
CITY OF READING

City Hall, 815 Washington Street, Reading, PA 19601

FY 2021 Annual Action Plan – Substantial Amendment - HOME-ARP Allocation Plan

*For Submission to HUD for the
HOME Investment Partnerships Program -
American Rescue Plan (HOME-ARP)*



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Introduction

Congress appropriated \$5 billion in funds under the American Rescue Plan (ARP) Act of 2021. These funds are to be used to assist the homeless and those persons and families who are at risk of becoming homeless. The U.S. Department of Housing and Urban Development (HUD) is administering this program and the City of Reading was allocated \$3,580,856 in HOME-ARP funds.

The City of Reading, Community Development Department, is the lead entity and the administrator for the HOME-ARP funds.

The City of Reading prepared this HOME-ARP Allocation Plan to address its local needs and to establish priorities for the use of HOME-ARP funds. The City must submit its Allocation Plan to HUD by March 31, 2023. In order to determine the City's needs, interviews, video conferences, and agency surveys were held with various housing providers, social service agencies, the Continuum of Care members, advocate agencies, etc. Agencies and organizations that serve all the qualifying populations were contacted and interviewed or asked to complete an agency survey.

The City of Reading is a member of the Reading/Berks County CoC. Per HUD's definition:

The Continuum of Care (CoC) Program is designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness.

Reading/Berks County Coalition to End Homelessness (BCEH) is the lead agency for PA-506 and is responsible for the oversight of all Continuum of Care (CoC) policies, procedures, and CoC project funding decisions. BCEH is the collaborative applicant for the CoC Program Competition, the HMIS lead, and the Coordinated Entry lead agency for PA-506.

The Reading/Berks County CoC cooperatively worked together with the City of Reading in identifying the needs and gaps in the system to end homelessness in the City and the region.

HOME-ARP Eligible Projects/Activities:

The following projects/activities are eligible with the HOME-ARP funds:

1. Production or Preservation of Affordable Rental Housing

- Acquisition, construction of affordable rental housing for individuals and families that are part of the Qualifying Populations.
- May include single family or multifamily housing, transitional or permanent housing, group homes, single room occupancy (SRO) units, and manufactured housing.

2. Tenant Based Rental Assistance

- Providing payments to a tenant to cover housing and housing-related costs, including rental assistance, security deposit assistance, utility deposits, and utility payments to households that are part of the Qualifying Populations.

3. Supportive Services

- Providing supportive services to members of the Qualifying Populations under three categories:
 - McKinney-Vento Supportive Services
 - Homelessness Prevention Services
 - Housing Counseling Services

4. Purchase and Development of Non-Congregate Shelter

- Acquisition, construction, or rehabilitation of non-congregate shelter units to service individuals and families that are part of the Qualifying populations.

HOME-ARP Qualifying Populations:

The HOME-ARP Program has the following four (4) Qualifying Populations:

1. Homeless**2. At Risk of Homelessness**

- An individual or family who is extremely low income (<30% AMI), does not have support networks, and meets at least one of the conditions for homelessness (24 CFR 91.5).

3. Fleeing, or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking**4. Other populations who do not qualify under any of the populations above but meet one of the following criteria:**

- Those who are currently housed due to temporary or emergency assistance or need additional assistance or services to avoid a return to homelessness.
- Populations at Greatest Risk of Housing Instability.

- Households whose income is <30% AMI and are experiencing severe cost burden.
- Households whose income is <50% AMI and meet one of the criteria for being At Risk of Homelessness.

In compliance with the HUD regulations, the City of Reading has prepared a substantial amendment to its FY 2021 Annual Action Plan in order to submit the HOME-ARP Allocation Plan in IDIS.

A “draft” of the FY 2021 Annual Action Plan - Substantial Amendment - HOME-ARP Allocation Plan was placed on public display on the City’s website at <https://www.readingpa.gov/housing-and-community-development> and in the City of Reading’s Community Development Department, City Hall, 815 Washington Street, Reading, PA 19601-3690. The display period started on Thursday, January 26, 2023 through Friday, February 10, 2023 for a 15-day display period. A Public Hearing was held on Tuesday, February 7, 2023 at 5:00 PM in the City Council Chambers, City Hall, 815 Washington Street, Reading PA 19601 to present the proposed HOME-ARP Allocation Plan and solicit resident comments. Persons requiring assistance due to hearing, speech, vision impairments, or limited English proficiency were able to contact the City’s Community Development Office for assistance. In addition, as needed documents can be translated. Upon completion of the 15-day comment period and approval by City Counsel, the City of Reading submitted the FY 2021 Annual Action Plan - Substantial Amendment - HOME-ARP Allocation Plan to the U.S. Department of Housing and Urban Development through IDIS on Friday, February 24, 2023.

Consultation

Describe the consultation process including methods used and dates of consultation:

During the consultation process, the City of Reading staff consulted with stakeholders, agencies/organizations, and housing providers that are part of the following categories:

- The CoC serving the City's geographic area,
- homeless service providers,
- domestic violence service providers,
- veterans' groups,
- public housing agencies (PHAs), and
- public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

The HOME-ARP Consultation Milestones are the following:

HOME-ARP Consultation Milestones	
Consultation	December 2022 through February 2023
Newspaper Notice	January 26, 2023
On Display	January 26, 2023
Public Hearing	February 7, 2023 at 5:00 PM
Off Display	February 10, 2023
City Council Approval	February 21, 2023

The City of Reading held virtual stakeholders meetings, sent out surveys, and emailed questions to agencies/organizations between December 2022 through January 24, 2023.

The City ran a newspaper notice in the "Reading Eagle" on Thursday, January 26, 2023. In the notice it states that the "Draft" HOME-ARP Allocation Plan was on public display for fifteen (15) days on the City's website at: <https://www.readingpa.gov/housing-and-community-development> and in the City of Reading's Community Development Department, City Hall, 815 Washington Street, Reading, PA 19601. Persons requiring assistance due to hearing, speech, vision impairments, or limited English proficiency were able to contact the City's Community Development Office for assistance. In addition, as needed documents can be translated.

The Public Hearing was held on Tuesday, February 7, 2023 at 5:00 PM to discuss the proposed HOME-ARP Allocation Plan and solicit resident comments on the Plan.

City Council approved the HOME-ARP Allocation Plan at its City Council meeting on Tuesday, February 21, 2023.

List the organizations consulted:

Agency/Organization Consulted	Type of Agency/ Organization	Method of Consultation	Feedback
City of Reading	Government	Virtual Meetings	<p>The City of Reading was involved in all meetings and was responsible for gathering a list of contacts and participated in asking questions and communicating with local stakeholders. In addition, the City sent out agency surveys and followed up on them.</p>
YMCA of Reading and Berks County	Homeless and Domestic Violence Service Providers	Survey	<p>Identified the following needs:</p> <ul style="list-style-type: none"> • Need for more bilingual staff for substance abuse providers • Long wait times for mental health services • Need for more available affordable housing • No shelters for single homeless men with children
Hope Rescue Mission	Homeless and Domestic Violence Service Providers	Survey	<p>Identified the following needs:</p> <ul style="list-style-type: none"> • There is a severe shortage of housing for single women, women with children, and unaccompanied youth • Currently 76% of the homeless population is experiencing it for the first time.
Salvation Army	Homeless and Domestic Violence Service Providers	Survey	<p>Identified the following needs:</p> <ul style="list-style-type: none"> • There is a severe lack of affordable housing • Staff shortages and lack of funding are impacting the ability to provide services • There is a need for case management and support services • Poverty, addiction, mental health needs are the biggest factors contributing to homelessness

Habitat for Humanity of Berks County	Public Agencies that Address the Needs of the Qualifying Populations, and Public or Private Organizations that Address Fair Housing, Civil Rights, and the Needs of Persons with Disabilities	Survey	Identified the following needs: <ul style="list-style-type: none"> • Lack of available and affordable housing stock • A large amount of the population in Reading is cost-burdened with rent • There is a moderate need for domestic violence victims with children to find shelter
Recovery Coaching Services	Public Agencies that Address the Needs of the Qualifying Populations, and Public or Private Organizations that Address Fair Housing, Civil Rights, and the Needs of Persons with Disabilities	Survey	Identified the following needs: <ul style="list-style-type: none"> • There is a need for family shelter beds • Not enough affordable housing, especially for those with a fixed income • Not enough domestic violence shelter options • Not enough sober living facilities • Homeless are impacted by lack of transportation options • Language barriers impact the ability to find and receive aid
Reading Housing Authority	Public Housing Agencies (PHAs)	Survey Virtual Meeting (1/19/2023)	Identified the following needs: <ul style="list-style-type: none"> • Not enough affordable housing • Current rental housing stock is poor quality • Inadequate resources for case management • Disconnect between landlords and service providers • Lack of participation in budgeting programs • Current shelter systems are overwhelmed and lack the ability to address needs of persons with mental illness

Berks Coalition to End Homelessness (BCEH)	CoC(s) serving the jurisdiction's geographic area	Virtual Meeting (1/19/2023)	<p>Identified the following needs:</p> <ul style="list-style-type: none"> • Need for an emergency shelter for families with children and single parents with children • More general permanent supportive housing and rapid re-housing instead of for specific populations • More affordable housing options, especially for people with fixed incomes • The homelessness support system is seeing high rates of people with medical needs that cannot be managed on the streets or in shelters • Higher rate of elderly experiencing homelessness • Existing Shelters are overburdened • People who are registered as sex offenders are unable to live in the shelters • Landlords are selling buildings and new owners are evicting the tenants living there • Landlords are discriminating against people with vouchers and housing assistance
Opportunity House	Homeless and Domestic Violence Service Providers	Survey Virtual Meeting (1/20/2023)	<p>Identified the following needs:</p> <ul style="list-style-type: none"> • Slow communication between service agencies • Influx of homeless from outside the community is leading to gaps in services • There is a need for more affordable housing. • Increase in LGBTQ homelessness observed • Low financial literacy and education among the homeless
Reading Redevelopment Authority	Public Agencies that Address the Needs of the Qualifying Populations, and Public or Private	Survey	<p>Identified the following needs:</p> <ul style="list-style-type: none"> • There is a need for more affordable housing and single room occupancy (SRO) units

	Organizations that Address Fair Housing, Civil Rights, and the Needs of Persons with Disabilities		
City of Reading Human Relations Commission (HRC)	Public Agencies that Address the Needs of the Qualifying Populations, and Public or Private Organizations that Address Fair Housing, Civil Rights, and the Needs of Persons with Disabilities	Survey and Phone Call	<p>Identified the following needs:</p> <ul style="list-style-type: none"> • More assistance for the mentally ill so that they can stay in shelters • More housing for physically disabled • Services for couch surfers who fall through the cracks of HUD homelessness definitions • Funds to pay for rental applications and credit checks • More LGBT acceptance at shelters
Mid Penn Legal Services	Public Agencies that Address the Needs of the Qualifying Populations, and Public or Private Organizations that Address Fair Housing, Civil Rights, and the Needs of Persons with Disabilities	Virtual Meeting (11/9/2022)	<p>Identified the following needs:</p> <ul style="list-style-type: none"> • Not enough affordable housing • First month, last month, and deposit can be very challenging to pay • Clients are generally unaware of the available services. • Lack of housing for seniors or those on a fixed income
NAACP	Public Agencies that Address the Needs of the Qualifying	Survey	<p>Identified the following needs:</p> <ul style="list-style-type: none"> • There are a limited number of available units and the cost of affordable housing is too high.

	Populations, and Public or Private Organizations that Address Fair Housing, Civil Rights, and the Needs of Persons with Disabilities		<ul style="list-style-type: none"> • More shelter support for families and parents with children • Youth, veterans, mental health issues require more homeless aid
Family Promise	Homeless and Domestic Violence Service Providers	Survey	<p>Identified the following needs:</p> <ul style="list-style-type: none"> • Shelters are consistently full. • Families are being split up in congregate care. • People have trouble meeting income and criminal record requirements for rentals.
Safe Berks	Homeless and Domestic Violence Service Providers	Survey	<p>Identified the following needs:</p> <ul style="list-style-type: none"> • Need for more shelter availability for women and families • Limited options for those with immigration barriers • More childcare availability
Berks County Redevelopment Authority	Public Agencies that Address the Needs of the Qualifying Populations, and Public or Private Organizations that Address Fair Housing, Civil Rights, and the Needs of Persons with Disabilities	Email	<p>Identified the following needs:</p> <ul style="list-style-type: none"> • There is a need for more affordable housing

Clare of Assisi House	Public Agencies that Address the Needs of the Qualifying Populations, and Public or Private Organizations that Address Fair Housing, Civil Rights, and the Needs of Persons with Disabilities	Email Consultation	Identified the following needs: <ul style="list-style-type: none"> • Lack of affordable housing in better areas of the city • A need for low-barrier access to shelter and services
LGBT Center of Greater Reading	Public Agencies that Address the Needs of the Qualifying Populations, and Public or Private Organizations that Address Fair Housing, Civil Rights, and the Needs of Persons with Disabilities	Survey	Identified the following needs: <ul style="list-style-type: none"> • Lack of emergency shelter • Not enough safe shelter space for people in the LGBTQ+ community (faith-based shelters) • Mental and physical health challenges leading to homelessness
Community Justice Project	Public Agencies that Address the Needs of the Qualifying Populations, and Public or Private Organizations that Address Fair Housing, Civil Rights, and the	Survey	Identified the following needs: <ul style="list-style-type: none"> • There is a lack of affordable housing, with not many options between market rents and shelters • Market rents have increased 50%+ in the past 5 years • Shelters are usually at capacity. • Fixed income and senior clients are particularly vulnerable

	Needs of Persons with Disabilities		<ul style="list-style-type: none"> There are gaps in the communication between organizations, leading to orgs not knowing about the available housing options Need for more case managers and social workers for those at risk of homelessness and domestic violence survivors
Council on Chemical Abuse	Public Agencies that Address the Needs of the Qualifying Populations, and Public or Private Organizations that Address Fair Housing, Civil Rights, and the Needs of Persons with Disabilities	Survey	<p>Identified the following needs:</p> <ul style="list-style-type: none"> There are staffing shortages among case managers More Spanish-speaking case managers are needed No housing options for families needing a structured living environment while the parent/guardian recovers from a substance use disorder People with both mental health and substance use disorders are often denied alternative housing placement
Diocese of Allentown's Catholic Charities	Public Agencies that Address the Needs of the Qualifying Populations, and Public or Private Organizations that Address Fair Housing, Civil Rights, and the Needs of Persons with Disabilities	Survey	<p>Identified the following needs:</p> <ul style="list-style-type: none"> There is a major lack of affordable rental units. Landlords are evicting tenants on short notice and increasing rent Homeless veterans need more resources tailored towards their needs Senior citizens, LGBTQ individuals, and immigrants/refugees need more assistance
Service Access & Management, Inc. (SAM)	Homeless and Domestic Violence Service Providers	Survey	<p>Identified the following needs:</p> <ul style="list-style-type: none"> Need for women/children and family shelters

			<ul style="list-style-type: none"> • Need to provide shelters for those with mental health and substance abuse challenges • Landlords are increasingly stipulating rental requirements that discriminate against at-risk populations • Need budgeting and life skills education
GoodKnight the Clubhouse (GKC)	<p>Homeless and Domestic Violence Service Providers</p> <p>Public Agencies that Address the Needs of the Qualifying Populations, and Public or Private Organizations that Address Fair Housing, Civil Rights, and the Needs of Persons with Disabilities</p>	Survey	<p>Identified the following needs:</p> <ul style="list-style-type: none"> • Need more staff to meet the demands for service • There is a need for case management services and education about their mental health and substance abuse conditions for the sheltered and unsheltered population • Need for affordable permanent supportive housing • Need housing options for persons returning back to society from prisons or treatment facilities • Need safe housing options • Need support services: financial literacy classes, counseling or other support services • Need to manage mental health conditions, counseling or other support services such as substance abuse condition, nutritional programs, education/literacy programs, childcare, transportation, education on life skill, and case management

Summarize feedback received and results of upfront consultation with these entities:

There were many different reoccurring needs mentioned by stakeholder agencies during the consultation process. The lack of affordable housing, lack of supportive services and life skills training, lack of available shelter capacity, lack of accessible housing, proximity to public transportation, and the low quality of housing stock were identified by several agencies as gaps, affecting the qualifying populations. Mental illness and substance abuse may also contribute to those who are becoming homeless or at risk of homelessness. Multiple organizations also identified a larger gap in shelters for families and single parents. LGBT individuals were also mentioned as having challenges finding acceptance in most shelters in the Reading area, as those shelters are run by religious institutions or have a religious bent.

Public Participation

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- ***Date(s) of public notice:*** 1/26/2023
- ***Public comment period:*** start date – 1/26/2023 end date - 2/10/2023
- ***Date(s) of public hearing:*** 2/7/2023

Describe the public participation process:

The City of Reading held one (1) public hearing for consultation with City residents, non-profit agencies and/or organizations, public housing authority, housing providers, Continuum of Care members, etc. on the “Draft” HOME-ARP Allocation Plan. During the public hearing, the City staff and the City consultants discussed the process followed in the development of the HOME-ARP Allocation Plan. This included interviews, virtual conferences, agency surveys, and comments made.

The public hearing notice for the City of Reading HOME-ARP Allocation Plan was published in the “Reading Eagle” on Thursday, January 26, 2023.

The fifteen (15) day public comment period on the “Draft” HOME-ARP Allocation Plan was from Thursday, January 26, 2023 through Friday, February 10, 2023. The City of Reading placed the “Draft” HOME-ARP Allocation Plan on the City’s website: <https://www.readingpa.gov/housing-and-community-development> and at City of Reading’s Community Development Department, City Hall, 815 Washington Street, Reading, PA 19601-3690. Persons requiring assistance due to hearing, speech, vision impairments, or limited English proficiency were able to contact the City’s Community Development Office for assistance. In addition, as needed documents can be translated.

The public was able to provide additional comments, via email to Ms. Patricia Vasquez, Community Development Liaison Officer at: Patricia.Vasquez@readingpa.gov or via phone at (610) 655-6509 and TTD (610) 655-6442. Written comments were to be addressed to the City of Reading’s Community Development Department, attention Ms. Patricia Vasquez, Community Development Liaison, City Hall, 815 Washington Street, Reading, PA 19601-3690.

Describe efforts to broaden public participation:

To broaden public participation, the City of Reading sent out an email blast to all agencies, organizations, and individuals on its list of non-profit agencies, housing providers, advocates, and interested parties, that the “Draft” HOME-ARP Allocation Plan was on public display and date, time, and place of the public hearing. This list consists of email addresses of names and organizations that have previously submitted funding requests or requested to be added to this list so they can be notified of future emails on funding options, proposed plans, and public hearings.

In addition, the City posted the Public Hearing Notice on the City’s Community Development Department Notice webpage.

Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:

The City of Reading received the following comments at its Public Hearing on February 7, 2023:

- Tim Daley, Executive Director of Habitat for Humanity, asked if there’s some sort of category to sum up the HOME-ARP and ARPA funds. Mr. Haglund from Urban Design Ventures and Executive Director of Community Development, Mr. Abodalo responded that HOME-ARP program and the ARPA program are two (2) separate pots of funds. The HOME-ARP program is a component of the ESG and the HOME programs, unrelated to the ARPA funds that the City received through the US Treasury Department.
- Donna Reed, Council President, noted that she was there to hear, listen, and learn along with fellow Council person Chris Miller of the Sixth District. She asked where can the public review the Draft Plan? Mr. Haglund responded that the Draft Plan is on the City’s website and Community Development Department Office. In addition, the City staff has a copy at this meeting.
- Ryan Bradley, Resident and City of Reading Clean City Coordinator, asked if the organizations that were interviewed were the only organizations able to apply for the funds? Mr. Bradley asked if the survey could be sent to a local agency that he believed is doing a good job in the community. The name of the agency is, Goodnight the Club House. Mr. Haglund explained, the survey will be sent to them and their comments are welcomed. In addition, he mentioned that any agency/organization can apply for these funds once the allocation plan is approved by the City and HUD. After HUD approves the

Allocation Plan, the City will then announce release of funding, the application package will be available for agencies/organizations to apply for funds on the City's website.

The City also received two (2) emails after the public hearing, one from the Berks Coalition to End Homelessness and another from Reading Housing Authority. Both of the email comments were in support of the HOME-ARP Allocation Plan.

Summarize any comments or recommendations not accepted and state the reasons why:

The City of Reading accepted all comments received, no comments were not accepted.

Needs Assessment and Gaps Analysis

*In accordance with Section V.C.1 of the Notice (page 14), a PJ must evaluate the size and demographic composition of **all four** of the qualifying populations within its boundaries and assess the unmet needs of each of those populations. If the PJ does not evaluate the needs of one of the qualifying populations, then the PJ has not completed their Needs Assessment and Gaps Analysis. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.*

OPTIONAL Homeless Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	99	24	121	121	0								
Transitional Housing	52	15	160	160	5								
Permanent Supportive Housing	273	70	153	153	15								
Other Permanent Housing	0	0	0	0	0								
Sheltered Homeless						60	140	28	32				
Unsheltered Homeless						1	32	1	0				
Current Gap										0	0	51	51

Suggested Data Sources: 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

OPTIONAL Housing Needs Inventory and Gap Analysis Table

	Non-Homeless		
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	17,605		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	7,490		
Rental Units Affordable to HH at 50% AMI (Other Populations)	4,225		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		5,585	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		3,125	
Current Gaps			8,710

Suggested Data Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

Homeless as defined in 24 CFR 91.5

Based on the 2022 Point-In-Time Count, there were 573 homeless individuals identified in the Reading/Berks County CoC. Of those people experiencing homelessness, 413 (72.1%) were white, 130 (22.7%) were black, and the remaining 5.2% were Asian (3), American Indian or Alaska Native (2), Native Hawaiian or Other Pacific Islander (1), and 24 identified as having multiple races. Additionally, 320 (55.8%) were Non-Hispanic/Non-Latino and 253 (44.2%) were Hispanic/Latino. Of the total, 375 (65.4%) were male, 197 (34.4%) were female, and 1 (0.2%) identified as transgender or gender non-conforming.

Among the population of those experiencing homelessness, there was a large portion that were identified as severely mentally ill (133 individuals, or 23% of the surveyed population) or having chronic substance abuse issues (85 individuals or 14.8% of the surveyed population).

In addition, the City through the ESG funds assisted 300 persons and 215 households through emergency shelters according to the Homeless Management Information System (HMIS) for the FY 2021 program year.

At Risk of Homelessness as defined in 24 CFR 91.5

24 CFR 91.5 defines At Risk of Homelessness as an individual or family that has an annual income below 30% of the HUD area median family income, does not have sufficient resources or support networks and meets one of several other conditions. According to the most recently available CHAS data, 9,420 households (or 32.4% of the total households) live at 30% or below the HUD Area Median Income and of those 9,420 households: 7,085 have one or more housing problems, which includes either incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, or have a cost burden greater than 30%. There are also currently 715 households on the public housing waiting list and 320 households on the Section 8 Housing Choice Vouchers waiting list. The Section 8 Housing Choice Voucher waiting list was open for five (5) days and received 3,691 applications and then randomly selected 300 households. The waiting list was then closed on October 7, 2022. The public housing waiting list was also opened on July 2021 and it received over 700 applications.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

During the 2022 Point in Time Count, there were 32 homeless individuals who were identified as victims of domestic violence in the Reading/Berks County CoC. Additionally, according to 2021 data from the Homeless Management Information System (HMIS), there were 17 people fleeing domestic violence, of which 4 were fleeing with children.

Based off the consultation with the staff of Safe Berks (a local Survivors of Domestic Violence or Sexual Assault's shelter) there is limited shelter availability for women and families; limited options for those with immigration barriers; challenges for those with disabilities; limited shelter space; limited safe and affordable housing to assist moving toward self-sufficiency. There is also a need for more case management and support services to assist in overcoming barriers to securing and/or maintaining employment; high food costs; affordable transportation and/or childcare to maintain employment; readily available services to address mental health issues.

The 2021 Federal Human Trafficking Report for the State of Pennsylvania indicated there were five (5) new criminal cases in Pennsylvania. Three (3) of which were in the Eastern portion of the state. Additionally, in 2021, the Pennsylvania State Police brought charges against three (3) persons connected to drug distribution and Human Trafficking. Berks County has also been noted as being the 4th highest community in the state in Human Trafficking. There are a number of partner organizations in the Berks County Region that

offer support services for victims providing residential programs for therapeutic and spiritual care; legal services; and advocacy.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

Those with disabilities are at greatest risk of housing instability. According to the most recent American Community Survey (ACS) data from 2021, there were 21,195 residents (22.4% of the total civilian non-institutionalized population) of the City of Reading who have a disability. This shows that a significant portion of the City's population is at a high risk of housing instability.

Among others who are at greatest risk of housing instability, those who are at or below 30% of the HUD Area Median Income are burdened by their monthly housing costs and are at a higher risk of becoming homeless. According to the most recent CHAS data, 9,420 (32.4%) households in the City have incomes at or below 30% of the HUD AMI. 11,880 (40.9%) households in the City have a housing cost burden of greater than 30% of their income.

For persons and households requiring services or housing assistance to prevent homelessness, there were 19 persons (8 households) assisted in rapid re-housing, and 142 persons (56 households) assisted in homeless prevention services according to the Homeless Management Information System (HMIS). In addition, the City through the ESG funds assisted 300 persons and 215 households through emergency shelters for the FY 2021 program year.

The City of Reading also has a significant population of ALICE families. ALICE is an acronym for Asset Limited, Income Constrained, and Employed. This represents families who are employed and earn more than the Federal Poverty Level, but cannot otherwise keep up with the basic costs of living. According to the most recent ALICE Report data from 2018, 35% of households in Berks County have incomes that fall below the ALICE threshold, but above the Federal Poverty Level.

The City of Reading Human Relation Commission manages an Emergency Rental Assistance Program for city residents. This program is funded with CDBG-CV, ESG, and ESG-CV funds. The Human Relation Commission received 1,958 applications and was able to assist 575 households for the time period of July 2020 thru February 2023. Based on consultation with the Human Relation Commission staff they turn away three (3) to five (5) households a day because of a lack of supporting documentation. Documentation was needed to justify the tie back to Covid-19. As a part of those requests that were turned away daily, were households requesting first month rent and security deposit for new apartments, because these households were being evicted or have been evicted, and need a new place to live.

In the most recent data available for 2022, there were 715 households on the public housing waiting list, and 320 households on the Section 8 Housing Choice Vouchers waiting list according to the Reading Housing Authority.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):

The City of Reading has a variety of resources to assist households experiencing homelessness and at-risk of becoming homeless through Federal, State, and local programs. These programs range from emergency shelters for households experience homelessness, through the development of affordable rental housing for extremely low-income and low-income households. Below is a summary of the resources available through the City of Reading:

- **Community Development Block Grant (CDBG) Program:**

The City of Reading is a federal entitlement grantee. In FY 2022 the City received \$2,398,525 of Community Development Block Grant (CDBG) funds. These funds are used for administration, public service activities, demolition, housing activities, public facility and infrastructure improvements, and economic development activities. Funding is provided to agencies for services to the homeless and those who are at-risk of becoming homeless. The projects/activities are the following: Berks Coalition to End Homelessness, Claire of Assisi House, Family Promise Hospitality Network, Family Promise U Turn Program Human Relations Commission on Homelessness Prevention, and Human Relations Commission Landlord Tenant Mediation.

- **HOME Investment Partnership (HOME) Program:**

The City of Reading as a federal entitlement grantee, received \$1,043,814 in FY 2022 of HOME Investment Partnership (HOME) funds. These funds are used for HOME Administration, CHDO Set Aside, Homebuyer Assistance, and Housing Acquisition Rehab and Resale. Funds support the acquisition, rehab, and resale of affordable housing to the very low and low-income households.

- **Emergency Solutions Grant (ESG) Program:**

The City of Reading is also a federal entitlement grantee, for the Emergency Solutions Grant Program. In FY 2022 the City received \$216,610 of Emergency Solutions Grant (ESG)

funds. These funds are being used for emergency shelter operations, essential services, homelessness prevention, rapid re-housing, and street outreach activities.

- **Housing Inventory Count (HIC):**

The chart below is the Continuum of Care Housing Inventory Count (HIC) for 2021.

	Family Units	Family Beds	Adult Only Beds	Child Only Beds	Total Year Round Beds	Seasonal	Overflow/ Vouchers	Subset of Total Bed Inventory		
								Chronic Beds	Veteran Beds	Youth Beds
Emergency, Safe Haven and Transitional Housing:	39	151	281	0	432	266	68	N/A	5	21
Emergency Shelter	24	99	121	0	220	266	68	N/A	0	16
Transitional Housing	15	52	160	0	212	N/A	N/A	N/A	5	5
Permanent Housing:	72	279	156	0	435	N/A	N/A	15	15	0
Permanent Supportive Housing	70	273	153	0	426	N/A	N/A	15	15	0
Rapid Re-Housing	2	6	3	0	9	N/A	N/A	N/A	0	0
Grand Total:	111	430	437	0	867	266	68	15	20	21

The Reading/Berks County CoC has a total 432 emergency, safe haven, and transitional housing beds and 435 units of permanent housing. Of those number of units, the CoC has 5 beds for veterans and 21 beds for youth under emergency, safe haven, and transitional housing. The CoC has 15 permanent housing beds for veterans, 0 for youth, and 15 permanent supportive housing beds are for the chronic homeless.

Based off the 2022 Continuum of Care Housing Inventory Count (HIC), there are 274 year-round, emergency shelter beds; 178 year-round, transitional housing beds; 418 year-round permanent housing beds; and 110 year-round, rapid re-housing beds. The emergency shelter and transitional housing beds that are available are reserved for families with children and for youth. These resources and supportive services are as follows:

- **Emergency Shelter:**
 - **Berks Coalition to End Homelessness - Carsonia Ave.** - 6 beds
 - **Berks Coalition to End Homelessness - Mulberry Street** - 5 beds
 - **Berks Coalition to End Homelessness - 4th Street Apt. 1** - 5 beds
 - **Berks Coalition to End Homelessness - 4th Street Apt. 2** - 5 beds
 - **Berks Coalition to End Homelessness - Gateway to Stability** - 35 beds
 - **Berks Coalition to End Homelessness - Inn at Reading (Code Blue)** - 150 beds

- **Family Promise - Hospitality Network Shelter** - 18 beds
- **Hope Rescue Mission - Emergency Shelter** - 163 beds
- **Mary's Shelter - Maternity Program** - 15 beds
- **Mary's Shelter - Runaway Homeless Youth (RHY)** - 10 beds
- **Opportunity House - COVID Shelter Program** - 7 beds
- **Opportunity House - Extended Stay Shelter Program** - 10 beds
- **Opportunity House - Health Care for Homeless Veteran (HCHV) Program (Per Diem)**
- 15 beds
- **Opportunity House - Emergency Shelter** - 110 beds
- **Safe Berks – Shelter** - 50 beds
- **Transitional Housing:**
 - **Council on Chemical Abuse - BCC 1018 Cotton St (Transitional Housing)** - 11 beds
 - **Council on Chemical Abuse - YMCA Twin Peaks** - 8 beds
 - **Family Promise - UTurn Transitional Housing** - 4 beds
 - **Hope Rescue Mission - Transitional Housing** - 88 beds
 - **Opportunity House - Third Floor (Single Units)** - 10 beds
 - **Opportunity House - Transitional Housing for Families** - 16 beds
 - **Safe Berks - Transitional Housing** - 16 beds
 - **YMCA - Honor House** - 5 beds
 - **YMCA - Men's Bridge House** - 8 beds
 - **YMCA - Women's Bridge House** - 6 beds
 - **YMCA - Women's Safe House** - 6 beds
- **Other Permanent Housing:**
 - **Emergency Housing Vouchers** - 47 beds
- **Permanent Supportive Housing:**
 - **Berks Coalition to End Homelessness - Veteran PSH** - 15 beds
 - **Berks Counseling Center - 1135/37 Franklin St (Permanent Housing)** - 15 beds
 - **Berks Counseling Center - 13 South 10th Street (Permanent Housing)** - 5 beds
 - **Berks Counseling Center - 239 S 5th St (Permanent Housing)** - 12 beds
 - **Berks Counseling Center - New Hope (PSH)** - 15 beds
 - **Berks Counseling Center - Phoenix House** - 7 beds
 - **Berks Counseling Center - PS Recovery House (PSH)** - 10 beds
 - **Berks Counseling Center - Rental Assistance** - 25 beds
 - **Berks Counseling Center - Rental Assistance II** - 21 beds
 - **Easy Does It - Transition Grant** - 10 beds

- **Easy Does It - Permanent Housing Operation** - 30 beds
- **Lebanon VA - HUD VASH Berks** - 48 beds
- **Opportunity House - Linkages PSH Transition Grant (441 N. 2nd)** - 18 beds
- **Opportunity House - Permanent Housing for Families - New Beginnings II (Beech Street)** - 20 beds
- **Opportunity House - Permanent Housing for Single Adults - New Beginnings I (Pear Street)** - 8 beds
- **Reading Housing Authority - Shelter Plus Care** - 30 beds
- **Salvation Army - Permanent Supportive Housing** - 58 beds
- **YMCA - Y-Haven/Y-Passages** - 24 beds

- **Rapid Re-Housing:**
- **Family Promise - ESG CARES RRH** - 4 beds
- **Human Relations Commission - ESG RRH** - 5 beds
- **Opportunity House - SSVF RRH** - 50 beds
- **Safe Berks CoC - RRH** - 51 beds

Describe the unmet housing and service needs of qualifying populations:

Homeless as defined in 24 CFR 91.5

Based off the 2022 Point In Time Count there was 404 households that were experiencing homelessness, 371 households were sheltered and 33 households were unsheltered. The unmet housing need for this qualified population is to increase the number of shelter beds and permanent supportive housing units. Based on consultations with homeless providers, the greatest need is a place for persons who are staying in shelters to move on to permanent housing. This creates a “bottle neck” in the system. Therefore, agencies are requesting the need for the development of more permanent supportive housing units.

The supportive services that are needed, include the following: childcare, educational services, employment assistance and job training, food, housing searches and counseling services, legal services, life skills training, mental health services, outpatient health services, outreach services, substance abuse treatment services, transportation, case management, mediation, credit repair, services for special populations, and financial assistance. Supportive services are crucial to keeping this qualifying population housed.

At Risk of Homelessness as defined in 24 CFR 91.5

The primary unmet housing needs of those at risk of becoming homeless is the lack of affordable housing units in the City. At risk of homelessness refers to that qualifying population who live at 30% or below the HUD Area Median Income and have one or more housing problems. This qualifying population needs short- and long-term rental and utility assistance, along with affordable permanent housing options. Developing affordable permanent supportive housing units will keep households that are cost burdened from becoming homeless.

The supportive services that are needed include the following: childcare, educational services, employment assistance and job training, food, housing searches, counseling services, legal services, life skills training, mental health services, outpatient health services, outreach services, substance abuse treatment services, transportation, case management, mediation, credit repair, landlord/tenant liaison, services for special populations, and financial assistance costs. Supportive services are crucial to keeping this qualifying population housed.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

Based off the 2022 Point in Time Count, there were 32 homeless individuals who were identified as victims of domestic violence. Additionally, according to 2021 data from the HMIS, there were 17 people fleeing domestic violence, of which 4 were fleeing with children.

Based off the consultation with the staff of Safe Berks (a local Survivors of Domestic Violence or Sexual Assault's shelter) there is limited shelter availability for women and families; limited options for those with immigration barriers; challenges for those with disabilities; limited shelter space; limited safe and affordable housing to assist moving toward self-sufficiency. There is also a need for more case management and support services to assist in overcoming barriers to securing and/or maintaining employment; high food costs; affordable transportation and/or childcare to maintain employment; readily available services to address mental health issues. The unmet housing need for this qualified population is to increase the number of domestic violence shelter beds and permanent supportive housing.

The supportive services which are needed, include the following: childcare, education services, employment assistance and job training, food, housing searches, counseling services, legal services, life skills training, mental health services, outpatient health services, outreach services, substance abuse treatment services, transportation, case management, mediation, credit repair, landlord/tenant liaison, services for special populations, and

financial assistance costs. Supportive services are crucial to keeping this qualifying population housed.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice

The unmet housing and service needs for other populations who are at greatest risk of housing instability's supportive services to help decrease their risk of housing instability by providing wrap-around services. These individuals may have a substance abuse, mental health issues, and physical disabilities. To prevent housing instability, they need long term permanent housing assistance with case management and wrap-around support services. In addition, another population that is experiencing instability is the physically disabled and the developmentally challenge. There is a need for long-term permanent housing that is accessible for these persons with disabilities. Developing affordable permanent supportive housing, will help households that are at the greatest risk of housing instability from becoming homeless.

The supportive services which are needed include the following: childcare, education services, employment assistance and job training, food, housing searches, counseling services, legal services, life skills training, mental health services, outpatient health services, outreach services, substance abuse treatment services, transportation, case management, mediation, credit repair, landlord/tenant liaison, services for special populations, and financial assistance costs. Supportive services are crucial to keeping this qualifying population housed.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

The City of Reading's limited supply of affordable housing is the largest gap in the system. This gap is much larger than the available resources that the City has, but the City will use the HOME-ARP funds to leverage other funds to spread these funds out as much as possible to develop as many affordable housing options as possible.

Based off the 2022 Point In Time Count (PIT), there were 43 unsheltered homeless persons and 530 sheltered homeless. With the emergency shelter beds near capacity, this leaves 43 homeless persons living on the streets and waiting to access shelter beds. In addition, the CoC members report that their permanent supportive housing units are fully occupied.

To assist in meeting the need to provide permanent housing, the CoC works with the Reading Housing Authority for housing assistance through the Emergency Voucher Program and HEARTH/CoC/HUD CPD – Shelter Plus Care Program. The Reading Housing Authority has 1,610 units of public housing and a waiting list of 715 persons. In 2022, the Reading Housing Authority administered 615 Section 8 Housing Choice Vouchers. The Section 8 Housing Choice Voucher waiting list has 320 persons on it and it has been closed since October 7, 2022. There were also 3,691 applications received when the Section 8 Housing Choice Vouchers waiting list was opened in five (5) days. Section 8 Housing Choice Voucher holders have found that it takes between 60 to 75 days to find an affordable housing unit, because of the lack of affordable quality housing in the City.

The Housing Authority is looking to take applications for project-based vouchers to help build the supply of more affordable units in the City.

Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:

The City of Reading is not providing any additional characteristics associated with instability and increase risk of homelessness in the City’s HOME-ARP Allocation Plan.

Identify priority needs for qualifying populations:

During the HOME-ARP Consultation, the following top priority needs for the qualifying populations were mentioned:

- Need for more affordable rental housing.
- Need for permanent supportive housing.
- Accessible housing for the disabled.
- Rent and utility assistance.
- Need for supportive services such as counseling, case management, childcare, transportation, legal services, and job training.

Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:

The City of Reading determined the level of need and gaps in the shelter inventory, housing inventory, and service delivery system from the stakeholders' consultations, agency surveys, the 2022 Point In Time Count (PIT), 2022 Housing Inventory Count (HIC), Homeless Management Information System (HMIS), and additional statistics from Berks Coalition to End Homelessness. In addition, the City analyzed the 2017-2021 American Community Survey Data (ACS Data) and the 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) data.

Based on the above sources the City of Reading determined the level of need and gaps in its shelter inventory, housing inventory, and service delivery systems.

HOME-ARP Activities

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

The City of Reading proposes to solicit HOME-ARP applications from non-profit and for-profit housing providers, private developers and/or social service providers to undertake eligible HOME-ARP projects/activities. The City will release a Notice of the Funding Available under the HOME-ARP Program in the Reading Eagle. Potential applicants will be forward to the City of Reading Community Development Department website (<https://www.readingpa.gov/housing-and-community-development>) to fill out a funding request for their project/activity. The City's Community Development Department staff will send out an email to its list of organizations that have previously submitted funding requests or requested to be added to this list. This will notify agencies, organizations, and interested parties of the availability of the HOME-ARP funds. In addition, the City will post the availability of the HOME-ARP funds on the City's Community Development Department Notice webpage. Persons requiring assistance due to hearing, speech, vision impairments, or limited English proficiency are able to contact the City's Community Development Office for assistance. In addition, as needed documents can be translated.

Post on the City of Reading Housing and Community Development website, potential applicants will be directed to the HOME-ARP Program to complete a Funding Application. In addition, the site will have links to the HOME-ARP Guidelines, Application Review Process, and instructions on how to complete the application.

The City will review the HOME-ARP Applications and rank them to see which applications address the needs identified in the HOME-ARP Allocation Plan. A review of how the applicant will help to develop and preserve the affordable housing stock in the City will be considered. In addition, the City will review how the funds will help support the needs of the homeless population by providing funds for supportive services. The City will evaluate if the applicant will leverage the HOME-ARP funds with private and other public funding sources.

Describe whether the PJ will administer eligible activities directly:

The City of Reading, Community Development Department will manage the HOME-ARP program's administration, monitoring, and planning components. The projects/activities will be carried out by subrecipients which are awarded the HOME-ARP funds.

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

Not Applicable. The City has not provided any HOME-ARP funds to subrecipient(s) or contractors prior to HUD's acceptance of the HOME-ARP Allocation Plan.

Use of HOME-ARP Funding

In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 150,000.00		
Acquisition and Development of Non-Congregate Shelters	\$ 0.00		
Tenant Based Rental Assistance (TBRA)	\$ 0.00		
Development of Affordable Rental Housing	\$ 2,893,728.00		
Non-Profit Operating	\$ 0.00	0%	5%
Non-Profit Capacity Building	\$ 0.00	0%	5%
Administration and Planning	\$ 537,128.00	15%	15%
Total HOME ARP Allocation:	\$ 3,580,856.00		

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

The City of Reading developed the HOME-ARP Budget based on the identified needs from consultation with community stakeholders, agency surveys, the assessment of the data obtained from the Point In Time Count (PIT), Continuum of Care Housing Inventory Count (HIC), American Community Survey Data (ACS), HUD Comprehensive Housing Affordability Strategy (CHAS), and other statistical data provide from the CoC.

The City will allocate 4% of the funds for Supportive Services, 81% of the funds for the Development of Affordable Rental Housing, and 15% of the funds for Administration and Planning. Supportive services may include some of the following eligible services: childcare, education services, employment assistance and job training, food, housing search and counseling services, legal services, life skills training, mental health services, outpatient health services, outreach services, substance abuse treatment services, transportation, case management, mediation, credit repair, landlord/tenant liaison, services for special populations, and financial assistance costs. Development of affordable rental housing is for the acquisition, construction, rehabilitation, development costs, relocation, and operating cost assistance/reserves. Administration and planning will set aside 15% of the allocation to cover the cost to administer the HOME-ARP program by the City of Reading.

These allocations were derived from the data analysis and the key points that were articulated in the community stakeholders' meetings, surveys, and interviews. It was overwhelmingly mentioned at the stakeholder meetings and interviews that there is a need for new development and preservation of the affordable housing stock in the City. Followed by the need for supportive services.

The City is not allocating HOME-ARP funds to Tenant Based Rental Assistance (TBRA), Non-Profit Operating, and Non-Profit Capacity Building based on its analysis of the needs for the City.

During the community stakeholders consultations, it was mentioned that the largest need is affordable housing and the reason being is that without having affordable housing options the House First Model will not work correctly. The key to the system is getting the homeless person or homeless households from the emergency shelter into housing as quickly as possible. Following this is the beginning of wrap around services to the household. When affordable housing options are not available there is a blockage in the system, which then backs up emergency shelters, safe havens, and transitional housing. That is the reason why more affordable housing is needed because it will then reduce the number of person or households staying in emergency shelters and transitional housing. This in turn will then open up space for other homeless persons or households in shelters.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The 2022 Point in Time Count reported 530 persons or 371 households living in Emergency Shelters/Transitional Housing and 43 persons or 33 households who were unsheltered. The City of Reading's housing market is seeing housing options being reduced because of the increase in the sales prices of houses, an increase in monthly rents, low vacancy rates, increases in utility costs, and inflation. These trends are leading to the lack of affordable housing options and the increase of households becoming cost burdened. Based on the statistics and the community consultation, the number one point that everyone mentioned was the need for more affordable housing in the City. The second item that was mentioned was the need to provide supportive services. These funds will be used to help the homeless and the persons at-risk of becoming homeless to be able to stay in the present housing.

The HOME-ARP funds will be used to assist the extremely low-income and the most at risk of homelessness.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

The City of Reading estimates it will assist in the development of eleven (11) new affordable housing units using the HOME-ARP funds. This number was developed by the City, based off an estimated cost of \$260,000 per unit, which would cover the acquisition, construction, rehabilitation, development costs, relocation, and operating cost assistance/reserves. Additional units can be developed if applicants are able to leverage other funds as part of the HOME-ARP Application. The City in its application process, will encourage applicants to leverage other funds as part of their application.

These will be new affordable rental units that will be available to all HOME-ARP qualifying populations because the needs of all four (4) qualifying populations are greater than the amount of HOME-ARP funds allocated to the City.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:

The City of Reading is looking to leverage the HOME-ARP funds with other Federal, State, local, and private funding sources. The goal is to use these other funding sources to develop more than eleven (11) new affordable rental housing units. If other funds are not available, the City will only be able to fund projects with HOME-ARP funds.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

Not Applicable. The City of Reading does not intend to give preference to one qualifying population versus another because there is a need for aid among all four (4) qualifying populations. The needs for all four (4) qualifying populations are greater than the amount of HOME-ARP funds the City has been allocated.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Not Applicable.

Referral Methods

Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):

The City of Reading intends to use the Coordinated Entry System (CES) for its HOME-ARP projects and activities. Coordinated Entry enables CoC providers and homeless assistance staff to make consistent decisions from available information, and to efficiently and effectively connect people in crisis to intervention that will rapidly end their homelessness. The CES approach also aligns with Berks CoC goals to transform a crisis response system to improve outcomes for people experiencing a housing crisis.

The Berks County CoC embraces a no-wrong door approach to ensure that any person who is homeless and seeking assistance has access to the Berks Coordinated Entry System. There are currently 12 points of access for the Berks Coordinated Entry System, which are located throughout the CoC geographic area and provide the same assessment approach for all persons.

The City of Reading realizes that the CES does not accept all of the HOME-ARP Qualifying Populations. Therefore, in addition to the CES, the City intends to use other forms of referrals from outside organizations. These may include 211, waiting lists from shelter providers, as well as other entities which serve the various Qualifying Populations. The multiple referral method will be finalized in the implementation process as part of the Policy and Procedures Manual for the administration of the HOME-ARP activities.

If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):

All HOME-ARP qualifying populations are eligible for a project or activity and will be included in the HOME-ARP review process. The City and the CoC will also use referrals from outside organizations, including 211, waiting lists from existing shelter providers, as well as other organizations which serve Qualifying Populations.

All participating members and outside organizations will ensure fair and equal access to the program and services for all clients, regardless of actual or perceived race, color, religion, national origin, age, gender identity or expression, pregnancy, citizenship, familial status, household composition, disability, Veteran status, sexual orientation, or domestic violence status. To ensure fair access by individuals with disabilities, physical and communication accessibility barriers will

be addressed by appropriate accommodations. The Berks CoC written policies and procedures has established protocols for fair and equal access to housing and services.

The City will ensure that individuals are placed, served, and accommodated in accordance with their gender identity. This includes programs that have shared sleeping and/or bathing facilities. Programs may not make housing assignments or reassignments based solely on the complaints of another person, when the sole complaint is a client's gender identity, gender expression, or non-conformance with gender stereotypes. If an individual's gender identity, gender expression, or household composition creates challenging dynamics among residents within a facility, the host program will make every effort to accommodate the individual or assist in locating alternative accommodation that is appropriate and responsive to the individual's needs. Programs will take reasonable nondiscriminatory steps to address privacy and safety concerns and must ensure that their policies do not isolate or segregate individuals based on gender identity. Referrals should never be made solely on the basis of the complaints of other clients/residents.

The City and the Berks County CoC require service providers to practice a person-centered model that incorporates participant choice and inclusion of all homes subpopulations present in Berks County, including homeless veterans, youth, families with children, individual adults, seniors, victims of domestic and sexual violence, and Lesbian, Gay, Bisexual, Transgender, Queer or Questioning, and Intersex (LGBTQI) individuals and families. All CoC and ESG funded service providers will ensure that all people have fair and equal access to the coordinated entry process and all forms of assistance regardless of race, ethnicity, national origin, age, sex, familial status, religious preference, disability, type or amount of disability, gender identity, perceived gender identity, marital status, sexual orientation, or perceived sexual orientation.

The City and the Berks County CoC will ensure that persons with disabilities have equal access to the Berks Coordinated Entry System through compliance with the requirement of Title II and Title III of the Americans with Disabilities Act. Berks County CoC does not discriminate against individuals with disabilities on the basis of disability in the services, programs or activities. The CoC Written Standards require all CoC and ESG service providers have written non-discrimination policies in place. All coordinated entry access points are accessible to persons with disabilities, including those who use wheelchairs and those who are least likely to access homeless assistance. Upon request, all agencies must provide appropriate and reasonable accommodations for persons with disabilities and/or Limited English Proficiency so they can participate equally in the coordinated entry process, including qualified language interpreters, and other ways of making information and communications available to those with Limited English Proficiency.

If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):

The City will be using multiple sources for referrals, not just the CES. Since the CES does not cover all of the Qualifying Populations, the City will use the data from 211, street outreach, waiting lists from shelter providers, etc. This will be a “first come, first served” basis.

If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):

The City of Reading intends to use the Coordinated Entry System (CE) Process for the HOME-ARP funded projects as well as other sources of referrals, such as 211, street outreach referrals, shelter providers waiting lists, etc. This will guarantee that all Qualifying Populations will be served. The Process will be described in detail in the City’s Policies and Procedures Manual for the HOME-ARP Program. The City intends to use a “first comes, first served” basis.

Limitations in a HOME-ARP rental housing or NCS project

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:

The City of Reading is not intending to limit eligibility for a HOME-ARP rental housing projects to a particular qualifying population or specific subpopulation. The need for affordable rental housing has been identified for all qualifying populations. The City will solicit proposals for rental housing projects for all qualifying populations. Evaluations of applications will be made and selection will be based on the best proposal submitted.

If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Not Applicable. The City of Reading does not intend to implement a limitation on the HOME-ARP Program.

If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):

Not Applicable.

HOME-ARP Refinancing Guidelines

The City of Reading does not intend to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds. Not Applicable.

- ***Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity***

Not Applicable.

- ***Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.***

Not Applicable.

- ***State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.***

Not Applicable.

- ***Specify the required compliance period, whether it is the minimum 15 years or longer.***

Not Applicable.

- ***State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.***

Not Applicable.

- ***Other requirements in the PJ's guidelines, if applicable:***

Not Applicable.

Appendix

Attached are the following items:

- SF 424 Form
- SF 424-B Form
- SF 424-D Form
- Certifications
- Resolution
- Citizen Participation Documentation



HUD SF 424 Form

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

M-21-MP-42-0204

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Reading, Pennsylvania

* b. Employer/Taxpayer Identification Number (EIN/TIN):

25-6001907

* c. UEI:

JRFKAVSPUBM7

d. Address:

* Street1:

815 Washington Street

Street2:

* City:

Reading

County/Parish:

Allegheny

* State:

PA: Pennsylvania

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

19601-3690

e. Organizational Unit:

Department Name:

Community Development Dept.

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Jamal

Middle Name:

* Last Name:

Abodalo

Suffix:

Title:

Director

Organizational Affiliation:

City of Reading, Pennsylvania

* Telephone Number:

(610) 655-6328

Fax Number:

* Email:

Jamal.Abodalo@readingpa.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development (HUD)

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnership - American Rescue Plan (HOME-ARP)Program

* 12. Funding Opportunity Number:

Not Applicable.

* Title:

Not Applicable

13. Competition Identification Number:

Not Applicable

Title:

Not Applicable

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

HOME-ARP Allocation Plan

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="3,580,856.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="3,580,856.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email:

* Signature of Authorized Representative:

DocuSigned by:

Eddie Moran

9DBC26E27C594BB...

* Date Signed:



HUD SF 424-B Form

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

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NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee- 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL

DocuSigned by:

9DBC26E27C594BB...

APPLICANT ORGANIZATION

City of Reading, PA

TITLE

Mayor

DATE SUBMITTED

02/23/2023



HUD SF 424-D Form

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
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10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
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18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
DocuSigned by:  9DBC26E27C594BB...	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Reading, PA	02/23/2023



Certifications

HOME-ARP CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

Uniform Relocation Act and Anti-displacement and Relocation Plan --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

Section 3 --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

HOME-ARP Certification --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.

DocuSigned by:

Eddie Moran

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Signature of Authorized Official

02/23/2023

Date

Mayor

Title



Resolution

Prepared by:
Sponsored/Referred by:
Introduction on:
Advertised on:

Community Development Director
Community Development Director
February 21st, 2023
Jan. 26th, 2023

RESOLUTION NO. 28 2023

**RESOLUTION OF THE COUNCIL OF THE CITY OF READING AUTHORIZING SUBMISSION OF THE
PY 2021 ANNUAL ACTION PLAN – SUBSTANTIAL AMENDMENT FOR THE HOME-ARP ALLOCATION PLAN
TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

WHEREAS, Congress appropriated \$5 billion in funds under the American Rescue Plan (ARP) Act of 2021; and

WHEREAS, these funds are to be used to assist the homeless and those persons and families who are at risk of becoming homeless; and

WHEREAS, The U.S. Department of Housing and Urban Development (HUD) is administering this program and the City of Reading was allocated \$3,580,856 in HOME-ARP funds; and

WHEREAS, the City of Reading prepared a HOME-ARP Allocation Plan which has been included the FY 2021 Annual Action Plan – Substantial Amendment; and

WHEREAS, a draft of the FY 2021 Annual Action Plan - Substantial Amendment containing the HOME-ARP Allocation Plan was on public display from January 26, 2023 through February 10, 2023 and the City held a public hearing on February 7, 2023 concerning said amendment, and the comments of various agencies, groups, and citizens were taken into consideration in the preparation of the final document.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF READING THAT:

The PY 2021 Annual Action Plan – Substantial Amendment for the HOME-ARP Allocation Plan is hereby approved.

The Mayor, on behalf of the City of Reading, is authorized and directed to file the application for financial assistance to carry out the housing and community development activities outlined in the plan; and to execute the necessary certifications in connection with the plan and provide such additional information as may be required. And furthermore, requiring the administration to obtain the approval of City Council through the adoption of a resolution prior to the administration's allocation of the \$3,580,856 as a whole or any portion thereof to any agency, organization or service.

ADOPTED BY COUNCIL Feb 21, 2023

Donna Reed
PRESIDENT OF COUNCIL

ATTEST:

[Signature]
CITY CLERK

I, LINDA A. KELLO, City Clerk of the City of Reading, Pa., do hereby certify that the foregoing is a true and correct copy of the adopted resolution as passed by the Council of the City of Reading on Feb 21, 2023.
A. O. 28 Feb 28, 2023
said City Clerk
[Signature]
CITY CLERK

City of Reading City Council
Special Meeting
February 21, 2023

Council President Reed called the special meeting to order at approximately 6 pm and announced that the purpose of this meeting is to hear a presentation on the allocation of HOME ARP funding and to consider a resolution authorizing the submission of the plan to HUD.

Attendance

Council President Reed
Councilor Daubert – District 1 - virtually
Councilor Goodman-Hinnershitz, District 2
Councilor Ventura, District 3 – virtually
Councilor Butler, District 4 – *connected virtually at approximately 6:20 pm*
Councilor Miller – District 6
City Clerk L. Kelleher
Council Solicitor M. Gombar
City Solicitor F. Lachat
Managing Director W. Heim

Public Comment

Council President Reed opened the floor for public comment. She stated that there are no citizens registered to make comment and no one stepped forward to offer comment. The public comment period was closed.

Approval of the Agenda

Council President Reed called Council's attention to the agenda for this meeting and she inquired if anyone objected. There were no objections.

The agenda for this meeting was approved by acclimation.

Presentation – amending the PY 2021 Annual Action Plan to submit the HOME-ARP Allocation Plan to HUD. The City has been allocated \$3,580,856 from the HOME-ARP Program and authorizing submission of the HOME-ARP Allocation Plan to HUD.

Mr. Abodalo stated that he will be making a presentation on the proposed allocation of the HOME ARP funds and asking Council to consider approving a resolution allowing the submission of the proposal to HUD. He stated that the City received a letter in September 2022 from HUD regarding a use of this funding for affordable rental housing, rental/utility assistance or homeless aid for metro municipalities in the nation. The allocation is 3.6% of

the amount of HOME funding allocated annually in the CDBG Action Plan. The letter received in September 2021 defined the amount allocated to the City - \$3.5M for uses associated with non-congregated shelters.

Mr. Abodalo stated that the homeless population has grown by 69% over the past 10 years and by 11% since 2022. He stated that 385 persons were sheltered, 145 were in transitional housing and in 2021 1,500 were in emergency shelters and transitional housing. He noted that 76% are experiencing homelessness for the first time, most caused by rent increases. He added that the majority of those identifying as homeless are females in the 20-50 age brackets. He stated that in 2009 there were 385 homeless and 570 in 2022.

Mr. Abodalo stated that there is a gap between agencies, services and programs, noting the need for an increase of affordable housing and job creation along with education on financial responsibility and rental stabilization. He noted the need to create affordable housing opportunities. The consultant recommends single room occupancy (SRO) and apartments with affordable rental rates. He noted that this \$3.5M plan was created in 2021 with the first \$150K for supporting services for mental health, addiction, etc. while using \$2.8M for SROs and leaving approximately \$500,000 for administrative costs. He noted the need for staff to monitor outcomes for a 20 year period.

Mr. Abodalo described the public hearing held on February 7th attended by some civic organizations and he stated that the public comment period was between October and February 10th. However, no public comment was received. The allocation plan before Council will be signed by the mayor and uploaded into the HUD IDIS system, after which the 28-30 day review period begins. During this time HUD can question the use of the \$2.8M. He stated that the intent is to create a day shelter and SROs. He noted that the majority of the shelters are at capacity for nighttime occupancy. The creation of monitored affordable housing will ease the stress on the shelters. He predicted that the \$2.8M will be divided up into different sections to provide day shelters, affordable housing and SROs which meet HUD's criteria.

Councilor Goodman-Hinnershitz stated that her employer, Council on Chemical Abuse, collaborated to assist in the development of this plan. She inquired if a conflict exists. The Council Solicitor stated that a conflict does not exist because the Council on Chemical Abuse participation to assist with the development of the plan does not promise or guarantee that they will receive funding from the HOME ARP.

Councilor Goodman-Hinnershitz agreed with the need for a plan to address homelessness through the Coalition to End Homelessness.

Councilor Miller, who attended the public hearing with Council President Reed, noted that

the participating agencies all made similar comments about the community needs – affordable housing, mental health and addiction. He noted that post Act 47, the City is experiencing an increase in population, an increase in housing values and an increase in people rehabbing and flipping properties, which reduces affordable rental properties for distressed individuals.

Councilor Daubert questioned if Council will need to approve allocations made out of the \$2.8M allocated for affordable housing. He noted that the allocation does not provide detail. Mr. Abodalo stated that he is unsure if further Council input or approval will be needed. He stated that if HUD provides any feedback, that will be shared with Council. He stated that the funding will be used for affordable housing and non-congregant centers. He added that a developer will not benefit even if they offer affordable housing as the desire is to reduce or eliminate homelessness through qualified agencies.

Councilor Daubert noted that although the presentation notes the need for a day shelter that need is not included in the resolution and he again asked if Council approval will be needed as specific uses for the \$2.8M are identified. He noted the need for more specificity in the plan for the \$2.8M.

Councilor Butler connected to the meeting virtually.

Mr. Abodalo stated that the plan under Council consideration allocates the \$2.8M for affordable housing and the funding will benefit the needs of various agencies that provide resources to the homeless population, along with SROs. He further explained that day shelters will provide those requiring shelter services with a daytime resource. He stated that he is unsure if HUD will approve a day shelter option.

Councilor Daubert stated that he is not questioning the validity of the need for a day shelter, he is questioning the need for the approved plan to include specific line items defining the amount to be used for a day shelter and the amount to be used for other specific projects, rather than the entire amount allocated to “Affordable Rental Housing”. He stated that the way in which the plan is prepared leaves Council unsure on what they are being asked to approve.

Mr. Abodalo stated that to answer the question, he can get the City’s consultant on the phone. He further stated that the \$2.8M allocation is for tenant-based rental assistance which is an expansive range of activities to help homeless individuals which can be a non-congregant SRO or individual units for families. He explained that at this point it is unknown if the funding will be used to purchase property for rehab and reuse or if it will be used to expand an existing operation. He added that of all the agencies that have been contacted all agree that affordable housing is the greatest need along with financial education, training and job

opportunities to turn those who are homeless into productive individuals.

Councilor Goodman-Hinnershitz questioned if the plan to allocate \$2.8M to “Affordable Rental Housing” is the framework and if Council will be asked to approve future allocations after HUD approves the framework plan. She questioned Council’s ability to amend the resolution to require Council’s future approval of the funding made to organizations or projects.

The Council Solicitor agreed that the proposed plan is very vague and without detail. He stated that the plan also does not contain language regarding requirements on how and when the funding may be expended. He expressed the opinion that Council can amend the plan to add language requiring Council’s future approval of all allocations of this funding.

Councilor Ventura questioned how this plan and its funding will work to cure homelessness in the long-term, noting that the majority of homeless organizations are currently operating at their capacity.

Mr. Abodalo agreed that the majority of the agencies operate beyond their capacity. He stated that shelters are a Band-Aid, not a solution for homelessness. He suggested that the long-term solution lies in creating SROs and affordable housing to create permanent residences. He noted that each agency has an individual approach to address the homeless and each will return with requests for housing additions. He stated that requests for non-congregant shelters can come from Opportunity House, the Reading Housing Authority, etc.

Councilor Ventura questioned if all the Rental-Utility Assistance funding has been exhausted. Mr. Abodalo stated that the \$1M+ in funding from CDBG COVID has been expended.

Councilor Ventura questioned the sustainability of the goal to end homelessness with this funding. Mr. Abodalo stated that the consultant, Urban Design Ventures, suggests budgeting \$500K for CD staff to monitor the success of this funding’s use over a 20 year period.

Councilor Butler stated that many of his questions were answered through the discussion that has occurred.

Resolution

A. Resolution 28-2023 – amending the PY 2021 Annual Action Plan to submit the HOME-ARP Allocation Plan to HUD. The City has been allocated \$3,580,856 from the HOME-ARP Program and authorizing submission of the HOME-ARP Allocation Plan to HUD.

Councilor Goodman-Hinnershitz moved, seconded by Councilor Ventura, to adopt Resolution 28-2023.

Councilor Goodman-Hinnershitz moved, seconded by Councilor Daubert, to amend Resolution 28-2023 by adding language to the resolution requiring City Council to approve any and all allocations of this HOME ARP funding for any organization, agency, program or service.

In response to a question from Councilor Butler, Council President Reed explained that the proposed amendment will require the administration to return to seek Council approval for the future allocation of this funding for any purpose, which goes along with current practice.

Councilor Goodman-Hinnershitz stated that the approval of the amended motion will allow the submission of the plan to HUD and require the administration to seek Council approval for the use of the funding after the plan is approved by HUD.

The Council Solicitor agreed that the proposed amendment satisfies Council's desire to approve the future expenditure of these funds.

The motion to approve the amendment to Resolution 28-2023 was adopted by the following vote:

Yeas: Butler, Daubert, Goodman-Hinnershitz, Miller Ventura, Reed, President - 6
Nays: None - 0

Resolution 28-2023, as amended, was adopted by the following vote:

Yeas: Butler, Daubert, Goodman-Hinnershitz, Miller Ventura, Reed, President - 6
Nays: None - 0

Adjourn

Councilor Miller moved, seconded by Councilor Daubert, to adjourn the special meeting of Council.

Respectfully submitted by Linda A. Kelleher CMC, City Clerk



Citizen Participation Documentation



Public Hearing



CITY OF READING, PENNSYLVANIA

COMMUNITY DEVELOPMENT
OFFICE 3-12
815 WASHINGTON STREET
READING, PA 19601-3690
(610) 655-6211

CITY OF READING NOTICE OF PUBLIC HEARING THE HOME-ARP ALLOCATION PLAN FOR HOME-AMERICAN RESCUE PLAN PROGRAM

This notice is hereby given by the City of Reading, Berks County, PA that it will conduct a public hearing on **February 7, 2023 at 5:00 PM** in the City Council Chambers, City Hall, 815 Washington Street, Reading PA 19601. Persons requiring assistance due to hearing, speech, vision impairments, or limited English proficiency should contact the City's Community Development Office, Ms. Patricia Vasquez, Community Development Liaison Officer at: Patricia.Vasquez@readingpa.gov or via phone at (610) 655-6509 or (610) 655-6442 (TDD).

The propose of the public hearing is to present the City of Reading's HOME-ARP Allocation Plan for the HOME-American Rescue Plan funds. The City intends to submit its HOME-ARP Allocation Plan in the amount of \$3,580,856 to the U.S. Department of Housing and Urban Development (HUD) on or before Friday, February 24, 2023.

The HOME-ARP Allocation Plan is required by HUD in order for the City of Reading to receive federal HOME-ARP grant funds. The HOME-ARP Allocation Plan is a strategic plan detailing the process the City will use to allocate funds to assist individuals or households who are experiencing homelessness, at risk of becoming homeless, and other vulnerable populations, by providing affordable housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability.

In order to obtain the views of residents, public agencies, and other interested parties, the City of Reading has placed its HOME-ARP Allocation Plan on public display starting Thursday, January 26, 2023 and ending on Friday, February 10, 2023, at which time the Allocation Plan will be presented to the Reading City Council for approval at its regularly scheduled meeting at 7:00 PM on Monday, February 13, 2023. The Draft HOME-ARP Allocation Plan may be examined at the City's website <https://www.readingpa.gov/housing-and-community-development> and at the Community Development Department offices at: City Hall - 3rd Floor, 815 Washington Street, Reading, PA 19601.

All interested residents are encouraged to attend this public hearing and they will be given the opportunity to present oral or written testimony concerning the draft HOME-ARP Allocation Plan. Written comments may be addressed to the attention of Ms. Patricia Vasquez, Community Development Liaison Officer, Community Development Department, City Hall - 3rd Floor, 815 Washington Street, Reading, PA 19601 or via email at: Patricia.Vasquez@readingpa.gov or via phone at (610) 655-6509 or (610) 655-6442 (TDD) by Friday, February 10, 2023.



From: Patricia Vasquez <Patricia.Vasquez@readingpa.gov>
Sent: Thursday, January 26, 2023 6:00 PM
To: Jack Williams (jack@bceh.org); cbailey@berkscc.org; Ryan Herrera; Kristy.Kushner@USE.SalvationArmy.Org; salthouse@ediinc.org; mfiume@opphouse.org; Kate Alley; 'STACEY TAYLOR'; Christine Folk; Bethany Bower; BethG@safeberks.org; klebron@countyofberks.com; rturchi@HopeForReading.org; vandy.rider@vmcenter.org; Daniel Sansary; Timothy Daley; Kenneth L. Pick; KNoll@cocaberks.org; Jose Lugo; Daniel Cortes; Stacey Keppen; Jamal Abodalo; 'Michael Toledo (mtoledo@centrohispano.org)'; Michelle Dech; Pam Mills; Kimberly Talbot; Stephanie Quigley; Teresa Dakuginow; kwentzel@midpenn.org; Alec.Reinert@olivetbgc.org; Nicolle Schnovel (nschnovel@countyofberks.com); Robert Nicolella; Brandy Davis
Cc: Karl Haglund; Dave Jordan; Jamal Abodalo; Neil Nemeth; Juan Ruiz
Subject: RE: City of Reading - Notice of Public Hearing for the HOME-ARP Plan
Attachments: HOME-ARP Allocation Plan Public Hearing Notice.docx

Good evening all,

See attached the Notice of Public Hearing for the HOME-ARP plan published in the Reading Eagle today January 26th, 2023. Should you have any questions, feel free to contact us.

Thank you.

Patricia Vasquez
Community Development Liaison Officer
City of Reading
815 Washington Street, Room 3-12
Reading, PA 19601
Office: (610) 655 6509
Patricia.Vasquez@ReadingPa.gov | www.ReadingPA.gov



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PENNSYLVANIA GROUP

Date of proof: 01/25/23

Ad sample

Account: 1359709

Name:
Company: CITY OF READING - COMM. DEV. DEPT.
Address: 815 WASHINGTON ST
READING, PA 19601
Telephone: (610) 655-6423
Fax:

Ad ID: 2429315
Description: CITY OF READING NOTICE OF PUBLIC HEA

Class: 1201
Orig User: CRPKERR
Words: 406
Lines: 104
Agate Lines: 104
Column width: 1
Depth: 11.556
Blind Box:
Total: \$295.08

Run Dates: 01/26/23
01/26/23

Publication

Reading Eagle, Reading Eagle
Digital

**CITY OF READING
NOTICE OF PUBLIC HEARING
THE HOME-ARP ALLOCATION
PLAN FOR HOME-AMERICAN
RESCUE PLAN PROGRAM**

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In order to obtain the views of residents, public agencies, and other interested parties, the City of Reading has

*We Appreciate Your Business!
Thank You !*

placed its HOME-ARP Allocation Plan on public display starting Thursday, January 26, 2023 and ending on Friday, February 10, 2023, at which time the Allocation Plan will be presented to the Reading City Council for approval at its regularly scheduled meeting at 7:00 PM on Monday, February 13, 2023. The Draft HOME-ARP Allocation Plan may be examined at the City's website <https://www.readingpa.gov/housing-and-community-development> and at the Community Development Department offices at: City Hall - 3rd Floor, 815 Washington Street, Reading, PA 19601.

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RE Jan. 26 A-1

Sign-In Sheet Public Hearing Meeting

FY 2022 Annual Action Plan – substantial Amendment

THE HOME-ARP ALLOCATION PLAN

PUBLIC HEARING

February 7, 2022 - 5 p.m. – Council Chambers City Hall 2nd Floor

Name	Organization	Mailing Address	Email
Karl Haglund **present virtually via zoom.	Urban Design Ventures Inc. City of Reading HOME-ARP Consulting agency	212 East Seventh Avenue Homestead, PA 15120	karl@urbandesignventures.com
<i>Tamara Hazzadab</i>	<i>City of Reading</i>		
<i>Patricia Vasquez</i>	<i>City of Reading - CD</i>		
<i>Kris Bullman</i>	<i>HFHBC</i>		
<i>Rachael Bertollet</i>	<i>Berks Coalition to End homelessness</i>		
<i>Anna Reed</i>	<i>City Council</i>		

Sign-In Sheet Public Hearing Meeting

FY 2022 Annual Action Plan – substantial Amendment

THE HOME-ARP ALLOCATION PLAN

PUBLIC HEARING

February 7, 2022 - 5 p.m. - Council Chambers City Hall 2nd Floor

Name	Organization	Mailing Address	Email
A. Chris Miller	City Council D 6		
Greg Kupper	Neighborhood Activity	400 Hancock Blvd. Pens PA 19611	skupper@earthlink.net
Modesto Fumar	OPERA UNIT HOUSE	430 N 800 PENS, PA 19601	MFzume@opernusa.org
Joan Gambach	Opp. House		JGambach@gmail.com
Ryan Bardsley	City of Pears		

City of Reading HOME-ARP Allocation Plan Public Hearing Comments (In person) FY 2021 Annual Action Plan - Substantial Amendment

Date & Time: February 7, 2023 at 5:00 PM

Location: City Council Chambers, City Hall

Attendance: See attached sign-in sheet.

Summary Minutes:

Ms. Patricia Vasquez opened the Public Hearing and made the introductions for the City and Urban Design Ventures staff in attendance.

Ms. Vasquez presented the purpose of the public hearing for the HOME-ARP program. She described the process for the allocation plan, and where the HOME-ARP Allocation Plan was on public display and the time period for public review and comment.

Ms. Vasquez then turned the meeting over to Mr. Karl Haglund of Urban Design Ventures. Mr. Haglund discussed the overview of the stakeholder consultation process and main points received. In addition, the funding amounts for each category were discussed.

Mr. Haglund then opened the public hearing to public comments. The following public comments were made:

- 1. Tim Daley, Executive Director of Habitat for Humanity**, asked if there's some sort of category to sum up the HOME-ARP and ARPA funds. Mr. Haglund from Urban Design Ventures and Executive Director of Community Development, Jamal Abodalo responded that HOME-ARP program and the ARPA program are two (2) separate pots of funds. The HOME-ARP program is made up of a component of the ESG and the HOME programs, unrelated to the ARPA funds that the City received through the US Treasury Department.
- 2. Donna Reed, Council President**, noted that she was there to hear, listen, and learn along with fellow Council person Chris Miller of the Six District. She asked where can the public review the Draft Plan and Mr. Haglund mentioned that it is on the City's website and the City staff has a copy at the meeting.

3. **Ryan Bradley, Resident and City of Reading Clean City Coordinator**, asked if the organizations that were interviewed were the only organizations able to apply for the funds? Mr. Bradley asked if the survey could be sent to a local agency that he believed is doing a good job in the community. The name of the agency is, Goodnight The Club House Inc. Mr. Haglund explained, the survey will be sent to them and their comments are welcomed. In addition, he mentioned that any agency/organization can apply for these funds once the allocation plan is approved by the City and HUD. After HUD approves the Allocation Plan, the City will then release the funding application package for agencies/organizations to apply for.

Mr. Jamal Abodalo asked if there are any more comments. When no more comments were made, the meeting was adjourned at 5:32 PM.

From: Stacey Keppen <skeppen@readingha.org>
Sent: Wednesday, February 8, 2023 1:36 PM
To: Patricia Vasquez
Subject: RE: City of Reading HOME-ARP Allocation Plan (consultation)

WARNING: This email originated from outside the system

DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Patricia,

Sending a quick note to tell you how impressive I found the completed Action Plan to be. It's been quite some time since there's been a consolidated representation of input from the Reading/Berks affordable housing network. Seeing the list of organizations consulted in print, along with the consistency of our sentiments, should be very pleasing to our representatives at HUD. Well done!

I also know first-hand what it takes to put together HUD plans.. so I can appreciate the work that went into this – and how it feels when you can cross one action-step off your list. (There's always more to follow!)

I look forward to next steps.

Stacey

From: Patricia Vasquez <Patricia.Vasquez@readingpa.gov>
Sent: Tuesday, February 7, 2023 4:57 PM
To: Stacey Keppen <skeppen@readingha.org>
Subject: Fwd: City of Reading HOME-ARP Allocation Plan (consultation)

Hello Stacey,

Are you planning on attending the public hearing the HOME-ARP?

Thank you,
Patricia

Sent from my mobile device

Begin forwarded message:

From: Rachael Clineff <rachael@bceh.org>
Sent: Wednesday, February 8, 2023 9:30 AM
To: Patricia Vasquez; Karl Haglund
Cc: 'Jack Williams'
Subject: Comment on HOME ARP Allocation Plan

WARNING: This email originated from outside the system

DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good morning,

The CoC would like to comment that we are fully in support of the proposed HOME-ARP allocation plan and agree that the major need in Reading is affordable housing. We support the funding being allocated for this and we are looking forward to seeing new projects develop. I attended the public hearing last night and appreciated the opportunity to hear more details about the allocation plan.

BCEH is thankful for the continued collaboration between the City and the CoC. Please do not hesitate to reach out as you continue forward with the HOME APR plan and eventual projects.

Thank you,
Rachael Bertolet (Clineff), LSW
CoC Manager



831 Walnut Street
Reading, PA 19601
Email: rachael@bceh.org
Phone: 610-372-7222 x209
(She/her [Why Pronouns](#))
www.bceh.org





Agency Surveys/Consultation

CITY OF READING - HOME-ARP PROGRAM AGENCIES/PROVIDERS/ADVOCATES SURVEY

Name of Agency/Provider/Advocate: ABILITIES IN MOTION

Address: 210 N 5th Street Reading PA

Name: STEPHANIE QUIGLEY

Title: EXEC DIR

Phone:

E-Mail:

SQUIGLEY@ABILITIESINMOTION.ORG

Description of programs/services your agency provides:

ADVOCACY AND SERVICES TO PEOPLE WITH DISABILITIES

What are the gaps within the current shelter and housing inventory system?

Qualifications to obtain housing based on HUD definitions of homelessness

What are the gaps within the current service delivery system?

Same as above

What are the unmet housing and service needs of the population listed below?

- **Sheltered and unsheltered homeless population**
Universal accessibility for all populations
- **Currently housed populations at risk of homelessness**
A person needing accommodations or adaptive equipment to existing living arrangement
- **Other families requiring services or housing assistance or to prevent homelessness**
- **Those at greatest risk of housing instability or in unstable housing situations**

What factors contribute to households becoming homeless?

Not having access to necessary adaptive modifications such as ramps, lifts, etc.

What is the level of priority for each population list below?

	High	Medium	Low	Any specific sub-population that needs more assistance?
Homeless				
At Risk of Homelessness	X			
Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking				
Other populations who do not qualify under any of the populations above but meet one of the following criteria: A. Other Families Requiring Services or Housing Assistance to Prevent Homelessness B. Those At Greatest Risk of Housing Instability	X			

Other Comments/Suggestions:

Persons with disabilities that enter a nursing facility for rehab that were homeless before being admitted are not considered to be homeless while in the NF. This is a barrier to find them linkages to HUD housing such as shelter plus care. They essentially must be discharged from the NF without proper community support and no guarantee of housing in order to be defined as homeless to meet the qualifications.

CITY OF READING - HOME-ARP PROGRAM AGENCIES/PROVIDERS/ADVOCATES SURVEY

Name of Agency/Provider/Advocate: Berks Counseling Center, Inc.

Address: 645 Penn St., 2nd Fl.

Name: Carol Bailey
Homeless Services

Title: Director of Housing &

Phone: 610-373-4281

E-Mail: cbailey@berksgcc.org

Description of programs/services your agency provides:

Permanent Supportive housing for homeless individuals and families with a substance use or MH disability. Transitional housing for homeless expecting women or women with children with a substance use disability. A Mental Health Jail diversion housing program for those with a SMI and legal involvement.

What are the gaps within the current shelter and housing inventory system?

Shelter/housing for those in active addiction that do not want to stop using.

What are the gaps within the current service delivery system?

Extremely difficult to work with someone under the influence.

What are the unmet housing and service needs of the population listed below?

- **Sheltered and unsheltered homeless population**
- **Currently housed populations at risk of homelessness**
Budget counseling.
- **Other families requiring services or housing assistance or to prevent homelessness**
- **Those at greatest risk of housing instability or in unstable housing situations**
Realizing consequences of choices.

What factors contribute to households becoming homeless?

What is the level of priority for each population list below?

	High	Medium	Low	Any specific sub-population that needs more assistance?
Homeless	x			Mental Health disabilities
At Risk of Homelessness			x	
Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking		x		Safe Berks gets these folks into shelter and we can often take them from there.
Other populations who do not qualify under any of the populations above but meet one of the following criteria: A. Other Families Requiring Services or Housing Assistance to Prevent Homelessness B. Those At Greatest Risk of Housing Instability			x	

Other Comments/Suggestions:

For our CoC funded housing you must be homeless. These units can not be used to prevent homelessness or for those precauously housed. Length of time homeless is given priority. The cost of rental units in the city has exceeded the income levels of the working poor. It seems that parents do not install work ethic into their children that are becoming adults and don't feel they need to obtain full time employment when they complete high school.

- **Description of programs/services your agency provides?**
 - CoC lead agency - responsible for the collaborative application, funds monitoring, technical assistance
 - HMIS lead agency - responsible for implementing, maintaining, and reporting on the HMIS database and homelessness data
 - Coordinated Entry lead agency - responsible for implementing the coordinated entry system, making referrals, and holding case conference meetings
 - ERAP - emergency rental assistance program designed to ensure housing stability by providing rental and utility payments to landlords and utility companies to keep residents in their homes during the COVID-19 pandemic.
 - 90-day emergency shelter - three units for families in need of short-term emergency shelter
 - Gateway to Stability - 28-day hotel program for families in need of a short shelter stay
 - Veteran PSH program - CoC funded PSH program for chronically homeless veterans with families

- **What are the needs within the current shelter and housing inventory system?**
 - Emergency shelter for families with children and single parents with children
 - Emergency shelter that includes space for family pets
 - Wintertime emergency shelter for families with children
 - More PSH and RRH that are not specific to a population (such as substance abuse or mental health)
 - More affordable housing options especially for people with fixed income (SSI, SSDI, etc.)

- **What are the needs within the current support services system?**
 - The homelessness support system is seeing high rates of people with medical needs that cannot be managed on the streets or in shelters
 - Seeing a high rate of elderly people with fixed income experiencing homelessness

- **What are the unmet housing and support service needs of the population listed below?**
 - **Sheltered and unsheltered homeless population?**
 - Shelters are very full and unable to accept more people

- People who are registered as sex offenders are unable to live in the shelters in Berks County and often must live on the streets or in the woods
 - There are few beds available for wintertime emergency shelter for those with children and single women
 - It's difficult and expensive to move into apartments, and rents are very high so people have a hard time finding a place they can afford and move out of homelessness
- **Currently housed populations at risk of homelessness?**
 - People are unable to afford rising rents
 - Landlords are selling buildings and new owners are evicting the tenants living there
 - Fixed incomes aren't enough to live on
 - Most wages aren't enough to live on; the working poor are unable to afford high rents combined with inflation
- **Other families requiring services or housing assistance or to prevent homelessness?**
 - Same as above
- **Those at greatest risk of housing instability or in unstable housing situations?**
 - People at the greatest risk of housing instability are those with low wages, fixed incomes, or people with medical needs and disabilities
 - Same issues as above
- **What factors could contribute to households becoming homeless?**
 - There is a lack of housing that low income people can afford. Without housing options, people face eviction, instability and homelessness
 - Low income households often do not earn enough to pay for food, clothing, transportation and housing
 - Health and homelessness are linked. Health problems can cause a person's homelessness as well as be exacerbated by the experience. Housing is key to addressing the health needs of people experiencing homelessness.
 - Many survivors of domestic violence become homeless when leaving an abusive relationship
 - Mental health and substance abuse can lead to homelessness and are difficult to treat when people don't have a safe and stable place to live.
- **Priority Needs of the following population listed below?**
 - **Sheltered and unsheltered homeless population?**

- **Currently housed populations at risk of homelessness?**
- **Other families requiring services or housing assistance or to prevent homelessness?**
- **Those at greatest risk of housing instability or in unstable housing situations?**

All of these populations have the same needs as already identified. They do not have affordable, clean, safe places to live. Wages and fixed incomes are unable to keep up with rising rent and the cost of food, transportation, clothes, utilities, etc. Emergency shelter options are extremely limited; options after emergency shelter such as their own housing or programs like PSH, RRH, etc. are limited. Homeless prevention assistance and emergency rental assistance are helpful short-term supports, but once the assistance stops many families and individuals are unable to continue to pay rent and end up experiencing homelessness anyway.

People who need extra support to live independently need more PSH options. People who have incomes and the ability to live without support need more RRH options to help them obtain and start up an apartment.

- **Any barriers in the City's housing market using rental assistance?**
 - Landlords often discriminate against people with vouchers and housing assistance, especially if they have low or no income
 - People with low credit scores or eviction histories will get screened out of apartment applications, even if they have guaranteed rental assistance
 - Even with rental assistance, rents are too high to afford or qualify as an eligible apartment. People might not be able to continue to pay rent after the assistance ends.

CITY OF READING - HOME-ARP PROGRAM AGENCIES/PROVIDERS/ADVOCATES SURVEY

Name of Agency/Provider/Advocate: Diocese of Allentown's Catholic Charities

Address: 234 Grace Street Reading, PA 19611

Name: Lori McGeehan and Stacy Ayres

Title: County Supervisor and Veteran/Community Case Manager

Phone: 610-376-7144

E-Mail:

lmcgeehan@allentowndiocese.org and sayres@allentowndiocese.org

Description of programs/services your agency provides:

Diocese of Allentown's Catholic Charities Berks County office has various supports for the community. Currently, we work with Helping Harvest as an emergency food pantry for those with food insecurities. In the coming months, we will be starting a monthly food distribution. Catholic Charities also provides financial assistance for those experiencing a housing crisis pending grant availability and eligibility criteria being met per grant regulations. Our case managers triage calls, assess for grant eligibility and provide information/referral to community supports to best meet the callers needs.

What are the gaps within the current shelter and housing inventory system?

Working with those experiencing housing crises, affordable rental units are lacking. There is a growing problem with property owners from other states coming to this area, buying properties as they find them affordable compared to the state they are in, such as New York, New Jersey, and Connecticut. These new property owners are giving the current renters 30 day notice of nonlease renewals or are evicting many, regardless of what kind of tenant they were, then significantly increasing the rent. Shelters are full because individuals and families cannot afford rent that looks like what used to be a mortgage on a small home. This isn't just an issue for Berks County, this issue has impacted other counties as well. As an example; Berks County borders Montgomery County which has very limited family shelter space. Families who have fallen on hard times in Pottstown, for example, have come to Berks County because of the plethora of resources for homelessness/larger capacity to shelter families. Another factor to this issue is inflation. Individuals/families are unable to sustain themselves as wages have not increased at the same rate as the cost of living expenses (rent, food, utilities).

What are the gaps within the current service delivery system?

Berks County has an amazing network of social service agencies, with various types of grant funding to assist those experiencing housing crises. However, there are so many individuals/families in need, that funding gets depleted quickly.

What are the unmet housing and service needs of the population listed below?

- **Sheltered and unsheltered homeless population**

There is a growing number of unsheltered homeless families in Berks County as shelter spaces are being taken by families from other counties.

- **Currently housed populations at risk of homelessness**

Lack of affordable rental units in the event they must vacate their current rental unit.

- **Other families requiring services or housing assistance or to prevent homelessness**

Lack of family shelter space in other counties. Long wait lists for senior citizen housing complexes, subsidized housing complexes and Section 8 vouchers.

- **Those at greatest risk of housing instability or in unstable housing situations**

Senior citizens and people on fixed incomes such as disability

What factors contribute to households becoming homeless?

Wages have not kept pace with the rate of inflation. Senior citizens and people who live on fixed incomes are also not able to afford such high costs of living.

What is the level of priority for each population list below?

	High	Medium	Low	Any specific sub-population that needs more assistance?
Homeless	X			Veterans
At Risk of Homelessness	X			Veterans
Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking		X		
Other populations who do not qualify under any of the populations above but meet one of the following criteria: A. Other Families Requiring Services or Housing	X			Senior citizens, LGBTQ individuals, individuals on fixed incomes, Immigrants/refugees

Assistance to Prevent Homelessness B. Those At Greatest Risk of Housing Instability				
--	--	--	--	--

Other Comments/Suggestions:

This issue is much greater than the borders within Berks County.

Karl Haglund

From: Pam Mills <Pam.Mills@clareofassisihouse.com>
Sent: Friday, January 20, 2023 1:05 PM
To: Patricia Vasquez
Subject: RE: HOME-ARP - Housing provider questions

WARNING: This email originated from outside the system

DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Patricia,

It was a pleasure speaking with you earlier. Below you will find my answers to some of the questions listed in bold.

If you have any questions, or need anything further, please let me know.

Thank you and have a wonderful weekend!

Pam Mills
Executive Director
Clare of Assisi House
484-869-5483

From: Patricia Vasquez <Patricia.Vasquez@readingpa.gov>
Sent: Friday, January 20, 2023 12:10 PM
To: Pam Mills <Pam.Mills@clareofassisihouse.com>
Subject: RE: HOME-ARP - Housing provider questions

Clare of Assisi House

325 South 12th Street

Reading, PA 19602

Pamela Mills, Executive Director

484-869-5483

Pam.mills@clareofassisihouse.com

Housing Provider Questions:

- Description of programs/services your agency provides? **Clare of Assisi House provides transitional housing for non-violent women coming out of jail/prison or a long-term drug facility. Our residents are asked for a six-month commitment, but they may stay up to 18 months. Clare House provides the residents with a private bedroom (our maximum capacity is 12), clothing and hygiene. They are required to participate in the following classes (all of which are evidence based, gender specific, and trauma informed) : Re-entry, Breaking the Cycle, Steps for Success, Parenting, Covington Series for Women with Addiction, Nutritional and Wellness, Yoga Classes, Computer Classes, GED Readiness, Financial Literacy (basic and advanced), Soft Skills, Life Skills, Etiquette, and Family Reunification. We offer employment readiness and assistance with finding appropriate employment. We also offer continued Case Management to our residents once they leave through our Bridging the Gap Program. Our goal is to make our women self-sufficient upon re-entering into the community and to remain law abiding citizens.**
- What are the needs within the current shelter and housing inventory system? **The lack of affordable housing in better areas of the City.**
- What are the needs within the current support services?
- What are the unmet housing and support service needs of the population listed below?
 - Sheltered and unsheltered homeless population? **Giving someone a second chance for affordable housing no matter what their background may be.**
 - Currently housed populations at risk of homelessness?
 - Other families requiring services or housing assistance or to prevent homelessness?
 - Those at greatest risk of housing instability or in unstable housing situations?
- What factors could attribute to households becoming homeless? **Financial instability, health issues (including mental health) and lack of education.**
- Priority Needs of the following population listed below?
 - Sheltered and unsheltered homeless population?
 - Those currently housed populations at risk of homelessness?
 - Other families requiring services or housing assistance or to prevent homelessness?
 - Those at greatest risk of housing instability or in unstable housing situations?
- Any barriers in the City's housing market using rental assistance?
- Request the following items:
 - Any other statistic they have for just the City of Reading. **Clare of Assisi House has been proven to change the lives of the residents we serve. Our first and main goal is to reduce recidivism for women coming out prison/jail. The National Average of incarcerated women being rearrested is 58%. Clare House's average (overall) is 34.8. When we break this number down even further, those residents who remain in the program for the required six-months, the average drops to 25%. Those residents who choose to stay a year or more in the program, that average drop to 0%. We believe the average for those who stay the six months or more even lower, if affordable housing can be obtained.**
 - Any Plans they have for improving services, etc.
- **Comments: The biggest obstacle Clare of Assisi House resident's face is the lack of affordable housing in areas of the City that don't put them back to the people, places and things that brought them to Clare House in the first place. Our residents because of their circumstances such as having a criminal record, poor credit reporting or lack of reporting, and unfavorable recommendations, have extreme difficulties finding housing. Then add to that the lack of inventory and outrageous costs of rentals that**

can't be afforded by the average worker, our residents stand no chance. The Board and Staff of Clare of Assisi House continues to look for alternatives in helping the women secure appropriate and affordable housing.

CITY OF READING - HOME-ARP PROGRAM AGENCIES/PROVIDERS/ADVOCATES SURVEY

Name of Agency/Provider/Advocate: Centro Hispano Daniel Torres Inc

Address: 25 N 2nd Street

Name: Michael Toledo

Title: President & CEO

Phone: 4842694911

E-Mail: mtoledo@centrohispano.org

Description of programs/services your agency provides:

Information & Referral Advocacy Program

Program provides clients with direct service and referrals to social service agencies that provide assistance that meet safety net needs including but not limited to housing, translation/interpretation, PA Compass state and federal benefits, and advocacy.

Casa De La Amistad

A community senior center for adults over 60 years of age. Striving to prevent the crippling psychological and physical effects of isolation, this program utilizes a holistic approach and offers services such as individual case management, group activities, and culturally-appropriate nutritional daily meals.

Meals on Wheels

Food insecurity program where we prepare culturally appropriate nutritional daily meals for homebound seniors and seniors at various congregate locations throughout the city. Monthly, we prepare over 10,000 meals through this program.

Higher Education & Scholarship Program

Program collaboration between the Centro Hispano and the five area colleges and universities in Berks County that provides culturally and linguistically appropriate services for parents and students who seek guidance and support in navigating the college application process.

Financial Stability Initiative

In partnership with the United Way of Berks County, we assist individuals and families in finding the benefits, programs, and local resources needed to cope with difficult economic circumstances.

Opening Doors Parental Engagement Initiative

This program is a national, evidence-based program focused on teaching parents their role as their child's first and most important teacher. This program is currently provided through partnerships with the Reading School District, HeadStart and various other organizations in the community.

Medical Interpreting

This program provides medical interpreting services to clients 60 years and older who need assistance with interpreting services at medical appointments in Berks County.

What are the gaps within the current shelter and housing inventory system?

The lack of stable, affordable housing is the foundation of many of our community's social problems, including poverty, homelessness, educational disparities, and health care.

What are the gaps within the current service delivery system?

The lack of new housing units. The lack of bilingual supportive services, homelessness prevention services, and counseling services. Our inability to preserve existing housing to meet those with housing needs.

What are the unmet housing and service needs of the population listed below?

- **Sheltered and unsheltered homeless population**

Mental Health services and appropriate accommodations for individuals with mobility challenges

- **Currently housed populations at risk of homelessness**

Employment and job training

- **Other families requiring services or housing assistance or to prevent homelessness**

Bilingual Outreach and case management services.

- **Those at greatest risk of housing instability or in unstable housing situations**

Support services delivered in preferred language and the need for wrap around services.

What factors contribute to households becoming homeless?

Loss of jobs, no housing assistance, no childcare assistance for single mothers, no transportation, mental health, lack of basic financial literacy.

What is the level of priority for each population list below?

	High	Medium	Low	Any specific sub-population that needs more assistance?
Homeless		X		Those suffering from mental illness
At Risk of Homelessness	X			Non English speakers
Fleeing, or Attempting to Flee, Domestic Violence, Dating		X		Immigrants without documentation

Violence, Sexual Assault, Stalking, or Human Trafficking				
Other populations who do not qualify under any of the populations above but meet one of the following criteria: A. Other Families Requiring Services or Housing Assistance to Prevent Homelessness B. Those At Greatest Risk of Housing Instability		X		Mixed status families

Other Comments/Suggestions:

The need for more affordable units, low barrier entry housing options, funding for mental health services, and support for case management and service navigator roles is critical in our community. Nonprofits like the Centro need funding for capacity to meet this growing need. We are hearing from families we serve that increases in rents and the difficulty in finding landlords willing to participate in voucher programs are the main obstacles to finding affordable housing.

CITY OF READING - HOME-ARP PROGRAM AGENCIES/PROVIDERS/ADVOCATES SURVEY

Name of Agency/Provider/Advocate: Community Justice Project

Address: 35 N 6th St Mez 103 Reading PA 19601

Name: Daniel Cortes esq

Title: Staff Attorney

Phone: 6104637593

E-Mail: dcortes@cjplaw.org

Description of programs/services your agency provides:

Probono representation in Citizenship applications, Residency Renewals, DACA renewals, Domestic Violence Visas, U & T Visas (victim of violence visas), general immigration advice. Support in Public Benefits, appeals, and Driver's Licenses.

What are the gaps within the current shelter and housing inventory system?

Our office sees a lack of affordable housing. From our perspective there are not many options between market rents and shelters. Market rents which have increased 50+% in the past 5 years and shelters are sometimes at capacity or won't accept people until they are homeless. When clients call because they are being evicted or removed for non lease renewal we do not know where to refer. Clients on fixed income and seniors are particularly vulnerable. The gap is in rent controlled housing for vulnerable populations.

What are the gaps within the current service delivery system?

We all work in silos and other non profits and the community does not know the services or housing options available at a given point. People and advocates have to call multiple people/agencies to find help. There is no one stop shop for who has available rooms or housing. An integrated system or shared vacancy would be helpful.

What are the unmet housing and service needs of the population listed below?

- **Sheltered and unsheltered homeless population**

Do not have much experience with this population

- **Currently housed populations at risk of homelessness**

case managers/social workers/legal advocates

- **Other families requiring services or housing assistance or to prevent homelessness**

case managers/social workers/legal advocates

- **Those at greatest risk of housing instability or in unstable housing situations**

Single mothers, elderly, LGBTQ+, undocumented individuals, disabled people

What factors contribute to households becoming homeless?

lack of access to information, whether its rights or resources. Access to case managers/social workers/legal advocates. Situations out of control of vulnerable populations whether its age or a disability.

What is the level of priority for each population list below?

	High	Medium	Low	Any specific sub-population that needs more assistance?
Homeless		X		
At Risk of Homelessness	X			
Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking	X			
Other populations who do not qualify under any of the populations above but meet one of the following criteria: A. Other Families Requiring Services or Housing Assistance to Prevent Homelessness B. Those At Greatest Risk of Housing Instability	X			

Other Comments/Suggestions:

Homelessness is not a one factor situation, funding can be used to triage services from non profits and government agencies. Vulnerable populations have more obstacles than an average person. For example LGTBQ youth can be kicked out of their homes because of their sexuality at a young age. Elderly on fixed income can be evicted due to rent increases they cannot afford. Single mothers could be displaced due to lack of childcare or earning potential. Undocumented individuals may not exercise their rights in court out of fear of deportation. Victims of violence

may be too traumatized to share their story and get resources. Individual with disabilities or mental health may not be able to maintain steady employment. It is important to Understand that individuals may fall in more than one of these categories and may have other factors that are obstacles in stable housing.

A solution could be controlled rents/subsidized rent for vulnerable populations. Elderly, LGBTQ, individuals fleeing from abuse, undocumented individuals, disabled citizens, etc.

CITY OF READING - HOME-ARP PROGRAM AGENCIES/PROVIDERS/ADVOCATES SURVEY

Name of Agency/Provider/Advocate: Council on Chemical Abuse

Address: 50 North 5th Street 5th Floor

Name:

Title:

Phone:

E-Mail:

Description of programs/services your agency provides:

We provide prevention, treatment, and recovery services for people suffering from substance use disorders.

What are the gaps within the current shelter and housing inventory system?

We have very many people who have to return to their original non-supportive home environments or those who have no homes to return to at all. We do not have enough available recovery house beds to place everyone returning back to the community who require safe alternative housing.

What are the gaps within the current service delivery system?

We do not have enough case managers within the social services system to serve everyone. We also lack a sufficient amount of bi-lingual Spanish-speaking case managers.

What are the unmet housing and service needs of the population listed below?

- **Sheltered and unsheltered homeless population**

There are not enough long term recovery housing beds to service those with substance use disorder needs. A number of people complete acute levels of care and require less restrictive environments in which to begin becoming able to live independently.

- **Currently housed populations at risk of homelessness**

There are not enough case managers to intervene prior to the person becoming homeless. The original home environment for people recovering from substance use disorders are not always conducive to recovery or sometimes family/friends latter decide that person should not return.

- **Other families requiring services or housing assistance or to prevent homelessness**

There are almost no housing options for families needing a structured living environment while the parent/guardian recovers from their use disorder. There is only one local program that offers housing and I do not believe that adult male clients qualify.

- **Those at greatest risk of housing instability or in unstable housing situations**

Mental health needs also need to be factored in when considering gaps in needed services. People with both mental health and substance use disorders are often denied alternative housing placement.

What factors contribute to households becoming homeless?

There are several factors including substance use, mental health, lack of living wages, or health problems to name a few.

What is the level of priority for each population list below?

	High	Medium	Low	Any specific sub-population that needs more assistance?
Homeless	X			
At Risk of Homelessness	X			
Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking			X	
Other populations who do not qualify under any of the populations above but meet one of the following criteria: A. Other Families Requiring Services or Housing Assistance to Prevent Homelessness B. Those At Greatest Risk of Housing Instability	X			

Other Comments/Suggestions:

CITY OF READING - HOME-ARP PROGRAM AGENCIES/PROVIDERS/ADVOCATES SURVEY

Name of Agency/Provider/Advocate: Family Promise of Berks County

Address: 325 N. 5th Street, Reading, PA

Name: Bethany Bower

Title: Executive Director

Phone: 610-373-3323 x105

E-Mail:

bbower@familypromiseofberks.org

Description of programs/services your agency provides:

Hospitality Network: Family Shelter and Case Management services- Designed for families experiencing homelessness, must have at least one child, under the age of 18, in their custody. Program is 60-90 days and families reside in single homes throughout the county. We can accept up to 23 individuals in the program at any given time.

U-Turn Program- For 17-24 year olds experiencing homelessness or are at risk of becoming homeless. Case Management services offer the following supports, but not limited to: housing stability; employment; education; assistance with obtaining documents (social security card, birth certificate, state ID/driver's license). The program also offers a drop-in center which includes laundry facilities, shower facilities, and a full kitchen.

Rent and Utility Assistance- Primarily funded by the Emergency Solutions Grant, funding ONLY FOR residents outside of the City of Reading. Includes two components: homeless prevention and rapid re-housing.

What are the gaps within the current shelter and housing inventory system?

Shelters are consistently full; families are being "split up" in congregate care.

We are currently noticing that clients are struggling to find permanent housing, this is due to several barriers and challenges. One of these barriers being the market value for rental properties. In addition, the requirements to move into a rental property are also challenging for clients. For example, clients that have an eviction on their record. Or, the income check that some landlords assess. Many are asking that their income be 2 or 3 times higher than their rent.

What are the gaps within the current service delivery system?

Minimal case management and care coordination
Lack of shelters accepting families

What are the unmet housing and service needs of the population listed below?

- **Sheltered and unsheltered homeless population**
case management; forgiveness with eviction records
- **Currently housed populations at risk of homelessness**
a process to prevent the eviction without enabling
- **Other families requiring services or housing assistance or to prevent homelessness**
affordable housing
- **Those at greatest risk of housing instability or in unstable housing situations**

What factors contribute to households becoming homeless?

Natural disaster, domestic violence, loss of employment, injuries at work, pregnancy/parenting, unjust landlords, lack of rent payment, tenants misunderstanding of their rights

What is the level of priority for each population list below?

	High	Medium	Low	Any specific sub-population that needs more assistance?
Homeless	x			transitional-aged youth; families
At Risk of Homelessness	x			
Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking	x			
Other populations who do not qualify under any of the populations above but meet one of the following criteria: A. Other Families Requiring Services or Housing Assistance to Prevent Homelessness		x		

B. Those At Greatest Risk of Housing Instability				
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Other Comments/Suggestions:

CITY OF READING - HOME-ARP PROGRAM AGENCIES/PROVIDERS/ADVOCATES SURVEY

Name of Agency/Provider/Advocate: GoodKnight the Clubhouse

Address: 645 Walnut Street, Reading, PA 19601

Name: Wayne & Tanya Goodman

Title: Owners

Phone: 484-769-3028

E-Mail: butter-g@comcast.net

Description of programs/services your agency provides:

GoodKnight the Clubhouse provides transitional housing for Veterans, and homeless men and women recovering from substance abuse and mental health issues. It is a 10-bed facility in the city of Reading, PA, that serves Berks County, PA. We anticipate serving at least 10-15 residents each month.

The applicant provides these services: medication management, meals, 12-step meetings, life skills/coping training, referrals to outside social service agencies, and recovery coaching.

What are the gaps within the current shelter and housing inventory system?

There is a monetary gap that exists between new clients, who are often unemployed, and the two months it takes for them to begin receiving a salary.

What are the gaps within the current service delivery system?

We are in need of staff to help run the facility and provide quality services. Funds received from the block grant would enable us to hire more staff to deliver more services. We want to provide 24 hour staffing, 7 days a week.

What are the unmet housing and service needs of the population listed below?

- **Sheltered and unsheltered homeless population**

Sheltered and unsheltered clients need case management services and education about their mental health and substance abuse conditions to best empower them for success.

- **Currently housed populations at risk of homelessness**

At least 75% of the currently housed residents are at risk of experiencing homelessness.

- **Other families requiring services or housing assistance or to prevent homelessness**

At least 75% of our population needs permanent housing but must sit on waiting lists before other housing opportunities are available.

- **Those at greatest risk of housing instability or in unstable housing situations**

Persons who are Veterans, deal with mental health/substance abuse conditions, those re-entering the society from prisons or treatment facilities who have nowhere to go. Person who have poor family relations, and little to no income are at the greatest risk of housing instability too.

What factors contribute to households becoming homeless?

The high cost of rent, low income, lack of transportation, poor health, mental health, arrest records, language barriers and learning disabilities all contribute to households experiencing homelessness.

What is the level of priority for each population list below?

[illegible]

Other Comments/Suggestions:

Persons who have felonies are at a great risk of not securing employment which leads to stable housing. Also, rents at \$1,300 when the client makes enough to pay \$600-800 per month is another problem.

City of Reading, PA

HOME-ARP Questions

This document reflects answers **GoodKnight the Clubhouse (GKC)**

Homeless Service Providers: GKC's ANSWERS

- Description of programs/services your agency provides?

GoodKnight the Clubhouse provides transitional housing for Veterans, and homeless men and women recovering from substance abuse and mental health issues. It is a 10-bed facility in the city of Reading, PA. The applicant provides these services: medication management, meals, 12-step meetings, life skills/coping training, referrals to outside social service agencies, and recovery coaching. Participants are referred from treatment centers, jails, prisons, and shelters. Often, some participants come from the street, i.e. no permanent address, and seek shelter and social services to address improving the quality of their lives.

- What are the needs within the current shelter and housing inventory system?

There is a monetary gap that exists between new clients, who are often unemployed, and the two months it takes for them to begin receiving a salary.

- What are the needs within the current support services system?

We are in need of staff to help run the facility and provide quality services. Funds received from the block grant would enable us to hire more staff to deliver more services. We want to provide 24 hour staffing, 7 days a week

- What are the unmet housing and support service needs of the population listed below?
 - Sheltered and unsheltered homeless population?
 - Currently housed populations at risk of homelessness?
 - Other families requiring services or housing assistance or to prevent homelessness?
 - Those at greatest risk of housing instability or in unstable housing situations?

Each population needs:

1. Safe housing;
2. Income;
3. Financial literacy classes;
4. Counseling or other support services to manage mental health conditions;
5. Counseling or other support services to manage substance abuse conditions;
6. Food and a place to make the food;

7. Case management

- What factors contribute to households becoming homeless?

People mismanage their money making impulsive or unnecessary purchases and not having a job contributes to homelessness. Persons needing work attire, a place to bathe/care for personal hygiene, transportation, poor health, and lack of identification are just a few factors that contribute to homelessness.

- Priority Needs of the following population listed below?
 - Sheltered and unsheltered homeless population? Need food and housing, privacy, case management, education on basic life skills.
 - Currently housed populations at risk of homelessness? This population needs assistance reading and completing documentation, employment, financial literacy classes, education re: employment or securing a skill, etc.
 - Other families requiring services or housing assistance or to prevent homelessness? Families requiring services or housing assistance need childcare, transportation, a sustaining wage to pay all living expenses, etc. Parenting classes would also benefit this group.
 - Those at greatest risk of housing instability or in unstable housing situations? Shelter and case management.
- Any barriers in the City's housing market using rental assistance? Barriers include racism, discrimination, high rents, lack of low-income housing facilities, and lack of social supports all contribute to the barriers to persons using rental assistance. Also, the funds run out before many people receive the needed services.
- Request the following items:
 - Any other statistic they have for just the City of Reading
- GKC housed 95 clients between June, 2019 and February, 2021. Forty-seven percent graduated successfully from the program.
 - Any Plans they have for improving services, etc. – GKC's plans to improve services includes hiring more staff so the facility is monitored 24 hour every day. We also want to hire a case manager, recovery support, and a group facilitator. In the future, we want to hire a mental health therapist and/or drug and alcohol counselor.

Veteran Groups: GKC's ANSWERS

- Description of programs/services your agency provides?

GoodKnight the Clubhouse provides transitional housing for Veterans, and homeless men and women recovering from substance abuse and mental health issues. The applicant provides these services: medication management, meals, 12-step meetings, life skills/coping training, referrals to outside social service agencies, and recovery coaching.

- What are the needs within the current shelter and housing inventory system?

This population needs a Veteran to communicate with regarding their mental health, substance abuse, and/or PTSD conditions.

- What are the needs within the current support services system?

We are in need of staff to help run the facility and provide quality services. Funds received from the block grant would enable us to hire more staff to deliver more services. We want to provide 24 hour staffing, 7 days a week

- What are the unmet housing and support service needs of the population listed below?
 - Sheltered and unsheltered homeless population?
 - Currently housed populations at risk of homelessness?
 - Other families requiring services or housing assistance or to prevent homelessness?
 - Those at greatest risk of housing instability or in unstable housing situations?

Each population needs:

Safe housing;

Income;

Financial literacy classes;

Counseling or other support services to manage mental health conditions;

Counseling or other support services to manage substance abuse conditions;

Food and a place to make the food;

Case management

- What factors contribute to households becoming homeless?

Veterans who have poor social supports, poor access to medication, untreated mental health, and no one to talk to regularly struggle the most.

- Priority Needs of the following population listed below?
 - Sheltered and unsheltered homeless population? Need food and housing, privacy, case management, education on basic life skills.

- Currently housed populations at risk of homelessness? This population needs assistance reading and completing documentation, employment, financial literacy classes, education re: employment or securing a skill, etc.
- Other families requiring services or housing assistance or to prevent homelessness? Families requiring services or housing assistance need childcare, transportation, a sustaining wage to pay all living expenses, etc. Parenting classes would also benefit this group.
- Those at greatest risk of housing instability or in unstable housing situations? Shelter and case management.
- Any barriers in the City's housing market using rental assistance? Barriers include racism, discrimination, high rents, lack of low-income housing facilities, and lack of social supports all contribute to the barriers to persons using rental assistance. Also, the funds run out before many people receive the needed services.
- Request the following items:
 - Any other statistic they have for just the City of Reading
- GKC housed 95 clients between June, 2019 and February, 2021. There were about four Veterans served during this time.
 - Any Plans they have for improving services, etc. – GKC's plans to improve services includes hiring more staff so the facility is monitored 24 hour every day. We also want to hire a case manager, recovery support, and a group facilitator. In the future, we want to hire a mental health therapist and/or drug and alcohol counselor.

CITY OF READING - HOME-ARP PROGRAM AGENCIES/PROVIDERS/ADVOCATES SURVEY

Name of Agency/Provider/Advocate: Habitat for Humanity of Berks County

Address: 201 Washington St.

Name: Tim Daley

Title: Executive Director

Phone: 610-373-3439

E-Mail: tdaley@habitatberks.org

Description of programs/services your agency provides:

First time homeownership for low to moderate income families. Reduction of blighted, vacant housing and instilling clean healthy neighborhoods within the City of Reading

What are the gaps within the current shelter and housing inventory system?

The lack of available housing inventory to be utilized for renovation, homeownership and neighborhood investment for residents of the City of Reading

What are the gaps within the current service delivery system?

The lack of urgency by Codes, Community Development Office to assist with the reduction of unhealthy, blighted housing for agencies capable of turning the condition around and improve the housing stock within the City of Reading

What are the unmet housing and service needs of the population listed below?

- **Sheltered and unsheltered homeless population**

I feel the services are appropriate for the unsheltered and homeless populations with essential needs being met with regard to food, clothing, shelter (temporarily)

- **Currently housed populations at risk of homelessness**

The low to moderate income population is truly at risk in the City of Reading as far too many rental properties cost more than 30% of a family's monthly income and many of those are paying close to 50% of their monthly income. The employed person at \$18 to \$25 an hour are at risk for foreclosure and homelessness

- **Other families requiring services or housing assistance or to prevent homelessness**

The current homeowner population in many cases are in need of critical home repair work that they can't afford at current pricing and can't move. Their property values

continue to spiral down. They need a resource geared to meet their needs not restricted by rules or pricing.

- **Those at greatest risk of housing instability or in unstable housing situations**

The high school or slightly below worker making \$18 to \$25 an hour continue to be unstable and lagging too far behind with monthly obligations

What factors contribute to households becoming homeless?

Lack of education that limits financial ladder climbing. Renting at unaffordable pricing. Lack of a stable lifestyle and too used to living to the end of the week at best

What is the level of priority for each population list below?

	High	Medium	Low	Any specific sub-population that needs more assistance?
Homeless			X	Veterans/Mental Health
At Risk of Homelessness	X			\$18 to \$25 an hour employee
Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking		X		Victims with children
Other populations who do not qualify under any of the populations above but meet one of the following criteria: A. Other Families Requiring Services or Housing Assistance to Prevent Homelessness B. Those At Greatest Risk of Housing Instability	X			Families seeking to move from renting to homeownership

Other Comments/Suggestions:

None

CITY OF READING - HOME-ARP PROGRAM AGENCIES/PROVIDERS/ADVOCATES SURVEY

Name of Agency/Provider/Advocate: Reading Human Relations Commission

Address: 815 Washington St

Name: Kimberly Talbot

Title: Executive Director

Phone: 610.655.6141

E-Mail:

kimberly.talbot@readingpa.gov

Description of programs/services your agency provides:

Landlord tenant mediation, fair housing, homeless prevention, housing and employment discrimination, rental assistance, hardship program

What are the gaps within the current shelter and housing inventory system?

Assistance for the mentally ill who can't stay in shelters due to being unmedicated, which does not allow them to conform to the rules. Housing for the physically disabled who use assistive devices who are often turned away due to their needs. Those who are diabetic and have special needs such as that.

Services for those that are couch hopping because they do not meet HUD's definition of homelessness.

Easily accessible funds to pay for rental apps, credit checks. Housing for single fathers, affordable housing,

What are the gaps within the current service delivery system?

The gap is caused by the requirements to use the rental assistance money

What are the unmet housing and service needs of the population listed below?

- **Sheltered and unsheltered homeless population**

No funding to assist with getting documents such as id, socials, birth certificates for the homeless who often misplace those documents due to the frequency in moving. There is also a lack of resources for single fathers.

- **Currently housed populations at risk of homelessness**

Those living in hotels.

There is no safety net for those in rooms who may need rental assistance. They often can't get assistance and end up on the street.

- **Other families requiring services or housing assistance or to prevent homelessness**

Vulnerable populations such as the mentally challenged, or those without documentation do not know how to access assistance and when they do they are often taken advantage of due to lack of knowledge and fear of deportation.

- **Those at greatest risk of housing instability or in unstable housing situations**

Those who are victims of human trafficking. Those who are released from half way houses, fleeing domestic violence (men) and those in rooms

What factors contribute to households becoming homeless?

Tenants that are aides in the medical field. That is dependent upon the clients available and hours which can be reduced often.

Illegal evictions, budgeting, rent a center, not distinguishing needs vs wants, the high cost of housing, the condition of housing available, lack of education regarding what is permissible for withholding rent

What is the level of priority for each population list below?

	High	Medium	Low	Any specific sub-population that needs more assistance?
Homeless			X	
At Risk of Homelessness		X		
Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking	X			LGBTQ community will not go to shelters due to being preyed upon.
Other populations who do not qualify under any of the populations above but meet one of the following criteria: A. Other Families Requiring Services or Housing Assistance to Prevent Homelessness B. Those At Greatest Risk of Housing Instability		X		Those who are undocumented but have children who are citizens, those who have to double up in homes but are not considered homeless under HUD's definition.

Other Comments/Suggestions:

CITY OF READING - HOME-ARP PROGRAM AGENCIES/PROVIDERS/ADVOCATES SURVEY

Name of Agency/Provider/Advocate: The LGBT Center of Greater Reading

Address: 640 Centre Ave., Reading, PA 19610

Name: Michelle Dech

Title: CEO

Phone: 484-513-3170

E-Mail:

mdech@lgbtcenterofreading.com

Description of programs/services your agency provides:

We provide support services to the LGBTQ+ community and our allies. We offer free counseling, support groups, care coordination, food & toiletry pantry, life-skills programming, drop-in center hours, free wifi, workforce development, education and consultation services, soup kitchen, emergency funding and more.

Our care coordination provides name changes, housing/shelter, assistance with benefits, navigating affirming healthcare provider services, immigration initiatives, resources and referrals as needed.

What are the gaps within the current shelter and housing inventory system?

Lack of emergency shelter, transitional and sustainable housing are among the gaps in the current inventory system. Not enough SAFE shelter space for people identifying within the LGBTQ+ community.

What are the gaps within the current service delivery system?

Lack of timely resources - especially over holidays, weekends and evenings. And, as mentioned above - we don't have enough emergency shelter space to house those in need on an immediate basis.

What are the unmet housing and service needs of the population listed below?

- **Sheltered and unsheltered homeless population**

SAFETY. Many of the options in Berks County are either specific to mothers and children or provided by organizations based in faith and lack inclusion. The transgender community is often faced with bigotry, hatred and discrimination.

Food insecurity and assistance with and access to the resources available.

- **Currently housed populations at risk of homelessness**

Mental and physical health challenges are huge components impacting the risk of homelessness, in addition to drug and alcohol addiction. Barriers to access, lack of vetted, affirming healthcare and mental health providers all play a significant role for those at risk for homelessness. Poverty is the root cause of many of the issues described here.

- **Other families requiring services or housing assistance or to prevent homelessness**
- **Those at greatest risk of housing instability or in unstable housing situations**

What factors contribute to households becoming homeless?

See above

What is the level of priority for each population list below?

	High	Medium	Low	Any specific sub-population that needs more assistance?
Homeless	LGBTQ			Transgender community
At Risk of Homelessness	LGBTQ			
Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking	LGBTQ			
Other populations who do not qualify under any of the populations above but meet one of the following criteria: A. Other Families Requiring Services or Housing Assistance to Prevent Homelessness B. Those At Greatest Risk of Housing Instability				

Other Comments/Suggestions:

City of Reading HOME-ARP Questions.

1. We provide support services to the LGBTQ+ community and our allies. We offer free counseling, support groups, care coordination, food & toiletry pantry, life-skills programming, drop-in center hours, free wifi, workforce development, education and consultation services, soup kitchen, emergency funding and more.
 - Our care coordination provides name changes, housing/shelter, assistance with benefits, navigating affirming healthcare provider services, immigration initiatives, resources and referrals as needed.
2. Lack of emergency shelter, transitional and sustainable housing are among the gaps in the current inventory system. Not enough SAFE shelter space for people identifying within the LGBTQ+ community.
3. Lack of timely resources - especially over holidays, weekends and evenings. And, as mentioned above - we don't have enough emergency shelter space to house those in need on an immediate basis.
4. SAFETY. Many of the options in Berks County are either specific to mothers and children or provided by organizations based in faith and lack inclusion. The transgender community is often faced with bigotry, hatred and discrimination.
Food insecurity and assistance with and access to the resources available.
5. Mental and physical health challenges are huge components impacting the risk of homelessness, in addition to drug and alcohol addiction. Barriers to access, lack of vetted, affirming healthcare and mental health providers all play a significant role for those at risk for homelessness. Poverty is the root cause of many of the issues described here.
- 6a. Warm, safe place.
- 6b. Access to resources and assistance
- 6c. Workforce development
- 6d. Transgender individuals
7. The increased rental costs. Clients with no source of revenue or little revenue cannot sustain the astronomical cost of housing. Poverty – very low minimum wage – make it impossible to afford the current prices – even in Reading.
- 8a. NA
- 8b. NA
- 8c. We have served 114 individuals that were at-risk of becoming homeless, or homeless – in 2022. Shelter space was impossible to find.
- 8d. Yes, we intend to enhance our current services and expand our drop-in hours to 7 days per week. We are improving our intake process and assessments. We will continue and likely increase our Warm Meal Wednesday program that provides a warm meal once a month. Leftovers are delivered to the streets for our homeless population.

Homeless Service Providers

1. Our organization provides support services to the LGBTQ+ community and our allies. We offer free counseling, support groups, care coordination, food and toiletry pantry, free wifi, drop—in center hours, Warm Meal Wednesday. Our Care Coordination provides

assistance with emergency shelter, food insecurity, housing, assistance with federal, state and local benefits/resources, name changes, healthcare provider referrals, free transportation, life-skills training and workforce development.
2-8— see all information above.

Domestic Violence Service Providers.

The LGBT Center works very closely with SafeBerks. We provide warm hand-offs, referrals, support group, counseling, resources for traffickking victims and more.

Veteran's Groups:

We offer a support group for Veterans

Social isolation, barriers to access and mental health challenges are root causes of Veteran homelessness – especially for many LGBTQ+ Veterans.

CITY OF READING - HOME-ARP PROGRAM AGENCIES/PROVIDERS/ADVOCATES SURVEY

Name of Agency/Provider/Advocate: LightHouse Women and Children's Center at Hope Rescue Mission

Address: 715 N 6th Street Reading, PA 19601

Name: Kate Alley

Title: Executive Director

Phone: 610-375-4224

E-Mail: kalley@hopeforreading.org

Description of programs/services your agency provides:

Emergency and transitional housing for single women, women with children and unaccompanied youth.

What are the gaps within the current shelter and housing inventory system?

There is a severe shortage of housing for single women, women with children and unaccompanied youth in Berks County.

What are the gaps within the current service delivery system?

Berks Coalition to End Homelessness does a great job of communicating to people what is available but unfortunately there is a limited inventory of places to send them at the moment.

What are the unmet housing and service needs of the population listed below?

- **Sheltered and unsheltered homeless population**

Food insecurity, harsh living conditions, access to health care including substance abuse treatment, risk of assault, poverty, social isolation, access to job training and education

- **Currently housed populations at risk of homelessness**

Food insecurity, harsh living conditions, access to health care including substance abuse treatment, risk of assault, poverty, social isolation, access to transportation, jobs that provide a livable wage, and job training and education.

- **Other families requiring services or housing assistance or to prevent homelessness**

Access to nutritious affordable food, and low cost childcare

- **Those at greatest risk of housing instability or in unstable housing situations**

Access to health care (medical, surgical, and dental services) and substance abuse treatment

What factors contribute to households becoming homeless?

Currently 76% of the homeless population is experiencing it for the first time. The primary issue is the increased cost of rent, especially due to inflation.

What is the level of priority for each population list below?

	High	Medium	Low	Any specific sub-population that needs more assistance?
Homeless	x			
At Risk of Homelessness	x			
Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking	x			
Other populations who do not qualify under any of the populations above but meet one of the following criteria: A. Other Families Requiring Services or Housing Assistance to Prevent Homelessness B. Those At Greatest Risk of Housing Instability	x			

Other Comments/Suggestions:

Where appropriate we will refer individuals coming to us for domestic abuse to Safe Berks since they are equipped best to handle that population. Similarly, we will refer teens and pregnant moms to Mary's Shelter where appropriate since that is their area of specialty.

City of Reading, PA

HOME-ARP Questions

Homeless Service Providers:

- Description of programs/services your agency provides? LightHouse will provide emergency and transitional housing for up to 180 days for single women, women with children and unaccompanied youth. We will provide 3 meals a day, laundry services, and a safe, secure environment where each woman will have her own room with private bathroom. We will also provide case management services, GED classes, after school care in conjunction with Olivet Boys and Girls Club, substance abuse treatment in conjunction with Teen Challenge and Christian encouragement and education for those who are interested.
- What are the needs within the current shelter and housing inventory system? Based on data provided by the BCEH there is evidence that there is a severe shortage of housing for women and women with children.
- What are the needs within the current support services system? The support services system needs more referral sources to help these individuals who have no options for housing.
- What are the unmet housing and support service needs of the population listed below?
 - Sheltered and unsheltered homeless population?
Food insecurity, harsh living conditions, access to health care including substance abuse treatment, risk of assault, poverty, social isolation, access to job training and education.
 - Currently housed populations at risk of homelessness?
Food insecurity, harsh living conditions, access to health care including substance abuse treatment, risk of assault, poverty, social isolation, access to transportation, jobs that provide a livable wage, and job training and education.
 - Other families requiring services or housing assistance or to prevent homelessness?
Access to nutritious affordable food, and low cost childcare
 - Those at greatest risk of housing instability or in unstable housing situations?
Access to health care (medical, surgical, and dental services) and substance abuse treatment
- What factors contribute to households becoming homeless? Job loss, loss of spouse's income through death or divorce, increase in price of rent, reduced work hours.
- Priority Needs of the following population listed below?
 - Sheltered and unsheltered homeless population? housing
 - Currently housed populations at risk of homelessness?

- Other families requiring services or housing assistance or to prevent homelessness?
 - Those at greatest risk of housing instability or in unstable housing situations?
- Any barriers in the City's housing market using rental assistance?
 Many providers have shared that the cost of rent in Reading has increased so much that rental assistance can't come close to covering the cost of the rent. This makes it difficult to find affordable housing.
- Request the following items:
 - Any other statistic they have for just the City of Reading
 BCEH states that 76% of the current homeless population are homeless for the first time
 - Any Plans they have for improving services, etc.
 We plan to offer transportation to job interviews, medical appointments and in some cases transportation to employment. We will offer on-site substance abuse treatment in partnership with Teen Challenge, educational opportunities in partnership with RACC, and referrals to those in need of domestic violence help to SafeBerks. We will offer on-site ob/gyn care in the medical suite in LightHouse in partnership with Tower Health Street Medicine team.

CITY OF READING - HOME-ARP PROGRAM AGENCIES/PROVIDERS/ADVOCATES SURVEY

Name of Agency/Provider/Advocate: MidPenn Legal Services, Reading office

Address: 35 N. 6th Street, Mezzanine Suite 101, Reading, PA 19601

Name: Kathryn Wentzel

Title: Managing Attorney

Phone: 610-376-8656 ext. 3204

E-Mail:

kwentzel@midpenn.org

Description of programs/services your agency provides:

MidPenn Legal Services is a non-profit, public interest law firm that provides high quality free civil legal services to low-income residents and survivors of domestic violence and sexual assault in 18 counties in Central Pennsylvania.

What are the gaps within the current shelter and housing inventory system?

Not enough affordable housing for our client population (indigent). We often have clients facing evictions- whether it be for end of lease term or nonpayment- who simply cannot afford to stay in their current location, but also cannot find an affordable alternative to get into. Additionally, coming up with first, last, deposit can be challenging.

What are the gaps within the current service delivery system?

It seems like our clients are not fully aware of the amount of service providers in the community and what services they actually can provide.

What are the unmet housing and service needs of the population listed below?

- **Sheltered and unsheltered homeless population**

Lack of senior housing or housing for those on fixed incomes whether it is due to age or disability.

- **Currently housed populations at risk of homelessness**

lack of affordable housing, lack of habitable housing- we often counsel clients who do not live in habitable housing but whom are afraid to enforce their rights as they know there are not a lot of other options.

- **Other families requiring services or housing assistance or to prevent homelessness**

lack of affordable housing, or multi-family housing options. This can be especially challenging if trying to keep kids within the same school/district.

- **Those at greatest risk of housing instability or in unstable housing situations**

Seniors! Survivors of domestic violence. Disabled parties.

What factors contribute to households becoming homeless?

Inflation. Rising rent costs- Landlords charging more than a unit is worth based on market demand. Application fees. Having to come up with first, last, deposit to move in. Language barriers. Misunderstanding of the legal system.

What is the level of priority for each population list below?

	High	Medium	Low	Any specific sub-population that needs more assistance?
Homeless		x		
At Risk of Homelessness	x			Seniors, survivors of domestic violence
Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking	x			
Other populations who do not qualify under any of the populations above but meet one of the following criteria: A. Other Families Requiring Services or Housing Assistance to Prevent Homelessness B. Those At Greatest Risk of Housing Instability			x	Still important, even though ranked as a low priority.

Other Comments/Suggestions:

CITY OF READING - HOME-ARP PROGRAM AGENCIES/PROVIDERS/ADVOCATES SURVEY

Name of Agency/Provider/Advocate: Reading Branch NAACP

Address: PO Box 5975

Name: Stacey Taylor

Title: President

Phone: 877-262-5148

E-Mail: readingnaacp@gmail.com

Description of programs/services your agency provides:

Civilrights organization -We're committed to dismantling racism and disrupting inequality to create a society where all people can truly be free. This means addressing issues most important to the Black community.

Economics

Health

Education

Climate-

What are the gaps within the current shelter and housing inventory system?

Limited number of available units; cost of affordable housing

What are the gaps within the current service delivery system?

one stop shop to connect the basic living needs organizations - agencies do not share information; full assessment of needs should be done with initial appointment

What are the unmet housing and service needs of the population listed below?

- **Sheltered and unsheltered homeless population**
parents with child(ren); seniors; youth
- **Currently housed populations at risk of homelessness**
parents with child(ren) and seniors
- **Other families requiring services or housing assistance or to prevent homelessness**
aunts/uncles providing childcare or adult care; support for disabled family member
- **Those at greatest risk of housing instability or in unstable housing situations**

Homeless youth and families with low and moderate income levels unable to pay the current high costs for apartments and housing rent rates

What factors contribute to households becoming homeless?

increased rents; loss of jobs; domestic violence; chemical abuse

What is the level of priority for each population list below?

	High	Medium	Low	Any specific sub-population that needs more assistance?
Homeless	x			youth and veterans; anyone with mental health issues
At Risk of Homelessness		s		seniors having to choose between paying rent and getting medications
Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking	x			women
Other populations who do not qualify under any of the populations above but meet one of the following criteria: A. Other Families Requiring Services or Housing Assistance to Prevent Homelessness B. Those At Greatest Risk of Housing Instability		x		families

Other Comments/Suggestions:

City of Reading, PA

HOME-ARP Questions - NAACP

Civil Rights Agencies:

- Description of programs/services your agency provides?
 - We're committed to dismantling racism and disrupting inequality to create a society where all people can truly be free. Our work includes civic engagement, systemically building racial equity, and supporting policies and institutions that prioritize the urgent needs of Black people, who are most impacted by race-based discrimination.
 - Using advocacy and litigation, as tools to aid in the process.
 - Religious Affairs Committee Members participate in Rehoboth SDA Church Food Pantry/Giveaways every 4th Monday of the Month and Providing Hope's Weekly Food Giveaway on Sunday afternoons
 - Bi monthly information sessions committed to ending racial health disparities. We collaborate with communities through coordinated action to improve the social determinants of health — racism, poverty, exclusion, inferior schools, unsafe housing, poor nutrition, and toxic environments. We disrupt the status quo by working at the intersection of policy and change to drive sustainable impact for the sake of our future.
 - Educating businesses, organizations, and individuals contextualizing and resolving inequitable outcomes that are rooted in our shared Black history and race — *Economic impact* - lack of access to resources, no banking institutions within proximity to work or home, absorbent check cashing fees, requirements to have state issued ID to open an account; *Criminal Justice*, records prevent access to government loans, cost of education, housing, meals, etc; *Political Action*, criminal records myths and voting rights, etc.
 -
- What are the needs within the current shelter and housing inventory system? Housing for family units that may include support animals/pets; unit housing for emancipated youths
- What are the needs within the current support services system? Immediate and Long-term Substance Abuse and Mental Health evaluations and treatment;

access to treatment without mandatory requirements; immediate legal protection and housing to avoid domestic violence abuse

- • What are the unmet housing and support service needs of the population listed below? Temporary housing resources for those who may not access traditional shelter or transitional housing options (i.e. tents, drop in housing that does not require formal identification or intake process for those distrustful of system); temporary or permanent affordable housing for a parent with child(ren); temporary housing for a parent with child(ren) who does not have the means to pay costs
 - Sheltered and unsheltered homeless population? Young men and women or other gender identified who struggle with Substance Abuse or Mental Health concerns; victims of domestic violence
 - Currently housed populations at risk of homelessness? Those who work but financially meet poverty criteria who deal with rising rent prices; slum landlords living in homes or apartments in desperate need of repair unable to afford to leave (trapped); afraid to live alone
 - Other families requiring services or housing assistance or to prevent homelessness? Generational Families that may include grandparents, uncles/aunts who live in same home and provide support (i.e. childcare/adultcare)
 - Those at greatest risk of housing instability or in unstable housing situations? Untreated Mental Health and/or Substance Abuse issues; domestic violence
- • What factors could attribute to households becoming homeless? No access or limited access to resources. Problem areas not identified because family is holding information in confidence/secrecy; poor management of resources; victim of abuse; health related issues;
- Priority Needs of the following population listed below? Minor children without parents (deceased or incarcerated)
 - Sheltered and unsheltered homeless population? Minor age 18 to 24
 - Those currently housed populations at risk of homelessness? Temporary living arrangements with family members or grandparents
 - Other families requiring services or housing assistance or to prevent homelessness? Seniors living in senior communities unable to house children and or others; teens trying to provide homes for themselves and younger siblings without the adequate resources

- Those at greatest risk of housing instability or in unstable housing situations?
Seniors in the senior living community;
- Any barriers in the City's housing market using rental assistance? Not enough funding available; restrictive only available to certain neighborhoods; type of housing available (apartments or homes); housing locations in areas limited to or with no access to public transportation;

CITY OF READING - HOME-ARP PROGRAM AGENCIES/PROVIDERS/ADVOCATES SURVEY

Name of Agency/Provider/Advocate: Opportunity House

Address: 420 North 2nd Street Reading PA 19601

Name: George Bolton

Title:

Phone: 484-336-5851

E-Mail:

larone_Bolton77@yahoo.com

Description of programs/services your agency provides:

Case Management services, clinical counseling, financial classes, self improvement, vocational services via career link, transportation, parenting classes, and day care services.

What are the gaps within the current shelter and housing inventory system?

Communication from within or from collateral agencies can slow down the delivery of services, which only causes the person served to suffer causing them to be overly frustrated with them already being in a compromising position.

What are the gaps within the current service delivery system?

Unfortunately, the influx of homeless individuals from within the county but also from outside of the county creates a gap in services at times. If we are looking at macro perspective then I would say that funding can be a barrier to service delivery as well.

What are the unmet housing and service needs of the population listed below?

- **Sheltered and unsheltered homeless population**

The sheltered and unsheltered population are greatly in need of more affordable housing. Berks County (Opportunity House) has become the place to seek refuge if homeless from other counties. The influx of individuals from other counties fills up bedspace at the shelters here in the county. Without having other options or affordable housing we are going to see the shelters that we do have become overpopulated causing lapses in services.

- **Currently housed populations at risk of homelessness**

While some agencies are addressing the mental health concerns of those being homeless, there is still a huge need for mental health education. If mental health issues are not addressed they can lead to poor financial and life choices.

- **Other families requiring services or housing assistance or to prevent homelessness**

We as a county need to continue to push for support and educational services, such as parenting classes, and knowledge of what services are out there with regards to homelessness. Many times the homeless population are not aware of services until they become homeless, we need to be more proactive instead of reactive.

- **Those at greatest risk of housing instability or in unstable housing situations**

The sheltered and unsheltered population are greatly in need of financial education and resources to help them avoid becoming homeless in order to obtain affordable housing. Unfortunately, some cultures do not place emphasis on finances which leads to poor finances and financial instability causing a lack of longevity in sustaining housing. We often discuss finances with the homeless population, but rarely are they educated on their rights as a tenant. e.g. elements of a contract/ lease and the laws surrounding them.

What factors contribute to households becoming homeless?

All too often financial instability, mishandling of finances, and lack of a strong support system are huge contributing factors to an individual becoming homeless.

What is the level of priority for each population list below?

	High	Medium	Low	Any specific sub-population that needs more assistance?
Homeless	x			
At Risk of Homelessness	x			
Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking		x		
Other populations who do not qualify under any of the populations above but meet one of the following criteria: A. Other Families Requiring Services or Housing Assistance to Prevent Homelessness B. Those At Greatest Risk of Housing Instability		x		The one population that deserves attention and is underserved is that of the LGBTQ. While being at the Opportunity House there has been an increase in those that identify with the LGBTQ population. The Opportunity House has Clinical Counseling services that can help the LGBTQ individual/population with adjustment and anxiety issues when coming into the shelter. All too often this population is seen as outcasts.

Other Comments/Suggestions:

None at this time

City of Reading, PA

HOME-ARP Questions

-

Homeless Service Providers:

- Description of programs/services your agency provides?
- **Opportunity House provides emergency shelter and permanent housing to homeless, formerly homes, and low-income individuals and families. Additionally, we operated an on-site licensed childcare facility serving city residents (95% are low-income) and operate a retail/thrift operation that has created permanent full time employment, divert waste from the landfill, and offer quality clothing, housewares, furnishings, books and media at a low price.**

What are the needs within the current support services system? The shelter remains backlogged with people who are unable to find permanent housing due to their limited income and lack of quality, affordable housing in the city.

- **Quality, affordable housing.**
- What are the unmet housing and support service needs of the population listed below?
 - Sheltered and unsheltered homeless population?
 - Currently housed populations at risk of homelessness?
 - Other families requiring services or housing assistance or to prevent homelessness?
 - Those at greatest risk of housing instability or in unstable housing situations?

Access to quality, affordable housing is the biggest challenge. However, for those individuals and families seeking assistance, access to emergency shelters are difficult because of the back log of people who are unable to leave the shelter due to having no place to go.

What factors contribute to households becoming homeless?

- **All the above populations lack access to quality, affordable housing. While there are other challenges facing those with limited employment history, mental illness, and substance abuse, having a roof over one's head for themselves and their families is needed to provide a sense of stability.**

- Priority Needs of the following population listed below?
 - Sheltered and unsheltered homeless population?
 - Currently housed populations at risk of homelessness?
 - Other families requiring services or housing assistance or to prevent homelessness?
 - Those at greatest risk of housing instability or in unstable housing situations?
 -
- **Housing and access to services (case management, budgeting, childcare, etc, as requested by individual/family.**
- Any barriers in the City's housing market using rental assistance?
- **A lack of options for potential renters.**
- Request the following items:
 - Any other statistic they have for just the City of Reading
 - Any Plans they have for improving services, etc.
- **This has already been provided to the city in previous discussions.**

CITY OF READING - HOME-ARP PROGRAM AGENCIES/PROVIDERS/ADVOCATES SURVEY

Name of Agency/Provider/Advocate: Recovery Coaching Services

Address: 505 Penn st

Name: Jose Lugo

Title: President/CEO

Phone: 4843322066

E-Mail:

jlugo@recoverycoachingservices.com

Description of programs/services your agency provides:

RCS provide peer tp pper servicees tp thiose indivisduals sufferring from a substance use disorder.

What are the gaps within the current shelter and housing inventory system?

No shelter for females or parents with children.

Not enough affordable housing options for those with a fix income.

Not enough paces to go for those running away from domestic violence.

Not enough sober living facilities for those suffering from a substance use disorder.

What are the gaps within the current service delivery system?

Housing does not have a set date for accepting applicatiuons.

What are the unmet housing and service needs of the population listed below?

- **Sheltered and unsheltered homeless population**

Lack of transportation.

Drug infected building or room rentals, such as Franklin st.

- **Currently housed populations at risk of homelessness**

Very little affordable places to live.

- **Other families requiring services or housing assistance or to prevent homelessness**

A hub where people could go and information is provided of affordable housing.

- **Those at greatest risk of housing instability or in unstable housing situations**

Lack of transportation.

Language barriers.

Stigma of getting help for a substance use disorder.

What factors contribute to households becoming homeless?

Higher cost of rent.

lost of employment due to lack of transportation.

What is the level of priority for each population list below?

	High	Medium	Low	Any specific sub-population that needs more assistance?
Homeless	X			
At Risk of Homelessness	X			
Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking	X			
Other populations who do not qualify under any of the populations above but meet one of the following criteria: A. Other Families Requiring Services or Housing Assistance to Prevent Homelessness B. Those At Greatest Risk of Housing Instability	X			

Other Comments/Suggestions:

CITY OF READING - HOME-ARP PROGRAM AGENCIES/PROVIDERS/ADVOCATES SURVEY

Name of Agency/Provider/Advocate: The Reading Redevelopment Authority

Address: 815 Washington St Room 2-54; Reading PA 19601

Name: Jamal Abodalo

Title: CD Director

Phone: 610-655-6328

E-Mail:

Jamal.abodalo@readingpa.gov

Description of programs/services your agency provides:

The Reading Redevelopment Authority is committed to creating jobs, expanding the City's tax base, and improving the vitality of businesses and neighborhoods.

What are the gaps within the current shelter and housing inventory system?

There is a large gap hence more need to develop affordable housing and single rental occupancy

What are the gaps within the current service delivery system?

In ability to find houses to move homeless families to more permanent residences.

What are the unmet housing and service needs of the population listed below?

- **Sheltered and unsheltered homeless population**

n/a

- **Currently housed populations at risk of homelessness**

n/a

- **Other families requiring services or housing assistance or to prevent homelessness**

n/a

- **Those at greatest risk of housing instability or in unstable housing situations**

n/a

What factors contribute to households becoming homeless?

Loss of income
Increase in rent
Lack of rental properties

What is the level of priority for each population list below?

	High	Medium	Low	Any specific sub-population that needs more assistance?
Homeless	x			
At Risk of Homelessness	x			
Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking				unknown
Other populations who do not qualify under any of the populations above but meet one of the following criteria: A. Other Families Requiring Services or Housing Assistance to Prevent Homelessness B. Those At Greatest Risk of Housing Instability	x			

Other Comments/Suggestions:

RRA will support the effort for repurposing blighted homes to utilize as affordable homes.

CITY OF READING - HOME-ARP PROGRAM AGENCIES/PROVIDERS/ADVOCATES SURVEY

Name of Agency/Provider/Advocate: Reading Housing Authority

Address: 400 Hancock Boulevard; Reading, PA 19611

Name: Stacey Keppen

Title: Executive Director

Phone: 610-775-4813

E-Mail: skeppen@readingha.org

Description of programs/services your agency provides:

RHA operates a Low-Income Public Housing Program, various housing voucher programs including the Section 8 Housing Choice Voucher Program, three private rental communities and a comprehensive supportive service program designed to ensure that persons served experience successful tenancies, including options to maximize their self-sufficiency

What are the gaps within the current shelter and housing inventory system?

Inadequate rentals affordable to persons who are very low and extremely low income; decreasing availability of units affordable to persons who are low income; rental housing stock that has not been maintained; an absence of rental units and shelter options that meet the needs of persons with mobility disabilities; an absence of a local clearinghouse for subsidized rentals and rental units overall; an absence of meaningful incentives for homeownership as a strategy to decrease the concentration of poverty and increase investment in the neighborhood, including quality rental units

What are the gaps within the current service delivery system?

Inadequate resources for case management in general, and especially for households who fail to meet eligibility requirements for mainstream social services (aging, mental health/development disabilities, etc.); the general disconnect between landlords and service providers; a strategy to address, support, and in some cases, require participation in budgeting for households receiving rental assistance; the inadequacy of follow-through by advocates who assist clients in negotiating housing crises but fail to secure client buy-in and/or the necessary services to prevent further crises, thus perpetuating the cycle and resulting in the continued landlord/service provider disconnect

What are the unmet housing and service needs of the population listed below?

- **Sheltered and unsheltered homeless population**

Current shelter systems are overwhelmed, and lack the ability due to funding, program design, and staffing capacity to address the needs of persons with mental illness who are facing homelessness, especially those with exacerbated symptoms.

- **Currently housed populations at risk of homelessness**

Inadequacy of ongoing Case Management supports to address budgeting, home maintenance and other lease requirements that are meaningful to landlords

- **Other families requiring services or housing assistance or to prevent homelessness**

- **Those at greatest risk of housing instability or in unstable housing situations**

What factors contribute to households becoming homeless?

Inadequate financial resources. Absence of budgeting skills. Absence of willingness by service providers and public systems to address and support, with dignity and respect, the construct of personal responsibility, especially once the housing crisis has been abated. Mental illness and substance abuse. The absence of informal and formal support networks to help "average" (admittedly a terrible choice of words) people from falling into deeper troubles. Shame and stigma, preventing people from seeking help when it is available. The defunding of social services. The absence of livable wages and escalating rent costs. At times, systems that perpetuate entitlement and dependency.

What is the level of priority for each population list below?

	High	Medium	Low	Any specific sub-population that needs more assistance?
Homeless				
At Risk of Homelessness				
Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking				
Other populations who do not qualify under any of the populations above but meet one of the following criteria: A. Other Families Requiring Services or Housing Assistance to				

Prevent Homelessness B. Those At Greatest Risk of Housing Instability				
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Other Comments/Suggestions:

Note to the above table: Lack sufficient insight to rate levels of urgency by population.

CITY OF READING - HOME-ARP PROGRAM AGENCIES/PROVIDERS/ADVOCATES SURVEY

Name of Agency/Provider/Advocate: Safe Berks

Address: 255 Chestnut St. Reading PA 19602

Name: Beth Garrigan

Title: CEO

Phone: 610-373-1206

E-Mail: BethG@SafeBerks.org

Description of programs/services your agency provides:

Comprehensive services for victim/survivors of domestic violence and/or sexual assault

What are the gaps within the current shelter and housing inventory system?

limited shelter availability for women/families; limited options for those with immigration barriers; challenges for those with disabilities; shelter space; limited safe and affordable housing to assist moving towards self sufficiency

What are the gaps within the current service delivery system?

24/7 low cost childcare; readily accessible services for MH and/or D&A needs; coordination of services; each agency having specific 'eligibility requirements' that result in being bounced from one place to another when seeking services

What are the unmet housing and service needs of the population listed below?

- **Sheltered and unsheltered homeless population**

bed space; transitional housing options to assist with moving from shelter to self sufficiency

- **Currently housed populations at risk of homelessness**

case management to assist with barriers to securing/maintaining employment; high food costs; affordable transportation and/or childcare to maintain employment; readily available services to address MH issues

- **Other families requiring services or housing assistance or to prevent homelessness**

long wait lists for services

- **Those at greatest risk of housing instability or in unstable housing situations**

case management to assist with addressing barriers

What factors contribute to households becoming homeless?

unstable employment, high costs for all other basic living needs, stigma of needing assistance, fear/distrust of the "system", shame in disclosing abusive situations, fear children will be taken away if they ask for help

What is the level of priority for each population list below?

	High	Medium	Low	Any specific sub-population that needs more assistance?
Homeless	X			
At Risk of Homelessness	X			
Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking	X			
Other populations who do not qualify under any of the populations above but meet one of the following criteria: A. Other Families Requiring Services or Housing Assistance to Prevent Homelessness B. Those At Greatest Risk of Housing Instability	X			

Other Comments/Suggestions:

CITY OF READING - HOME-ARP PROGRAM AGENCIES/PROVIDERS/ADVOCATES SURVEY

Name of Agency/Provider/Advocate: The Salvation Army of Reading

Address: 301 S. Fifth Street, Reading, PA 19602

Name: Kristy Kushner, MSW

Title: Director of

Social Services

Phone: 610 373 0527

E-Mail:

Kristy.Kushner@USE.SalvationArmy.Org

Description of programs/services your agency provides:

Educational Programs (Afterschool programming, Summer Day Camp programming, Camp Ladore).

Housing Services (Permanent Supportive Housing for individuals and families with documented disabilities, Rapid Rehousing Program with Life Skills offered for both programs.

Family Services (Utility Assistance - Electric, Water, Oil, Natural Gas, Propane), ESG (Rental Assistance and Utility Assistance), Food Pantry/Emergency Food, and SHARE emergency (all other items not otherwise covered under other programs/services except for funeral related costs and narcotic perscriptions).

Holiday Assistance (Thanksgiving and Christmas)

Pathway of Hope (intensive case management program based on helping families identify and overcome the cycle of intergenerational poverty)

Violence Prevention Program (Therapeutic Groups for children and families), Case Management, Educational Classes.

What are the gaps within the current shelter and housing inventory system?

Lack of Quality and Affordable Housing

What are the gaps within the current service delivery system?

Staff shortages, lack of funding (overall, not necessarily just for housing programs/services).

What are the unmet housing and service needs of the population listed below?

- Sheltered and unsheltered homeless population

Consistent Case Management, Lack of Income, Lack of Support Services, Lack of quality and affordable housing

- **Currently housed populations at risk of homelessness**

Housing conditons and landlords being unwilling to fix issues within units.

- **Other families requiring services or housing assistance or to prevent homelessness**

Funding or being in-eligible for services due to strict program requirements.

- **Those at greatest risk of housing instability or in unstable housing situations**

Case Management, Support Services

What factors contribute to households becoming homeless?

Poverty, Addiction, Unmet Mental Health Needs, Lack of Support/Resources and/or knowledge of where to receive these resources within local community.

What is the level of priority for each population list below?

	High	Medium	Low	Any specific sub-population that needs more assistance?
Homeless	X			
At Risk of Homelessness	X			
Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking	X			
Other populations who do not qualify under any of the populations above but meet one of the following criteria: A. Other Families Requiring Services or Housing Assistance to Prevent Homelessness B. Those At Greatest Risk of Housing Instability	X			

Other Comments/Suggestions:

All populations above are equally measured as a high priority due to the impact of trauma that becoming homeless or losing housing can have on clients and families. For our PSH and RRH CoC programs, priority is given to the referrals provided off of the Coordinated Entry List.

City of Reading, PA

HOME-ARP Questions – Salvation Army

Homeless Service Providers:

- **Description of programs/services your agency provides?**

- * Educational Programs (Afterschool programming, Summer Day Camp programming, Camp Ladore).

- * **Housing Services** (Permanent Supportive Housing for individuals and families with documented disabilities, Rapid Rehousing Program with Life Skills offered for both programs).

- * Family Services (Utility Assistance - Electric, Water, Oil, Natural Gas, Propane), **ESG (Rental Assistance and Utility Assistance)**, Food Pantry/Emergency Food, and SHARE emergency (all other items not otherwise covered under other programs/services except for funeral related costs and narcotic perscriptions).

- * Holiday Assistance (Thanksgiving and Christmas)

- * Pathway of Hope (intensive case management program based on helping families identify and overcome the cycle of intergenerational poverty)

- * Violence Prevention Program (Therapeutic Groups for children and families), Case Management, Educational Classes.

- **What are the needs within the current shelter and housing inventory system?**

- * Consistent Case Management, Lack of Income, Lack of Support Services, Lack of quality and affordable housing

- **What are the needs within the current support services system?**

- *Staffing, Funding

- **What are the unmet housing and support service needs of the population listed below?**

- **Sheltered and unsheltered homeless population?**

- * Consistent Case Management, Lack of Income, Lack of Support Services, Lack of quality and affordable housing

- **Currently housed populations at risk of homelessness?**

* Housing conditions and landlords being unwilling to fix issues within units.

- **Other families requiring services or housing assistance or to prevent homelessness?**

* Funding or being in-eligible for services due to strict program requirements.

- **Those at greatest risk of housing instability or in unstable housing situations?**

* Case Management, Support Services

- **What factors contribute to households becoming homeless?**

* Poverty, Addiction, Unmet Mental Health Needs, Lack of Support/Resources and/or knowledge of where to receive these resources within local community.

- **Priority Needs of the following population listed below?**

- **Sheltered and unsheltered homeless population?** High
- **Currently housed populations at risk of homelessness?** High
- **Other families requiring services or housing assistance or to prevent homelessness?** High
- **Those at greatest risk of housing instability or in unstable housing situations?** High

All populations above are equally measured as a high priority due to the impact of trauma that becoming homeless or losing housing can have on clients and families. For our PSH and RRH CoC programs, priority is given to the referrals provided off of the Coordinated Entry List.

- **Any barriers in the City's housing market using rental assistance?**

* Lack of quality and affordable housing, landlords being unwilling or unsure about working with clients in rental assistance and case management programs. Many units no longer falling within the FMR.

- **Request the following items:**

- Any other statistic they have for just the City of Reading n/a
- Any Plans they have for improving services, etc.
 - * Currently in process of a strategic plan for the entire agency. Adding more staff for the organization. Just switched to a newer database for better data collection, in addition the HMIS system already used.

CITY OF READING - HOME-ARP PROGRAM AGENCIES/PROVIDERS/ADVOCATES SURVEY

Name of Agency/Provider/Advocate: Service Access & Management, Inc.

Address: 19 North Sixth Street, Suite 300, Reading, PA 19601

Name: Lorena P Keely

Title: Housing Director

Phone: 610-468-7270

E-Mail: LKeely@sam-inc.org

Description of programs/services your agency provides:

SAM, Inc. manages/operates 3 tenant-based rental assistance programs - 2 of these are PHFA/PHARE-funded programs, and 1 is funded through Berks County HealthChoices Reinvestment funding. Additionally, SAM, Inc, in conjunction with the Reading Housing Authority, manages/operates a Shelter+Care Program.

What are the gaps within the current shelter and housing inventory system?

There is a pronounced and growing need for women/children and family shelters. Additional shelter space is also needed for single men and women. Gaps would include the need to adequately provide shelter for those experiencing mental health and/or D/A challenges.

As pertains to Housing Inventory, there is simply not an adequate supply of decent, safe and affordable housing for at-risk populations. Those at-risk include those of low and very low income, those with disabilities (physical, mental health, developmental disabilities, D/A, etc), and those with negative rental history. Rents are drastically increasing - including within the City of Reading. In addition to these increasing rents, landlords are increasingly stipulating rental eligibility requirements that marginalize, victimize and discriminate against at-risk populations. These include income-to-rent ratios as high as three-to-one and an unwillingness to accept any rental assistance vouchers, from any agency/program.

What are the gaps within the current service delivery system?

Berks County, including the City of Reading, has a very strong community and network of collaboration between all agencies providing service delivery. This helps to meet the gaps that do exist within the current service delivery system. These gaps would primarily be the result of staffing and funding capacities/limitations.

What are the unmet housing and service needs of the population listed below?

- **Sheltered and unsheltered homeless population**

There is a pronounced and growing need for women/children and family shelters. Additional shelter space is also needed for single men and women.

- **Currently housed populations at risk of homelessness**

The ability to provide an increased amount of permanent rental assistance, such that these populations are able to permanently maintain housing that is safe, decent and affordable. There is a need to provide an increased amount of support services, such as budgeting skills training, help with employment, transportation and child-care issues. Mental health and D/A challenges must also be addressed, and support provided so that a cycle of return to homelessness is decreased for this population.

- **Other families requiring services or housing assistance or to prevent homelessness**

The needs are the same as stated above!

- **Those at greatest risk of housing instability or in unstable housing situations**

The needs, again, are the same. These populations were all marginalized prior to the onset of the COVID 19 Pandemic. Since then, they are even more marginalized and have become victimized by out-of-control rent increases, LL's/property managers that are becoming ever more selective with prospective tenants, and an increasing number of LL's unwilling to participate with rental assistance programs.

What factors contribute to households becoming homeless?

Low/very low income
 Loss of income
 Domestic Violence
 Mental Health challenges
 D/A challenges
 Rent increases
 Unaffordable rents
 Uninhabitable units
 Eviction
 Lack of rental assistance
 Lack of permanent rental assistance
 LL/Tenant challenges/disputes/etc

What is the level of priority for each population list below?

	High	Medium	Low	Any specific sub-population that needs more assistance?
Homeless	XXX			MH & D/A, physical disability
At Risk of Homelessness	XXX			MH & D/A, physical disability
Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual	XXX			

Assault, Stalking, or Human Trafficking				
Other populations who do not qualify under any of the populations above but meet one of the following criteria: A. Other Families Requiring Services or Housing Assistance to Prevent Homelessness B. Those At Greatest Risk of Housing Instability	XXX			MH & D/A

Other Comments/Suggestions:

Thank you for the opportunity to participate in this dialogue!

CITY OF READING - HOME-ARP PROGRAM AGENCIES/PROVIDERS/ADVOCATES SURVEY

Name of Agency/Provider/Advocate: YMCA of Reading and Berks County

Address: 631 Washington St Reading, Pa 19601

Name: Ryan Herrera M.S.

Title: ED of Social Services

Phone: 6103784758

E-Mail: rherrera@ymcarbc.org

Description of programs/services your agency provides:

The YMCA is a licensed recovery house through DDAP and provides Intensive Case Management to individuals who have a substance use disorder and are experiencing homelessness. The YMCA has seventy-five county funded beds for individuals meeting criteria and those individuals may stay in one of our housing programs for up to two years.

What are the gaps within the current shelter and housing inventory system?

Current gaps include a need for more bi-lingual D&A providers

What are the gaps within the current service delivery system?

Gaps include long wait times to be able to see a psychiatrist and get into outpatient counseling

What are the unmet housing and service needs of the population listed below?

- **Sheltered and unsheltered homeless population**

NA

- **Currently housed populations at risk of homelessness**

Affordable housing options

- **Other families requiring services or housing assistance or to prevent homelessness**

NA

- **Those at greatest risk of housing instability or in unstable housing situations**

NA

What factors contribute to households becoming homeless?

Substance use, lack of education, rent increases, lack of job opportunities that provided a living wage

What is the level of priority for each population list below?

	High	Medium	Low	Any specific sub-population that needs more assistance?
Homeless	x			
At Risk of Homelessness	x			
Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking	x			
Other populations who do not qualify under any of the populations above but meet one of the following criteria: A. Other Families Requiring Services or Housing Assistance to Prevent Homelessness B. Those At Greatest Risk of Housing Instability	x			Single homeless men with children, there is currently no place for men with children to be housed.

Other Comments/Suggestions:

City of Reading, PA

HOME-ARP Allocation Plan – Consultation

Reading Housing Authority

Date & Time: January 19, 2023 at 10:00 AM

Attendance: Patricia Vasquez, Jack Williams, Rachael Bertolet,
Karl Haglund, and Dave Jordan

Summary Minutes:

- Rising rents
- Rising evictions
- Highest eviction rate in PA before Covid-19
- Working poor – lack of living wage
- Landlords are more restrictive
- Now requesting first and last month rent
- Elderly homeless population is rising
- Need for affordable housing
- Fixed income is not keeping up with the rent
- People sell housing units and the new owners are increasing rents and the current tenants are priced out
- Landlord meditation is needed to prevent homelessness
- ERAP – funds are almost gone. No longer taking applications
 - Helped over 4,000 tenants in Berks County – approximately 58% City residents
- Do not have shelter capacity for families
- They are then split between shelters
- Landlords increase rents since they knew ERAP was available to cover the costs
- Tenant were signing leases even though they knew they could not sign the lease
- Would not run another ERAP program but instead develop more affordable housing
- Social Services – lack of emergency resources for families
 - 270 people assisted last year through code blue
 - Homeless mental health and substance abuse listed
- 75% were first time homeless in the area last year for 2021 and 2022
- Seeing rise in 50 and up population now experiencing homelessness
- Not a lot of accessible housing units in the City
- All of the first floor apartments are rented

- The senior housing development has years long waiting lists
- Do see multi-generational housing in the area
- Do see a need for non-congregate shelter for families and for persons with mental health disorders
- CoC see the need for affordable housing to fill the needs for Rapid Re-Housing
- Reading Housing Authority does not have a homeless preference but almost everyone on the list would fit on it
- Had 91% exiting to permanent housing
- Had 41% exiting from emergency shelter to transitional housing
- Landlords like case management
- Need a mix of affordable units:
 - Especially family
 - 1, 2, 3 bedrooms
- Wages are not high enough in the area and is the cause of the housing instability
- No living wage in the State
- Increase in rental rates is causing homelessness
 - Every \$100 increase in rent causes a 9% increase in homelessness (national trend)
- City has a high poverty rate, low rents now rapidly increasing, end of eviction moratorium, and now inflation contribute to a major surge in homelessness
- Priority is affordable housing units, supportive services, and then non-congregate shelters
- Safe parking lot is a pilot project in the City
- Radisson and Crown Plaza properties were sold and is now vacant
- Look to make source of income a protected classification
- Opportunity House is funded as a low-barrier shelter
- Safe Works only domestic violence shelter in the area
 - Also runs a rapid re-housing program

City of Reading, PA
HOME-ARP Allocation Plan – Consultation
Reading Housing Authority

Date & Time: January 19, 2023 at 2:30 PM

Attendance: Patricia Vasquez, Neil Nemeth, Stacey Keppen,
Karl Haglund, and Dave Jordan

Summary Minutes:

- Housing Authority staff stated they had 55 Emergency Vouchers
- 604 vouchers in total
- Received an additional eleven (11) vouchers
- Non-elderly vouchers/skilled nursing facilities = 29 vouchers
- 30 vouchers but could assist 40 households
- 1 project-based vouchers for 12 units
- 4,123 is 20% of vouchers they can put out as project-based vouchers
- Public Housing Programs – 25% of persons do not pay rent on time – operate with zero eviction policy
- Elderly, disabled households are increasingly not paying rent
 - Elderly have said they do not have to pay rent per government
- Need to collect rent to cover utility costs since costs continue to rise
- Need more support services to teach life skills and budgeting
- Only performance is for veterans and City residents
- 85% of population is living in poverty
- Housing Authority does not do credit checks nor criminal background checks
- Shelter Plus Care Program – homeless or chronic homeless receive support services
 - Case management lets us keep person housed
- Units are being sold and the new landlords do not accept vouchers
- Housing Authority is working on landlord relationship
- Need to look at ways to set aside units that are affordable and low-income
- Need to look at ways to deconcentrate poverty
- Need to increase quality of units
- Takes 60 to 75 days to find a unit because the quality of units make it difficult
- Emergency Voucher Program – allowed them to help a person to navigate through the programs to find units
- Need a list of rental units – centralized location
- Need for different sizes of units

- 2- and 3-bedroom units
 - family size units
- Need accessible units
- Need to look at safety vs density
- Still see generational use of public housing
- Need to look at a more regional approach to affordable housing units
- October 2022, 3,691 Applications in 5 days and randomly selected 300 applications