# 2022 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

- Downtown Parking Study Trans Associates of Pittsburgh
  - City Manager and Parking Authority
- City Comprehensive Plan czbLLC completion expected 2024
  - City Manager, Blair Planning, Departments and Authorities
- 2024: Zoning and Land Development Ordinance Updates and HUD Consolidated Plan Update

#### McCrory Building RFP Awarded

- Roof replaced, basement flooding addressed, cleaned out
- 8 upscale apartments
- 7 vendor "Center City Market"
- Completion 2024





Vacant Property Management – Legacy vacant properties

- 16 City vacant lots to the RA
- Sold 13 vacant lots (11 side lots, 2 commercial)
- Transferred 5 lots from RA to City for Garfield Park

#### Land Bank operationalized

- Purchase at risk properties and return to productive use
- Stabilize tax base
- Expand attractive housing options at all market levels
- Exercised option of priority bid at June judicial tax sale for 2 properties
- Acquired 6 repository properties for assembly

Site assembly - 4 repository lots with 2 RA lots - 14th Avenue and 19th Street



- 120' X 142' site R-MH zone
- Vacant lots formerly occupied by houses

Acquired 100 and 102-108 15<sup>th</sup> Street at judicial sale by exercising priority bid option



- ► 50' X 120' site R-MH zone
- Demolished unlivable, mold infested house recently

■ Bid approval in process for 2 repository lots - 8<sup>th</sup> Avenue and 19<sup>th</sup> Street



- 50' X 120' site available R-MH zone
- Former bar location, demolished collapsing structure in 2008

#### Formula Grant Administration

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

### 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 PY 2022
- 391 properties rehabilitated since 1989
- Average 12 per year
- Average loan \$24,041

# Single Family Rehab





New vinyl shake siding, soffit, fascia, gutters and downspouts; lead mitigation; reinforced and rebuilt porch, including vinyl ceiling, posts and railing; new windows – \$20,758

# Single Family Rehab





Significant lead hazard reduction, replaced siding on house and garage, as well as windows, wrapped window frames with aluminum – \$38,440

# Single Family Rehab





New roof, siding, soffit, fascia, gutters, and downspouts; repainted exterior with lead mitigation; reinforced and rebuilt porch – \$33,665

#### 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

- 8 units rehabbed (6 properties) in PY 2022
- 768 units since 1991
- Can do about 8 units each year

#### Scattered Site Rental Rehabilitation





Fire property slated for demo, purchased by landlord at tax sale – 2 units

#### Scattered Site Rental Rehabilitation





One unit rental rehab - \$29,900 contract

### **Emergency Roof Program**

- 2022 pilot 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, their option)

#### Impact

One roof complete, 2 in progress, 1 out for bid, 3 on waiting list

# Emergency Roof Program





\$17,500 deferred loan – Homeowner has applied for direct loan program

#### Multi-Family Development Rental Rehabilitation Projects

IDA managed - Set aside HOME funds

- Marian House Manor Improvements Renovations to 1408 4th Avenue
- Upgrades to HVAC, plumbing and elevator 21 units



#### Multi-Family Development Rental Rehabilitation Projects

- Altoona Housing Authority
- Fairview Hills Apartments
- Replacement of concrete
- 150 units, phased construction, matched by AHA



## Family Service Shelter Project

 Conversion of former Drenning Building at 2300 North Branch Avenue into a 35 bed shelter with 6 LMI apartments upstairs



### Spot Demolition – Blight Program

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

#### Impact

- 14 units demolished with CDBG
- 10 units additional demolished with City funds
- 563 demolished since 1990 (excludes 24 properties through PEMA/flood mitigation grant)

# Spot Demolition





312 4<sup>th</sup> Avenue

# Spot Demolition



522 Bell Avenue



# Spot Demolition

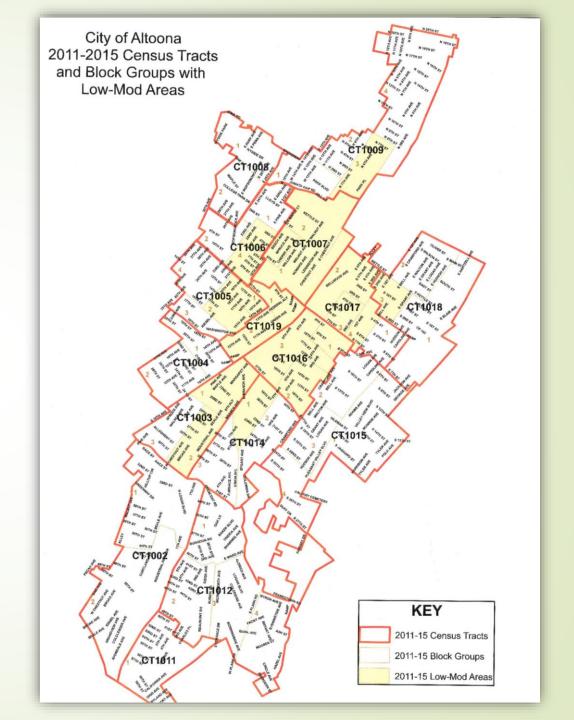




1504 13<sup>th</sup> Street

# 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 Facilities Improvements - Sidewalks





East Cherry Avenue Sidewalks and Lighting between Kettle Street and Juniata Gap Road

# Public Facilities Improvements - Parks



Hamilton Park Walking Path Paving

# Public Facilities Improvements - Parks

Grove Memorial Park / 6<sup>th</sup> Avenue Park

Bank Shot Court Installation



### Public Facilities Improvements - Parks





Donald E. Witherspoon (formerly Booker T. Washington) Park

Basketball Court Painting

#### Public Services - CDBG / CDBG-CV

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

- Most but not all COVID-19 Recovery Related
- Numbers reflect entire grant period CDBG-CV almost completed

#### Impact

- ABCD Corporation 14 businesses / 36 jobs retained or created
- The Salvation Army Emergency housing assistance to 193 persons
- Nehemiah Project 22,117 meals in Lower Fairview
- Blair CAP Emergency rental assistance to 63 persons, support (hotel stays) to 181 persons, food delivery to 14 individuals during COVD emergency

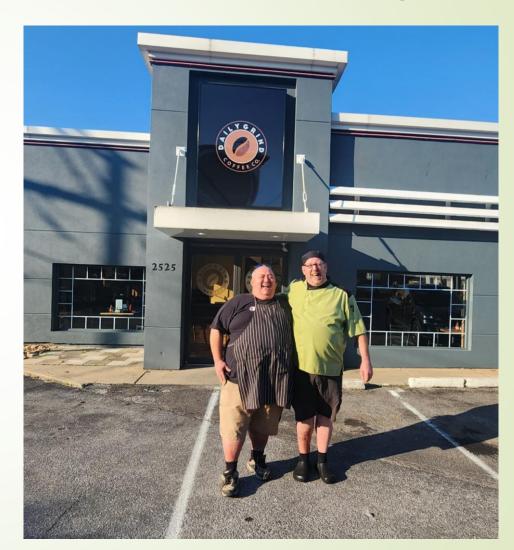
#### ARPA Business District Revitalization Grants

- Two rounds of \$500,000 each for small businesses within City limits
- 2022 Round 27 grants Maximum grant \$20,000
- Most complete, 4 underway
- 2023 Round 50 grants Maximum grant \$11,000
- July start, completion by September 2024

# ARPA Business District Revitalization Program



Daily Grind (formerly KFC)



# ARPA Business District Revitalization Program





Heritage Pizza (formerly In and Out Pizza)

### Community Engagement

- Comprehensive Plan Outreach 3 open houses, 707 survey responses, general support
- Downtown Yarn Mural October 14th "I Love Yarn Day" 100 participants
- Glow Up Altoona Holiday Weekend Friday Light Up Night, Ugly Sweater 5K
   Run, The Spirit of Christmas Parade
- Outreach at Community Events
- Next Year Work with Departments to Undertake Neighborhood Sweeps