HOME-ARP ALLOCATION PLAN

Washington County, PA

Redevelopment Authority of the County of Washington

Consultation

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

See Appendix A for all Stakeholder Consultation materials. Stakeholder comments received throughout these various sessions and individual meetings are summarized in the Feedback Chart in the next section and are referenced appropriately throughout the Needs Assessment & Gaps Analysis.

Washington County conducted the consultation process during December 2022 and January 2023. During this time, the County engaged with a variety of shelter and service providers serving each of the qualifying populations and participating in the Continuum of Care; the County Department of Human Services; victim service providers; rental assistance providers; and the Washington County Housing Authority. The County attended a meeting of the Local Housing Options Team to discuss HOME-ARP and the needs of the populations served by the LHOT members. In addition, the County met with Southwest PA Legal Services/Fair Housing Law Project.

During each of the consultation sessions, County staff focused on identifying the Qualifying Populations and their unmet housing and service needs. A brief Power Point presentation on the HOME-ARP program was presented followed by questions meant to engage participants in identifying unmet needs among the qualifying populations they served.

A summary of the agencies consulted and the feedback generated during the consultations sessions is outlined below.

Focus Group	Date of	Method of	Number of	Type of Agency(ies)/Org
Topic/ Agency	Session	Consultation	Participants	
Washington County Housing Authority	December 19, 2022 January 19, 2023	Virtual Interviews	3	РНА

List the organizations consulted:

Focus Group Topic/ Agency	Date of Session	Method of Consultation	Number of Participants	Type of Agency(ies)/Org
Continuum of Care	December 15, 2022	Virtual Interview	3	CoC; providers serving the homeless, at risk of homeless, victims of domestic violence; public agency serving all four QPs
Emergency Shelter Providers	January 19, 2023	Virtual Focus Group	15	Providers serving the homeless, at risk of homeless, victims of domestic violence
Service Providers	Service Providers January 19, 2023		15	Providers serving the homeless, at risk of homeless, victims of domestic violence/human trafficking; Veterans groups; public agencies serving all four QPs
Agencies Serving those with Disabilities January 19, 2023		Virtual Focus Group	15	Agencies Serving persons with Disabilities
Public Agencies Serving the QPs	December 15, 2022 January 19, 2023	Virtual Interview/Virtual Focus Group	1	Public Agency serving all four QPs

Focus Group	Date of	Method of	Number of	Type of Agency(ies)/Org
Topic/ Agency	Session	Consultation	Participants	
Fair Housing/Civil Rights	January 17, 2023	Virtual Interview	2	Public or Private Agencies that address Fair Housing, Civil Rights & needs of persons with disabilities

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

General Themes and Trends

- There continues to be a gap in the number of quality affordable and accessible units available for rent in the County.
- Landlord engagement and risk mitigation funds could be helpful to recruit and encourage more landlords to rent to special needs populations.
- Shelter capacity is limited (both bed and staff capacity).
- Barriers to accessing housing for special needs populations/ELI households include criminal and histories; security deposit; utility arrears/deposits

Continuum of Care/Coordinated Entry

- Continuum of Care prioritizing chronically homeless and Rapid Rehousing
- Rapid Rehousing is sometimes challenge for trauma households because of longer term/higher intensity supports needed. PSH or longer term rental assistance is better intervention for higher acuity consumers
- Landlord engagement and incentives are needed-many landlords won't participate in programs serving those with special needs due to stigma, rent restrictions, poor rental/criminal histories. Many of these barriers are landlord-made
- Barriers include poor rental history, criminal history
- Many households that are on CE by-name list require more intervention than RRH

Shelter Providers

- Transitional housing/shelter is not widely available in the County
- The housing inventory in general is low; in particular one bedroom units are a need
- Many consumers with SSI as the only source of income cannot afford housing prices
- Re-entry population, Megan's Law offenders are most difficult to house
- Eviction/criminal history are barriers to accessing privately owned units. Many times populations with these barriers remain in PSH even if they able to move on to less supportive housing options

- Shelter capacity for large families is limited-large households often take up multiple shelter spaces, reducing capacity to serve additional households
- There are limited accessible shelter spaces
- Hotel/motel vouchers are often used for shelter/overflow

Service Providers

- There are insufficient affordable, accessible (zero step entrance) units available
- There are significant landlord-established barriers including requirement that tenants pay extra security deposit and have 3x the rent for income; these are in addition to poor credit/rental history and criminal history barriers
- Rental market in Washington County is tight-there are not many units that meet either HQS/habitability or FMR, let alone both.
- Affordable childcare is not available-many tenants cannot afford childcare, so they don't work
- Transportation is a barrier, particularly for those outside the City of Washington, to access services, healthcare, employment opportunities, grocery, etc
- Households leaving RRH experience high rates of return to homelessness; 18 months is often not long enough to achieve and maintain financial stability. Short term rental assistance is helpful, but many tenants don't have other supports/services (transportation, childcare, employment services) that would allow them to gain employment at a pay that would sustain a household
- Households receiving SSI and working the maximum to keep SSI are still not earning enough to make rent payments
- 5 years of rental assistance and intensive case management would help bridge the gap for households to HCV program
- Costs of housing rapidly increasing and income is not increasing commensurate with the increase in housing costs
- Services needed include transportation, utility assistance, mental health services, affordable childcare.

Domestic Violence/Victim Service Providers

- The STTARS program provides medical and legal advocacy, counseling, and education for human trafficking victims in Washington County.
- STTARS reports that labor trafficking is more prominent than sex trafficking.
- Safe House shelter operated by DVSSP; City Mission operates shelter for women and children

Civil Rights/Disability Advocates

- Housing supply is limited, particularly for those with physical disabilities.
- The elderly/disabled are not as easily able to identify new housing opportunities if they experience an eviction
- There are landlord-created barriers/perceptions of tenants with special needs that lead to evictions; landlords are often encouraged by supportive services/case management provided to tenants

- Largest case numbers managed by FHLP are claims of discrimination on disability; this is often because there are disability advocates that can direct people who've been discriminated against to the resources
- Many people who are discriminated against don't know, or are unaware of resources available to them-need for education and outreach in this arena
- There's been an increase in the number of sexual harassment cases
- In Washington County, quality of housing is sacrificed for affordability, especially because inventory is so low
- Municipal nuisance ordinances can disproportionately impact high users of emergency services (MH disabilities, DV)
- Disabilities (MH, substance abuse, etc) are often cause of homelessness/eviction-prevention services would be helpful
- Emergency Rental assistance is effective, especially when coupled with supportive services

Public Housing Authority

- Smaller landlords have sold units to private owners who are not accepting vouchers, so there's been a decrease in inventory
- Payment standards have been increased to compete with rising market rents in the County, but generally FMRs are adequate to keep landlords participating in the HCV program.
- Waiting list takes several years to make it to the top, even with preferences.
- FSS program has six available slots, only one participant

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: February 27, 2023 Public comment period: start date – 3/1/2023 end date – 03/15/2023 Date(s) of public hearing: 3/13/2023 and 03/14/2023

Describe the public participation process:

Washington County published a notice in the *Washington Observer-Reporter* and the *Mon-Valley Independent* informing the public of the availability of the HOME-ARP Allocation Plan, as well as the public hearing, on February 27, 2023. A copy of the notice and Plan were also made available on the Redevelopment Authority's Website. The Plan was available for a 15 day period, and the County conducted two public hearings, one in person hearing on March 13, 2023 and a virtual hearing on March 14, 2023. Comments on the Plan were accepted via US mail, e-mail, telephone or at the public hearing.

Describe efforts to broaden public participation:

Washington County offered multiple opportunities and methods for interested parties to provide comment and participate in the public participation process (such as virtually, in person, written or verbal comments). Language services for the Limited English Proficient were available upon request. Reasonable accommodations to allow broader participation by LEP persons or persons with disabilities in the hearing either in person or virtually were made available.

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

There were no comments received at either public hearing, nor during the public comment period.

Summarize any comments or recommendations not accepted and state the reasons why: N/A-no comments were received.

Needs Assessment and Gaps Analysis

Washington County, like many communities across the United States, struggles with meeting the needs of its unhoused and unstably housed low-income residents. The following data analysis uses information from the HUD 2022 Continuum of Care Housing Inventory Chart for the Western Pennsylvania Continuum of Care (CoC), Point in Time Counts (PIT), 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) data, CoC APR data, and more, in an effort to determine the needs of the Washington County community. The following analysis also includes input derived from consultation sessions with various organizations serving the HOME-ARP Qualifying Populations.

According to the 2022 Housing Inventory Count (HIC) report for the Western Pennsylvania Continuum of Care of which Washington County is a part, among Washington County programs, there were 163 total year-round beds available in emergency shelter projects and 25 overflow beds not reported below. Permanent Supportive Housing and Rapid Rehousing beds totaled 304 year-round beds. A summary of the homeless needs inventory is provided below. The Homeless Needs Inventory and Gap Analysis table also includes the homeless population in 2022 as reported in the 2022 PIT count. According to the 2022 PIT count, all persons identified were sheltered. The County did not conduct an unsheltered count in 2022 due to the pandemic. In addition to those identified below, there were 4 unaccompanied youth identified as sheltered homeless during the 2022 PIT.

		Homeless								
	Current Inventory				Homeless Population			Gap Analysis		
	Fam	nily	Adults Only	Total	Family HH (at	Adult	Vote	Victims	Family	Adults Only
	# of Units	# of Beds	# of Beds	# of Beds	least 1 child)	HH (w/o child)	Vets	of DV	# of Beds	# of Beds
Emergency Shelter	17	46	100	163						
Permanent Supportive Housing	24	84	79	187						
Rapid Re- Housing	22	76	19	117						
Sheltered					6	106	11	28		
Unsheltered					0	0	0	0		
Current Gaps										

Homeless Needs Inventory and Gap Analysis Table

Source:2022 PIT, Continuum of Care Housing Inventory Chart (HIC)

¹ The Western PA CoC conducted an abbreviated 2021 PIT Count, due to COVID-19. This abbreviated count was a headcount only, and captured total persons/households experiencing unsheltered homelessness; however, the count did not capture any demographic or subpopulation data. The CoC did not conduct an unsheltered count in 2022, due to COVID-19. In addition, emergency shelter and transitional housing numbers in 2021 and 2022 may have been impacted by COVID-19 (e.g., capacity changes). PIT numbers should be considered within this context.

In Washington County, there are fewer affordable units available than there are households at or below 30% area median income, producing an estimated gap of 4,715 households as explained in the table below. The shortage of units both affordable and available for renter households at or below 30% area median income (AMI) increases housing insecurity and rent pressures on extremely low-income households.

Non-Homeless					
	Current Inventory	Level of Need	Gap Analysis		
	# of Units	# of Households	# of Households		
Total Rental Units	21,895				
Rental Units Affordable to HH at 30% AMI (At-Risk)	7,309				
Rental Units Affordable to HH at 50% AMI (Other Populations)	10,110				
0%-30% AMI Renter HH w/1 or more severe housing problems (At-Risk)		4,040			
30%-50% AMI Renter HH w/1 or more severe housing problems (Other Populations)		2,435			
Current Gaps			4,715		

Housing Needs Inventory and Gap Analysis Table

Source: 2015-2019 CHAS

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

Homeless in 24 CFR 91.5

The number of Washington County residents that meet the definition of homelessness under 24 CFR 91.5 was derived from the County's 2022 PIT Count. The PIT Count identified a total of 118 persons experiencing homelessness in 2022, up from 85 persons in 2021, but down from 171 persons in 2020. Of the counted homeless individuals in 2022, all 118 persons were sheltered². In 2020, 14 sheltered individuals were unaccompanied children under the age of 18, compared to 3 sheltered unaccompanied children under the age of 18 identified in 2022. In 2020, 14 individuals were chronically homeless adults; 9 were sheltered and 5 were unsheltered. This can be compared to 2022, when 41 individuals were chronically homeless, all of whom were sheltered. The CoC did not conduct an unsheltered count in 2022 due to ongoing restrictions and resource limitations resulting from the COVID-19 pandemic.

Between January 1st, 2022 and December 31st 2022, a total of approximately 571 homeless persons were served by emergency shelter, rapid re-housing, and permanent supportive housing programs

² The Western PA CoC conducted an abbreviated 2021 PIT Count, due to COVID-19. This abbreviated count was a headcount only, and captured total persons/households experiencing unsheltered homelessness; however, the count did not capture any demographic or subpopulation data. The CoC did not conduct an unsheltered count in 2022, due to COVID-19. In addition, emergency shelter and transitional housing numbers in 2021 and 2022 may have been impacted by COVID-19 (e.g., capacity changes). PIT numbers should be considered within this context.

Program	2021	2022
Emergency Shelter	183	198
Rapid Re-Housing	162	172
Permanent Supportive Housing	191	201
Total	536	571

located in Washington County. The breakdown of the population served in Washington County in 2021 and 2022 is depicted in the table below.

Source: 2021 & 2022 APR Data

According to HMIS data, 366 people (64.1%) served by emergency shelter, rapid re-housing, and permanent supportive housing programs in Washington County identified as White, while 150 (26.3%) identified as Black/African American/African. Only 4 persons (0.9%) identified as Hispanic.

According to a gaps analysis conducted by the Western PA Balance of State CoC, in 2021, 119 households in Washington County accessed Coordinated Entry, 92% of which were added to the byname list, the most in the Western PA CoC. Of those assessed, five were Veterans. Of the households added to the by-name list, 25% were enrolled in permanent housing; 25% self-resolved. Approximately 40% were still active at the time of the analysis in 2021. According to the same gaps analysis, of households that were assessed through Coordinated Entry, two were chronically homeless in 2020. Given the number of chronically homeless identified during the PITs, the number of chronically homeless not accessing Coordinated Entry and other services is likely high.

At Risk of Homelessness as defined in 24 CFR 91.5

According to 2015-2019 CHAS data, there are 11,290 (13.3%) total residents in either owner-occupied or renter occupied housing with an annual income less than or equal to 30% of median family income. Renters, who are considered disproportionately at-risk, numbered 5,920 or 52.7% of those with household income at or below 30% of the median family income. Additionally, 4,040 or 19.5% of renter households in Washington County are considered cost burdened, spending more than 30% of their income on housing costs.

There are 125 renter households in Washington County that are living in severely overcrowded housing conditions with more than 1.5 persons per room. In addition, between October 1 and December 31, 2022, Washington County assisted 831 households with Emergency Rental Assistance, authorized by the CARES Act. Of the 831 households, 575 (69%) had incomes below 30% of the AMI. An additional 172 (20%) households had income between 30% and 50% AMI. Households requiring rental and utility assistance may be at greater risk of homelessness if they cannot afford these payments without subsidy.

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

Based on HMIS data for the January 1st, 2022-December 31st, 2022 period, 144 persons served by Washington County emergency shelter, rapid re-housing, and permanent supportive housing programs were persons with a history of domestic violence. Additionally, 15 persons served reported fleeing domestic violence.

In 2022, 124 persons with a history of domestic violence were served by Domestic Violence Services of Southwestern PA (DVSSP) emergency shelter and rapid-rehousing programs. Of those, 75 were adults

and 49 were children. The majority of persons served by those programs identified as female. Moreover, of the 124 persons served by Domestic Violence Services of Southwestern PA (DVSSP) emergency shelter and rapid-rehousing programs, 61.3% identified as White, 20.2% identified as Black, 0.8% identified as Asian/Asian American, 1.6% identified as American Indian, Alaska Native, or Indigenous, and 13.7% identified with Multiple races. Of that same population, 3.2% identified as Hispanic.

The STTARS program provides medical and legal advocacy, counseling, and education for human trafficking victims in Washington County. While specific data was not readily available, STTARS reports that labor trafficking is more prominent than sex trafficking.

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 at greatest risk of housing instability include the 4,040 renter households with an annual income less than or equal to 30% AMI and experiencing severe cost burden. This represents 19.5% of all renter households in the County. In addition, there are 125 renter households in the County that are living in severely overcrowded housing conditions.

Other populations at greater risk of housing instability as identified in the 2022 PIT Count include 21 persons with severe mental illness, 22 persons experiencing chronic substance abuse, one person with HIV/AIDS, 64 persons with a disability, 11 Veterans, and 28 victims of domestic violence. See the following breakdown of these populations' sheltered and unsheltered status below:

	Shel	tered	Unsheltered	Total
	Emergency	Transitional		
Severely Mentally III	21	0	0	21
Chronic Substance Use Disorder	22	0	0	22
Persons with HIV/AIDS	1	0	0	1
Persons with a Disability	64	0	0	64
Veterans	11	0	0	11
Victims of Domestic Violence	28	0	0	28

Source: 2022 PIT Count Washington County

During the January 1st, 2022-December 31st, 2022, period, 45 households (21.8% of leaver households) exited emergency shelter, rapid re-housing, and permanent supportive housing programs in Washington County to temporary destinations. Exiting to a temporary destination may indicate greater risk of returning to the homeless system.

Of households that exited the system in 2022, 11 exited to emergency shelter (including hotel or motel paid for with emergency shelter voucher), seven exited to a hotel or motel paid for without emergency shelter voucher, 12 exited to transitional housing for homeless persons, and 15 exited to temporary stays with friends or family. Households receiving temporary assistance and those exiting to temporary destinations are more likely to return to homelessness or face greater risk of housing instability than those exiting to permanent destinations. Of those that exited emergency shelter, rapid re-housing, or permanent supportive housing programs in Washington County, 65 adult leavers exited with no cash

income, putting these households at greater risk of returning to homelessness if unable to support ongoing housing payments.

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):

According to the 2022 Housing Inventory Count (HIC) report for the Western Pennsylvania Continuum of Care of which Washington County is a part, there were 163 total beds available in emergency shelter projects and 25 overflow beds not reported. Permanent Supportive Housing and Rapid Rehousing beds totaled 304 year-round beds.

City Mission, which operates emergency shelter programs in the County, provides a combined total of 160 shelter beds County-wide. Ninety beds are reserved for men; 16 beds are reserved for women; 11 suites are available for women with children; 22 beds are dedicated for Veterans at the Crabtree-Kovacicek House.

Domestic Violence Services of Southwestern PA has 15 emergency shelter beds and 32 rapid rehousing beds to serve survivors of domestic violence.

The County does not utilize HOME resources for TBRA; however, the Washington County Housing Authority (WCHA) has approximately 1,000 Housing Choice Vouchers in circulation and 171 project-based vouchers in use. The WCHA provides preference to victims of domestic violence in admission to the Housing Choice Voucher program.

Washington County residents can access various types of mainstream services through both state and county agencies. COMPASS is Pennsylvania's website that allows individuals and organizations to access and apply for a broad range of social programs including health care coverage, food stamps, cash assistance, and home and community-based services for people with intellectual disabilities.

The Washington County Department of Human Services (WCDHS) oversees the coordination of the human services system in the County, including the following programs: Aging Services, Children and Youth Services, Behavioral Health/Developmental Services and Assistance Programs including food, transportation, homelessness, and housing.

Blueprints offers computer classes, family literacy and GED classes to help all households, including households experiencing homelessness. In addition, budgeting, job development and workplace readiness programs are also available to assist households on the path to employment.

Due to expiration of eviction moratoria, which offered protection for many low-income renter households, coupled with escalating rents, lack of affordable housing inventory, and continued economic effects of the COVID-19 pandemic, the homeless system in Washington County experienced significant strains. It lacks capacity across all systems to address the unmet needs of all qualifying populations. This includes staff capacity, inventory capacity and resource capacity to appropriately address growing needs among all of the QPs. Service providers and shelters alike experience ongoing staffing shortages that contribute to these capacity challenges, but also the housing market and inventory is rapidly changing.

Describe the unmet housing service needs of qualifying populations:

Homeless as defined in 24 CFR 91.5

HMIS indicated that 571 individuals were served by the homeless system within Washington County during the January 1st, 2022-December 31st, 2022 period. According to the 2022 HIC, Washington County has approximately 187 permanent supportive housing beds. Washington County also has 163 emergency shelter beds, 25 overflow/voucher beds, and 117 rapid re-housing beds. This available inventory is insufficient to meet the needs of the population experiencing homelessness. Shelter capacity is limited (both bed and staff capacity).

During consultation, stakeholders reported that barriers to accessing housing for special needs populations/ELI households include criminal and poor rental histories; insufficient funds to pay security deposits, utility deposits or utility arrears. In addition, the consultation process revealed that many barriers to housing are landlord-made, such as requiring exorbitant amounts of income and having tenant selection criteria that exclude special needs populations from eligibility. Landlord engagement and incentives are needed, as many landlords won't participate in programs serving those with special needs due to stigma, rent restrictions, poor rental/criminal histories.

Stakeholders also reported that many of the households that are on the Coordinated Entry by-name list require higher levels of assistance than rapid rehousing can offer; however, these are often the only resources available to households on the list. Stakeholders also reported lack of shelter capacity in the County, in both beds and staff capacity. Shelter capacity for large families is limited-large households often take up multiple shelter spaces, reducing capacity to serve additional households.

Stakeholders reported that affordable childcare is not widely available, and many tenants don't work as a result of not being able to afford childcare. Transportation was also identified a barrier, particularly for those outside the City of Washington, to access services, healthcare, employment opportunities, grocery, etc.

At-Risk of Homelessness as defined in 24 CFR 91.5

According to 2015-2019 CHAS data, there are approximately 1,180 vacant for-rent housing units in Washington County, 364 (30.8%) of which are affordable to households making 0-30% AMI. Additionally, 520 (44.1%) vacant for-rent housing units are affordable to households making 30-50% AMI, 195 (16.5%) vacant for-rent housing units are available to households making 50-80% AMI, and 85 (7.2%) vacant forrent housing units are available to households making over 80% AMI. The supply of affordable housing units is insufficient for households earning 0-30% AMI because households earning 81%+ AMI also do not have enough available units appropriately affordable to them. This leads to many high-earning households residing in housing units that would be affordable to lower-income households, including those with income below 30% AMI. As a result, these households must reside in housing units that are more costly than what would be considered affordable to these households. The low vacancy rates of rental units affordable to those with higher incomes is indicative of a strong demand for more affordable housing. Furthermore, this does not consider additional costs such as transportation, childcare, and accessibility modifications for individuals with disabilities. With 19.5% of all renter households in Washington County considered cost burdened, these additional costs further exacerbate the limited access to affordable housing in the County. This further suggests that the supply of affordable housing options for housing low-income households is insufficient.

According to HMIS data, during the period of January 1st, 2022-December 31st, 2022, 206 individuals exited the homeless system in Washington County. Of these, 7.5% of adult leavers in Washington County exited to temporary stays with friends or family. This "doubled-up" population is particularly atrisk of homelessness and these exits are indicative of a shortage of quality affordable housing.

Washington County Housing Authority data, as of December 2022, indicated 405 people on the waiting list. WCHA staff indicated it can take up to three years for a household to receive a voucher.

During the consultation process, stakeholders reported that many consumers with SSI as the only source of income cannot afford housing prices, and even those who are working in addition to receiving SSI still cannot afford rent payments, putting them at greater risk of homelessness. Ongoing rental assistance could be helpful to maintain housing and avoid homelessness, but the inventory of affordable units and landlords willing to accept rental assistance payments is limited.

Consultation with the Fair Housing Law Project indicated that claims of discrimination on disability represent the largest number of cases in the County. Stakeholders reported that the overall housing supply is limited in the County, but particularly for those with physical disabilities. Zero step entrance units, if available, are often taken quickly. Further, the elderly/disabled are not as easily able to identify new housing opportunities if they experience an eviction, making the need for stabilization services especially important to prevent evictions and homelessness. What's more, disabilities (MH, substance abuse, etc) are often the cause of homelessness/eviction, further demonstrating a need for these services.

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

Based on HMIS data for the January 1st, 2022-December 31st, 2022 period, 144 persons served by Washington County emergency shelter, rapid re-housing, and permanent supportive housing programs are adults with a history of domestic violence. Additionally, 15 persons served reported fleeing domestic violence. Transitional housing has been identified as a successful model for individuals fleeing domestic violence and human trafficking, particularly when finding permanent affordable housing is difficult; however, there are no transitional housing options available in Washington County. Given the limited number of shelter beds dedicated to victims of DV, additional shelter capacity could be needed.

While specific data was not readily available, STTARS reports that labor trafficking is more prominent than sex trafficking. STTARS provides services to victims of sex trafficking, indicating a need for services and assistance for victims of labor trafficking.

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

According to HMIS data, during the period of January 1st, 2022-December 31st, 2022, 206 individuals exited the homeless system in Washington County. Of these, 139 (69.2%) exited to permanent destinations, 45 (22.4%) exited to temporary destinations, and 4 (2.0%) exited to institutional settings. Households without permanent housing may be more likely to experience returns to homelessness. Even among households exiting to permanent destinations, 66 individuals exited to rentals without ongoing subsidy. Furthermore, among those exiting rapid re-housing and emergency shelter programs, 52 persons exited these programs with no cash income. Together, these suggest a need for both

affordable housing units, as well as tenant-based rental assistance to support extremely low and lowincome households. Moreover, 7.5% of adult leavers in Washington County exited to temporary stays with friends or family. This "doubled-up" population is particularly at-risk of returning to homelessness and is indicative of a shortage of good housing stock and supportive housing as it is increasingly more difficult to find housing.

Veterans: According to HMIS data during the January 1st, 2022-December 31st, 2022 period, there were 3 chronically homeless veterans and 3 non-chronically homeless veterans served by Washington County programs. Barriers to accessing resources or difficulties by service providers in engaging veterans may include co-occurring mental health and/or substance abuse disorders, lack of income or rental history, or criminal history.

Persons with Disabilities: For people with disabilities, accessible housing is a continuing and critical need, ranging from individuals in wheelchairs to medical beds and in-home healthcare services in order to maintain housing stability. In the 2022 PIT Count, 64 persons (54.2%) had a disability—up from 19 persons in 2021, and 59 persons in 2020. There is a need for permanent housing that can accommodate persons with disabilities. This typically includes bathrooms equipped with grab bars, installation of handrails, walk-in showers, and tubs, along with handicapped accessible doors and cabinets.

Persons with Substance Abuse Disorders: In the 2022 PIT Count, 22 individuals were facing chronic substance abuse disorders. According to HMIS data, 3 individuals who entered emergency shelter, rapid re-housing, or permanent supportive housing programs in 2022 were living in a substance abuse treatment facility or detox center immediately prior to entering the project.

Households leaving RRH experience high rates of return to homelessness according to stakeholders, as 18 months is often not long enough to achieve and maintain financial stability. Short term rental assistance is helpful, but many tenants don't have other supports/services (transportation, childcare, employment services) that would allow them to gain employment at a pay that would sustain a household. Permanent Supportive Housing, for example, is widely needed, but there is less turnover in available PSH beds in the County.

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

Since the PIT and HIC data can only provide a snapshot of persons experiencing homelessness on a single night, a broader picture can be provided through data presented in Washington County's Annual Performance Report (APR) for the January 1st, 2022-December 31st, 2022 period. Across Washington County, 571 households stayed at least one night in emergency shelters, permanent supportive housing, or rapid re-housing projects.

Exits from the Homeless System – Washington County						
	% Exits to Positive	# of Households Exited	Total # of Households			
	Destinations	to Positive Destinations	Exited			
By Pathway						
Emergency Shelter	38.7%	36	93			
Rapid Re-Housing	97.1%	67	69			
Permanent Supportive Housing	93.0%	40	43			

All Persons	71.1%	144	202			

Source: 2022 APR Data

There continues to be a gap in the number of quality affordable housing and accessible units available for rent in the City. In Washington County, there are fewer affordable units available than there are households at or below 30% area median income, producing an estimated gap of 4,715 in inventory that is both affordable and available to households in this income tier. This suggests that households are experiencing cost burden and severe cost burden by occupying units that are not affordable to them, putting them at greater risk of housing stability and homelessness.

Additionally, 71.1% of persons exiting the homeless system exited to positive housing destinations. This suggests that there may be an overall lack in permanent housing resources for the remaining households that exited the system in 2022. As previously indicated, shelter resources (both bed capacity and staff capacity) are insufficient to meet the needs.

As reported by stakeholders, barriers to housing include transportation, particularly in rural areas of the County. Housing located in these areas is often not in proximity to employment opportunities and services and transportation is not available. Other barriers include application fees, criminal background, poor credit and rental histories, and utility arrearages.

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:

Washington County is not establishing additional characteristics at this time.

Identify priority needs for qualifying populations:

Based on stakeholder consultations and data analysis, rental housing that is affordable and accessible to individuals and households at 0-30% AMI is a priority need. An adequate inventory of deeply subsidized housing for Qualifying Populations is a priority due to lower vacancy rates and escalating rental costs. The at-risk population continues to grow and services are increasingly limited. Coupled with this is a priority for rental assistance and supportive services (including case management, legal services and homeless prevention services) to assist the homeless identify and access housing and become stably housed, as well as to prevent homelessness among households who are at greatest risk.

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:

In addition to feedback from stakeholders and consultation sessions, the following plans and data sources were consulted to determined needs and system gaps for HOME-ARP qualifying populations:

- American Community Survey (ACS), 2016-2020
- HUD Comprehensive Housing Affordability Strategy (CHAS), 2015-2019
- 2022 Point-In-Time Count (PIT)
- 2022 Housing Inventory County (HIC)
- Washington County Annual Performance Reports (APR)

- 2021 System Performance Measures
- Western PA Continuum of Care Coordinated Entry Gaps Analysis

To evaluate the size and demographic composition of qualifying populations within its boundaries, the County enlisted the help of the Western PA CoC (Southwestern RHAB) to provide data on homelessness and other qualifying populations. Domestic Violence Services of Southwestern PA was consulted to provide demographic information for the Domestic Violence Qualifying Population. The County utilized CHAS, ACS and HIC data to identify the current affordable inventory in the County, as well as to determine the gap in housing availability. HMIS data on the percentage of households exiting the homeless system to unknown or temporary destinations and rates of return to homelessness were also used to determine the availability affordable housing inventory. In addition, the County utilized Coordinated Entry data as well as stakeholder feedback to identify service needs for the County.

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 Washington County Redevelopment Authority will solicit applications from potential subrecipients. The County's existing application solicitation methods will be used and will be compliant with HOME, HOME-ARP, and OMB regulations. The proposed activity(ies), including the proposed qualifying population(s) to be served, will be evaluated in accordance with the County's HOME-ARP allocation priorities, preferences and prioritization (if any), and projects that address qualifying populations will be considered. Service providers or subrecipients applying for HOME-ARP must meet the minimum program eligibility and threshold requirements.

Describe whether the PJ will administer eligible activities directly:

Washington County will enter into an Administrative Agreement with the Washington County Redevelopment Authority to administer and oversee the HOME ARP funds. The Redevelopment Authority will in turn execute subrecipient agreements with service providers. The Redevelopment Authority will provide oversight and management of its subrecipient agreements.

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:

Washington County will not be distributing any portion of its HOME – ARP administrative funds to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan.

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 1,789,028		
Acquisition and Development of Non- Congregate Shelters	\$#		
Tenant Based Rental Assistance (TBRA)	\$#		
Development of Affordable Rental Housing	\$#		
Non-Profit Operating	\$0	# %	5%
Non-Profit Capacity Building	\$0	# %	5%
Administration and Planning	\$ 315,710	# %	15%
Total HOME ARP Allocation	\$ 2,104,738		

Use of HOME-ARP Funding

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

The HOME-ARP budget was driven by the priority needs identified as a result of stakeholder consultation and data analysis. Washington County will distribute 85% of its HOME-ARP allocation to

make HOME-ARP eligible supportive services available for all of the qualifying populations. While an overall lack of affordable rental units was one of the most frequently identified unmet needs among stakeholders, the amount of funding available for creating these units would limit the benefit of the HOME-ARP funding to a very small number of QP households (individuals or families). An equal priority need for supportive services was identified during the consultation process. Tight rental markets and high rents make it extremely difficult for housing and service providers to find units that are affordable and in decent condition for their clients, and a variety of supportive services designed to provide housing stability were identified as way to help keep people housed ensuring success in permanent housing for vulnerable households. HOME – ARP funds will be used for individuals or families from all of the following qualifying populations: homeless; at-risk of homelessness; fleeing or attempting to flee domestic violence, sexual assault, stalking, or human trafficking; other populations where providing assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability.

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 affordable rental housing inventory in Washington County is severely limited, a challenge that has been exacerbated by the pandemic. There is increased competition for fewer affordable units throughout the County. Privately owned units are no longer available for affordable housing in many places as landlords are no longer willing to accept rental assistance, have tenant selection policies that act as barriers for special needs populations, or have sold units to owners who do not maintain the units as affordable. Shelters lack bed capacity for households experiencing homelessness, and many families are sheltered in hotels which is costly. Due to lack of affordable inventory, it is increasingly challenging to move folks out of shelter into permanent housing, but the HOME-ARP resources are insufficient to fully meet the need for units, and would limit the benefit to very few households. By emphasizing services designed to ensure housing stability for all qualifying populations, the County will maximize the benefit to QP households. It is intended that fewer households will then enter the homeless system, and once placed, households will avoid returns to 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:

Washington County is not proposing the use of HOME-ARP resources for the creation of affordable housing.

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:

Affordable rental housing development is a priority need that will be addressed using other federal, state, and local funds such as HOME, LIHTC, and ARPA, among others. HOME-ARP funding provides the County with a unique opportunity to provide Supportive Services to County residents.

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:

Washington County will not establish a preference in the provision of services; all qualifying populations will be eligible to apply for assistance under the County's HOME-ARP assisted program(s). Any preferences established in the future will be described in an amendment to this Allocation Plan and will not violate any fair housing, civil rights, or nondiscrimination requirements at the federal, state, or local level, which includes but is not limited to requirements found in 24 CFR 5.105(a).

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:

No preferences are established.

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): Washington County will use the Coordinated Entry system as an indirect referral source. That is, the CE will be used for intake in order to add the eligible applicant to a HOME-ARP project referral list, which will be selected from in accordance with the preference and prioritization described above. Coordinated Entry will not be used to admit applicants directly to a HOME-ARP assisted project

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):

As indicated above Coordinated Entry will not be used to admit applicants directly to a HOME-ARP assisted project as it does not include all of the qualifying populations. Referrals will be accepted from other sources including emergency shelters, 2-1-1, Street Outreach programs and service providers. All referrals will be placed on the project(s) referral list and admitted in accordance with the preference and prioritization established earlier in this Plan. In the absence of preferences, referrals will be admitted chronologically.

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):

As indicated above Coordinated Entry will not be used to admit applicants directly to a HOME-ARP assisted project, and the CoC CE prioritization will not be utilized.

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):

As indicated above Coordinated Entry will not be used to admit applicants directly to a HOME-ARP assisted project as it does not include all of the qualifying populations. Referrals will be accepted from other sources including, 2-1-1, Street Outreach programs and service providers. All referrals will be placed on the project(s) referral list and admitted in accordance with the prioritization described earlier in this plan. In the absence of preferences, referrals will be admitted chronologically. Source of referral will not give one applicant preference or prioritization over another.

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:

Washington County is not establishing limitations on eligibility.

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:

Washington County is not establishing limitations on eligibility.

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

Washington County does not intend to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing in order to rehabilitate the units with HOME-ARP funds. If the County determines that it will use HOME ARP for refinancing, the guidelines for doing so will be in conformance with the HOME-ARP program notice and will be submitted to HUD for review.

Appendix A: Consultation Appendix

Washington County HOME-ARP Consultation Summary

General Themes and Trends

- There continues to be a gap in the number of quality affordable and accessible units available for rent in the County.
- Landlord engagement and risk mitigation funds could be helpful to recruit and encourage more landlords to rent to special needs populations.
- Shelter capacity is limited (both bed and staff capacity).
- Barriers to accessing housing for special needs populations/ELI households include criminal and histories; security deposit; utility arrears/deposits

Continuum of Care/Coordinated Entry

- Continuum of Care prioritizing chronically homeless and Rapid Rehousing
- Rapid Rehousing is sometimes challenge for trauma households because of longer term/higher intensity supports needed. PSH or longer term rental assistance is better intervention for higher acuity consumers
- Landlord engagement and incentives are needed-many landlords won't participate in programs serving those with special needs due to stigma, rent restrictions, poor rental/criminal histories. Many of these barriers are landlord-made
- Barriers include poor rental history, criminal history
- Many households that are on CE by-name list require more intervention than RRH

Shelter Providers

- Transitional housing/shelter is not widely available in the County
- The housing inventory in general is low; in particular one bedroom units are a need
- Many consumers with SSI as the only source of income cannot afford housing prices
- Re-entry population, Megan's Law offenders are most difficult to house
- Eviction/criminal history are barriers to accessing privately owned units. Many times populations with these barriers remain in PSH even if they able to move on to less supportive housing options
- Shelter capacity for large families is limited-large households often take up multiple shelter spaces, reducing capacity to serve additional households
- There are limited accessible shelter spaces
- Hotel/motel vouchers are often used for shelter/overflow

Service Providers

- There are insufficient affordable, accessible (zero step entrance) units available
- There are significant landlord-established barriers including requirement that tenants pay extra security deposit and have 3x the rent for income; these are in addition to poor credit/rental history and criminal history barriers
- Rental market in Washington County is tight-there are not many units that meet either HQS/habitability or FMR, let alone both.
- Affordable childcare is not available-many tenants cannot afford childcare, so they don't work

- Transportation is a barrier, particularly for those outside the City of Washington, to access services, healthcare, employment opportunities, grocery, etc
- Households leaving RRH experience high rates of return to homelessness; 18 months is often not long enough to achieve and maintain financial stability. Short term rental assistance is helpful, but many tenants don't have other supports/services (transportation, childcare, employment services) that would allow them to gain employment at a pay that would sustain a household
- Households receiving SSI and working the maximum to keep SSI are still not earning enough to make rent payments
- 5 years of rental assistance and intensive case management would help bridge the gap for households to HCV program
- Costs of housing rapidly increasing and income is not increasing commensurate with the increase in housing costs
- Services needed include transportation, utility assistance, mental health services, affordable childcare.

Domestic Violence/Victim Service Providers

- The STTARS program provides medical and legal advocacy, counseling, and education for human trafficking victims in Washington County.
- STTARS reports that labor trafficking is more prominent than sex trafficking.
- Safe House shelter operated by DVSSP; City Mission operates shelter for women and children

Civil Rights/Disability Advocates

- Housing supply is limited, particularly for those with physical disabilities.
- The elderly/disabled are not as easily able to identify new housing opportunities if they experience an eviction
- There are landlord-created barriers/perceptions of tenants with special needs that lead to evictions; landlords are often encouraged by supportive services/case management provided to tenants
- Largest case numbers managed by FHLP are claims of discrimination on disability; this is often because there are disability advocates that can direct people who've been discriminated against to the resources
- Many people who are discriminated against don't know, or are unaware of resources available to them-need for education and outreach in this arena
- There's been an increase in the number of sexual harassment cases
- In Washington County, quality of housing is sacrificed for affordability, especially because inventory is so low
- Municipal nuisance ordinances can disproportionately impact high users of emergency services (MH disabilities, DV)
- Disabilities (MH, substance abuse, etc) are often cause of homelessness/eviction-prevention services would be helpful
- Emergency Rental assistance is effective, especially when coupled with supportive services

Public Housing Authority

- Smaller landlords have sold units to private owners who are not accepting vouchers, so there's been a decrease in inventory
- Payment standards have been increased to compete with rising market rents in the County, but generally FMRs are adequate to keep landlords participating in the HCV program.
- Waiting list takes several years to make it to the top, even with preferences.
- FSS program has six available slots, only one participant

HOME ARP Public Housing Authorities Consultation Questions

	PHA Name wera
Resj	pondent's Name/Email March Ducha pa.org
•	What is your public housing inventory, if any? Weshington Co.
•	How many HCVs do you have budget authority to issue?
•	Please tell us about your waiting lists: o Public Housing Number of households How long of a wait Bedroom size most in demand o Housing Choice Voucher Number of households 405 to date How long of a wait Bedroom size most in demand Gedroom
٠	Do you have any preferences? o Public housing o HCV Yes-
٠	What, if any, obstacles do you experience when placing households with preferences into units?
•	 What is your Housing Choice Voucher utilization rate? If low, why? 7°'o Do voucher holders have a difficult time finding a unit in the market? Why? How frequently are vouchers returned due to inability to identify units? 90-120 days Over the last year, have landlords been leaving the Housing Choice Voucher program? Why? ~ Has the current housing rental market made it more difficult to recruit landlords to your voucher program? What's the main reason? Are FMRs adequate in your service area to attract and keep landlords in your HCV program? 4^{ex}
•	What are your payment standards? Attach email -
٠	Do you have the ability to project-base any vouchers? If so, what is your Authority's capacity to project base?

• Does your authority have a Family Self Sufficiency Program, and what are the services offered under the program? What is your participation rate in FSS? Yes 6 slots

4-III.C. SELECTION METHOD

PHAs must describe the method for selecting applicant families from the waiting list, including the system of admission preferences that the PHA will use [24 CFR 982.202(d)].

Local Preferences [24 CFR 982.207; HCV p. 4-16]

PHAs are permitted to establish local preferences, and to give priority to serving families that meet those criteria. HUD specifically authorizes and places restrictions on certain types of local preferences. HUD also permits the PHA to establish other local preferences, at its discretion. Any local preferences established must be consistent with the PHA plan and the consolidated plan and must be based on local housing needs and priorities that can be documented by generally accepted data sources.

PHA Policy

The PHA will offer a preference to any family that has been terminated from its HCV program due to insufficient program funding regardless of the following preferences. Local preferences will be numerically ranked, with number 1 being the highest preference. Local preferences will also be aggregated using the following system: Two preferences outweigh one:

- 1. Nursing Home Transition (4)
- 2. Nursing Home Re-Institutionalization (6)
- 3. Involuntary Displacement (Disaster, Government Action, Witness Protection Program)
- 4. Victims of Domestic Violence
- The PHA offers a preference to any family that has been terminated from its HCV program due to insufficient program funding

Additional information on Local Preferences and Verification of Preference Status can be found on page 7-18 and Exhibit 1 to Chapter 4.

Income Targeting Requirement [24 CFR 982.201(b)(2)] [PIH Notice 2016-05]

HUD requires that extremely low-income (ELI) families make up at least 75 percent of

Page 6-123

the families admitted to the HCV program during the PHA's fiscal year. ELI families are

Washington County Housing Authority Housing Choice Voucher Administrative Plan

October 2018



Type of Organization	Contact Name	Title	Name of Organization	Consultation		
	Jennifer Johnson		Washington County Department of Human Services	12/15/2022 virtual interview	CoC	
Continuum of Care	Nicole Masur		Connect, Inc.	Virtual focus group 1/19/2023	CoC; service provider serving all four QPs	
Serving Participating	Christine Dambaugh		ARC Human Services	Virtual focus group 1/19/2023	CoC; service provider serving all four QPs	
Jurisdiction (including local HMIS coordinator)				······		
	Stan Shook		Washington County Housing Authority	Virtual interview 12/19/2022	PHA	
Public Housing	Dottie Kesneck		Washington County Housing Authority	Virtual focus group 1/19/2023	PHA	
Authority				Virtual interview 12/19/2022		
	Mark		Washington County Housing Authority		PHA	
	Dean Gartland		Auto Advant Milashington City Minsing			
			Avis Arbors/Washington City Mission	Email Correspondence/Data request 1/1	0/2023	
Shelter & Service	Carol Willison				0/2025	
Providers (including DV providers)	Ejnadaj Banni		Family Shelter- Connect, Inc	Virtual focus group 1/19/2023		
providere)	Joanna Dragan		SPHS Care Center-STTARS	Virtual focus group 1/19/2023		
Homeless/Supportive	Cheyenne Thompson	PA SSVF Case Manager	We Soldier On	Virtual focus group 1/19/2023		
	Brian Dziki		Soldier On	Virtual focus group 1/19/2023		
Veterans Groups)						
-	Melissa Marini		Connect, Inc	Virtual focus group 1/19/2023		
	Dean Gartland		Washington City Mission			
	Debbie Boardley		Washington Christian Outreach			
	Captain Amber Imhoff Captain Sue Thwaite		Salvation Army Salvation Army (Mon Valley)			
	Gary Yaquinto		Catholic Charities			
	Jennifer Scott		Washington County Behavioral Health/Developmen	tal Services		
Public Agencies that	Lisa Hannum		Domestic Violence Services of Southwestern PA			
address needs of	Cheryl Andrews		Washington Drug and Alcohol Commission			
person's experiencing	Joanna Dragan Barb Mazza		SPHS CARE Center Center for Community Resources	Virtual focus group 1/19/2023		
homelessness	Mary Lynn Spilak		Aging Services of Washington County			
	Jennifer Johnson		Washington County Human Services	Virtual focus group 1/19/2023		
	Jessica Hajek Bates		Blueprints			
	Nicole Masur		Connect, Inc.	Virtual focus group 1/19/2023	CoC; service provider serving all four QPs	
	Christine Dambaugh		ARC Human Services	Virtual focus group 1/19/2023	CoC; service provider serving all four QPs	
	Kellie McKevitt		Connect, Inc.	Virtual focus group 1/19/2023	CoC; service provider serving all four QPs	
	Nicole Masur		Connect, Inc.	Virtual focus group 1/19/2023	CoC; service provider serving all four QPs	
D. I. F. on D. I. of a	Jamie Milligan	Deputy Director	Fair Housing Law Center	Virtual interview 1/17/2023	Public or Private Agencies that address Fair Housing, Civil Rights & needs of persons with disabilities	
Public or Private Agencies that address Fair Housing, Civil	Keitsyn Marcucci	Staff Attorney/Project Manag	Fair Housing Law Center	Virtual interview 1/17/2023	Public or Private Agencies that address Fair Housing, Civil Rights & needs of persons with disabilities	
Rights & needs of						
persons with disabilities					↓	
		1				
					·	

LHOT Meeting Attendance 1/19/2023

- 1. Melissa Marini-SPHS Connect, Inc.
- 2. Christine Dambaugh-ARC Human Services
- 3. Nicole Masur-SPHS Connect, Inc.
- 4. Dottie Kesneck-Washington County Housing Authority
- 5. Joanna Dragan-SPHS Care Center STTARS Program
- 6. Cheyenne Thompson-Soldier On
- 7. Jennifer Johnson WCDHS
- 8. Payton Gutierrezto SWPA Legal Aid
- 9. Brenda Williamson-Washington County Redevelopment Authority
- 10. Kate Molinara
- 11. Kellie McKevitt-SPHS
- 12. Jessica Luisi-SPLA Fair Housing Law Center
- 13. Jayme Ferry-Fayette County Community Action
- 14. Brian Dziki-Soldier On
- 15. Clyde Willis-Fayette County Community Action



HOME-ARP ALLOCATION PLAN



AGENDA

What is HOME-ARP?

Defining the Qualifying Populations

Eligible Activities

Unmet Needs of the Qualifying Populations

Wrap-up and Next Steps

THE HOME-AMERICAN RESCUE PLAN (ARP)

SEC. 3205. HOMELESSNESS ASSISTANCE AND SUPPORTIVE SERVICES PROGRAM.

Provides \$5 billion of supplemental HOME funds to assist individuals or households who are homeless, at risk of homelessness and other vulnerable populations by providing housing, rental assistance, supportive services, and noncongregate shelter

Washington County will receive \$2,104,738

QUALIFYING POPULATIONS

Homeless

Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act

At-risk of Homelessness

At-risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act

Domestic Violence

Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary

Other At Risk

In other populations where providing supportive services or assistance under section 212(a) of the Act (<u>42</u> <u>U.S.C. 12742(a)</u>) would prevent the family's homelessness or would serve those with the greatest risk of housing instability


an individual or family who lacks a fixed, regular, and adequate nighttime residence



an individual or family with a primary nighttime residence that is a public or private place not meant for human habitation, including a car, park, abandoned building, bus or train station, airport, or camping ground

HUD HOME-ARP DEFINITION HOMELESS



an individual or family living in shelter designated to provide temporary living arrangements



an individual who resided in a shelter or place not meant for human habitation and who is exiting an institution where he or she temporarily resided



an individual or family who will imminently lose their housing, including housing they own, rent, or live in without paying rent, are sharing with others, and rooms in hotels or motels



Multiple Moves: Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for assistance



Doubled Up: Is living in the home of another because of economic hardship

HUD HOME-ARP DEFINITION AT RISK OF HOMELESSNESS



Hotel/Motel: Lives in a hotel or motel and the cost is not paid for by charitable organizations or by federal, state, or local government programs for low-income individuals



Overcrowded Housing: Lives in a single room occupancy (SRO) or efficiency apartment unit where two or more persons reside or where there are more than one-and-a-half persons per room

Exiting Institution: Is exiting a publicly funded institution or system of care (e.g., jail, prison, psychiatric hospital, etc.);

Income at or below 30% AMI; Lacks sufficient resources to attain housing stability; AND

FIVE ELIGIBLE ACTIVITIES







Production or Preservation of Affordable Rental Housing Tenant-Based Rental Assistance (TBRA) Supportive Services, Homeless Prevention Services, and Housing Counseling Purchase and Development of Non-Congregate Shelter 畾

Nonprofit operating and capacity building

DISCUSSION TOPICS

What do you see as the most critical gaps and needs in effective service delivery system?

What kinds of housing resources are most in demand?

What kinds of housing units are most in demand?

What supportive services are currently available? What should be available/what is needed?

What are the biggest risk factors for housing instability and maintaining permanent housing once attained?

How are providers currently serving rural or low-capacity areas? What could be done to better support those providers?

Are there any populations or subgroups that are underserved by the current system? What additional services would be beneficial?

NEXT STEPS AND TIMELINE

Continue outreach with stakeholder groups

Draft Allocation Plan through February

Public Display in late February/early March

BOC consideration March 16

Submit to HUD by March 31

Appendix B: Citizen Participation

Donora official charged with drug-related crime

Police said Edward Locker admitted selling cocaine to "supplement his income."

By MAX ROBINETTE mrobinette@yourmvi.com

An alternate member of Donora's civil service commission received a felony drug charge after he allegedly admitted to police that he sold cocaine.

State police arrested Edward Locker, 62, of Donora Thursday after a trooper pulled him over for expired registration in Rostraver Township around 7:56 p.m.

Upon searching Locker's vehicle, the trooper found "cocaine, bulk U.S. currency and a digital scale," according to the complaint.

the While conducting

search, the trooper reported that Locker ran toward him and the officer ordered Locker to put his hands behind his back.

Locker allegedly continued to resist arrest and began to flee on foot. The trooper deployed his Taser on Locker and incapacitated him.

When police interviewed Locker, he allegedly admitted he sold cocaine to "supplement his income," the affidavit reads.

In July, Donora council appointed Locker as an alternate to borough's civil service commission — the body that oversees police hires in the municipality.

Locker recently sat on the commission while hearing the case of former police superintendent Jim Brice, who was fired in August. Brice brought his defense to the commission earlier this month, seeking reinstatement.

As an alternate, Locker couldn't vote on the case. However, he played an active role during the hearings and occasionally asked clarifying questions.

Donora Mayor Don Pavelko said he had no comment on the arrest.

Locker is charged with possession with intent to deliver, use/possession of drug paraphernalia, resisting arrest and disorderly conduct. His bond was set at \$25,000, which he has posted.

His preliminary hearing is set for 10 a.m. March 10 before Magisterial District Judge Wayne Vlasic.

VARIANCE FROMA1

not have jurisdiction to hear this variance request," he said.

"The zoning board hears appeals from notice of violation of the code officer and zoning officer, dimensional variances, requests for variances from the sub division and land development ordinance, however, the floodplain ordnance is not something we have jurisdiction over."

Agrafiotis believes the request should have been sent to the city's board of appeals, adding that it would need to be filtered to the correct channel before any variance request could be granted.

Beerens, on behalf of DB Rentals, agreed to withdraw the request and filter it to the correct agency to move forward.

"To whom do we address the request?" Beerens asked.

Agrafiotis said he was reluctant to give legal advice, but recommended he take a look at the book of the city's ordinances to see if there is a board of appeals when it comes to building and code.

"I think we will attempt to readdress the request," Beerens said.

Councilman Ken Kulak, who attended as an audience member, agreed with the recommendation.

"That would have been my topic of discussion," Kulak said. "The floodplain ordinances have a code to follow and it is well described in the IDC for any board to say a floodplain does not exist. I am an architect, I design buildings in the floodplain every year, multiple times a year, either renovations or new constructions there is a set of guidelines to follow."

Kulak said if there is a something "technically infeasible" during design, a variance could be granted through building code from the IDC, but it would likely not be granted for monetary or financial constraints.

"I agree with your position," Kulak said.

Residents in attendance, including Laura Magone, president of the Monongahela Area Historical Society and Mark Schollaert, pastor of First Baptist Church, were confused by the letter they received and asked for more information.

"What are we here for, the letter did not tell me at all," Schollaert said. "Even though it is being withdrawn, which is fine with us, we don't even know why we are here. So that is my question."

Agrafiotis explained that DB Rentals had asked to waive a requirement as permitted by the floodplain ordinance.

"I can corroborate with what the pastor is saying," Magone said. "We got the letter, too. There was nothing in there.

Kulak also confirmed the letter sent to residents held little information.

"It was vague," he said.

Agrafiotis said while he did not see the letter sent to nearby residents, he will ensure any future communications contain the necessary information so residents can make informed comments or ask questions.



Trib Total Media

"Big AI" Vento, 80, of Vento's Pizza in East Liberty, is seen in this 2008 photo. Vento, who founded "Franco's Italian Army in the 1970s, died in 2018.

Vento's Pizza, home of 'Franco's Italian Army,' to close Saturday

Owners Al Vento and Tony Stagno created the fan club for the Steelers' running back in 1972.

> **By STEPHANIE RITENBAUGH**

Trib Total Media

A hub for pizza and Steelers pride is preparing to close its doors.

Vento's Pizza on North Highland Avenue in East Liberty announced that it will turn out the lights on Saturday after nearly seven decades of slinging handmade pizzas and hoagies.

"The family recipe has stood the test of time, and the quality has kept people

coming back for more," according to the Vento's website.

The family-owned restaurant became a hub for "Franco's Italian Army" when Al Vento and his business partner, Tony Stagno, created the fan club in 1972 for the late Franco Harris to celebrate their shared Ital-

ian heritage. "It was the start of a Pittsburgh Steelers fan base like no other because it helped celebrate the Italian heritage of his partners, Franco Harris, and himself," Vento's wrote on its website.

A Facebook post stated "The Vento Family would like to thank the people of East Liberty for 67 years of friendship and service. We will be permanently closing on Saturday, March 4. Stop by and see us before we lock our doors for the last time."

Al Vento, whose father founded the restaurant and the army, told the Pittsburgh Tribune-Review in December that he remembers Harris visiting his father in the hospital in Christmas.

Harris also recently joined him for a pizza tailgate feast on an "Immaculate Reception" anniversary, when indoor dining at Vento's restaurant was prohibited under COVID-19 pandemic restrictions.





NOTICE OF PUBLIC HEARING WASHINGTON COUNTY, PA HOME-ARP ALLOCATION PLAN

Notice is hereby given that Washington County, PA (County) has prepared its HOME-ARP Allocation Plan. This Plan describes how the County intends to allocate \$2,104,738 in HOME-ARP funds, authorized by the American Rescue Plan in April 2021.

In order to obtain the views of citizens, public agencies, and other interested parties, the County has placed its proposed HOME-ARP Allocation Plan on public display at the Redevelopment Authority of the County of Washington, 100 West Beau Street, Suite 603, Washington, PA 15301 and online at www.racw.net for 15 days beginning March 1, 2023 through March 15, 2023.

Notice is also given that Washington County will hold a public hearing on March 13, 2023 at 2:00 pm at the Redevelopment Authority of the County of Washington, 100 West Beau Street, Suite 603, Washington, PA 15301. A virtual public hearing will also be held on March 14, 2023 at 10:00 am. Details to participate are below.

Join meeting from your computer, tablet or smartphone: https://meet.goto.com/951318469

Dial in using your phone: (408) 650-3123 Access Code: 951-318-469

Washington County will make reasonable accommodations and services necessary for sensory-impaired and disabled citizens. Additionally, translation services may be offered upon request and availability. Persons requiring such accommodations/services should contact the Redevelopment Authority of the County of Washington at least five working days in advance of the meeting at redevelopment@racw.net or (724) 228-6875. TTY 7-1-1 (Pennsylvania Relay Center).

Comments on the proposed HOME-ARP Allocation Plan can be submitted the following ways:

- 1. Written comments can be mailed to the Redevelopment Authority of the County of Washington, 100 West Beau Street, Suite 603, Washington, PA 15301 by March 15, 2023.
- 2. Written comments can be e-mailed to brenda.williamson@racw.net by March 15, 2023.
- 3. Verbal comments can be submitted to Brenda Williamson by calling 724-228-6875 Ext. 219 or (724) 228-6875. TTY 7-1-1 (Pennsylvania Relay Center) by March 15, 2023. 4. Public hearings noted above.

Comments received before 4:00 pm on March 15, 2023 will be considered. The County Commissioners are expected to act on the proposed HOME-ARP Allocation Plan at the regularly scheduled Commissioners meeting on Thursday, March 16, 2023 at 2:00 pm. The County's HOME ARP Allocation Plan will be submitted to HUD on or before March 31, 2023.

02/28/23



SEND US YOUR YESTERYEAR PHOTOS

The Mon Valley Independent is seeking old photographs portraying bygone days of life in the Mid-Mon Valley for our daily "Yesteryear" feature. Photographs – postcards too – must be at least 20 years old. Submitted photos will be returned. You may mail photos to **The Mon Valley Independent**, c/o **Terri Sichi**, **1719 Grand Blvd., Monessen, Pa. 15062**, or email photos to **tsichi@yourmvi.com**. You may submit photos at our office 8 a.m. to 5 p.m. Monday through Friday. Please include a phone number in case we have questions.

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No risk — only higher earnings.

13-Month Share Certificate | 4.0% APY* | \$1,000 minimum | Flexible and easy to open | Low minimum deposit of \$1,000 | All deposits are welcome (new money is not required) | Above-market earnings credited monthly. | Funds protected by the NCUA.

Stop in or call 724-684-8875 to invest in this 13-Month Share Certificate Special. You'll earn a guaranteed 4.0% APY* with no fluctuations based on marked conditions. Don't wait; this Certificate is available for a limited time only!

*APY= Annual percentage yield. Rates are effective as of 01/25/23-promotional rate can be discontinued at any time. Interest is compounded and credited monthly and penalties for early withdrawal could impact earnings. APY assumes dividends are reinvested. This special does not require a new money deposit. See Valley 1st Community FCU for details





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LIVING

Loneliness is driving me to consider infidelity

I love your column, though the recent letters about abusive siblings and your responses have me concerned. The cultural pressure in the U.S. for victims to somehow be responsible for getting abusive people to change is a damaging and ineffective response to bullies.

I can't imagine that you would encourage a child being bullied to just be kinder to their bully, thinking it will decrease the abuse.

Asking adults to extend olive branches is just as ineffective. It halves the responsibility of the abusive person (since they are getting away with the behavior) and doubles the responsibility of the victim (since they are now responsible both for their own response and also need to try harder to get the abusive person to stop).

It is critically important for victims to be able to set limits and gain distance from abusive people; at the same time, it is vital for abusive people to be given feedback that their behavior is unacceptable. This is about personal responsibility. Victims need to have the esteem to set limits, and bullies need to increase their awareness of problem behavior and make it stop.

Thanks for listening and for all of your columns over the years! – A Doctor with Advice

Your advice is excellent and much ■ appreciated. You are absolutely correct that victims need to set boundaries and not let bullies bully them. Sometimes, though, when there are conflicts in families, it is not always a clear bully-and-victim situation, as you know, and each person in a quarrel has some responsibility for making the other person feel bad. However, you make several brilliant points in your letter, especially when one party is unquestionably the bully in the situation. Thank you for writing and for your wonderful insights.

Dear Annie: Where do I start? I've been happily mar- Annie Lane to dearannie@ ried for 15 years. I'm 52, and



Annie Lane

my wife is 55, and we have no kids. I have always been the one to schedule sex night.

Well, now my wife is going through menopause, and WOW, this is a whole new beast. The night sweats, the hot flashes, no energy and no sex drive - that is what is happening to her. It has been so long since we have had sex. She has no energy to do anything.

She works three days a week, 12-hour shifts as a nurse. Every time I ask her if we can have sex, it's almost like she ignores me. And if she says yes, it will be like, "How about Saturday?" Then Saturday comes and goes with no sex.

I can't live like this for the rest of my life. So this is where I'm at. I'm at the point where I'm thinking about looking for someone in the same situation as me and helping each other out. Do I just find a friend who needs mutual pleasure and keep it quiet? I'm torn on what to do. I really don't want to cheat, but what are my options? Do I just come out and ask her if I can look for someone who will have sex with me? Please help me! Thank you. -Lonely

Dear Lonely: You are only thinking about yourself right now, but it is important to pull back and really focus on what your wife is going through. Talk to her about your frustration, and make an appointment with her doctor to understand better what her body is going through. Cheating on her is NOT the answer. However, if she agrees to having sex on Saturday, then remind her of your feelings on Saturday and tell her how these changes have left you feeling so lonely. Seek the help of a professional therapist.

Send your questions for creators.com.



South Central Elementary students work with Canonsburg police officers and firefighters to load the last few collected items into a truck Thursday afternoon. As part of the school's Kindness Week, students collected more than 2.000 shelf-stable items for the local food bank.

Show of kindness

South Central partners with law enforcement to deliver food donation

It was all hands on deck Thursday when representatives from Canonsburg police and fire departments helped South Central Elementary students pack up and transfer food donations from campus to a local food pantry. During the school's Kindness Week, students were encouraged to bring in canned goods, cereals and other foodstuff, and collected more than 2,000 shelf-stable items for the area's food insecure. Alongside students, principal Michelle Tomicek; PTA president Jennifer Beers, vice president Rachel Lyons, secretary Victoria Beppler and treasurer Hannah McCoy; Canonsburg police officers Dave Meiers and Carl Fetcko; Deputy Chief Don Cross, and Mayor Dave Rhome participated in the boxing up and shipping out.

BREAKING NEWS

IS JUST A 'TWEET' AWAY.

http://twitter.com/oronline



Donations, collected during Kindness Week, are boxed and ready to be transported from South Central Elementary to the Canonsburg food pantry. Canonsburg police and fire helped students load more than 2,000 donated items Thursday afternoon.



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Notice is hereby given that Washington County, PA (County) has prepared its HOME-ARP Allocation Plan. This Plan describes how the County intends to allocate \$2,104,738 in HOME-ARP funds, authorized by the American Rescue Plan in April 2021.

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Join meeting from your computer, tablet or smartphone: https://meet.goto.com/951318469

Dial in using your phone: (408) 650-3123, Access Code: 951-318-469

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- Verbal comments can be submitted to Brenda Williamson by calling 724-228-6875 Ext. 219 or 3. (724) 228-6875. TTY 7-1-1 (Pennsylvania Relay Center) by March 15, 2023.
- 4. Public hearings noted above.

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Appendix C: SF424s/Certifications

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF WASHINGTON APPROVING A SUBSTANTIAL AMENDMENT TO THE FY 2021 ACTION PLAN AND THE HOME-ARP ALLOCATION PLAN

WHEREAS, under the Home Investment Partnerships Program created by the National Affordable Housing Act of 1990 (NAHA) as amended by the Housing and Community Development Act of 1992, the Secretary of the U.S. Department of Housing and Urban Development is authorized to extend financial assistance to participating jurisdictions to expand the supply of decent, safe, sanitary and affordable housing; and

WHEREAS, under the HOME-ARP Program created by the American Rescue Plan of 2021, the Secretary of the U.S. Department of Housing and Urban Development is authorized to extend financial assistance to participating jurisdictions to expand the supply of decent, safe, sanitary and affordable housing; and

WHEREAS, the U.S. Department of Housing and Urban Development has advised the County that it is eligible to receive \$2,104,738 for the HOME-ARP Program; and

WHEREAS, the County has conducted required stakeholder consultation meetings and prepared an Allocation Plan in accordance with the requirements of Notice CPD 21-10 and Notice CPD 2022-13 which addresses the unmet housing and service needs of the HOME-ARP Qualifying Populations; and

WHEREAS, a draft of the County's HOME ARP Allocation Plan was on display from March 1, 2023 through March 15, 2023, and the County has held public hearings on said Allocation Plan 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 BOARD OF COMMISSIONERS OF THE COUNTY OF WASHINGTON:

- 1. That the Substantial Amendment to the FY2021 Annual Action Plan and the HOME-ARP Allocation Plan are hereby in all respects approved and the Secretary is hereby directed to file a copy of said Plans with minutes of this meeting.
- 2. That it is cognizant of the conditions that are imposed in the undertaking and carrying out of affordable housing activities with federal financial assistance, including those relating to (a) the relocation of site occupants and, (b) the prohibition of discrimination because of race, color, age, religion, sex, disability, familial status, or national origin, and other assurances as set forth under the certifications.
- 3. That the Chair, on behalf of the Board of Commissioners, is authorized to file an application for financial assistance with the U.S. Department of Housing and Urban Development in the amount of \$2,104,738 for the HOME-ARP Program.

- 4. That the Chair, on behalf of the Board of Commissioners, is hereby authorized to provide such assurances and/or certifications as required by the National Affordable Housing Act of 1990, as amended, the American Rescue Plan, as amended, and also any supplemental or revised data which HUD may request in connection with the review of this Application.
- 5. That the Chair is authorized to execute on behalf of the County the formal grant contracts, amendments, and other documents relating to the County's HOME-ARP Program.
- 6. That the Redevelopment Authority of the County of Washington will administer the HOME-ARP Program.
- 7. That the Redevelopment Authority of the County of Washington is authorized to execute all required environmental review documents as the responsible entity agency on behalf of the County.

Resolved and adopted the 16th day of March, 2023.

Diana Irey Vaughan, Chair

Larry Maggi, Vice Chai

Nick Sherman, Commissioner

Cynthia B. Griffin, Chief Clerl

Per minute # ______

Dated 3/16 2023

Legality and Form: Vorys, Sater, Seymour and Pease LLP

Jana Phillis Grimm, Esq. Washington County Solicitor

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.

Signature of Authorized Of

Chair, Board of Commissioners Title 03.16.2023

Date

OMB Number: 4040-0004 Expiration Date: 11/30/2025

Application for Federal Assistance SF-424							
* 1. Type of Submission: * 2. Type of Application		e of Application:	' If Revi	ision, select appropriate letter(s):			
Preapplication		X New					
× Application				• Other	(Specify):		
Changed/Corrected Application							
* 3. Date Received: 4. Applicant Identifier:			cant Identifier:				
03.23.2023							
5a. Federal Entity Identifier:				5b. F	Federal Award Identifier:		
				M-2	21-UP-42-0505		
State Use Only:							
6. Date Received by \$	State:		7. State Application I	dentifie	er:		
8. APPLICANT INFORMATION:							
*a.LegaiName: County of Washington							
* b. Employer/Taxpayer Identification Number (EIN/TIN):			I/TIN):	* c. l	UEI:		
256001043				CL3	BHTZT1AMJ3		
d. Address:							
* Street1:	95 West Beau	Street					
Street2:	Suite 605						
* City:	Washington						
County/Parish:							
* State:	PA: Pennsylvania						
Province:							
* Country:	USA: UNITED STATES						
* Zip / Postal Code:	15301-6833						
e. Organizational U	nit:						
Department Name:				Divis	sion Name:		
Redev. Auth. of	f Washington C	0.					
f. Name and contact information of person to be contacted on matters involving this application:							
Prefix:		1	* First Name	: В	Brenda		
Middle Name:							
* Last Name: Will.	liamson						
Suffix:							
Title: Community Development Senior Director							
Organizational Affiliation:							
* Telephone Number: 724-228-6875 Fax Number:							
*Email: brenda.williamson@racw.net							

Application for Federal Assistance SF-424				
* 9. Type of Applicant 1: Select Applicant Type:				
B: County Government				
Type of Applicant 2: Select Applicant Type:				
Type of Applicant 3: Select Applicant Type:				
* Other (specify):				
* 10. Name of Federal Agency:				
Department of Housing and Urban Development				
11. Catalog of Federal Domestic Assistance Number:				
14.239				
CFDA Title:				
HOME Investment Partnerships Program				
* 12. Funding Opportunity Number:				
14.239				
* Title: HOME Investment Partnerships Program				
NOME Investment Partnerships Frogram				
13. Competition Identification Number:				
Title:				
14. Areas Affected by Project (Cities, Counties, States, etc.):				
Add Attachment Delete Attachment View Attachment				
* 15. Descriptive Title of Applicant's Project:				
HOME ARP				
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 014 * b. Program/Project 014							
Attach an additional list of Program/Project Congressional Districts if needed.							
Add Attachment Delete Attachment View Attachment							
17. Proposed Project:							
*a. Start Date: 04/01/2021 *b. End Date: 09/30/2030							
18. Estimated Funding (\$):							
*a. Federal 2,104,738.00							
* b. Applicant							
* c. State							
* d. Locaí							
* e. Other							
* f. Program Income							
*g. TOTAL 2,104,738.00							
* 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.							
X 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 X 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 18, Section 1001)							
X ** 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: Diana							
Middle Name:							
*Last Name: Irey Vaughan							
Suffix:							
*Title: Chair, Board of Commissioners							
* Telephone Number: 724-228-6875 Fax Number:							
*Email: redevelopment@racw.net							
* Signature of Authorized Representative: Date Signed: 03.16.2023							
\smile ,							

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.

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 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:

- 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.
- 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.
- Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
- 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).
- 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, (i) 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.
- 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.

Previous Edition Usable

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Standard Form 424B (Rev. 7-97) Prescribed by OMB Circular A-102

- 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).
- 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.

- 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.).
- 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."
- 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	TITLE Chair, Board of Commissioners
APPLICANT NAME	DATE SUBMITTED 03.23.2023
County of Washington	

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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.

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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 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:

- 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.
- 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.
- 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).
- 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.
- 10. 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 statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

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- 11. 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 and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
- 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).

- 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.
- 17. 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).
- 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."
- 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
D. SDall	Chair, Board of Commissioners
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APPLICANT NAME	DATE SUBMITTED
County of Washington	03.23.2023

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