the Western PA Balance of State Continuum of Care. The County is one of 11 counties that comprise the Southwest PA Regional Homeless Advisory Board. As part of the Consolidated Plan planning process, the RACW, which is the lead agency for the preparation of the Consolidated Plan, consulted with the Washington County Department of Human Services (DHS), which

is the County’s homeless assistance coordinator and representative to the CoC. The DHS administers the County’s Emergency Solutions Grant (ESG) Program funds and determines the best use of the County’s annual ESG funding allocation to address the needs of the County’s homeless population and persons at risk of homelessness.

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

As noted above, Washington County relies on its Department of Human Services (DHS), which represents the County on the CoC, for recommendations on how to allocate its annual allotment of ESG funds. The performance standards for activities funded under the Washington County ESG Program were developed by the CoC through consultation with Washington County and other local government ESG program recipients. The DHS participates in the PAHMIS, which is the HMIS provider for the Western PA Continuum of Care. The HMIS Governance Charter describes policies and procedures for the administration of HMIS.

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

As part of its FY 2020-2024 Consolidated Plan process, the Redevelopment Authority of the County of Washington (RACW) developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, stakeholder meetings, in-person interviews, and telephone interviews. Typically, the RACW reaches out to key stakeholders to follow up annually on the changing needs. However, during the COVID-19 pandemic, stakeholder outreach and coordination were difficult to achieve. The RACW did reach out to stakeholders via its application process to determine the needs and funding requests for the FY2021. The RACW also reached out to the Housing Authority to discuss its capital needs for the 2021 year, as well as the Department of Human Services to identify homeless needs.

1	Agency/Group/Organization	Washington County Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via survey. The goal of the survey was to obtain information on the needs of public housing residents in the County, plus any capital needs of the PHA.
2	Agency/Group/Organization	Redevelopment Authority of Washington County
	Agency/Group/Organization Type	Government
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via multiple virtual interviews. The goal of the interviews was to obtain information on the affordable housing needs of the County.
3	Agency/Group/Organization	WASHINGTON COUNTY DEPARTMENT OF HUMAN SERVICES
	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 Service-Fair Housing Services - Victims Other government - County
	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

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>This agency was consulted via survey. The goal of the survey was to obtain information on the affordable and accessible housing needs of the County as well as housing needs for those in crisis.</p>
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Table 2 – Agencies, groups, organizations who participated

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

Housing developers were not directly targeted for outreach during the development of the Annual Plan. Feedback and needs identified during the five year Consolidated Plan outreach were deemed still applicable and appropriate by the County and were incorporated in this Action Plan.

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	Western PA Continuum of Care	Continuum of Care goals regarding preventing and reducing homelessness overlap with Strategic Plan goals to address the needs of homeless persons through providing Emergency Solutions Grants Program funds to agencies that provide emergency shelter and transitional housing for the homeless.

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 revised its Citizen Participation Plan to allow for virtual public meetings during public health emergencies. The County is continuing to follow local, state and federal recommendations to limit public gatherings during the COVID-19 public health emergency. As such, the County 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 made for persons with disabilities and LEP persons. Documents for public review will be shared via the County’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	Public Hearing	Non-targeted/broad community	No persons commented or attended hearing.	N/A	N/A	
2	Newspaper Ad	Non-targeted/broad community	No persons commented or attended hearing.	N/A	N/A	
3	Newspaper Ad	Non-targeted/broad community	No persons commented or attended hearing.	N/A	N/A	
4	Public Hearing	Non-targeted/broad community	No persons commented or attended hearing.	N/A	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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 Demolition Economic Development Housing Public Facilities & Improvements Public Services	\$3,543,967	\$30,000	\$0	\$3,573,967	\$10,469,763	Funds for housing and non-housing community development needs. Remainder available is approximately three times annual allocation.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Rental new construction Rental rehabilitation New construction for ownership	\$580,725	\$0	\$0	\$580,725	\$1,698,313	Funds for housing development. Remainder available is approximately three times annual allocation.
ESG	Public-federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$305,020	\$0	\$0	\$305,020	\$888,811	Funds for homeless and at risk of homelessness activities. Remainder available is approximately three times annual allocation

Table 5 - Expected Resources – Priority Table

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

Washington County will continue to partner with other public agencies and non-profit organizations, when feasible, to leverage resources and maximize outcomes in housing and community development. Leveraged resources include, but are not limited to, Continuum of Care dollars, Washington County Homeless Assistance Program dollars, Washington County Department of Human Services dollars, Housing Authority resources, Mental Health, Drug and Alcohol services, LIHTC, and Act 137 (Affordable Housing Trust Fund) dollars. The HOME program requirement of 25% match for every dollar in program funds will be met by utilizing eligible match funds for housing activities. Match may include non-Federal cash contributions and below-market interest rate loans to the project. Developer equity from a LIHTC deal will not be counted as match. Act 137-funded projects may be used as match to the HOME program. The Department of Human Services will be responsible for collecting and documenting ESG matching requirements.

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

Washington County has an active land bank with seven municipalities participating. Parcels acquired by the land bank can be used to address needs identified in the Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Street Improvements	2020	2024	Non-Housing Community Development		Improve Public Infrastructure	CDBG: \$700,050	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 567 Persons Assisted
2	Sidewalk Improvements	2020	2024	Non-Housing Community Development		Improve Public Infrastructure	CDBG: \$150,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted Other: 14 Other
3	Water/Sewer Improvements	2020	2024	Non-Housing Community Development		Improve Public Infrastructure	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6276 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Improve Public Facilities	2020	2024	Non-Housing Community Development		Improve Public Facilities	CDBG: \$147,600	Other: 2 Other
5	Improve Recreation Opportunities	2020	2024	Non-Housing Community Development		Improve Recreation	CDBG: \$316,400	Other: 4 Other
6	Fire Station/Equipment Improvements	2020	2024	Non-Housing Community Development		Fire Station/Equipment Improvements	CDBG: \$80,000	Other: 1 Other
7	Demolish Dilapidated Structures	2020	2024	Non-Housing Community Development		Eliminate Slum/Blighting Influences	CDBG: \$363,400	Buildings Demolished: 37 Buildings
8	Rehabilitate Existing Housing Stock	2020	2024	Affordable Housing		Increase Access to/Quality of Affordable Housing	CDBG: \$651,000 HOME: \$150,000	Homeowner Housing Rehabilitated: 24 Household Housing Unit
9	Improve Infrastructure Central Business Districts	2020	2024	Non-Housing Community Development		Improve Public Infrastructure	CDBG: \$205,300	Other: 1 Other
10	Section 108 Loan Repayment	2020	2024	Non-Housing Community Development		Section 108 Loan Repayment	CDBG: \$396,591	Other: 1 Other
11	Increase Homeownership	2020	2024	Affordable Housing		Increase Access to/Quality of Affordable Housing	HOME: \$372,653	Direct Financial Assistance to Homebuyers: 6 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Provide Homeless Housing and Services (ESG)	2020	2024	Homeless		Provide Homeless Housing and Services	ESG: \$305,020	
13	Planning/Administration	2020	2024	Admin		Planning/Administration	CDBG: \$714,000 HOME: \$58,072	Other: 3 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Street Improvements
	Goal Description	Reconstruction of streets in CDBG-eligible areas of Washington County, including streetscaping amenities such as street lighting, tree planting, and curb cut improvements, particularly in the Central Business Districts.
2	Goal Name	Sidewalk Improvements
	Goal Description	Installation/reconstruction of sidewalks to be brought into compliance with ADA standards in CDBG-eligible areas of Washington County.
3	Goal Name	Water/Sewer Improvements
	Goal Description	The County will use CDBG funds to make improvements to water and sewer infrastructure communities throughout the County.
4	Goal Name	Improve Public Facilities
	Goal Description	Public facility improvements to provide adequate space for the provision of services and address public safety concerns, including removal of architectural barriers.
5	Goal Name	Improve Recreation Opportunities
	Goal Description	Upgrades to existing recreation amenities and creation of new opportunities.

6	Goal Name	Fire Station/Equipment Improvements
	Goal Description	Ensuring the County's fire departments have safe and up to date equipment and facilities.
7	Goal Name	Demolish Dilapidated Structures
	Goal Description	The County of Washington seeks to improve the sustainability of suitable living environments through the acquisition and demolition of abandoned buildings.
8	Goal Name	Rehabilitate Existing Housing Stock
	Goal Description	The County of Washington seeks to improve the sustainability of suitable living environments through the acquisition and rehabilitation of abandoned buildings as well as providing owner-occupied housing rehabilitation.
9	Goal Name	Improve Infrastructure Central Business Districts
	Goal Description	Bond payment for the Central Business District Revitalization Project, which involves public infrastructure improvements, including water, sewer, streets, stormwater drainage, sidewalk and curb cut improvements for ADA accessibility, within the Central Business District.
10	Goal Name	Section 108 Loan Repayment
	Goal Description	Repayment of borrowed Section 108 funds.
11	Goal Name	Increase Homeownership
	Goal Description	The County will provide down payment/closing cost assistance to first-time homebuyers through various programs.
12	Goal Name	Provide Homeless Housing and Services (ESG)
	Goal Description	The County will use ESG funds to address a number of homeless needs, including emergency shelter operations, shelter and assistance for victims of domestic violence, rental and financial assistance for households that are homeless and at-risk of homelessness.

13	Goal Name	Planning/Administration
	Goal Description	Funds to administer and implement CDBG and HOME Programs.

Through its home rehabilitation and homebuyer assistance programs, the County expects to serve up to 2 low-income households per year: 5 ELI, 5 LI and 15 MI.

Projects

AP-35 Projects – 91.220(d)

Introduction

The County will fund a variety of public infrastructure and housing projects during the 2021 program year.

Projects

#	Project Name
1	Bentleyville Sidewalk Reconstruction
2	California Recreation Improvements
3	Canonsburgh Street Reconstruction
4	Cecil Township Demolition
5	Chartiers Township Demolition
6	Donora Public Facility Improvements
7	Donora Street Reconstruction
8	East Finley Street Reconstruction
9	Elco Storm Sewer Improvements
10	Ellsworth Street and Sidewalk Improvements
11	Fallowfield Demolition
12	Finleyville Sidewalk Improvements
13	Houston Sidewalk Improvements
14	Jefferson Street Reconstruction
15	Marianna Public Facility Improvements
16	McDonald Recreation Improvements
17	Monongahela Street Reconstruction
18	Monongahela Recreation Improvements
19	Monongahela Fire Station Improvements
20	New Eagle Sewer Improvements

#	Project Name
21	North Franklin Demolition
22	Speers Recreation Improvements
23	Washington Central Business District Revitalization
24	Washington Demolition
25	West Bethlehem Street Reconstruction
26	Home Rehabilitation Program
27	Planning
28	CDBG Administration
29	Section 108 Loan Repayment
30	CHDO Homebuyer Program
31	HOME Housing Rehabilitation
32	Homebuyer Assistance Program
33	HOME Administration
34	ESG 2021

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 living environment, and expanded economic opportunities. Eligible activities include community facilities and improvements, 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 these 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;
- Focus on low- and moderate-income areas or neighborhoods;
- Coordination and leveraging of resources;

- Response to expressed needs;
- Sustainability and/or long-term impact;
- The ability to measure or demonstrate progress and success.

AP-38 Project Summary

Project Summary Information

1	Project Name	Bentleyville Sidewalk Reconstruction
	Target Area	
	Goals Supported	Sidewalk Improvements
	Needs Addressed	Improve Public Infrastructure
	Funding	CDBG: \$50,000
	Description	Reconstruction of sidewalks in Bentleyville Borough.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,500 persons will benefit from improved access to sidewalks in the Borough.
	Location Description	Main Street from Washington Street to Johnston Road in Bentleyville Borough.
	Planned Activities	Sidewalk reconstruction Matrix Code 03L
2	Project Name	California Recreation Improvements
	Target Area	
	Goals Supported	Improve Recreation Opportunities
	Needs Addressed	Improve Recreation
	Funding	CDBG: \$106,400
	Description	This project involves the installation of various park improvements at Liberty Circle in California Borough.

	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 4,067 persons will benefit from improved recreation opportunities in Liberty Circle.
	Location Description	
	Planned Activities	Recreation Improvements Matrix Code 03F
3	Project Name	Canonsburg Street Reconstruction
	Target Area	
	Goals Supported	Street Improvements
	Needs Addressed	Improve Public Infrastructure
	Funding	CDBG: \$308,000
	Description	Reconstruction of streets in Canonsburg Borough.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	201 persons will benefit from proposed street reconstruction activities.
	Location Description	
	Planned Activities	Street Reconstruction Matrix Code 03K
4	Project Name	Cecil Township Demolition
	Target Area	
	Goals Supported	Demolish Dilapidated Structures
	Needs Addressed	Eliminate Slum/Blighting Influences

	Funding	CDBG: \$82,200
	Description	Clearance, demolition, and removal of slum and blighted properties to be undertaken by the County.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 structures will be demolished.
	Location Description	Scattered Site Cecil Township
	Planned Activities	Clearance, demolition, and removal of slum and blighted properties to be undertaken by the County Matrix Code 04
5	Project Name	Chartiers Township Demolition
	Target Area	
	Goals Supported	Demolish Dilapidated Structures
	Needs Addressed	Eliminate Slum/Blighting Influences
	Funding	CDBG: \$30,000
	Description	Clearance, demolition, and removal of slum and blighted properties to be undertaken by the County.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	A minimum of five structures will be demolished.
	Location Description	Scattered site Chartiers Township

	Planned Activities	Demolition, and environmental remediation if necessary, of blighted structures throughout the township that have been condemned under the township's code enforcement ordinance. Matrix Code 04
6	Project Name	Donora Public Facility Improvements
	Target Area	
	Goals Supported	Improve Public Facilities
	Needs Addressed	Improve Public Facilities
	Funding	CDBG: \$97,600
	Description	Improve handicapped accessibility by modifying portions of the Borough building.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 4,590 persons will benefit from improved access to the Borough building.
	Location Description	
	Planned Activities	ADA improvements to the Borough building Matrix Code 03Z
7	Project Name	Donora Street Reconstruction
	Target Area	
	Goals Supported	Street Improvements
	Needs Addressed	Improve Public Infrastructure
	Funding	CDBG: \$68,200
	Description	Reconstruction of streets in Donora Borough.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	147 persons will benefit from the proposed street reconstruction activities.
	Location Description	
	Planned Activities	Street reconstruction Matrix Code 03K
8	Project Name	East Finley Street Reconstruction
	Target Area	
	Goals Supported	Street Improvements
	Needs Addressed	Improve Public Infrastructure
	Funding	CDBG: \$50,000
	Description	Reconstruction of streets in East Finley Township.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Five persons will benefit from proposed street reconstruction activities.
	Location Description	
	Planned Activities	Street reconstruction Matrix Code 03K
9	Project Name	Elco Storm Sewer Improvements
	Target Area	
	Goals Supported	Water/Sewer Improvements
	Needs Addressed	Improve Public Infrastructure
	Funding	CDBG: \$50,000

	Description	Storm/Sanitary sewer improvements in Elco Borough.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Six persons will benefit from proposed sewer improvements.
	Location Description	
	Planned Activities	Storm Sewer improvements Matrix Code 03J
10	Project Name	Ellsworth Street and Sidewalk Improvements
	Target Area	
	Goals Supported	Street Improvements
	Needs Addressed	Improve Public Infrastructure
	Funding	CDBG: \$50,000
	Description	Street reconstruction, sidewalk replacement and related improvements to Cedar Street in Ellsworth Borough.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	27 persons will benefit from proposed street and sidewalk improvements in Ellsworth Borough.
	Location Description	
	Planned Activities	Street reconstruction, sidewalk replacement and related improvements Matrix Code 03K
11	Project Name	Fallowfield Demolition
	Target Area	
	Goals Supported	Demolish Dilapidated Structures

	Needs Addressed	Eliminate Slum/Blighting Influences
	Funding	CDBG: \$60,000
	Description	Clearance, demolition, and removal of slum and blighted properties to be undertaken by the County.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	A minimum of three properties will be demolished.
	Location Description	Scattered Site Fallowfield Township
	Planned Activities	Clearance, demolition, and removal of slum and blighted properties to be undertaken by the County. Matrix Code 04
12	Project Name	Finleyville Sidewalk Improvements
	Target Area	
	Goals Supported	Sidewalk Improvements
	Needs Addressed	Improve Public Infrastructure
	Funding	CDBG: \$50,000
	Description	Installation/reconstruction of sidewalks to be brought into compliance with ADA standards
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	435 persons will benefit from proposed sidewalk improvements in Finleyville
	Location Description	
	Planned Activities	Sidewalk Improvements Matrix Code 03L

13	Project Name	Houston Sidewalk Improvements
	Target Area	
	Goals Supported	Sidewalk Improvements
	Needs Addressed	Improve Public Infrastructure
	Funding	CDBG: \$50,000
	Description	Installation/reconstruction of sidewalks to be brought into compliance with ADA standards.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 246 persons will benefit from proposed sidewalk improvements.
	Location Description	
	Planned Activities	Sidewalk Improvements Matrix Code 03L
14	Project Name	Jefferson Street Reconstruction
	Target Area	
	Goals Supported	Street Improvements
	Needs Addressed	Improve Public Infrastructure
	Funding	CDBG: \$50,000
	Description	Reconstruction of streets in Jefferson Township
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	38 persons will benefit from the proposed street reconstruction activities

	Location Description	
	Planned Activities	Street Reconstruction Matrix Code 03K
15	Project Name	Marianna Public Facility Improvements
	Target Area	
	Goals Supported	Improve Public Facilities
	Needs Addressed	Improve Public Facilities
	Funding	CDBG: \$50,000
	Description	Improve handicapped accessibility by modifying portions of the Township building.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,185 persons will benefit from the proposed improvements.
	Location Description	
	Planned Activities	ADA Improvements to Township Building Matrix Code 03Z
	16	Project Name
Target Area		
Goals Supported		Improve Recreation Opportunities
Needs Addressed		Improve Recreation
Funding		CDBG: \$100,000
Description		ADA Improvements at Heritage Park in McDonald Borough.
Target Date		6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,605 persons will benefit from the proposed activity.
	Location Description	
	Planned Activities	ADA Improvements to Heritage Park Matrix Code 03F
17	Project Name	Monongahela Street Reconstruction
	Target Area	
	Goals Supported	Street Improvements
	Needs Addressed	Improve Public Infrastructure
	Funding	CDBG: \$123,850
	Description	Reconstruction of streets in the City of Monongahela
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 138 persons will benefit from the proposed activity.
	Location Description	
	Planned Activities	Street Reconstruction Matrix Code 03K
18	Project Name	Monongahela Recreation Improvements
	Target Area	
	Goals Supported	Improve Recreation Opportunities
	Needs Addressed	Improve Recreation
	Funding	CDBG: \$60,000

	Description	Improvements to Mounds Park in the City of Monongahela
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	4,320 persons will benefit from proposed activities in Mounds Park
	Location Description	
	Planned Activities	Recreation Improvements Matrix Code 03F
19	Project Name	Monongahela Fire Station Improvements
	Target Area	
	Goals Supported	Fire Station/Equipment Improvements
	Needs Addressed	Fire Station/Equipment Improvements
	Funding	CDBG: \$80,000
	Description	Improvements to the City of Monongahela Fire Station.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	4230 persons will benefit from proposed activities.
	Location Description	
	Planned Activities	Fire Station Improvements Matrix Code 03O
20	Project Name	New Eagle Sewer Improvements
	Target Area	
	Goals Supported	Water/Sewer Improvements

	Needs Addressed	Improve Public Infrastructure
	Funding	CDBG: \$50,000
	Description	This project will involve the replacements of a failing area of storm sewer system on Route 88 in New Eagle Borough between Hemlock St and Elm St.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 6270 persons will benefit from the proposed activities.
	Location Description	Route 88 in New Eagle Borough between Hemlock St and Elm St
	Planned Activities	This project will involve the replacements of a failing area of storm sewer system on Route 88 in New Eagle Borough between Hemlock St and Elm St.
21	Project Name	North Franklin Demolition
	Target Area	
	Goals Supported	Demolish Dilapidated Structures
	Needs Addressed	Eliminate Slum/Blighting Influences
	Funding	CDBG: \$50,000
	Description	Clearance, demolition, and removal of slum and blighted properties to be undertaken by the County.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Four properties will be demolished as a result of the proposed demolition.
	Location Description	Scattered Site North Franklin Township

	Planned Activities	Clearance, demolition, and removal of slum and blighted properties to be undertaken by the County.
22	Project Name	Speers Recreation Improvements
	Target Area	
	Goals Supported	Improve Recreation Opportunities
	Needs Addressed	Improve Recreation
	Funding	CDBG: \$50,000
	Description	Project involves improvements to the Speers community park to bring into compliance with ADA standards.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 4,365 persons will benefit from the proposed activities.
	Location Description	
	Planned Activities	Recreation Improvements Matrix Code 03F
23	Project Name	Washington Central Business District Revitalization
	Target Area	
	Goals Supported	Improve Infrastructure Central Business Districts
	Needs Addressed	Improve Public Infrastructure
	Funding	CDBG: \$205,300
	Description	Bond repayment for improvements made to the City of Washington Central Business District.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	11,995 persons in the City of Washington will benefit from the proposed activity.
	Location Description	City of Washington
	Planned Activities	Bond payment for the Central Business District Revitalization Project, which involved public infrastructure improvements, including water, sewer, streets, stormwater drainage, sidewalk and curb cut improvements for ADA accessibility, within the Central Business District
24	Project Name	Washington Demolition
	Target Area	
	Goals Supported	Demolish Dilapidated Structures
	Needs Addressed	Eliminate Slum/Blighting Influences
	Funding	CDBG: \$141,200
	Description	Clearance, demolition, and removal of slum and blighted properties to be undertaken by the County.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	11,995 persons in the City of Washington will benefit from proposed activities.
	Location Description	
	Planned Activities	Scattered Site City of Washington
25	Project Name	West Bethlehem Street Reconstruction
	Target Area	
	Goals Supported	Street Improvements

	Needs Addressed	Improve Public Infrastructure
	Funding	CDBG: \$50,000
	Description	Reconstruction and related improvements on 2nd and 4th Streets in West Bethlehem Township.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	11 persons will benefit from the proposed activities.
	Location Description	
	Planned Activities	Street Reconstruction Matrix Code 03K
26	Project Name	Home Rehabilitation Program
	Target Area	
	Goals Supported	Rehabilitate Existing Housing Stock
	Needs Addressed	Increase Access to/Quality of Affordable Housing
	Funding	CDBG: \$651,000
	Description	Assistance provided to homeowners to make repairs to the home; funds will be prioritized to the elderly and those needing accessibility modifications.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 18 households will benefit from the proposed rehabilitation activities.
	Location Description	Rehabilitation activities will take place Countywide, though funding is reserved for Canonsburg, Charleroi, Chartiers, Donora, Monongahela, and the City of Washington.
	Planned Activities	Housing Rehabilitation and Delivery Matrix Codes 14A and 14H

27	Project Name	Planning
	Target Area	
	Goals Supported	Planning/Administration
	Needs Addressed	Planning/Administration
	Funding	CDBG: \$40,000
	Description	Funds reserved to assist with County planning documents.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Planning Activities Matrix Cod 20
28	Project Name	CDBG Administration
	Target Area	
	Goals Supported	Planning/Administration
	Needs Addressed	Planning/Administration
	Funding	CDBG: \$674,000
	Description	Funds will be used for the administration of CDBG Program in accordance with all federal regulations.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	General Program Administration Matrix Code 21A
29	Project Name	Section 108 Loan Repayment
	Target Area	
	Goals Supported	Section 108 Loan Repayment
	Needs Addressed	Section 108 Loan Repayment
	Funding	CDBG: \$396,592
	Description	Planned repayment of Section 108 Loan
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Planned repayment of Section 108 Loan Matrix Code 19F
	30	Project Name
Target Area		
Goals Supported		Increase Homeownership
Needs Addressed		Increase Access to/Quality of Affordable Housing
Funding		HOME: \$87,109
Description		The County will provide down payment/closing cost assistance to first-time homebuyers.
Target Date		12/31/2022

	Estimate the number and type of families that will benefit from the proposed activities	Two households will benefit from the proposed activities.
	Location Description	
	Planned Activities	The County will provide down payment/closing cost assistance to first-time homebuyers.
31	Project Name	HOME Housing Rehabilitation
	Target Area	
	Goals Supported	Rehabilitate Existing Housing Stock
	Needs Addressed	Increase Access to/Quality of Affordable Housing
	Funding	HOME: \$150,000
	Description	The County will rehabilitate approximately 6 housing units.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Six households will benefit from the proposed activities.
	Location Description	County-wide.
	Planned Activities	
32	Project Name	Homebuyer Assistance Program
	Target Area	
	Goals Supported	Increase Homeownership
	Needs Addressed	Increase Access to/Quality of Affordable Housing
	Funding	HOME: \$285,544

	Description	The County will provide down payment/closing cost assistance to first-time homebuyers.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Six households will benefit from the proposed activities.
	Location Description	Countywide
	Planned Activities	The County will provide down payment/closing cost assistance to first-time homebuyers.
33	Project Name	HOME Administration
	Target Area	
	Goals Supported	Planning/Administration
	Needs Addressed	Planning/Administration
	Funding	HOME: \$58,072
	Description	The administration of HOME funds to support the development of decent, safe, affordable housing.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The administration of HOME funds to support the development of decent, safe, affordable housing.
34	Project Name	ESG 2021
	Target Area	
	Goals Supported	Provide Homeless Housing and Services (ESG)

Needs Addressed	Provide Homeless Housing and Services
Funding	ESG: \$305,020
Description	ESG dollars will be used for Emergency Shelter, Rapid Rehousing and Homeless Prevention activities.
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	The County will subgrant ESG dollars for the following activities: Emergency Shelter Operations Homeless Prevention Rapid Rehousing Administration

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

Geographic Distribution

Target Area	Percentage of Funds
CDBG Eligible	100%

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

CDBG and HOME funds are intended to provide low- and moderate-income households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. The County does not target geographic areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	31
Special-Needs	
Total	31

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	0
Rehab of Existing Units	25
Acquisition of Existing Units	6
Total	31

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

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The Washington County Housing Authority owns and manages 909 units of public housing for both seniors and families and manages an additional 117 elderly units in the County. In addition, the Housing Authority manages 896 active Housing Choice Vouchers throughout the County.

The Washington County Housing Authority has made no changes to the waiting list preferences and there are none planned for the upcoming year. Current preferences are:

- Involuntarily displaced veteran or Active Duty
- Veteran Household including survivor threshold
- Domestic Violence Victim
- Elderly and/or Disabled
- Washington County Resident
- Near Elderly

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

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

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

WCHA Capital Fund projects for 2020 and 2021 include Elevator Replacement at California Manor and California Apartments, Replacing the Oversized Hot Water Tank at Riverview Apartments, and Remodeling Bathrooms at Lincoln Terrace.

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

WCHA has an authority-wide advisory council through which WCHA residents have involvement/input in WCHA's management operations and modernization needs via a resident member on the advisory council board. Over the next five years, WCHA will continue to include a resident board member on the advisory council. The WCHA does not have a plan to introduce a Public Housing Homeownership Program.

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

The PHA is not designated troubled.

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

Introduction

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

Washington County is a member of the Western PA Continuum of Care (CoC). Each January, the CoC conducts a Point-in-Time (PIT) count of the County's sheltered and unsheltered homeless to ascertain the number and characteristics of the homeless population and to assess their needs. During this time, providers that identify street homeless work to provide service and rapid placement into an emergency shelter or permanent housing situation.

The Coordinated Entry System uses a streamlined assessment tool to identify the needs of homeless persons in the County and makes appropriate referrals to best serve those needs. While the County will not use ESG dollars for street outreach efforts, dollars will be used for rapid rehousing and homeless prevention activities

During FY 20 the County allocated funds to provide hotel/motel vouchers to unsheltered individuals and families. During the onset of COVID-19, there were restrictions placed on new admissions into some area shelters to prevent the spread of the virus. During this time the Washington County Department of Human Services partnered with Blueprints to provide Hotel/Motel stays to unsheltered individuals or families. While in the hotel, Blueprints provided case management service to assist in locating affordable housing, job training and access to mainstream services. WCDHS will continue to identify unsheltered populations and provide hotel/motel services. Although the shelters have reopened, they remain at capacity or there have been instances where they need to restrict new admissions to quell the spread of the virus, when this occurs referrals are made the County or directly to the current provider, Connect, Inc. for placement in a local hotel.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Coordinated Entry, Point in Time and Systems Performance Measures demonstrate the emergency shelter and transitional housing needs of homeless persons in the County. ESG dollars will be used to assist with operations of two emergency shelters and a transitional housing facility in the County.

Washington County will address the needs of homeless persons in need of emergency shelter by providing services through the county organizations that provide services to assist while the individuals are in emergency shelters. The County will continue to fund Connect, Inc. and Domestic Violence Services of Southwestern PA.

The largest provider of emergency shelter does not receive funding through the County and there are no funded transitional programs.

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

As the Washington County homelessness response system's "Front Door", the One By One Coordinated Entry System streamlines access and referral to the other components of the system to shorten the amount of time and number of referrals standing between homeless households and housing assistance.

According to the 2017 Western PA Continuum of Care Strategic Plan to Reduce and End Homelessness, providers agreed that the solution to homelessness is a collaborative response to creating new housing opportunities while increasing economic opportunities to foster stability. Rapid Rehousing (RRH) is the newest housing model that provides move-in financial assistance, short-term rental assistance, and case management services to help homeless consumers find rental housing and work with case managers to stabilize in their new homes. Permanent Supportive Housing (PSH) similarly provides rental assistance and case management but for the most vulnerable, chronic homeless persons. Assistance, however, is not time-limited and high-need consumers can permanently remain in PSH units if they choose. Along with emergency shelter and transitional housing, RRH and PSH rounded out a suite of housing and service options to address housing crisis and instability for consumers of all needs.

The strategic plan outlines four larger subject areas including housing, homeless systems collaboration, economic opportunity and stability, and data to significantly advance the CoC's vision to prevent and end homelessness for all in the region by 2021. Goals include:

- Reduce all homelessness by 50%.
- End chronic homelessness (achieve/maintain functional zero).
- End Veterans homelessness (achieve/maintain functional zero).
- Reduce homelessness among families with children by 50% (households), achieve/maintain functional zero for unsheltered families with children & reduce the number of families with children in transitional housing by at least 50%.
- Reduce homelessness among unaccompanied youth experiencing homelessness by 50%.
- Set a path to end all forms of homelessness: families with children, youth, couples, singles, people with disabilities including addiction, and those fleeing domestic violence.

Blueprints will utilize ESG dollars for rapid rehousing assistance, up to three months of rental and utility assistance to help homeless households achieve stability in housing. Washington County will provide program support to assist chronically homeless individuals and families by targeting funds to provide prevention and rapid rehousing assistance to families, youth and individuals. By targeting these funds persons in shelters the length of time these individuals and families will be reduced. By providing

supportive services to rapid rehousing, it is expected that permanent housing retention will be improved.

The One by One Continuum of Care during this most current cycle has not added any new permanent housing beds. Locally in Washington County a partnership with the Washington County Housing Authority has added Fostering Youth to Independence Vouchers. The Housing Authority has requested a total of six vouchers and three are in the process of receiving the vouchers.

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.

Washington County has a number of services to assist low income individuals and families avoid becoming homeless, including rental and utility assistance provided by Blueprints. However, stakeholders note the need for additional homeless prevention resources. Providers will be working toward the goal of enabling people at greatest risk of homelessness to maintain permanent housing through targeted prevention and diversion activities. When homelessness cannot be avoided, providers will connect people with appropriate resources to stabilize them in housing as quickly and effectively as possible.

The One by One 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. Blueprints will use ESG dollars to provide rental and utility assistance to prevent instances of homelessness or to help a family remain stably housed.

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

Introduction:

The County updated its Analysis of Impediments to Fair Housing Choice in 2020.

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

The Authority utilizes the HUD required Fair Market Rent by zip code that permits lower income Section 8 residents to live in high rent areas. The Housing Authority actively encourages participants in the HCV program to locate in higher income and higher opportunity areas. Public Housing efforts are to permit higher income residents to continue to live in Public Housing by paying a Flat Rent instead of an income-based rent, thereby providing less low-income concentrated Public Housing Communities.

DRAFT

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

Washington County will continue to address the obstacles to meeting underserved needs through ongoing programs, including the infrastructure, community development, and housing needs throughout the county.

Utilizing supplemental CDBG CV funds, the County plans to provide unmet service needs for seniors and other low-income populations in the County. Services include food and meal delivery services, transportation services, and additional health services.

Actions planned to foster and maintain affordable housing

The County will use CDBG and HOME dollars to preserve existing housing via rehabilitation and homebuyer programs. The County also anticipates using supplemental CDBG CV funds for rent/mortgage/utility assistance to help households impacted by COVID-19.

Actions planned to reduce lead-based paint hazards

In Washington County, the PA Department of Health (PADOH) coordinates efforts prevent, detect and treat children with elevated blood lead levels. To promote safe and healthy housing, PADOH initiated the Lead and Healthy Homes Program in 2013. The purpose of the Lead and Healthy Homes Program is to reduce hospitalizations, injuries, illnesses, or deaths from preventable home health or safety risks. This program aims to address multiple hazards in homes and prevent diseases and/or injuries that result from housing-related hazards by:

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

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

Actions planned to reduce the number of poverty-level families

Washington County, in partnership with non-profit organizations and businesses, can improve the chances for poverty-stricken residents to move up and out of poverty by supporting organizations that offer job training and placement services. In addition, the County can help to reduce the number of residents living in poverty by advocating for increased/enforced public transit options to link low-income residential areas with employment centers. The County will also work with the WCHA to encourage participation in the Family Self Sufficiency Programs offered by the Housing Authority to residents of Public Housing and Housing Choice Voucher holders. In addition, the County and the WCHA partner with Blue Prints in their efforts to lift County households out of poverty by connecting residents with education, budgeting and employment services.

Actions planned to develop institutional structure

With the onset of the COVID-19 pandemic in 2020, Washington County coordinated heavily with its institutional network of public sector, private sector, and non-profit organizations to identify the emergent needs for housing and community development services and coordinate their delivery. In particular, the homeless, low-income persons facing high housing cost arrears, and senior citizens relied on effective delivery of services and assistance.

Although the County feels that the existing institutional structure is sufficient for carrying out activities to address identified community development needs, the County will continue to strengthen its working relationships with human and social service agencies and the Continuum of Care to identify potential resources for meeting the service needs of County residents.

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

The WCHA will continue its virtual meetings with the Local Housing Option Team (LHOT) and with Freedom Transit to ensure service coordination of the needs of public housing residents. The County plans to utilize supplemental CDBG-CV funds to improve the coordination of services to seniors who are practicing social distancing and/or are quarantining as a result of the COVID-19 pandemic.

Program Specific Requirements

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

Introduction:

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	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
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HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows: There are no other forms of investment.
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows: A summary of the County's HOME Recapture policy is included in the Unique Appendix.
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: A summary of the County's HOME Recapture policy is included in the Unique Appendix.
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: The County does not plan to use HOME funds to

refinance existing debt.

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

1. Include written standards for providing ESG assistance (may include as attachment) Written Standards for the ESG Program are included in the Unique Appendix.
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

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

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

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

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

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

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
The Washington County Department of Human Services advertises a Request for funding Proposal (RFP) in the local newspaper to solicit proposals from local agencies for the Emergency Solutions Grant. When the RFP's are received the Washington County Department of Human Services Committee reviews and scores the proposals and determines how the funding is allocated. In the past several years only the current providers of Homeless Services have applied for funds.
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.
Agencies receiving Emergency Solutions Grants from the Washington County Department of Human Services will be required to have a current or past consumer sit on their Board of Directors. If they do not currently have a homeless or formerly homeless person on their board, sub-recipients must submit a plan, detailing the process for consumer input into the design of the program.
5. Describe performance standards for evaluating ESG.
 - a. Reduce the number of homeless individuals and families, as established in the Homeless Point in Time Count, within the BoS ESG Entitlement by 1% each year. This will be measured in HMIS.
 - b. Increase placements into permanent housing for homeless individuals and families from Emergency Shelter and Transitional housing by 5% each year. This will be measured in HMIS enrollment.