2023 Annual Report Community Development Department

This year's focus:

- Planning
- Housing
- Public services (most COVID-19 related)
- Public Facilities and Infrastructure
- Small Businesses
- Community Engagement

Planning Activities

- City Comprehensive Plan czbLLC Completion expected April 2024
 - Substantially complete
 - Council initiated, led by Altoona City Planning Commission, development with the assistance of City Manager, City Departments and Authorities, Blair Planning, and the community at large
 - ▶ ACPC public meeting on final document to occur April 23, 2024
 - Adoption by Council anticipated after a public hearing in July
- 2024: Zoning and Land Development Ordinance Updates and HUD Consolidated Plan Update

Redevelopment Authority of Altoona

McCrory Building Project in progress

- ▶ Roof replaced, basement flooding addressed, cleaned out
- Upper floor market rate upscale apartments
- ► First floor commercial space



Redevelopment Authority of Altoona

Vacant Property Management - Legacy vacant properties

Sold 14 vacant lots (12 side lots, 2 commercial; 1 sold after last Council Report)

Land Bank operationalized

- Purpose is to acquire at risk properties to return to productive use
- Stabilize tax base
- Expand attractive housing options at all market levels
- Exercised option of priority bid at June 2023 judicial tax sale for 2 vacant parcels
- Acquired 2 repository properties for assembly, 1 repository property to be used as a side lot of a potential land bank rehab property
- Began inquiry process for the acquisition of problem houses (in limbo in unopened estates, abandoned, etc.) - 1 acquired, 1 under contract, 1 in process
- Developed GIS website for land bank properties for sale in collaboration with other department staff

Redevelopment Authority of Altoona

Site assembly - 2 repository lots 8th Avenue and 19th Street



- Site of the former Victory Lane Saloon demolished in 2008
- ▶ 50' X 120' site Residential Commercial zone

City Formula Grant Administration

Funds received annually through a formula through the US Department of Housing and Urban Development

Community Development Block Grant (CDBG)

- ▶ \$1.5 million + \$100K loan repayments
- ► LMI Benefit & Blight Removal
- Flexible

HOME Investment Partnerships Program (HOME)

- > \$383K
- Affordable housing only
- ▶ 10% reserved for Community Housing Development Organization (CHDO) IDA CDC
- > 772 rental units (privately-owned or through IDA-CDC) rehabbed since 1991

Single Family Direct Loan Program

- No-interest loans to qualified LMI homeowners throughout City
- Grants up to \$10,000 for lead based paint mitigation
- Must have equity, paid taxes, insurance, and ability to repay
- Deferred loans for 62+ years of age
- Comprehensive rehabilitation to HUD standards

- 7 properties rehabbed in 2023
- 396 properties rehabilitated since 1989
- Average 12 per year
- Average loan \$24,041

Single Family Rehab - Before and After





Scattered Site Rental Rehab Program

- ▶ 50% forgivable loan, 50% match program
- Must be in good standing with the City
- Must have paid taxes, insurance, and equity in the property
- Units must pass lead testing before occupancy
- Must rent to LMI households for 5 years staff recertifies annually

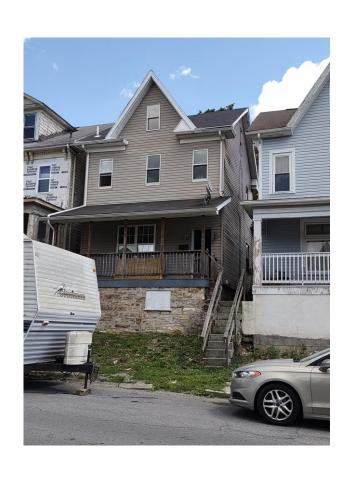
- 6 units rehabbed in 2023
- Can do about 8 units each year

Scattered Site Rental Rehabilitation - Before and After





Scattered Site Rental Rehabilitation Before and After





- ▶ 2022 pilot CDBG project
- Codes referred, hardship cases
- Homeowners current on taxes, insurance
- Forgivable loan up to \$20,000
- Roof only
- Refer to Single Family Program for balance of work (waiting list, optional)

- 3 roofs completed during 2023
- Additional projects underway











Multi-Family Development Rental Rehabilitation Projects

- ► IDA Community Development Corporation (HOME set aside)
- Will be bidding two projects (Evergreen Manors I and II, funded in two program years) at one time in the near future



Marian House Manor Apartments (included in last report) was completed in January 2023 (21 units)

Multi-Family Development Rental Rehabilitation Projects

- Altoona Housing Authority
- Fairview Hills Apartments
- ► Siding replacement Phase 1 completed 2023
- ▶ 150 units, phased construction, matched by AHA, 44 units completed



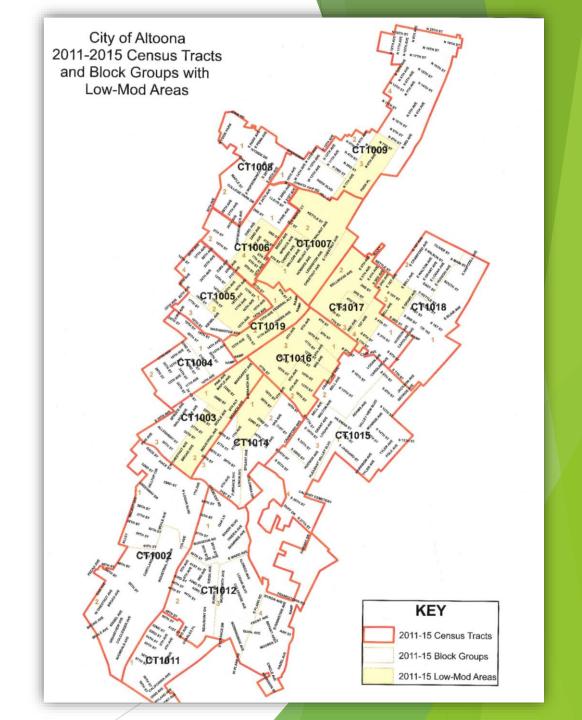
Spot Demolition - Blight Program

- ► Limited to 30% of CDBG grant expenditures
- Codes referred
- Properties must be vacant
- Declared blighted by Altoona City Planning Commission
- Windshield appraisal to assess value

- Demolished 17 units through this department in 2023 (8 City funded, 9 CDBG)
- 555 demolished since 1990 (excludes 24 properties through PEMA/flood mitigation grant)

Public Facilities and Infrastructure

- Projects carried about by the City or CBRC in LMI Areas
- Annual street resurfacing program in LMI areas
- Supplements City-wide street resurfacing program



Public Services - CDBG / CDBG-CV

Funding to non-profits for COVID recovery, vulnerable populations:

- CDBG-CV "Covid funds") numbers reflect entire grant period
- CDBG Entitlement numbers reflect 2023

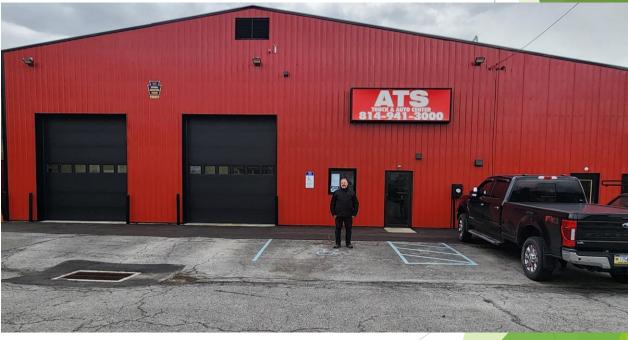
- ▶ ABCD Corp 15 businesses / 36 jobs retained or created using Covid funds
- ► The Salvation Army Emergency housing assistance to 193 persons served with Covid funding, 9 assisted with CDBG in 2023
- Nehemiah Project 22,117 meals served in Lower Fairview through Covid funding; 40,866 meals though '21 and '22 CDBG entitlement funding in 2023
- Blair CAP Emergency rental assistance to 63 persons, support (hotel stays) to 181 persons, food delivery to 14 individuals using Covid funds
- ▶ Gloria Gates Memorial Foundation After School Program 37 children served using CDBG entitlement funds in 2023
- Catholic Charities Emergency Financial Assistance 9 households assisted using CDBG entitlement funds in 2023

ARPA Business District Revitalization Grants

- ► Two rounds of \$500,000 each for small businesses within City limits
- 2022 Round 27 grants Maximum grant \$20,000
- ▶ 23 complete, 2 terminated for non-responsiveness, one withdrawn due to business closing, and final project underway with completion expected by summer 2024
- ▶ 2023 Round 51 grants Maximum grant \$11,000
- 42 grantees have signed contracts, most are underway. 16 projects are completed
- Completion by September 2024

ARPA Business District Revitalization Program





Community Engagement

- ► Comprehensive Plan Outreach 3 open houses, 707 survey responses, social media
- Downtown Yarn Mural 100 participants