

**CITY OF OIL CITY
THREE YEAR
COMMUNITY DEVELOPMENT
PLAN**

2022 Update

**Public Comment will be accepted from
July 14 through August 15, 2022**

Comments can be made to:

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CITY OF OIL CITY THREE YEAR COMMUNITY DEVELOPMENT PLAN

The Pennsylvania Department of Community and Economic Development (DCED) requires a Community Development Plan accompany Community Development Block Grant (CDBG) applications. This requirement aims to ensure all Entitlement Communities, such as Oil City, design annual CDBG programs to meet community development needs based on a set of long-term (three years) and short-term (one year) objectives. Due to the nature of the grant, all activities proposed in this Community Development Plan address the identified needs of low and moderate income (LMI) persons living in the City of Oil City.

INTRODUCTION

Situated along the Allegheny River in the foothills of the Appalachian Mountains of Northwestern Pennsylvania, the picturesque City of Oil City is well known for its rich history in the petroleum industry. When the first successful oil well was drilled in nearby Titusville, Crawford County, several small towns came to life in Venango County. Oil City was one of these boomtowns, eventually hosting the headquarters for Pennzoil, Quaker State, and Wolf's Head motor oil companies, making it central to petroleum production in the nation. The city flourished in these times, measuring prosperity in barrels of crude oil. As resources dried up however, Oil City's prosperity plummeted, marking the beginning of rough economic times for the city and the region. Although the tourism industry based on Oil City's oil heritage plays a prominent role in the area, hard economic times, to some extent, have not left the region.

INCIDENCE AND CONCENTRATION OF LOW AND MODERATE INCOME PERSONS AND HOUSEHOLDS

In 2015, the American Community Survey (ACS) determined 2,697 people in a population of 10,045 were living below poverty in Oil City, PA (U.S. Census Bureau, 2015a). This constitutes 26.2% of Oil City's population. The stagnation of Oil City's economy has resulted in this poverty rate of almost double the state average at 13.5% (U.S. Census Bureau, 2015a). In 2017, for the very first time, the Oil City Area School District reported that 100% of their students are classified as economically disadvantaged, qualifying them to receive free or reduced-price breakfasts and lunches (Oil City Area School District, 2017). The 2015 ACS data also shows the adjusted median household income in Oil City as \$34,203, which is 21% below the median for Venango County and 36% below the median for the Commonwealth of Pennsylvania (U.S. Census Bureau, 2015b). Furthermore, Venango County has the 9th highest percentage of persons receiving medical assistance (13,072 people, Pa Department of Human Services [DHS], 2017) and the 12th highest percentage of persons receiving food stamps in the state of Pennsylvania (9,293 people, DHS, 2016). Table 1 shows a comparison of the City's Census Tract Block Groups from the 2010 Census with the estimates of the 2015 ACS data. Of the eleven Census Tract Block Groups in Oil City, eight were identified as low to moderate income areas in the 2010 Census (i.e., over 50% LMI; Table 1) and the total percentage of LMI persons living in Oil City was 55.93% (Pa Department of Community and Economic Development [DCED], 2014). The 2011-2015 ACS Data shows a shift in the location of LMI persons and now identifies six low to moderate income census tract block groups within the city (Pa DCED, 2019). While the estimated population has decreased by approximately 450 individuals in the five-year span, the percentage of LMI persons living in Oil City remains at 55.65%.

Table 1. Data from the 2010 Census and the 2015 ACS indicating percent of low to moderate income persons in Oil City, PA’s entire census tract block groups. Gray coloration indicates a census tract block group that is not LMI.

Census Tract	Block Group	2010 Census Percent LMI	2015 ACS Data Percent LMI
2007	1	59.11%	64.48%
2007	2	51.92%	71.50%
2008	1	68.54%	30.49%
2008	2	38.37%	36.62%
2008	3	56.52%	47.06%
2009	1	78.85%	66.40%
2009	2	53.52%	33.57%
2009	3	61.33%	83.06%
2010	1	64.42%	72.19%
2010	2	22.34%	48.48%
2010	3	36.10%	52.42%

COMMUNITY DEVELOPMENT NEEDS

Priorities identified in several City of Oil City and Venango County plans have been used to develop Oil City’s Three-Year Community Development Plan. The Northern Venango County Comprehensive Plan was adopted by City Council early in 2011. This multi-municipal comprehensive plan encompasses Oil City and two adjoining municipalities, Cornplanter and Rouseville, in an effort to highlight individual opportunities for economic regrowth and occasions for economic cooperation between the municipalities. The Oil City Comprehensive Waterways Plan was also adopted in 2011. It outlines projects to advance the local community economically and socially by utilizing the waterfronts of the Allegheny River and Oil Creek. In 2014, the City’s Community Development Department updated the City’s Capital Improvement Plan to identify fifty potential capital investment projects totaling more than \$32 million. In 2017, the Oil City Community Strategic Plan was adopted by City Council. This community wide strategic plan focused on economic development, housing, tourism, community engagement, and attraction/retention of residents. Each plan is available for review in the Oil City Community Development Office.

I. Housing

Current statistics from the 2015 ACS characterize Oil City as having 62.7% owner-occupied dwelling units, 37.3% rentals and 13.3% vacancy (U.S. Census Bureau, 2015c). The state of Pennsylvania has 69.2% owner-occupied, 30.8% rentals and 11.2% vacancy (U.S. Census Bureau, 2015d). These statistics indicate that Oil City has fewer owner-occupied housing units and greater rental occupants than the state average. Even though the United States Department of Housing and Urban Development (HUD) has reduced funding for Section 8 Housing Vouchers over the last several years, the Oil City Housing Authority’s records show a total of 114 persons/households on its 2022 waiting list (Table 2). Out of 561 vouchers/slots for housing assistance, there is currently enough funding for approximately 370 families and 295 are housed as of July 11, 2022. Those on the current waiting list, 49 people, have vouchers and are searching for suitable housing. Lack of landlords willing to participate in HUD programs and lack of one- and two-bedroom units continue to be issues in Oil City and Venango County.

Table 2. Persons/households on the Oil City Housing Authority's waiting list as of June 28, 2022.

Housing Unit	Type	# of units	# on waiting list
Moran Towers	Elderly	48	17
Siverly Apartments	Elderly	30	
Towne Towers	Elderly	100	4
Century Terrace	LMI	50	33
Scattered Sites	LMI	20	
Cherry Hill	LMI	20	
Section 8 Voucher	Very LMI	338	60
Total on waiting list			114

The Community Development Department has worked with the Oil City Housing Authority and private developers in the past to design projects addressing local housing needs, one of which is a 24-unit senior housing complex, Seneca Court. Seneca Court, along with Luther Place, an elderly-only complex, are both private facilities that require individuals to meet federal income guidelines.

Table 3. Persons/households on private developer's waiting lists as of July 1, 2020.

Housing Unit	Type	# of units	# on waiting list
Seneca Court	LMI	24	4
Luther Place	Elderly	49	1
Total on waiting list			5

In 2009, the Venango County Housing Study indicated that there are a large number of deteriorated and dilapidated units within Oil City due in part to an aging population, infrequent reinvestment in property, population loss, and excess housing supply. The 2011 Northern Venango County Comprehensive Plan reiterated this point and also identified five goals to deal with the increasingly deteriorating housing stock in Oil City. These goals included removal of blighting influences; creating a positive real estate market; promotion of condos, townhouses, or apartments for the 55 plus market; addressing the repository properties; and identification of corridors and neighborhoods as priority areas. The City has made it a priority to remove blighting influences and address repository properties in two concentrations of substandard housing areas located in Census Tract 2007 (North Side) and Census Tract 2009 (South Side).

In 2015, the city completed a HOME Grant program for owner-occupied rehabilitation in the St. Joseph Church Neighborhood on the north side in Census Tract 2007. That program resulted in 14 homes being brought up to code, making them safe and more energy efficient. Repairs varied depending on the condition of the house but included new roofs, windows, electric service, furnaces, smoke detectors, and ADA accessibility where needed.

Most residents residing in substandard housing though, are tenants. Because they are not owner occupants, many of these residents are ineligible for existing housing rehabilitation assistance programs. To assist in correcting inadequate properties, the City of Oil City recently passed a Nuisance Abatement Ordinance in July, 2019. This new ordinance addresses properties that present grave health, safety, welfare, and financial concern to the citizens of Oil City. The ordinance outlines corrective action that can be taken by the City when the property owner has failed to deal with inferior structures and most importantly, hold the property owner personally responsible for the abatement of the nuisance.

In June of 2020, the City of Oil City entered into an agreement with Keystone Core Services for technical assistance in conducting a residential Blighted Property Inventory in the East End of town between Route 62 and East Third Street from Wilson Avenue to the Cranberry Township line (Census Tract 2009). This priority corridor is a mix of residential and commercial uses along the heavily traveled

State Route 62 and serves as one of three gateways to Oil City proper. Approximately twenty commercial establishments exist along State Route 62 including a grocery store, two pharmacies, a laundromat, a gas station/convenience store, an auto parts store, the US post office, a restaurant and a tavern, a beer distributor, a church, and more, making it a highly traveled, significant part of the city. The intent of the Blighted Property Inventory is to determine the extent of blight in the area and assist with implementing a residential Redevelopment Area Plan designed to mitigate those visibly blighting influences. Remediation efforts identified will be evaluated in relation to a number of PA laws designed as tools to alleviate blighting influences such as the Conservatorship Law, the Drug Nuisance Law, and the Urban Redevelopment Law.

The City of Oil City will continue to emphasize efforts which enhance the condition of the existing housing stock and encourage an increase in owner-occupied housing, leading to greater stability in the community.

II. Public/Community Facilities and Improvements

Street, Sidewalk, and Curb Improvements

A major priority for public infrastructure in Oil City continues to be the reconstruction of streets, sidewalks, and curbs throughout the community. Street reconstruction evaluations are conducted yearly by the City's Public Works, Engineering, and Community Development Departments and include the condition of the roadway, plans for utility replacements, and CDBG eligibility. The static nature of funds from State Liquid Fuels allocations and a restrictive City General Fund budget has left much of Oil City's infrastructure in a deteriorated condition. Many of these deteriorated streets and sidewalks are located in LMI neighborhoods. Guide rails, handicapped accessible corners, new water mains, and drainage improvements are also a necessary part of the infrastructure reconstruction process. With citizen participation, the City typically sets aside part of the CDBG funds allocated each year for street, sidewalk, and curb improvements. Recently, CDBG funds were used to mill and reconstruct North Street and portions of Orange, Division, and Innis Streets. These projects benefited Census Tract 2009 Block Group 1. Streets under contract to be reconstructed in Fiscal Year (FY) 2022 using CDBG funding are Mylan, Transit, and a portion of Wayne Streets benefiting the LMI community in Census Tract 2007. Streets under future consideration include Jefferson, Clearfield, and West Front Streets. Beneficial parties of these proposed activities include LMI Block Groups in Census Tracts 2007 and 2009.

While heaved and deteriorated sidewalks worsen and problems for the residents, elderly, and disabled who must travel these areas on a daily basis remain evident, Oil City has increased its efforts to reconstruct these heavily traveled pathways. In FY 2022 sidewalks, curbs, and deteriorated light poles are slated for reconstruction in the heart of the north side central business district using funding from the 2018 and 2019 CDBG allocations. In 2021, the City of Oil City applied and received an award from the PennDOT Highway Transfer Turnback Program to fund a project in the East End. This 2023 project will allow for the complete reconstruction of a commercially valuable section of East Second Street, including underground infrastructure improvements to water and sewer lines and above ground infrastructure improvements to sidewalks and handicapped accessible corners. The efforts being made in this 83.06% LMI block group area is an attempt to stabilize this worn-out neighborhood. As the City works to become more walkable and recreational trail use increases, sidewalk reconstruction and accessibility improvements in our downtown commercial areas are a higher priority. CDBG funding may be used for any one of these improvements, which benefit the city as a whole at 55.65% LMI.

Water Improvements

One of the primary functions of a community is to provide safe drinking water to its residents. Any water system improvements, therefore, benefit the entire City (55.65% LMI), enhancing the quality of life for all residents. A large well field at Seneca Farms in adjacent Cranberry Township provides the

municipal water supply for Oil City. The well system has a permitted allocation to withdraw up to 5 million gallons per day, which is over 3 million gallons more than the system's current average daily demand. Although water quality and service are quite good, the age of the distribution mains is a problem, as some parts of the system are over 140 years old. In 2014, City Council authorized a financing package for water and sewer improvements, with over \$7 million targeted to comprehensive water system improvements. Six existing water storage tanks have been reconditioned. Two replacement booster stations, a new creek crossing project, and the Supervisory Control and Data Acquisition (SCADA), along with security improvements, are now complete. Replacement of pumping mains and distribution piping has yet to be addressed. The City's Water Department has in recent years undertaken some pipe replacements in-house as well. The financial package also intended to address the following water pipeline improvements:

- Zemke Force Main to Fisher Avenue Booster Station: This 2,810' of pumping main will be upgraded to a 12" diameter main to increase flow capacity and reliability. This main serves the Hasson Heights neighborhood within the City and Cornplanter Township. This project is currently on hold.
- Sage Run Descending Mains: There are two 12" side-by-side descending mains that transfer water from the Sage Run tanks into the distribution system, 1,035' that feeds East Second Street and 1,146' that feeds Colbert Avenue. The East Second Street feeder was installed in 1872, while the Colbert Avenue feeder was installed in 1906. Both are cast iron. There have been breaks on the mains, which are laid on a very steep hillside, that have caused a loss of water service to a large number of customers and extensive flooding and damage to the surrounding area. One 18" ductile iron pipe would replace these two mains. This project is still being considered.
- First Street (Central to Wilson): The water main in this downtown street is old cast iron pipe which has been subject to increased breakage in recent years. The section between Central and Wilson was laid in 1900+/- . It is only a 6" main serving a commercial district and providing a feeder main to a residential district. This main needs to be increased in size to a 12" PVC line to provide reliability and capacity.

Other water system improvement needs include the following:

- East Third Street (Wilson to East 2nd): This 3,170' length of 6" pipe needs replaced due to numerous breaks.
- Clark Summit Pressure: Some areas of Clark Summit have low water pressure, which can be attributed to the fact that the tank elevation limits the system's ability to provide pressure, and that the lines serving these areas are old and small in diameter. The water distribution department has replaced part of the lines in this area; however, engineering services are needed to analyze other options for increasing pressure, and then to develop a project.
- First Street (Petroleum to Central): The water main in this downtown street is old cast iron pipe, which has been subject to increased breakage in recent years. This section was laid in 1872. It is only a 6" main serving a commercial district and providing a feeder main to a residential district. This main needs to be increased in size to a 12" line to provide reliability and capacity.
- E. Second St. (Wilson to Route 62): The 12" cast iron main between Wilson and Route 62 was laid in 1872 and 1930. This main has had frequent breaks, which poses a backflow threat to some customers, and is located on a high traffic state road. This project will be addressed through the Highway Transfer Turnback Program to be implemented in 2023.

- Washington Ave. (Seeley to Harriott): This 904' length of 6" cast iron pipe installed in 1872 has had numerous breaks. A hi/lo valve within this block separates the low and intermediate service areas. A break on the intermediate portion has the potential to cause backflow problems for some customers.
- Colbert Ave. (Alcorn to end): This dead-end main consists of 2,557' of 6" cast iron installed in 1912. Customers along this section of pipe frequently complained of water quality problems until the city installed a blow-off that is used to flush the line during warmer months. The problem could be attributed to the tuberculation (rust) inside the pipe. A new properly sized line should alleviate this issue.
- Oak Grove St. (Glenview to Kramer): This 875' section of 8" cast iron pipe was installed in 1946, and has had many breaks. A hi/lo valve within its length separates the low and intermediate water service areas. A break has the potential to affect many customers.
- The city has replaced all service lines, including lead lines, to housing units where water mains have been replaced since 1997 when the Lead & Copper Rule brought a realization of high lead levels to the City's attention. The Water Department plans to continue service line replacement wherever feasible when water mains are being replaced. CDBG funds could be used to replace lead service lines occupied by Low- and Moderate-Income individuals.
- There remain roughly 40 old Corey fire hydrants in the system (out of approximately 480 total) after having replaced over 100 of them using CDBG and other funding in the past. These hydrants were mostly installed as part of the original distribution system, and are old and corroded. City forces continue to replace a few each year as necessary.

Sanitary Sewer Improvements

Another primary function of a community is to collect and treat the sanitary sewage, address storm water drainage, and dispose of residual wastes in an environmentally friendly fashion. Any sanitary sewer improvements, therefore, benefit the entire City (55.65% LMI), enhancing the quality of life for all residents. The City's consultant, Arcadis, previously completed an Act 537 Update Revision and Long-Term Control Plan for control of combined sewer overflows (CSOs). The plan recommended a phased approach to bring the system into compliance with the U.S. Environmental Protection Agency's (EPA) CSO Control Policy. The city has received PennVest revolving loans offered through the Commonwealth to perform design and construction of Phase 1, including an upgrade to the Waste Water Treatment Plant (WWTP). Design and some construction work have been completed for this project. CSO monitoring will continue to ensure compliance with the City's Consent Order and Agreement with PA Department of Environmental Protection (DEP). Current and future sewer system improvements are described below.

- Various pieces of equipment at the Wastewater Treatment Plant are aged and in need of replacement and upgrade, including the recirculation pumps for the Anaerobic Digesters and a new excess flow pump to be added to the Influent Structure.
- At the Southside Pump Station, one pump was replaced in 2014; however, much more work is needed to upgrade the Station as it is reaching its useful life. The second pump and electrical systems need to be replaced, and access to the station must be reassessed and improved significantly.

Handicapped Access Improvements

The City's Section 504 self-evaluation has identified the need for modifications to some City owned facilities in order to accommodate our disabled citizens. Projects regularly undertaken in the city

include the installation of ADA compliant curbs when reconstructing any road and adding handicapped accessible equipment to the City's playgrounds as appropriate. Recent playground upgrades have occurred at Justus Park, Siverly neighborhood, Harriot Avenue, and Mitchell Avenue. Improvements to public restrooms in several city parks are still a concern. These improvements may involve CDBG funds in the future as the City continues to conduct facility upgrades.

Recreation Improvements

In keeping with our goals, Oil City has put tremendous effort into developing its' hiking, biking, and waterway trails. In 2011, the city completed a Comprehensive Waterways Study to formally outline projects that capitalize on our existing natural water resources in Oil Creek and the Allegheny River. One of the first projects to be completed was repair to the pedestrian walkway adjacent to the railroad bridge in the City's downtown using CDBG funds. The walkway acts as a connection between the north and south sides of Oil City on the greater Erie to Pittsburgh Bike Trail that follows Oil Creek and the Allegheny River through town. In 2014, Oil City was formally designated a Trail Town. In the same year, a Greenways Block Grant assisted the city in developing Justus Park as a trailhead for both bike and waterway trails. To further the improvements in Justus Park, a private charitable trust grant was awarded in the fall of 2021 to demolish the 50-year old band shell and install a brand new band shelter to host the city's many concerts and cultural events. The completed band shelter was used for the first time to celebrate Independence Day, 2022. Future needs in Justus Park include the redesign and management of stormwater.

A Marina Master Site Plan was developed in 2015 to provide project ideas with cost estimates to further encourage public use of the Oil City Marina area. A grant was received from DCNR in the spring of 2017 to close a trail gap on the Erie to Pittsburgh Bike Trail that runs adjacent to the Marina, as well as to provide enhancements to the Marina Trailhead. Construction of an asphalt topcoat on the bike trail gap was completed in 2019. The formal Marina Trailhead was further improved in 2020 by installing additional signage, a bicycle fix-it station, dog waste stations, and three primitive campsites for overnight accommodations directly on the Erie to Pittsburgh Trail. Each of the campsites include a tent pad, hammock poles, a fire ring, picnic table, and bike rack. One campsite is fully ADA accessible. In late 2021, the city was again awarded a DCNR grant for the rehabilitation of the Marina restrooms and further ADA accessibility of the trailhead. Design is expected to begin in the winter of 2022. Construction is expected to be completed in 2023. Future phases of this project will then include rebuilding the boat launch, ADA accessibility to the waterfront, and rehabilitation of the parking lot, all of which may be considered when allocating future CDBG funds.

The City's many playgrounds/parks have been high priority in recent years for structural improvements and ADA updates. Enhancements to the bath house at the municipal swimming pool were completed in 2017. A complete overhaul of the Harriott Avenue and Mitchell Avenue 'Land of Laughter' playgrounds was completed in 2018 and 2019. When determining the use of CDBG funding, future recreation improvements may include the upgrade of a tennis court, installation of a restroom facility at the Mitchell Avenue complex, and the rehabilitation of the Hasson Park playground complex, including ADA updates to the restroom facilities. All recreational improvements considered for CDBG funding benefit the City's LMI status as a whole.

III. Public Service

On occasion, the city receives suggestions or proposals for specific public service activities. These proposals are considered carefully and prioritized along with other projects such as infrastructure improvements. Particular concentration is placed on health and safety activities relating to police, fire, and code enforcement programs. CDBG funds are regularly used for clearance of vacant and condemned houses to reduce blight and address public health and safety hazards throughout the City.

In the case of the COVID-19 worldwide pandemic, DCED received specific CDBG funding (CDBG-CV) through HUD to disburse Coronavirus Aid, Relief, and Economic Security (CARES) Act support to communities for the immediate response to, preparation for, and prevention of the coronavirus. Under CDBG-CV public service assistance, the activity must either be a new service or one that provides a quantifiable increase to an existing public service. CDBG-CV public service activities in Oil City include the disbursement of funding to First Responders or LMI qualified individuals to prepare for, prevent, or respond to the coronavirus (COVID-19).

IV. Economic Development

The economic decline of Oil City since its founding has been immense. Since 2000, the City's population has decreased by 13% (U.S. Census Bureau, 2016). In an effort to make the community more alluring, Oil City intends to continue making citywide and downtown improvements with assistance from the CDBG funds. These endeavors should encourage individuals and businesses to reinvest in Oil City and reverse the negative trends of economic decline, lack of capital investment, and limited growth opportunities. The City's efforts were reinforced with its Main Street certified designation in 2011 and re-designation in 2019. The Main Street mission has been to create an attractive and vibrant downtown business district in Oil City, while providing a foundation for the healthy growth and success of current and future businesses and residents. To date, over 50 applicants have received façade grant funding, thereby improving the look and feel of the downtown. A new round of façade grant funding is currently underway. Since fall of 2011, over 17 million dollars has been reinvested into downtown Oil City via building improvements, new construction, volunteer hours, new businesses, job growth, and more.

Other recent efforts have also produced positive economic results in the city.

- The Historic National Transit Building now houses the establishment of an Arts Revitalization Artist Relocation Program, the result of a suggestion from a Shepstone Consulting study. This program has drawn artists from across the nation to Oil City, creating a much-needed economic boost.
- PennDOT located their District headquarters in the former Quaker State Corporation building on Elm Street, bringing approximately 200 additional job opportunities to town.
- The Oil City Redevelopment Authority, along with the City and many private donors, successfully removed a series of condemned buildings in the north side downtown effectively clearing a full city block. It has been converted into the City's Town Square, a pleasing green space in the North Side Commercial District.
- One of the largest improvements to occur in the city was the demolition of the condemned five-story downtown parking ramp. The ramp was found to be unsafe and beyond the scope of repair during an engineering inspection. Through a combined effort, PennDOT and the Venango County Regional Planning Commission removed the ramp and built a new Multi-modal Transportation Complex. This complex now houses the County's transportation assets, bringing more jobs into the downtown.
- Through a cooperative effort between Venango County and the City, a Redevelopment Assistance Capital Program (RACP) grant was awarded from the Commonwealth to purchase a historic building on the brink of decay, the Cornplanter Square building. This development project will capitalize on a state-of-the-art fiber optic network winding its way through our region. Once the network is completely installed, the user will have a direct optimum connection to Chicago, making Oil City a 10-gigabyte city, similar to the connection found in Pittsburgh. With this in mind, the plans for the Cornplanter Square building include the hospitality industry in some fashion on the first and second floors, with a high-tech business incubator space on the three upper floors. The whole project is a 15-million-dollar investment in the revitalization of Oil City and is currently underway.

Although the City of Oil City does not regularly use their annual entitlement allocation of CDBG funding in the Economic Development area, in the instance of COVID-19 pandemic support, Oil City will

consider the allowable uses of special programs to assist eligible businesses who have experienced a disruption or hardship due to the coronavirus. Following the Low/Moderate Job creation or retention requirements and the underwriting stipulations, the City could provide economic aid to qualified businesses for payment of payroll, rent/mortgage, utilities, supplies, limited equipment purchases, insurance, accounting, legal, or advertising expenses.

COMMUNITY DEVELOPMENT OBJECTIVES

I. Housing

- Continue the Clearance/ Demolition Program in Oil City to eliminate blighting influences in certain residential neighborhoods. CDBG funds are used to clear dilapidated and dangerous structures in the City's LMI neighborhoods.
- Assist in the development of LMI housing opportunities which supplement the publicly financed housing programs.
- Improve the stock of LMI rental housing through code enforcement.
- Undertake a program of exterior rehabilitation to residential structures that will create a sense of pride in neighborhoods.

II. Public/Community Facilities and Improvements

- Continue the street reconstruction program in LMI neighborhoods.
- Continue the addition of ADA curb cuts along with street reconstruction projects.
- Address sidewalk reconstruction in downtown commercial districts and in LMI neighborhoods.
- Replace and modernize deteriorated public infrastructure, particularly relating to the City's water, sewer, and storm water management facilities.
- Address handicapped accessibility problems in public buildings and facilities throughout the city.
- Renovate existing recreational facilities within the city that add to the safety and quality of life for area residents.

III. Public Service

- Assist in the development of innovative or expanded public services that address particular social problems in the community.
- Disburse CDBG-CV (CARES Act) funding to First Responders or LMI qualified individuals to prepare for, prevent, or respond to the coronavirus (COVID-19)

IV. Economic Development

- Further initiatives that will increase tenancy and employment opportunities.
- Improve the downtown to attract developers and entrepreneurs.
- Cooperate with other Venango County entities in an effort to both retain and attract manufacturing industries to the region.
- Support the Main Street Program efforts to improve Oil City's commercial facades. Assist in the attraction of developers, entrepreneurs, and relocating artists.
- Disburse CDBG-CV (CARES Act) funding to LMI qualified businesses to prepare for, prevent, or respond to the coronavirus (COVID-19).

COMMUNITY DEVELOPMENT PLANS

The plans developed below are indicative of the immediate needs of the community and are designed to support solutions to the most pressing problems of Oil City and its LMI population.

I. Short term – Year One

- Housing
 - Demolition of deteriorated structures contributing to blight
- Public/Community Facilities and Improvements
 - Street improvements
 - Curb (ADA) improvements
 - Sidewalk improvements
- Public Service
 - Disburse CDBG-CV (CARES Act) funding to First Responders or LMI qualified individuals to prepare for, prevent, or respond to the coronavirus (COVID-19)
- Economic Development
 - Disburse CDBG-CV (CARES Act) funding to LMI qualified businesses to prepare for, prevent, or respond to the coronavirus (COVID-19)

II. Long term – Years Two and Three

- Housing
 - Demolition of deteriorated structures
 - Improvement of LMI rental properties through stricter code enforcement
 - Home Rehabilitation and Exterior Structure Rehabilitation programs
- Public/Community Facilities and Improvements
 - Street improvements
 - Curb (ADA) improvements
 - Sidewalk improvements

- Water, Sewer, and Storm Water System improvements
- Handicapped Access improvements
- Recreation facility improvements
- Public Service
 - Health and Safety Projects
 - Continued CARES Act assistance (CDBG-CV)
- Economic Development
 - Commercial Revitalization projects
 - Adaptive reuse of underutilized and abandoned commercial/industrial sites
 - Cooperate with other Venango County entities to attract developers to the area
 - Continued CARES Act assistance (CDBG-CV)

Local and area-wide plans incorporated into this Three Year Plan include : the 2017 Oil City Community Strategic Plan, the 2016 Oil City Marina Master Site Development Plan, the 2014 Oil City Capital Improvement Plan, the 2011 Northern Venango County Multi-municipal Plan, the 2011 Oil City Comprehensive Waterways Plan, the 2011 Oil City Main Street Strategy, the 2009 Venango County Housing Study, the 2009 Venango County Greenways Plan, and the 2005 “Downtown Economic Development Strategy” developed by Shepstone Management Company and Fairweather Consulting.

Attachments:

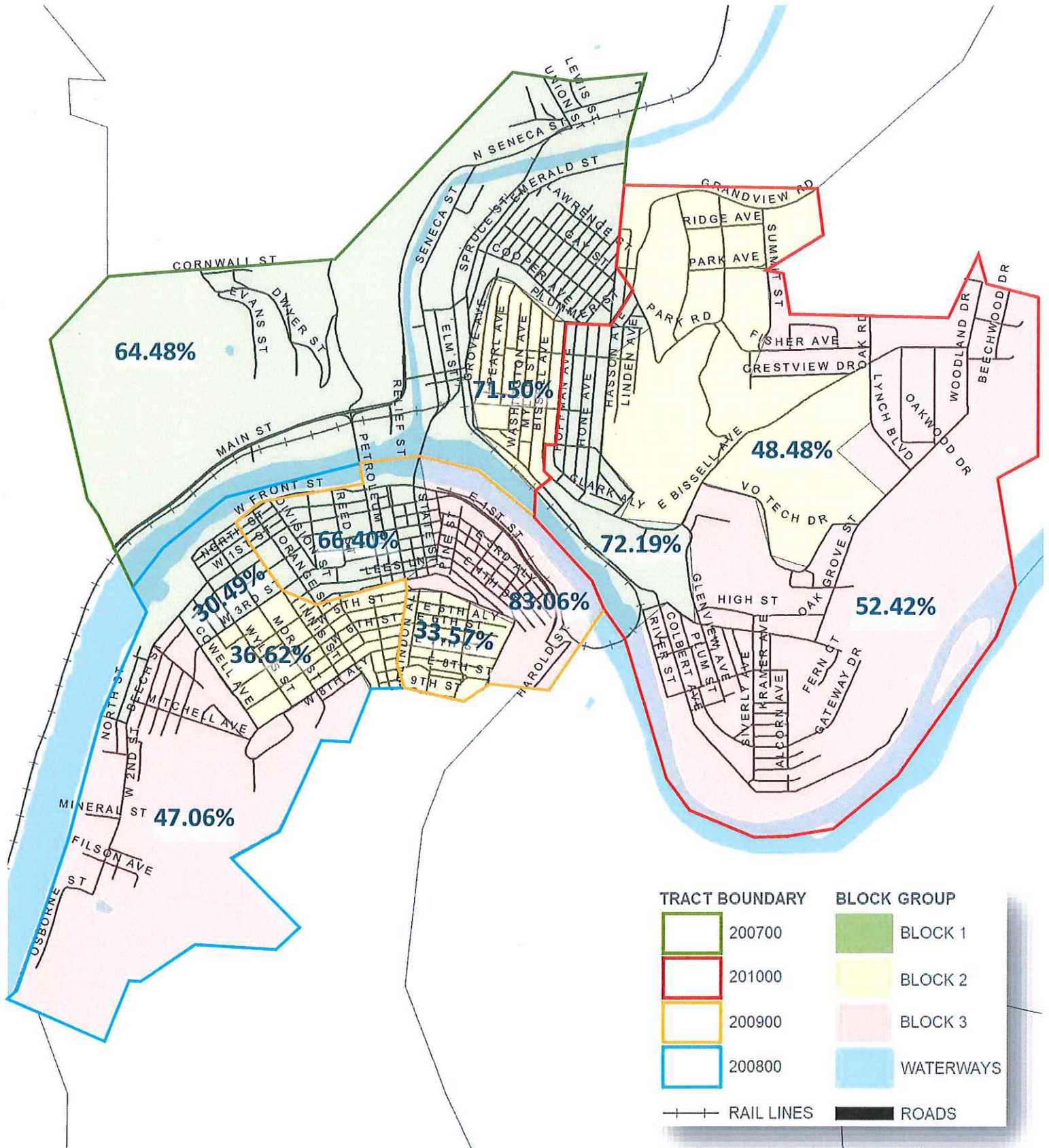
- A. LMI map by Census Tract/Block Group

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OIL CITY 2011-2015 ACS **TRACT/BLOCK GROUP** MAP WITH **LOW TO MODERATE INCOME % DATA**

CITY of OIL CITY, VENANGO COUNTY, PENNSYLVANIA



MAP of 03/04/2019

SCALE:

SOURCE:

Hydrology:
USDA/NRCS -

National
Geospatial
Center of
Excellence,

National
Hydrography
Dataset

(NHD), 2016-

Municipalities

Pennsylvania
Spatial Data
Access.

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