




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

# Redevelopment Authority of Altoona

## McCrorry Building RFP Awarded

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





# Redevelopment Authority of Altoona

## 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

# Redevelopment Authority of Altoona

- Site assembly - 4 repository lots with 2 RA lots - 14<sup>th</sup> Avenue and 19<sup>th</sup> Street



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

# Redevelopment Authority of Altoona

- 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

# Redevelopment Authority of Altoona

- 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 4<sup>th</sup> 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 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 COVID 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 14<sup>th</sup> “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