



FY 2023 Annual Action Plan

JULY 1, 2023 – JUNE 30, 2024

WASHINGTON COUNTY, PA
REDEVELOPMENT AUTHORITY OF THE COUNTY OF WASHINGTON (RACW)
100 WEST BEAU ST SUITE 603, WASHINGTON, PA 15301

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Executive Summary

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

1. Introduction

Each year, Washington County receives federal grants through the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG), Home Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) Programs. HUD requires the County to prepare an Annual Action Plan (AAP) 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, 2023, to June 30, 2024.

2. 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.

3. Evaluation of past performance

The most recently prepared CAPER is for fiscal year 2021 and reported on the period from July 1, 2021, through June 30, 2022. During FY 2021, activities undertaken with CDBG funds included demolition, home rehabilitation, multi-unit rehabilitation, senior center improvements, park and recreational facility improvements, water/sewer improvements, street improvements, sidewalk improvements, fire stations/equipment, public improvements, and transportation services.

The County utilized 80.97% of its CDBG funds for activities that benefited low- and moderate-income persons.

During FY 2021, activities undertaken with HOME funds included the CHDO Homebuyer Assistance Program, the Home Rehabilitation Program and the Countywide Homebuyer Assistance Program (HAP).

During FY 2021, 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 has made significant progress towards addressing priorities established in the FY 2020-2024 Five-Year CP. Overall, the County was very successful in its accomplishments in these first two years.

4. 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, and stakeholder meetings. The RACW reached out to County municipalities to identify needs and potential eligible projects to meet identified need. Meetings and ongoing relationships with County municipalities are a great way to identify needs in the communities throughout the entire County. The RACW also reached out to the Housing Authority to discuss its capital needs for the 2023 year, as well as the Department of Human Services to identify homeless needs.

In addition, two public hearings were held to solicit feedback. One on December 15, 2022, and one on May 3, 2023. These hearings were advertised in the *Mon Valley Independent and Observer Reporter*.

5. Summary of public comments

No comments were received during the public comment period.

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

No comments were received during the public comment period.

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	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, RACW developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, and stakeholder meetings. The RACW reached out to County municipalities to identify needs and potential eligible projects to meet identified need. Meetings and ongoing relationships with County municipalities are a great way to identify needs in the communities throughout the entire County. The RACW also reached out to the Housing Authority to discuss its capital needs for the 2023 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))

Washington County actively consulted with a variety of municipalities, non-profits, social service providers, community residents, and governmental agencies to determine the needs of the County and better allocate entitlement resources. Outreach efforts included stakeholder meetings, public comment periods, a public display period, public meetings, and published meeting notices.

Two public hearings were held to solicit feedback. One on December 15, 2022, and one on May 3, 2023. 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, RACW developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, and stakeholder meetings. The RACW reached out to County municipalities to identify needs and potential eligible projects to meet identified need. Meetings and ongoing relationships with County municipalities are a great way to identify needs in the communities throughout the entire County. The RACW also reached out to the Housing Authority to discuss its capital needs for the 2023 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 two virtual interviews. The goal of the interviews 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
	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 affordable and accessible housing needs of the County as well as housing needs for those in crisis.
4	Agency/Group/Organization	CONTINUUM OF CARE
	Agency/Group/Organization Type	Services-homeless
	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?	This agency was consulted via virtual interview. The goal of the interview was to obtain information on the housing needs for those in crisis.

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.

County broadband providers did not participate in stakeholder or needs meetings. The County instead consulted PolicyMap data for available broadband providers, availability of coverage and estimates of households with subscriptions to broadband service. This data was used in the development of the five-year Consolidated Plan.

The County Department of Public Safety did not participate in stakeholder or needs meetings. The County does have an All-Hazard Mitigation Plan which is an umbrella plan created to protect life, safety, and property by reducing the potential for future damages and economic losses that result from natural

hazards; speed recovery and redevelopment following future disaster events; and improve community resiliency following a disaster event. The plan includes input from local municipalities and the public. The Count’s All Hazard Mitigation Plan was used in the development of the five-year Consolidated 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?
Western PA Coc Five-Year Strategic Plan to Reduce and End Homelessness	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**

Public Needs Meeting – A public needs meeting was held on December 15, 2022, at 10:00 AM at Courthouse Square, 100 West Beau Street, Suite 603 conference room, Washington, PA 15301 to educate residents and organizations about the HUD programs and obtain input on housing and community development needs.

Public Display Period – A draft of the Annual Plan for FY 2023 was placed on public display for 30 days beginning April 18th through May 17th, 2023.

Public Hearing – The County held a public needs meeting on May 3, 2023, at 10:00 AM at Courthouse Square, 100 West Beau Street, Suite 603 conference room, Washington, PA 15301 to obtain final comments on the proposed Annual Action Plan for FY 2023.

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 – December 15, 2022	Non-targeted/broad community	No persons commented or attended hearing.	N/A	N/A	
2	Public Hearing – May 3, 2023	Non-targeted/broad community	No persons commented or attended hearing.	N/A	N/A	
5	Public Display Period	Non-targeted/broad community	April 18, 2023 – May 17, 2023	N/A	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Washington County receives CDBG, HOME, and ESG funds for public facility and infrastructure improvements, demolition, home rehabilitation, homebuyer assistance programs, central business district revitalization, public services, and homeless services. These funding sources are expected to be available over the next year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				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	\$3,469,934	\$30,000	\$0	\$3,499,934	\$6,939,868	Funds for housing and non-housing community development needs. Remainder available is approximately one times the annual allocation.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Rental new construction Rental rehabilitation New construction for ownership	\$649,025	\$0	\$0	\$649,025	\$649,025	Funds for housing development. Remainder available is approximately one times the 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	\$309,409	\$0	\$0	\$309,409	\$309,409	Funds for homeless and at risk of homelessness activities. Remainder available is approximately one times the annual allocation
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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, Local Share Account funds, 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 nine 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	Countywide	Improve Public Infrastructure	CDBG: \$685,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12,522 Persons Assisted
2	Sidewalk Improvements	2020	2024	Non-Housing Community Development	Countywide	Improve Public Infrastructure	CDBG: \$122,770	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4,020 Persons Assisted
3	Improve Recreation Opportunities	2020	2024	Non-Housing Community Development	Countywide	Improve Recreation	CDBG: \$432,110	Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit: 13,155 persons
4	Fire Station/Equipment Improvements	2020	2024	Non-Housing Community Development	Countywide	Fire Station/Equipment Improvements	CDBG: \$364,550	Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit: 27,790 persons

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Demolish Dilapidated Structures	2020	2024	Non-Housing Community Development	Countywide	Eliminate Slum/Blighting Influences	CDBG: \$543,400	Buildings Demolished: 45 Buildings
6	Rehabilitate Existing Housing Stock	2020	2024	Affordable Housing	Countywide	Increase Access to/Quality of Affordable Housing	CDBG: \$480,000 HOME: \$286,768.75	Homeowner Housing Rehabilitated: 17 Household Housing Units
7	Increase Homeownership	2020	2024	Affordable Housing	Countywide	Increase Access to/Quality of Affordable Housing	HOME: \$297,353.75	Direct Financial Assistance to Homebuyers: 5 households
8	Provide Homeless Housing and Services (ESG)	2020	2024	Homeless	Countywide	Provide Homeless Housing and Services	ESG: \$309,409	Tenant-based rental assistance / Rapid Rehousing: 12 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 270 Beds Homelessness Prevention: 57 Persons Assisted
9	Planning/Administration	2020	2024	Admin	Countywide	Planning/Administration	CDBG: \$699,500 HOME: \$64,902.50	Other: 1 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	Improve Recreation Opportunities
	Goal Description	Upgrades to existing recreation amenities and creation of new opportunities.
4	Goal Name	Fire Station/Equipment Improvements
	Goal Description	Ensuring the County's fire departments have safe and up to date equipment and facilities.
5	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.
6	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.
7	Goal Name	Increase Homeownership
	Goal Description	The County will provide down payment/closing cost assistance to first-time homebuyers through various programs.

8	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.
9	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 22 low-income households per year.

Projects

AP-35 Projects – 91.220(d)

Introduction

The County will fund a variety of public infrastructure and housing projects during the 2022 program year.

Projects

#	Project Name
1	Blaine Street Reconstruction
2	Carroll Demolition
3	Charleroi Sidewalk Reconstruction
4	Claysville Street Reconstruction
5	Coal Center Recreation Improvements
6	Donora Recreation Improvements
7	Donora Demolition
8	Hanover Street Reconstruction
9	Hopewell Demolition
10	Independence Demolition
11	Long Branch Street Reconstruction
12	Monongahela Street Reconstruction
13	Monongahela Recreation Improvements
14	North Strabane Demolition
15	Robinson Demolition
16	Smith Demolition
17	South Franklin Demolition
18	South Strabane Demolition
19	Twilight Street Reconstruction
20	Washington Recreation Improvements
21	Washington Street Reconstruction
22	Washington Fire Station Improvements
23	Washington Fire Equipment
24	Home Rehabilitation Program
25	CDBG Planning
26	CDBG Administration
27	CHDO - Homebuyer Program
28	HOME Rehabilitation Program
29	Homebuyer Assistance Program
30	HOME Administration

#	Project Name
31	ESG 2023

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	Blaine Street Reconstruction
	Target Area	
	Goals Supported	Street Improvements
	Needs Addressed	Improve Public Infrastructure
	Funding	CDBG: \$75,000
	Description	Reconstruction and stormwater improvements on Main Street from 2 nd Street to terminus (approx. 715 lf).
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	20 persons will benefit from proposed street reconstruction activities.
	Location Description	Main Street from 2 nd Street to terminus
	Planned Activities	Street Reconstruction Matrix Code 03K
2	Project Name	Carroll Demolition
	Target Area	
	Goals Supported	Demolish Dilapidated Structures
	Needs Addressed	Eliminate slum/blighting influences
	Funding	CDBG: \$65,600
	Description	Demolition and environmental remediation as necessary of approximately six structures throughout the township that have been condemned under the township's code enforcement ordinance.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 6 structures will be demolished.
	Location Description	Scattered sites in Carroll Township

	Planned Activities	Clearance, demolition, and removal of slum and blighted properties to be undertaken by the County. Matrix Code 04
3	Project Name	Charleroi Sidewalk Reconstruction
	Target Area	
	Goals Supported	Sidewalk Improvements
	Needs Addressed	Improve Public Infrastructure
	Funding	CDBG: \$122,770
	Description	This project involves the reconstruction of portions of sidewalks in the Borough central business district: 1. Fallowfield Avenue between 8th Street and 5th Street 2. 6th Street between McKean Avenue and Fallowfield Avenue
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	4,020 persons will benefit from proposed sidewalk improvements in Charleroi
	Location Description	Fallowfield Avenue between 8th Street and 5th Street 6th Street between McKean Avenue and Fallowfield Avenue
Planned Activities	Sidewalk Improvements Matrix Code 03L	
4	Project Name	Claysville Street Reconstruction
	Target Area	
	Goals Supported	Street Improvements
	Needs Addressed	Improve Public Infrastructure
	Funding	CDBG: \$75,000
	Description	Reconstruction of Parcell Street from Main Street to terminus (approx. 1,665 lf) including stormwater improvements.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	36 persons will benefit from proposed street reconstruction activities.
	Location Description	Parcell Street from Main Street to terminus

	Planned Activities	Street Reconstruction Matrix Code 03K
5	Project Name	Coal Center Recreation Improvements
	Target Area	
	Goals Supported	Improve Recreation Opportunities
	Needs Addressed	Improve Recreation
	Funding	CDBG: \$130,000
	Description	This project involves development of a new park in Coal Center to include property acquisition and installation of playground equipment and related improvements.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 85 persons will benefit from the proposed recreation improvements.
	Location Description	105 Spring Street, Bentleyville, PA 15314
	Planned Activities	Recreation Improvements Matrix Code 03F
6	Project Name	Donora Recreation Improvements
	Target Area	
	Goals Supported	Improve Recreation Opportunities
	Needs Addressed	Improve Recreation
	Funding	CDBG: \$216,380
	Description	This project involves the following recreation improvements: Donner Park – Installation of playground equipment Gilmore Ave Park – Resurfacing of basketball court
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 4,590 persons will benefit from the proposed recreation improvements.
	Location Description	
	Planned Activities	Recreation Improvements Matrix Code 03F
7	Project Name	Donora Demolition
	Target Area	

	Goals Supported	Demolish Dilapidated Structures
	Needs Addressed	Eliminate slum/blighting influences
	Funding	CDBG: \$100,000
	Description	Demolition and environmental remediation as necessary of approximately five structures throughout the borough that have been condemned under the borough’s code enforcement ordinance.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5 structures will be demolished.
	Location Description	Scattered sites in Donora Borough
	Planned Activities	Clearance, demolition, and removal of slum and blighted properties to be undertaken by the County. Matrix Code 04
8	Project Name	Hanover Street Reconstruction
	Target Area	
	Goals Supported	Street Improvements
	Needs Addressed	Improve Public Infrastructure
	Funding	CDBG: \$75,000
	Description	Reconstruction of Maxwell Road from State Route 18 to Meadow Road (approx. 2,000 lf)
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	13 persons will benefit from proposed street reconstruction activities.
	Location Description	Maxwell Road from State Route 18 to Meadow Road
	Planned Activities	Street Reconstruction Matrix Code 03K
9	Project Name	Hopewell Demolition
	Target Area	
	Goals Supported	Demolish Dilapidated Structures

	Needs Addressed	Eliminate slum/blighting influences
	Funding	CDBG: \$10,000
	Description	Demolition and environmental remediation as necessary of one structure in the township that has been condemned under the township's code enforcement ordinance.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	1 structure will be demolished.
	Location Description	2133 Brush Run Road, Avella, PA 15312
	Planned Activities	Clearance, demolition, and removal of slum and blighted properties to be undertaken by the County. Matrix Code 04
10	Project Name	Independence Demolition
	Target Area	
	Goals Supported	Demolish Dilapidated Structures
	Needs Addressed	Eliminate slum/blighting influences
	Funding	CDBG: \$50,000
	Description	Demolition and environmental remediation as necessary of approximately five structures throughout the township that have been condemned under the township's code enforcement ordinance.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5 structures will be demolished.
	Location Description	Scattered sites in Independence Township
	Planned Activities	Clearance, demolition, and removal of slum and blighted properties to be undertaken by the County. Matrix Code 04
	Project Name	Long Branch Street Reconstruction

11	Target Area	
	Goals Supported	Street Improvements
	Needs Addressed	Improve Public Infrastructure
	Funding	CDBG: \$75,000
	Description	Reconstruction of Lower Crow Street from Walnut Street to terminus (approx. 700 lf) including storm sewer improvements as needed.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	9 persons will benefit from proposed street reconstruction activities.
	Location Description	Lower Crow Street from Walnut Street to terminus
	Planned Activities	Street Reconstruction Matrix Code 03K
	12	Project Name
Target Area		
Goals Supported		Street Improvements
Needs Addressed		Improve Public Infrastructure
Funding		CDBG: \$160,000
Description		Reconstruction and related improvements to the following streets: 1. Parkinson Street from 2 nd Street to Church Street (approx. 950 lf) 2. Church Street from 2 nd Street to terminus (approx. 750 lf) 3. Downer Street loop from Church Street (approx. 500 lf) 4. Waverly Street from Parkinson Street to terminus (approx. 340 lf) 5. Vine Street from Mound Street to Jackson Street (approx. 1200 lf)
Target Date		6/30/2024
Estimate the number and type of families that will benefit from the proposed activities		404 persons will benefit from proposed street reconstruction activities.

	Location Description	<ol style="list-style-type: none"> 1. Parkinson Street from 2nd Street to Church Street (approx. 950 lf) 2. Church Street from 2nd Street to terminus (approx. 750 lf) 3. Downer Street loop from Church Street (approx. 500 lf) 4. Waverly Street from Parkinson Street to terminus (approx. 340 lf) 5. Vine Street from Mound Street to Jackson Street (approx. 1200 lf)
	Planned Activities	Street Reconstruction Matrix Code 03K
13	Project Name	Monongahela Recreation Improvements
	Target Area	
	Goals Supported	Improve Recreation Opportunities
	Needs Addressed	Improve Recreation
	Funding	CDBG: \$62,730
	Description	This project involves recreation improvements at Chess Park including gazebo repairs and related improvements.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 4,225 persons will benefit from the proposed recreation improvements.
	Location Description	
	Planned Activities	Recreation Improvements Matrix Code 03F
14	Project Name	North Strabane Demolition
	Target Area	
	Goals Supported	Demolish Dilapidated Structures
	Needs Addressed	Eliminate slum/blighting influences
	Funding	CDBG: \$82,800
	Description	Demolition and environmental remediation as necessary of approximately eight structures throughout the township that have been condemned under the township's code enforcement ordinance.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8 structures will be demolished.
	Location Description	Scattered sites in North Strabane Township
	Planned Activities	Clearance, demolition, and removal of slum and blighted properties to be undertaken by the County. Matrix Code 04
15	Project Name	Robinson Demolition
	Target Area	
	Goals Supported	Demolish Dilapidated Structures
	Needs Addressed	Eliminate slum/blighting influences
	Funding	CDBG: \$50,000
	Description	Demolition and environmental remediation as necessary of approximately five structures throughout the township that have been condemned under the township's code enforcement ordinance.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5 structures will be demolished.
	Location Description	Scattered sites in Robinson Township
	Planned Activities	Clearance, demolition, and removal of slum and blighted properties to be undertaken by the County. Matrix Code 04
16	Project Name	Smith Demolition
	Target Area	
	Goals Supported	Demolish Dilapidated Structures
	Needs Addressed	Eliminate Slum/Blighting Influences
	Funding	CDBG: \$60,000

	Description	Demolition and environmental remediation as necessary of approximately six structures throughout the township that have been condemned under the township’s code enforcement ordinance.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 6 structures will be demolished.
	Location Description	Scattered sites in Smith Township
	Planned Activities	Clearance, demolition, and removal of slum and blighted properties to be undertaken by the County. Matrix Code 04
17	Project Name	South Franklin Demolition
	Target Area	
	Goals Supported	Demolish Dilapidated Structures
	Needs Addressed	Eliminate Slum/Blighting Influences
	Funding	CDBG: \$75,000
	Description	Demolition and environmental remediation as necessary of approximately 4-8 structures throughout the township that have been condemned under the township’s code enforcement ordinance.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 4-8 structures will be demolished.
	Location Description	Scattered sites in South Franklin Township
Planned Activities	Clearance, demolition, and removal of slum and blighted properties to be undertaken by the County. Matrix Code 04	
18	Project Name	South Strabane Demolition
	Target Area	
	Goals Supported	Demolish Dilapidated Structures
	Needs Addressed	Eliminate Slum/Blighting Influences
	Funding	CDBG: \$50,000

	Description	Demolition and environmental remediation as necessary of approximately five structures throughout the township that have been condemned under the township’s code enforcement ordinance.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5 structures will be demolished.
	Location Description	Scattered sites in South Strabane Township
	Planned Activities	Clearance, demolition, and removal of slum and blighted properties to be undertaken by the County. Matrix Code 04
19	Project Name	Twilight Street Reconstruction
	Target Area	
	Goals Supported	Street Improvements
	Needs Addressed	Improve Public Infrastructure
	Funding	CDBG: \$125,000
	Description	Reconstruction of Chestnut Road from State Street to terminus (approx. 5,000 lf)
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	45 persons will benefit from proposed street reconstruction activities.
	Location Description	Chestnut Road from State Street to terminus
	Planned Activities	Street Reconstruction Matrix Code 03K
20	Project Name	Washington Recreation Improvements
	Target Area	
	Goals Supported	Improve Recreation Opportunities
	Needs Addressed	Improve Recreation
	Funding	CDBG: \$23,000
	Description	This project involves recreation improvements at 7 th Ward Park in the City of Washington.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 4,255 persons will benefit from the proposed recreation improvements.
	Location Description	
	Planned Activities	Recreation Improvements Matrix Code 03F
21	Project Name	Washington Street Reconstruction
	Target Area	
	Goals Supported	Street Improvements
	Needs Addressed	Improve Public Infrastructure
	Funding	CDBG: \$100,000
	Description	Reconstruction of Twist Way from Log Cabin Drive to terminus in Washington Park (approx. 3,500 lf)
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	11,995 persons will benefit from proposed street reconstruction activities.
	Location Description	Twist Way from Log Cabin Drive to terminus
	Planned Activities	Street Reconstruction Matrix Code 03K
22	Project Name	Washington Fire Station Improvements
	Target Area	
	Goals Supported	Fire Station/Equipment Improvements
	Needs Addressed	Fire Station/Equipment Improvements
	Funding	CDBG: \$192,000
	Description	This project involves improvements to the City of Washington Main Fire Station located at 45 W. Wheeling Street to include new HVAC, electrical and related improvements.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	13,895 persons will benefit from proposed fire station improvement activities.

	Location Description	
	Planned Activities	Fire Station Improvements Matrix Code 030
23	Project Name	Washington Fire Equipment
	Target Area	
	Goals Supported	Fire Station/Equipment Improvements
	Needs Addressed	Fire Station/Equipment Improvements
	Funding	CDBG: \$172,550
	Description	This project involves the purchase of fire equipment for the City of Washington Fire Department
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	13,895 persons will benefit from proposed fire station improvement activities.
	Location Description	
	Planned Activities	Fire Equipment Matrix Code 030
24	Project Name	Home Rehabilitation Program
	Target Area	
	Goals Supported	Rehabilitate Existing Housing Stock
	Needs Addressed	Increase Access to/Quality of Affordable Housing
	Funding	CDBG: \$480,000
	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	06/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 9 households will benefit from the proposed rehabilitation activities.
	Location Description	Rehabilitation activities will take place Countywide, though funding is reserved for Canonsburg, Charleroi, Donora, Monongahela, and the City of Washington.
	Planned Activities	Housing Rehabilitation and Delivery Matrix Codes 14A and 14H

25	Project Name	CDBG Planning
	Target Area	
	Goals Supported	Planning/Administration
	Needs Addressed	Planning/Administration
	Funding	CDBG: \$30,000
	Description	Funds reserved to assist with County planning documents.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	
	Planned Activities	Planning Activities Matrix Code 20
26	Project Name	CDBG Administration
	Target Area	
	Goals Supported	Planning/Administration
	Needs Addressed	Planning/Administration
	Funding	CDBG: \$669,500
	Description	Funds will be used for the administration of CDBG Program in accordance with all federal regulations.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	
	Planned Activities	General Program Administration Matrix Code 21A
27	Project Name	CHDO – Homebuyer Program
	Target Area	
	Goals Supported	Increase Homeownership
	Needs Addressed	Increase Access to/Quality of Affordable Housing
	Funding	HOME: \$97,353.75

	Description	The County will provide down payment/closing cost assistance to first-time homebuyers.
	Target Date	6/30/2024
	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	Down payment/closing cost assistance to first-time homebuyers
28	Project Name	HOME Rehabilitation Program
	Target Area	
	Goals Supported	Rehabilitate Existing Housing Stock
	Needs Addressed	Increase Access to/Quality of Affordable Housing
	Funding	HOME: \$286,768.80
	Description	The County will rehabilitate approximately 8 housing units.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	8 households will benefit from the proposed activities.
	Location Description	County-wide
	Planned Activities	Housing rehabilitation
29	Project Name	Homebuyer Assistance Program
	Target Area	
	Goals Supported	Increase Homeownership
	Needs Addressed	Increase Access to/Quality of Affordable Housing
	Funding	HOME: \$200,000
	Description	The County will provide down payment/closing cost assistance to first-time homebuyers.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	3 households will benefit from the proposed activities.
	Location Description	Countywide
	Planned Activities	Down payment/closing cost assistance to first-time homebuyers
30	Project Name	HOME Administration
	Target Area	
	Goals Supported	Planning/Administration
	Needs Addressed	Planning/Administration
	Funding	HOME: \$64,902.50
	Description	The administration of HOME funds to support the development of decent, safe, affordable housing.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	
	Planned Activities	The administration of HOME funds to support the development of decent, safe, affordable housing.
31	Project Name	ESG 2023
	Target Area	Countywide
	Goals Supported	Provide Homeless Housing and Services (ESG)
	Needs Addressed	Provide Homeless Housing and Services
	Funding	ESG: \$309,409
	Description	ESG dollars will be used for Emergency Shelter, Rapid Rehousing and Homeless Prevention activities.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Tenant based rental assistance/rapid rehousing: 12 Households Assisted Homeless Person Overnight Shelter: 270 Persons Assisted Homeless Prevention: 57 Persons Assisted

	Location Description	Countywide
	Planned Activities	<p>The County will subgrant ESG dollars for the following activities:</p> <p>Domestic Violence Services of SWPA-Emergency Shelter Operations \$48,000</p> <p>Connect, Inc-Emergency Family Shelter Operations \$134,000</p> <p>Blue Prints- Homeless Prevention \$50,000</p> <p>Blue Prints-Rapid Rehousing \$55,000</p> <p>Blue Prints-Administration \$6,000</p> <p>Department of Human Services-Administration \$16,409</p>

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

Washington County proposes to utilize HOME and CDBG funds to rehabilitate existing housing and increase homeownership through a variety of activities.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	17
Special-Needs	0
Total	17

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	17
Acquisition of Existing Units	0
Total	17

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

Discussion

The County serves households with gross income up to 80% AMI. Persons interested in receiving housing assistance are directed to the County's website (www.racw.net) for application information. Applicants are served on a first-come first-served basis.

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

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 2023 include creating four handicap units at East Ken Manor, renovating the exterior façade at New Stanton Manor, renovating the bathrooms at Pleasant Manor and Trafford Manor, and repaving the parking lot at Scottdale Manor.

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 are involved and provide 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.

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.

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 Housing 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.

AP-85 Other Actions – 91.220(k)

Introduction:

Over the next year, Washington County plans the following actions to help address the housing and community development needs of City residents, especially low and moderate-income residents.

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.

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.

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

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 continue to rely heavily 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 meetings with the Local Housing Option Team (LHOT) and with Freedom Transit to ensure service coordination of the needs of public housing residents.

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	30,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	30,000

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.