

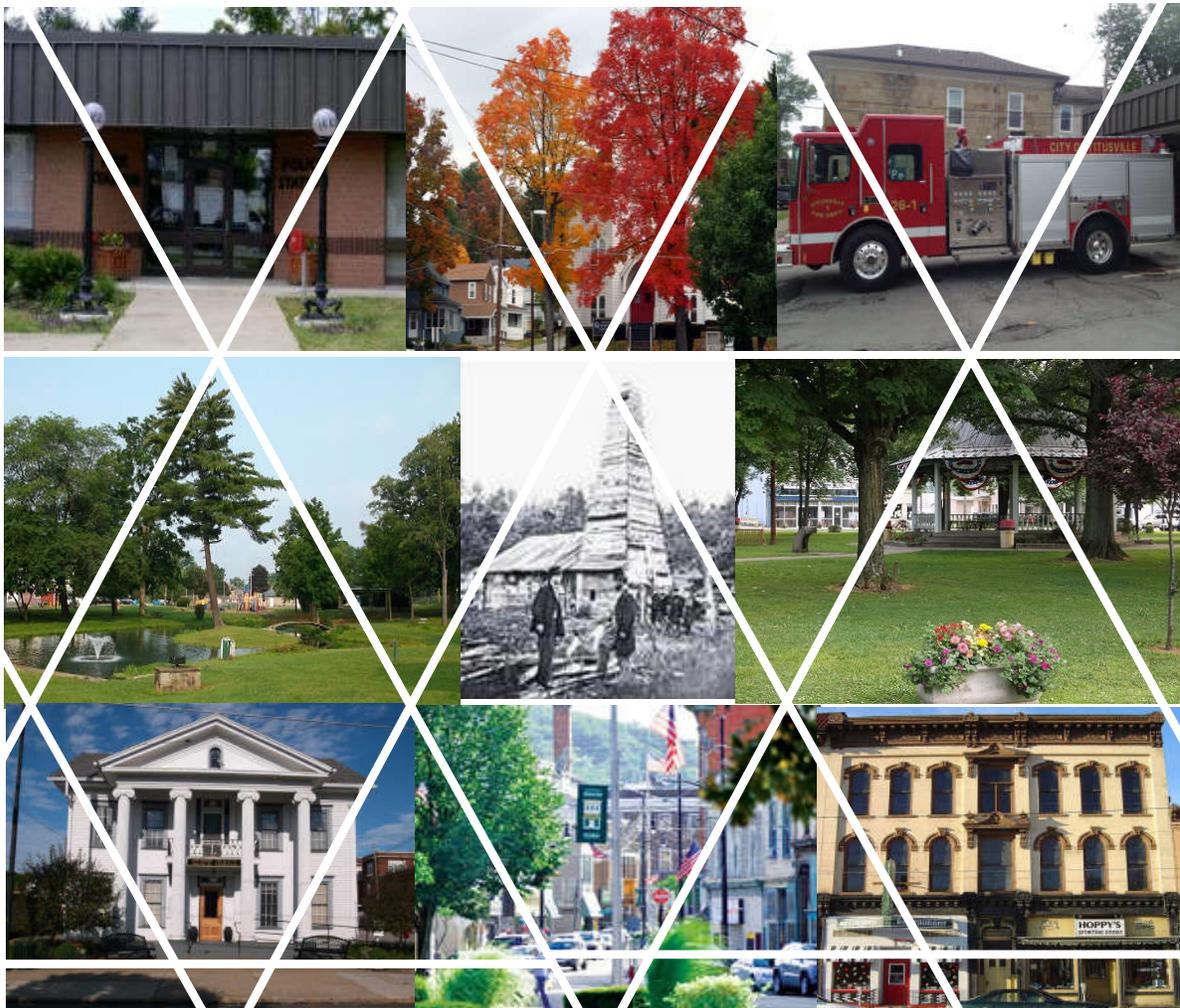
Titusville Pennsylvania Municipal Offices

*Local Government in the
Birthplace of the Oil Industry*



DRAFT

Three Year Community Development Plan City of Titusville ~ Crawford County 2017 Update



Public Comment will be accepted June 27th, 2017- through July 27th, 2017
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<http://cityoftitusvillepa.gov/city-administration/finance-department/>

THREE YEAR COMMUNITY DEVELOPMENT PLAN

The following Three-Year Plan is a comprehensive assessment of existing community development and housing needs in the City of Titusville. Incidences of low to moderate-income persons and needs in the areas of housing, public/community facilities, public services, and economic development are identified. Community development objectives are addressed in a short-term and long-term plan. The purpose of this plan is to provide guidelines for community development in the City of Titusville for the period 2017-2019 and is required by the Pennsylvania Department of Community and Economic Development (DCED) to be submitted with the City's annual CDBG application.

INCIDENCE AND CONCENTRATION OF LOW AND MODERATE INCOME PERSONS AND HOUSEHOLDS

The 2014 American Community Survey places the percentage of low to moderate income (LMI) persons in Titusville at 53.68%. This equates to an estimated 3,006 of the 5,601 residents in the city (2010 US Census). The Titusville Area School District reports 55% (566) of their students receive free or reduced priced lunches and are classified as economically disadvantaged. The 2015 Small Area Income and Poverty Estimate (SAIPE) median household income in Titusville was \$28,534, 62% below the median for Crawford County and 51% below the median income for the State of Pennsylvania. Of 214 rental housing units, 94 or 43% have household incomes less than \$15,000. Please refer to charts below for additional details.



Federal Education Budget Project

Demographics	2008 - 2012	2008	2009	2010	2011	2012
Total Students		2,207	2,170	2,142	2,077	2,095
Student Census Poverty Rate		23.8%	22.3%	32.1%	27.5%	30.8%
State average		15.1%	15.4%	17.5%		
Free and Reduced Price Lunch Enrollment		46.3%	44.1%	53.1%	53.1%	53.9%
English Language Learner		0.3%	0.3%	0.6%	0.6%	0.5%
Special Education		20.4%	20.0%	19.7%	18.4%	18.6%
White Students		96.3%	96.2%	96.1%	96.0%	95.8%
African American Students		1.5%	1.2%	0.9%	0.9%	1.0%
Hispanic Students		1.3%	1.1%	1.5%	1.5%	1.5%
Asian Students		0.3%	0.3%	0.4%	0.3%	0.5%
American Indian Students		0.4%	0.4%	0.3%	0.2%	0.2%
Minority Students		3.5%	3.0%	3.2%	2.9%	4.3%

Income On and Off Food Stamps #1

Median income among households that do and do not receive food stamps.

Scope: households in Crawford County and Tract 111100



Most Food Stamps by Place #7

Food Stamp recipients as a percentage of all households.

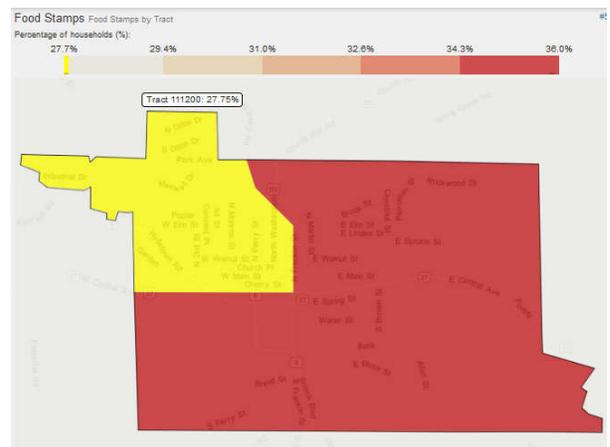
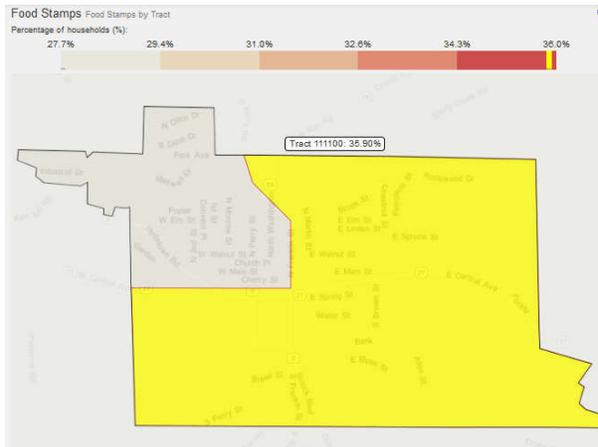
Scope: population of Crawford County, selected places in Crawford County, and entities that contain Crawford County

Place	Percentage	Count	#
Kerrtown	33.3%	40	1
Titusville	32.3%	722	2
Meadville	24.5%	1,352	3
Lincolnvile	21.7%	10	4
Corneautvile	21.7%	82	5
Venango	21.4%	22	6

Income On and Off Food Stamps #1

Median income among households that do and do not receive food stamps.

Scope: households in Crawford County and Tract 111200



COMMUNITY DEVELOPMENT NEEDS

HOUSING

Housing stock in the City of Titusville is relatively old with approximately 58% having been built prior to 1940. In light of the high percentage (57.3%) of rental housing properties in the City and an aging housing stock, the City established the need to place an added emphasis on the enforcement of all property maintenance codes and the need to do everything in its control to increase the appearance and value of properties throughout the City.

Year	Permits
2006	101
2007	70
2008	70
2009	59
2010	84
2011	65
2012	77
2013	52
2014	60
2015	75
2016	86

Titusville Housing Authority Building	# units	Number of Bedrooms				
		0	1	2	3	4
		Central Towers	90	51	37	2

<i>On Waiting List</i>				15		
Billie Brown	63					
<i>On Waiting List</i>						
Family Sites	61	0	8	23	26	4
<i>On Waiting List</i>		0	10	10	7	1
<i>Total on Waiting Lists</i>		43				

In 2011, a new city administration ramped up efforts to deal with blighted housing. Thirty blighted homes have been demolished in the last six years and comprehensive efforts concerning enforcement of property minimal maintenance code have also been made. Discussions regarding the means of enforcement and need for dealing with landlords and

owners who are absentee and not maintaining their properties continue. The city building inspector has logged a significant increase in the number of building permits since 2013. Strict enforcement of maintenance codes will increase the viability of City neighborhoods and will hopefully result in increased market values. The City code enforcement office is assisted by the police and fire personnel in monitoring and enforcing the city's code program.

In April of 2017, the Housing Authority and the city joined together to present a Landlord Education Workshop to over 30 attendees. Topics included the section 8 voucher program overview, importance of rental inspections, fair housing regulations, eviction process, warning signs of illegal activity taking place in rental units.

With the Department of Housing and Urban Development (HUD) reducing funding for section 8 housing vouchers over the last several years, some families now wait for more than two years for available housing. Titusville Housing Authority's building availability records through June 7, 2017 are noted in the table to the right.

The city will continue its efforts to eliminate conditions of slums, blight, and physical site deterioration city-wide and maintain comprehensive efforts concerning enforcement of property minimal maintenance code.

PUBLIC COMMUNITY FACILITIES AND IMPROVEMENTS

RECREATION FACILITIES

While attention is given to upgrading and maintaining the city's infrastructure and economic development needs, the unique structure of recreational programs and facilities can't be allowed to deteriorate. Titusville has over 285 acres of recreational property including: 6 parks, 15 ball fields, 8 soccer fields, 3 sand volleyball courts, a 400 meter community track, a community pool, a BMX track, skate park, tennis courts, walking trails, bike trails, many picnic shelters and pavilions. Many of these facilities are within the Ed Myers Complex, located at the southeast corner of the city. This complex is in need of storm water drainage management and resurfacing on some of the older recreational surfaces.

In 2016, a Crawford County Act 13 grant in the Amount of \$8,000 was used to replace the mulch at the Burgess Park playground and bring it up to safety standards for the height of the equipment. The city received a \$46,000 grant from the Community Conservation Partnership Program (C2P2) administered by the Department of Conservation and Natural Resources (DCNR) in 2013 to develop a Comprehensive Recreation, Park and Open Space Plan. Before the project was awarded the scope changed to a comprehensive plan for the future of the Titusville Leisure Service Board and current recreation facilities.

After years of failure of restructured Leisure Services boards to maintain parks and city owned park buildings, Titusville City Council disbanded the Leisure Services Board as of December 2015. The City took over all facilities in January of 2016 with the goal of getting operation and maintenance trimmed down to at least try to break even and to have open hours for the pool from Memorial to Labor Day with consistency. For decades, the Dick Kraffert pool located at the City's oldest community park, Burgess Park, 714 East Main Street had lost tens of thousands of dollars each year. With over 58% of the City LMI, raising entrance fees to cover operations and maintenance is impossible. The pool itself was built in the 1950s and had a major renovation in 1990 and 2009. A few weeks in to the 2016 season, portions of the zero depth entry floor exploded. With such a short season problem areas were coned off and the pool was

kept open. Upon draining the pool countless other issues were found. Pool contractors were brought in to analyze the condition and safety concerns at the request of City Council. Two different methods were suggested. Fiberglass coating of 1/8" to band aid the cracks and explosion problems at a potential cost in excess of \$250,000 or build a new pool within the existing structure for a cost near \$1.2 million.

STREET, SIDEWALK, AND CURB IMPROVEMENTS

With liquid fuels allocations stagnant and with the constricting nature of the City's general fund budget, many streets in the city have been left in a deteriorated condition, not having been paved since the 1980s. Starting with the 2009 budget, city council dedicated at least three mills of city taxes toward paving each year. A new public works director hired in 2016 has planned the resurrection of a crack sealer and purchase of a spray patch buggy along with a rigorous pavement maintenance program schedule in anticipation of extending the life cycle of newly paved streets each year. Curbing, handicapped accessible corners, and storm water drainage improvements are necessary in the reconstruction process in many of these areas. Until the recent hiring of an expert concrete finisher, CDBG funds were used for contracted replacement of handicapped accessible corners.

As recreational trail use increases and the city works to become more walkable, sidewalk reconstruction and accessibility improvements are becoming a higher priority. Future CDBG funding may be used for enhancements and improvements to eligible streets, sidewalks, and curb improvements.

WATER IMPROVEMENTS

Titusville's water distribution system is deteriorated and undersized in many locations throughout the City. These problems have proven costly as city public works crews are constantly called upon to fix collapsed water lines. The undersized water lines have caused water pressure problems and, in terms of fire protection, is a critical concern because of the inability to supply adequate amounts of water. The dilapidated valves are a particular problem to city public works crews in their efforts to isolate a water leak in order to replace broken water lines. The focus of future water system improvements must be directed to the replacement of these dilapidated valves and deteriorated/undersized water lines. CDBG money could be used to replace service lines in units occupied by LMI individuals.

SANITARY/STORM SEWER IMPROVEMENTS

The city received funding for the 2011 phase III upgrading of the wastewater treatment plant. The first phase, the installation of a fine bubble diffuser in the aeration tanks was completed with CDBG and funds from the city totaling \$354,203. The remainder of the multi-million dollar project started in 2014 with the aid of funding in the form of a grant (\$4,678,400) and a loan (\$2,882,000) from the United States Department of Agriculture. The project reached final completion in April 2017.

CDBG funds were used to complete the south side, South Perry Street, Breed Street, as well as Geale Street storm sewers from 2001 - 2005.

RETAINING WALLS

Another infrastructure problem in Titusville is the deteriorated condition of retaining walls, especially on the north side of the City. Although the central area of Titusville is flat; the northern portion of the City is built on steep hillsides, and retaining walls are required along many of the streets. Some of these walls were built during the 1930's and currently show signs of age. Some of the concrete walls are cracked and those built of stone are crumbling. This creates a hazard for motorists as well as children who may be playing close to the walls, which are often built between the street and the front yard. Retaining walls in the Brook Street Area were replaced in 1989 and walls in the East Oak Street Area were replaced in 1991.

Retaining walls in the Brown Street area will be removed and replaced with steel in the summer of 2017.

PUBLIC SERVICES AND ECONOMIC DEVELOPMENT

PUBLIC SERVICES

Family Service & Children's Aid Society (FSCAS) is a private, non-profit, 501(c)(3) umbrella organization, which has been in operation since 1887 and incorporated in January 1973. With a vision "To provide individuals and families opportunities to reach their full potential in a community that embraces differences" a Titusville location opened in December 2015.

Continued public and private support for these essential services in Titusville is a major concern. Many local public service agencies are heavily dependent upon government funding. As a result, funding support must be made available to maintain existing levels of service. One agency in particular, the Titusville Senior Citizen Corporation, lacks adequate facilities for their activities. Expanding these public services is an important community need and should be addressed in the future.

ECONOMIC DEVELOPMENT

Revitalization of the commercial business district is critical to the economic vitality of Titusville. The downtown business area has been deteriorating for years. In 2008, a Wal-Mart Store opened approximately two miles out of town. This brought the need for the existing small businesses in the commercial downtown to identify and fill market niches in order to survive. In addition, the rich oil history of the area must be emphasized and promoted as a tourist attraction to entice the thousands of visitors to Drake Well and Perry Street Station into the downtown area. The recent completion of the Titusville Trail Town Master Plan should help make Titusville downtown a tourist destination. The trail is not completed through the downtown yet, but that is one of the 50 suggested projects. The consultant analyzed the Trail Town assessment forms, stakeholder interviews and survey results and concluded the service and business gaps, marketing needs and existing assets of the city, along with an historic building review within the project area.

Better coordination is needed to improve both the retail and industrial bases. Major capital improvements that continue to provide visible incentive for reinvestment, by the private sector, are needed. Concentration on providing accessibility to under-utilized space will allow for more commercial and service vendors to succeed. The facade program continues with the help of volunteers. Partnership with other community agencies has been put in place for continuation of the program until other funds can be obtained. In addition, the City and Redevelopment Authority are working on the reconditioning of the downtown light poles.

COMMUNITY DEVELOPMENT OBJECTIVES

- Continue to eliminate conditions of slums, blight, and physical site deterioration city-wide and maintain comprehensive efforts concerning enforcement of property minimal maintenance code.
- To continue to rehabilitate sections of the city's storm and sanitary sewer system
- To rehabilitate the community water system by replacing valves and undersized and deteriorated water distribution lines
- To expand the industrial base in the city by providing opportunities for industrial development including acquisition and lease management of industrial properties

- To continue to reconstruct deteriorated and unsafe retaining walls
- To expand community services
- To revitalize the commercial business district
- To continue to provide various and safe recreation facilities

It is very important for the City to actively address the objective of eliminating slums/blight conditions in the community. Using this as a goal, the remaining objectives regarding housing rehabilitation, infrastructure improvements, and commercial/industrial expansion would serve this overall objective.

By actively pursuing street/road improvement activities that help eliminate blighting influences in target neighborhoods, the low-to-moderate income persons, as well as all City residents will benefit.

SHORT TERM (1 YEAR) PLANS

HOUSING

- Eliminate conditions of slums, blight, and physical site deterioration city-wide.
- Maintain comprehensive efforts concerning enforcement of property minimal maintenance code.

PUBLIC COMMUNITY FACILITIES AND IMPROVEMENTS

- Renovations and improvements to city's recreational facilities (Splash Pad Project)
- Replacement of dilapidated water valves

LONG TERM (3 YEAR) PLANS

- Continuation of street reconstruction projects and handicap curbs
- Expansion of industrial base in the City by providing sites and facilities for business ventures
- Continued revitalization of the central business district by providing opportunities for commercial expansion and removal of architectural barriers
- Replacement of undersized water lines and dilapidated valves and expansion of water distribution systems
- Continued Rehabilitation of Titusville's storm & sanitary sewer systems
- Continued Renovations to City's Recreational Facilities.

Criterion used when establishing the activities for the short and long-term plans:

1. Urgency of the problem
2. Length of time required to complete the activity

3. Public Comment
4. Direction from City Council
5. Cost of the project solution

DATA SOURCES

- a. Personal Interview of Local Officials
- b. City Building Permit Records
- c. Housing Authority Records
- d. Oil Creek Region Amended Comprehensive Plan, 2006
- e. Trail Town Master Plan, 2013
- f. Titusville Shale Strategic Plan, 2014
- g. Comprehensive Parks, Recreation, and Open Space Plan, 2013
- h. Oil Creek Water Trail Feasibility Study, 2015
- i. U.S. Census Bureau, Census 2000
- j. U.S. Census Bureau, Census 2010
- k. American Community Survey Data, 2014