

The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. The shapes are primarily triangles and polygons, creating a dynamic, layered effect. The central text is positioned in the white space between these green elements.

# 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

McCrorry 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 8<sup>th</sup> Avenue and 19<sup>th</sup> 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

## Impact

- ▶ 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

## Impact

- ▶ 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



# Emergency Roof Program

- ▶ 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)

## Impact

- ▶ 3 roofs completed during 2023
- ▶ Additional projects underway

# Emergency Roof Program





# Emergency Roof Program



# Emergency Roof Program





# 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

## Impact

- ▶ 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

City of Altoona  
2011-2015 Census Tracts  
and Block Groups with  
Low-Mod Areas



# 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

Impact

- ▶ 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 through '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