



HOME-ARP ALLOCATION PLAN

Westmoreland County, PA

Westmoreland County Department of Planning and Development, 40
North Pennsylvania Avenue, Fifth Floor, Suite 520, Greensburg, PA
15601

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.

Westmoreland County engaged in an extensive stakeholder consultation process during August and September 2022. 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 Westmoreland County Housing Authority. In addition, the County consulted the Westmoreland Homeless Alliance Team (WHAT) and the Westmoreland Human Services Coalition to obtain feedback on unmet needs of the qualifying populations.

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.

List the organizations consulted:

Focus Group Topic/ Agency	Date of Session	Method of Consultation	Number of Participants	Type of Agency(ies)/Org
Westmoreland County Housing Authority	August 9, 2022 November 7, 2022	Virtual Interviews	3	PHA

Focus Group Topic/ Agency	Date of Session	Method of Consultation	Number of Participants	Type of Agency(ies)/Org
Continuum of Care	August 9, 2022	Virtual Interview	4	CoC, providers serving the homeless, at risk of homeless, victims of domestic violence
Emergency Shelter Providers	August 10, 2022	Virtual Interview	4	Providers serving the homeless, at risk of homeless, victims of domestic violence
Service Providers	August 10, 2022	Virtual Interview	2	Providers serving the homeless, at risk of homeless, Veterans groups
Agencies Serving those with Disabilities	August 11, 2022	Virtual Interview	1	Agencies Serving persons with Disabilities
Public Agencies Serving the QPs	August 11, 2022	Virtual Interview	3	Public Agencies serving the QPs: Homeless, at-risk of homeless, other at-risk

Focus Group Topic/ Agency	Date of Session	Method of Consultation	Number of Participants	Type of Agency(ies)/Org
Westmoreland Human Services Coalition	August 25, 2022	In Person Meeting (regularly scheduled meeting of WHSC)		Public Agencies serving the QPs: Homeless, at-risk of homeless, other at-risk, domestic violence Providers serving all four QPs, veterans' groups
Westmoreland Homeless Alliance Team	September 7, 2022	In Person Meeting (regularly scheduled meeting of WHAT)		Public Agencies serving the QPs: Homeless, at-risk of homeless, other at-risk, domestic violence Providers serving all four QPs, veterans' groups

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

General Themes and Trends that emerged from all of the consultation groups include the following:

- There continues to be a large 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); hotel/motel utilization rates are high due lack of shelter bed capacity
- Barriers to accessing housing for special needs populations/ELI households include poor credit, criminal and rental histories; utility arrears/deposits
- Private landlords no longer accepting HCV or other rental assistance. Many private owners of naturally occurring affordable housing (or owners that had accepted HCV or other assistance) are selling the units to owners who no longer accept assistance or who increase the rent significantly, displacing households who cannot find affordable units elsewhere.
- Staff capacity among all providers is extremely limited

Continuum of Care/Coordinated Entry

- Systems navigation services are a need-identifying and connecting individuals with resources before they reach crisis. Providing person-centered approach and meeting people where they are has been successful; capacity is limited to do this.
- Barriers include poor rental history, vehicle maintenance costs;
- Rapid Rehousing and Prevention services are most needed;

- 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
- Subpopulations identified include youth, sex/human trafficking victims;
- DV shelters are always full, few options for permanent placements
- Transportation services are a need to provide access to employment, services from where affordable housing may be located

Shelter Providers

- Shelters have many residents with complex needs beyond those that case managers have capacity to handle. 60 day shelters don't provide enough time to find units in the current market as inventory is limited.
- Average stays exceed 45 days as it is increasingly difficult to place households quickly into stable situation.
- Long term subsidies are needed for people exiting shelter due to low income and high housing costs.
- Medical respite care is a need
- Many landlords participating in RRH and PSH voucher programs are not accepting FMR and are unwilling to make repairs to units to bring them into compliance. Landlord incentives such as retention payments, bonus payments, repair/mitigation funds have been effective.
- Staff capacity among shelter and service providers is limited. Retaining quality staff at low rates of pay is increasingly difficult in the shelter system.
- Emergency shelter is perceived as the only way to get service, so shelters are overrun and over capacity.
- There is a greater concentration of human trafficking victims in the City of Greensburg.
- Barriers to housing include poor credit/rental history, criminal history, tenant selection criteria that preclude certain special needs populations.

Service Providers

- Transportation is a barrier, particularly for those in the rural areas of the County, to access services, healthcare, employment opportunities
- Costs of housing rapidly increasing and income is not increasing commensurate with the increase in housing costs
- Shelter beds are always a need
- Staff capacity is limited all around
- Community based services, where services meet individuals and consumers where they are, would be effective and are an unmet need.
- Lack of inventory is a challenge-services are available to wrap around consumers, but individuals cannot find units to rent.
- Megan's law offenders are difficult to house; many that exit prison system exit with mental health challenges. Connecting individuals quickly to services, particularly mental health and substance abuse services for those exiting the criminal justice system, is a need.
- Many families that received ERAP and re-applying because they need additional assistance.
- Shelter resources for families are limited.

- Homeless youth has increased. These individuals are difficult to place in housing because private landlords won't rent to someone without or with poor rental history and without stable employment/income. There is a need to connect youth to well-paying employment opportunities.
- Landlord recruitment is a need.
- Transitional housing options for youth are needed-preferably not in shared settings.
- Services needed include transportation, utility assistance, mental health services, affordable childcare.

Domestic Violence/Victim Service Providers

- Shelter is a need, but cognizant of the expense and difficulty in identifying ongoing sustainable operating funds.
- There is a lack of inventory in which to place victims

Veteran Housing and Service Providers

- Rental assistance and arrears payment resources are a need among Veteran households
- Veterans calling 211 are placed on by-name list, but some VA and SSVF resources are not available to Veterans that are not deployed or on active orders.
- Shelter resources for reserve families are a need
- Surviving dependents of Veterans lose VA benefits, and sometimes this means they lose multiple source of income at once
- Shelter specific to Veterans is not available, despite Westmoreland County have the second largest Veteran population in Western PA. Generally, Veteran-dedicated shelters are better options because the case managers don't always have capacity to manage the resources and services available for Veterans.
- Accessibility continues to be a challenged for disabled Veterans across all housing types-shelter through permanent rentals.
- There is a growing need for support for activities of daily living particularly among the elderly and elderly Veterans who don't require personal care, assisted or skilled living.
- VASH vouchers being returned because FMR/PHA payment standards can't compete with market rents; units don't pass inspection and landlords are unwilling to make the repairs.
- Many Veterans find it difficult to find a unit or shelter that allows pets (non-service animals) and are unwilling to part with the pet
- Housing options are often identified in rural areas that are not accessible to grocery, primary healthcare, employment opportunities, and transportation has been drastically reduced.
- Services identified as needed include transportation (staff capacity prevents more drivers) during non-traditional shifts; laundry services (cash available for coin-op laundry); moving costs; in-home medical

Civil Rights/Disability Advocates

- Housing supply is limited, particularly for those with physical disabilities. There is a multiyear wait for zero-step entrance units and units that are wheelchair accessible.
- Waiver services and representative payee services are helpful; financial literacy services are a need especially while people wait for housing; in home health providers are needed.

Public Housing Authority

- Landlord engagement/recruitment is a need. As rents increase beyond FMR, landlords aren't always willing to accept PHA payment standards. Voucher utilization still relatively high, but tenants do have difficulty identifying units. Incentive payments have been helpful under EHV program.
- Rents are increasing, but not so high that landlords are not taking vouchers, since it is a guaranteed payment, but recruitment and incentives are still needed.
- Services in support of housing search/placement, utility and security deposit needs would be helpful for households once they receive a voucher.
- PHA continues to reposition assets out of public housing.
- Waiting list takes several years to make it to the top, even with preferences.

The County reached out to Southwest PA Legal Services (SPLAS) Fair Housing Law Project via email and telephone in order to meet the requirement that consultation be conducted with agencies that address Fair Housing and Civil Rights. Documentation of efforts to reach SPLAS prior to plan development is included in the Consultation Appendix A. SPLAS did not respond to requests for consultation until after the Allocation Plan was placed on public display. During subsequent consultation, SPLAS indicated the need for supportive services to help stabilize households at-risk of eviction. Landlords are more likely to avoid eviction filings if tenants have case managers offering support to at-risk tenants. Coupled with services is a need for rental assistance to help prevent eviction filings and keep people housed in place. SPLAS indicated that they receive the most inquiries/requests for assistance on cases involving disability, but there has been an increase in cases involving sexual harassment and familial status.

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: December 27, 2022

Public comment period: start date – 12/28/2022 end date – 1/11/2023

Date(s) of public hearing: 1/4/2023

Describe the public participation process:

Westmoreland County published a notice in the Tribune Review informing the public of the availability of the HOME-ARP Allocation Plan, as well as the public hearing, on December 27, 2022. A copy of the notice and Plan were also made available on the County's Website. The Plan was available for a 15 day period, and the County conducted a public hearing on January 4, 2023. The public hearing was held in person, with a virtual option. Comments on the Plan were accepted via US mail, e-mail, telephone or at the public hearing.

Describe efforts to broaden public participation:

Westmoreland 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:

During the public hearing, a member of the public indicated that rental housing is a more permanent solution than shelter. The County's response indicated that the data and stakeholder feedback demonstrated a need for additional shelter and service capacity, and the budget reflects those priorities. In addition, a question was asked about how shelters would be developed (new construction or rehabilitation). The County indicated that RFPs would be issued for the creation of the shelter and it was not yet determined how the shelter would be developed.

Other comments received included a statement that shelters are always filled to capacity; an increase in homelessness among Jewish women; and an availability of affordable units in areas without access to transportation to and from groceries, amenities, medical services and other items. This commenter indicated that any shelter developed should consider location near transportation and one that could be flexible enough to house males, females and/or families.

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

There were no comments that were not accepted. All comments were considered as part of the final drafting of the Plan.

Needs Assessment and Gaps Analysis

Westmoreland County, like many communities across the United States, struggles with meeting the needs of its unhoused and low-income residents. The following data analysis uses information from the HUD 2021 Continuum of Care Housing Inventory Chart for the Western Pennsylvania Continuum of Care (CoC), Point in Time Counts (PIT), 2014-2018 Comprehensive Housing Affordability Strategy (CHAS) data, CoC APR data, and more, in an effort to determine the needs of the Westmoreland community. The following analysis also includes input derived from consultation with Westmoreland County community stakeholders.

According to the 2022 Housing Inventory Count (HIC) report for the Western Pennsylvania Continuum of Care of which Westmoreland is a part, there were 67 total year-round beds available in emergency shelter projects, including 11 seasonal beds available from November through March and two overflow beds not reported below. Permanent Supportive Housing and Rapid Rehousing beds totaled 204 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 Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	16	4	40		0								
Transitional Housing	0	0	0		0								
Permanent Supportive Housing	93	28	61		2								
Other Permanent Housing*	8	4	42		6								
Sheltered Homeless						6	36	5	14				
Unsheltered Homeless						0	0	0	0				
Current Gap										*see narrative			

*Other Permanent Housing includes Rapid Re-Housing beds.

Source: HUD 2022 HIC Western PA CoC; 2021 PIT Count

In Westmoreland County, there are fewer affordable units available than there are households at or below 30% area median income, producing an estimated gap of 8,705 households as explained in the table below.

Non-Homeless Needs Inventory and Gaps Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gaps Analysis
	# of Units	# of Households	# of Households
Total Rental Units	36,705		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	11,489		
Rental Units Affordable to HH at 50% AMI (Other Populations)	17,220		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		6,610	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		4,285	
Current Gaps			8,705

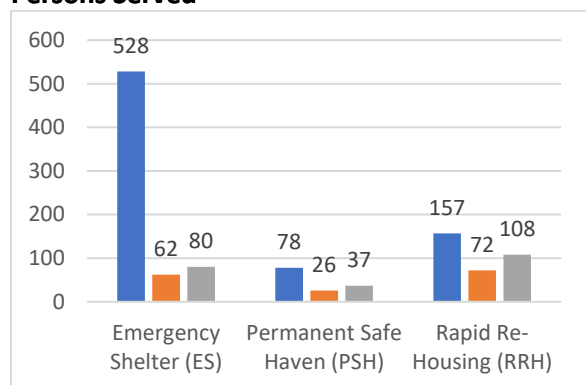
Source: Comprehensive Housing Affordability Strategy data (CHAS)

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

In order to determine whether or not the current housing inventory is sufficient to meet the need for beds, it is important to look at the population of those served by these housing programs in order to best determine the size and demography of the community in need.

Emergency shelters served the greatest number of people in 2021 compared to other housing programs, having served a total of 670 persons. Among households served through permanent supportive housing (PSH) and rapid re-housing (RRH) programs, the majority of households were moved into housing. In total, 1,148 persons were served in 2021 through emergency shelter, permanent supportive housing, or rapid re-housing programs.

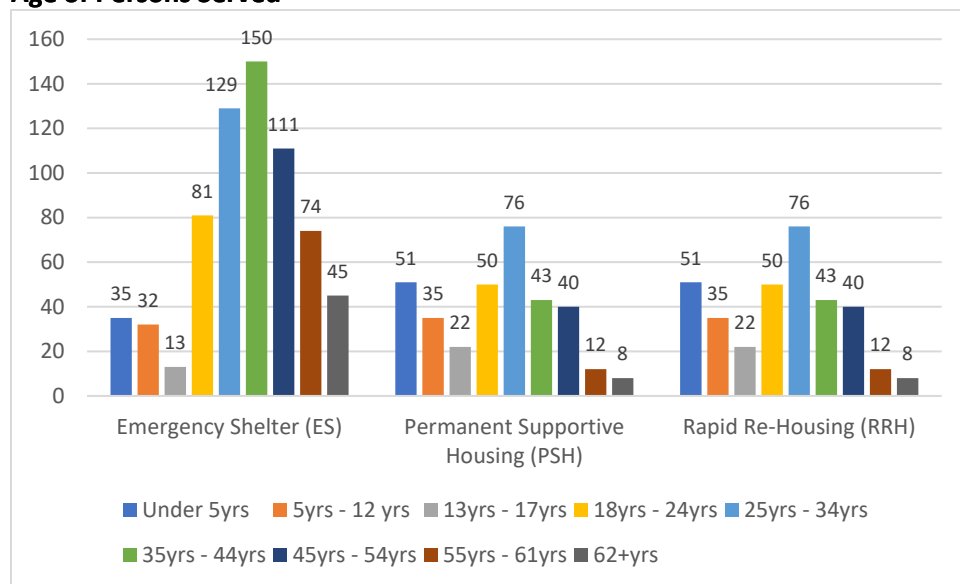
Persons Served



Source: CoC APR 2021

Among those served by emergency shelter, permanent supportive housing, and rapid re-housing programs, 78.0% were over the age of 18, primarily between the ages of 25 to 44 years old. There is a higher proportion of men than woman represented with 667 persons served that identified as male and 468 persons served that identified as female (1 person identified as transgender, 2 did not identify with any gender). The majority of persons served identified as White (71.3%), while 17.1% identified as Black, and 2.5% identified as Hispanic.

Age of Persons Served



Source: CoC APR 2021

Homeless as defined in 24 CFR 91.5:

The number of Westmoreland County residents that meet the definition of homeless under 24 CFR 91.5 was derived from the 2022 PIT count was a total of 56 persons, a minor increase from 54 persons in 2021. Between 2020 and 2022, there was an estimated decrease in persons experiencing homelessness during the annual PIT count of about 17 persons. This could be due to constraints and limitations on the Count resulting from COVID-19. It is also worth noting that in 2021 and 2022, the Western Pennsylvania Continuum of Care did not conduct an unsheltered count, thus PIT count data included only those in emergency shelters at that time. During the 2020 PIT, six unsheltered individuals were identified in

Westmoreland County. According to the 2022 PIT count, the majority of persons were over the age of 25, 4 out of the 56 were chronically homeless, 16 persons (28.6%) were severely mentally ill, and 14 persons (25.0%) were victims of domestic violence. Demographic data was not collected during the PIT count.

During 2021, a total of 1,148 homeless persons were served by programs in Westmoreland County, which is a member of the Western PA Balance of State Continuum of Care.

Program	Persons Served
Emergency Shelter	670
Permanent Supportive Housing and Supportive Housing	141
Rapid Re-Housing	337
Total	1,148

Source: HMIS APR Data 2021

According to a gaps analysis conducted by the Western PA Balance of State CoC, in 2021, 259 households in Westmoreland County accessed Coordinated Entry, 100% of which were added to the by-name list. Of those placed on the by-name list, 50% were placed in permanent housing. As of July 2022, the County's by-name list included 206 households. Since the beginning of 2022, 267 of those assessed had been enrolled in programs, and 137 were still active in July 2022.

According to the same gaps analysis, of households that were assessed through Coordinated Entry, Westmoreland County had the highest number of chronically homeless households (7).

At Risk of Homelessness as defined in 24 CFR 91.5:

According to 2014-2018 CHAS data, there are 9,945 total renter households that make less than or equal to 30% AMI. There are 11,489 affordable housing units affordable to this population group. Of those 11,489 affordable housing units, only 39.4% (4,535) of units are occupied by the appropriate income tier. This produces a gap of 5,410.

According to 2014-2018 CHAS data, there are 1,993 renter households with a household size of 5 or more. Of those renter household with a household size of 5 or more, 40.1% (800) of households have one or more of the four housing problems, including cost burden and overcrowding.

Based on 2021 HMIS data, 65.3% of leavers (613 residents) exited to permanent destinations. In comparison, 17.3% of leavers (162 residents) exited to temporary destinations, and 5.1% (48 residents) of leavers exited to institutional settings. Of those exiting emergency shelter programs, 53.9% exit to permanent destinations, 24.7% exit to temporary destinations, 4.9% exit to institutional settings, and 16.6% exit to other destinations. Of those exiting permanent supportive housing programs, 78.7% exit to permanent destinations, 2.7% exit to temporary destinations, 14.7% exit to institutional settings, and 4.0% exit to other destinations. Of those exiting rapid re-housing programs, 89.5% exit to permanent destinations, 3.2% exit to temporary institutions, 2.8% exit to institutional settings, and 4.4% exit to other destinations. Exiting to a temporary destination may indicate greater risk of returning to the homeless system.

In addition, the County served 1,813 households with emergency rental assistance; of those, 1,020 or 56% have income below 30% AMI, and an additional 453 households have income below 50% AMI. Households requiring rental assistance may be at greater risk of experiencing homelessness if they cannot sustain ongoing rent and utility payments.

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

As summarized below, 279 adults (30.2%) served by emergency shelter, permanent supportive housing, and rapid re-housing programs in 2021 were survivors of domestic violence. In addition, 92 adults (33.3%) reported that they were fleeing domestic violence.

Domestic Violence

	Survivors of DV		Fleeing DV	
	Number of Survivors of DV	% of Program that is Survivor of DV	Number of Persons Fleeing DV	% of Program that is Fleeing DV
Emergency Shelter (ES)	151	25.6%	151	15.2%
Permanent Supportive Housing (PSH)	29	27.9%	29	24.1%
Rapid Re-Housing (RRH)	99	43.2%	99	63.6%

Source: CoC APR 2021

During the period July 1, 2021-June 30, 2022, the Blackburn Center, which provides services to victims of domestic and sexual violence and other types of violence and crime in Westmoreland County, including human trafficking, served 113 adults and children through emergency shelter, and 3,048 new clients in counseling/therapy programs according to their Annual Report.

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 2014-2018 CHAS data, there are 8,020 owner households and 9,945 renter households with household income less than or equal to 30% AMI. This equates to just 6.8% of all owner households, but 29.1% of all renter households. Of those renter households, 6,610 (66.5%) are experiencing 1 or more severe housing problems, which includes severe cost burden and severe overcrowding placing them at greater risk of experiencing homelessness.

Prior to entering an emergency shelter, permanent supportive housing, or rapid re-housing program, the majority of adults served reported being homeless prior to entering the project (60.7%). 12.5% reported living in an institutional setting prior to entering the project, 10.5% reported staying or living in a friend's room/apartment/house, and 7.2% reported staying or living in a family member's room/apartment/house. More details on these at-risk populations are summarized below.

Living Situation of Adults/Heads of Households Immediately Prior to Entering the Project

	Emergency Shelter (ES)	Permanent Supportive Housing (PSH)	Rapid Re-Housing (RRH)
Homeless situations	246	99	215
Institutional settings	113	1	1
Permanent housing (other than RRH) for formerly homeless persons	0	3	0

Rental by client, no ongoing housing subsidy	24	0	1
Hotel or motel paid for without emergency shelter voucher	39	0	3
Staying or living in a friend's room, apartment, or house	92	0	5
Staying or living in a family member's room, apartment, or house	63	0	3
Other locations	13	1	1

Source: CoC APR 2021

Number of Veterans Served

	Emergency Shelter (ES)	Permanent Supportive Housing (PSH)	Rapid Re-Housing (RRH)
Chronically Homeless Veteran	3	3	0
Non-Chronically Homeless Veteran	35	34	1
Not a Veteran	885	726	159

Source: CoC APR 2021

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

The Westmoreland County Housing Authority (WCHA) owns and manages more than 2,500 housing units throughout the County, including 1,600 public housing units, as well as administers 1,600 Housing Choice Vouchers. The WCHA has adopted local preferences for families experiencing homelessness, in transitional housing and for victims of domestic violence. Households with a preference can still experience about a year long wait for a voucher; for households without a preference the wait is over five years.

The 2022 Housing Inventory Chart (HIC) indicated 90 emergency shelter beds were available, including 11 seasonal beds unavailable after March 2022 and 11 overflow beds. There are only 65 year round shelter beds available in the County. The Blackburn Center, the only dedicated shelter space in Westmoreland County for people fleeing domestic violence, has 15 beds to serve survivors.

In addition, the HIC identified 154 Permanent Supportive Housing beds and 50 Rapid Rehousing beds.

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 Westmoreland 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 and service needs of qualifying populations:

Homeless as defined in 24 CFR 91.5:

HMIS data indicated that 1,148 residents were served by the homeless system in 2021. According to the 2022 HIC, Westmoreland County has 154 permanent supportive housing, including 61 adult-only beds, of which most are estimated to be occupied.

Among those served by emergency shelter, permanent supportive housing, and rapid re-housing projects, 65 households (7.5%) included at least one or more chronically homeless person. A chronically homeless individual, as defined by the Continuum of Care, is a person who:

1. Is homeless and lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and
2. Has been homeless and living or residing in a place not meant for human habitation, a safe haven, or in an emergency shelter continuously for at least 1 year or on at least four separate occasions in the last 3 years where the combined length of time homeless in those occasions is at least 12 months; and
3. Has a qualifying disability.

According to the 2022 PIT count, 4 persons were reported as chronically homeless; however seven chronically homeless individuals access Coordinated Entry in 2020. Incidence of chronic homelessness suggests a need for longer term housing and intensive supportive services to ensure housing stability. There is also a need for resources that can reach people experiencing unsheltered homelessness and open pathways to rapidly house people from places not meant for human habitation. Additional shelter capacity may be needed in order to reduce the number of unsheltered homeless.

Stakeholders reported that shelter resources for families and couples were limited, as well as shelter space accessible to people with disabilities. Shelter providers often do not have capacity to manage complex medical needs of residents, and 30-60 day shelters do not provide enough time to identify units in the current housing market. Further, stakeholders reported that retaining quality shelter staff and low rates of pay poses a challenge to manage the shelter system.

Shelter providers indicated that it is increasingly difficult to place households rapidly into stable housing due to low income, high housing costs and lack of inventory. As a result, shelters are overcrowded and over-capacity. The County collaborates with developers to invest its HOME funds in LIHTC rental housing to expand the inventory of affordable rental units. However, many of those participating in consultations reported that there is increased competition for fewer affordable units. Already subsidized projects fill quickly and experience very little turnover and long waiting lists for affordable housing and permanent supportive housing. Many permanent supportive providers rely on scattered site privately owned units, and many providers reported that landlords are no longer willing to accept assistance or have tenant selection policies that act as barriers for special needs populations.

At Risk of Homelessness as defined in 24 CFR 91.5:

According to 2014-2018 CHAS data, there are 9,945 total renter households that make less than or equal to 30% AMI. There are 11,489 affordable housing units affordable to this population group. Of those 11,489 affordable housing units, only 39.4% (4,535) of units are occupied by the appropriate income tier. This produces a gap of 5,410.

According to 2014-2018 CHAS data, there are 1,993 renter households with a household size of 5 or more. Of those renter household with a household size of 5 or more, 40.1% (800) of households have one or more of the four housing problems, including cost burden and overcrowding.

The Westmoreland County Housing Authority waiting list data, current as of November 2022, indicated 4,504 families on the waiting list for public housing and 4,933 families on the waiting list for Housing Choice Vouchers. The average annual income for families on both lists is below \$12,000. Of those families waiting for public housing, 3,948 (87.7%) had incomes at or below 30% AMI. Of families waiting for Housing Choice Vouchers 4,471 (90%) had incomes at or below 30% AMI. Inadequate inventory and resources for these households results in greater risk of homelessness if households need rental assistance or other subsidized housing in order to avoid being cost-burdened or losing their current housing. Among these households, demand is greatest for one and two bedroom units.

Analyzing the exit destinations of those leaving emergency shelter, permanent supportive housing, rapid re-housing, and transitional housing programs is a strong indicator of populations at risk of homelessness. Those who exited to temporary, or even institutional settings, are at-risk of homelessness.

In 2021, there were a total of 337 persons (199 households) served by rapid re-housing programs in Westmoreland County. Of those individuals served by rapid re-housing programs, 137 (40%) exited to rental units without ongoing subsidy. Of those exiting rapid re-housing programs, 8 persons (3.2%) exited to temporary destinations. 28 people exiting rapid re-housing programs had no income at exit. Stakeholders reported that many families that received ERAP are re-applying because they need additional assistance, pointing to a need for additional, longer term rental assistance.

According to service providers consulted during the preparation of this Allocation Plan, rapid rehousing and homeless prevention resources are needed in order to keep people housed in place and to avoid homelessness. Providing resources and services before crisis is effective and more successful than trying to assist households who have become homeless. Poor rental history is often identified as a barrier for households accessing affordable households. Rental assistance and legal services for eviction prevention were identified as needed services to help salvage tenancies and prevent poor rental history from becoming a barrier for future tenancies.

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

As mentioned previously, 279 adults (30.2%) served by emergency shelter, permanent supportive housing, and rapid re-housing programs in 2021 were survivors of domestic violence. In addition, 92 adults (33.3%) reported that they were fleeing domestic violence. To accommodate these residents, it is necessary to ensure that there are proper resources available and advertised for those who are fleeing domestic violence, dating violence, sexual assault, stalking or human trafficking.

Stakeholders reported shelter and services were an unmet need for this qualifying population. The Blackburn Center, which provides services to victims of domestic and sexual violence and other types of violence and crime in Westmoreland County, including human trafficking, provides only for a 30 day stay

and many times this is not enough time for individuals to identify other housing, especially since inventory is limited. Further, there are only 15 beds at the shelter.

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:

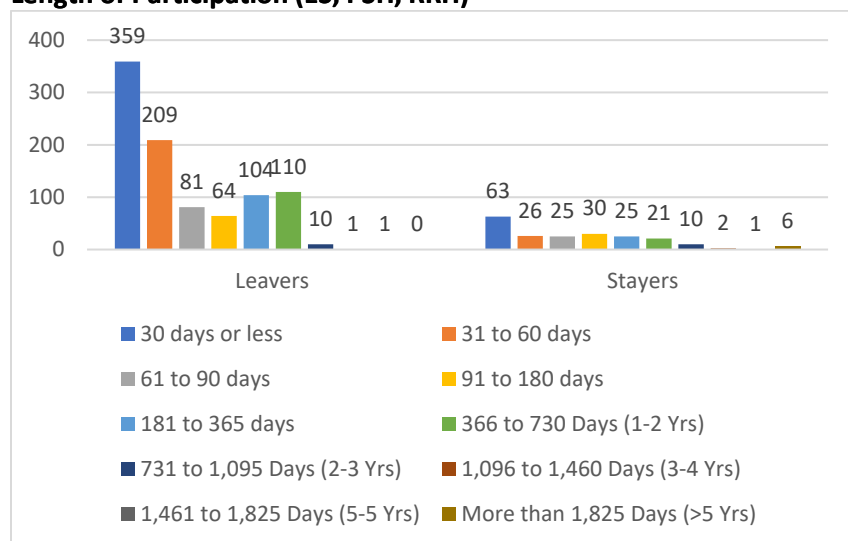
In 2021, 248 households exited rapid re-housing programs in Westmoreland County. Of those, 137 (55%) exited to a permanent destination with no ongoing subsidy and 8 persons (3.2%) exited to temporary destinations; 28 people exiting rapid re-housing programs had no income at exit. Households with no income and no ongoing subsidy may be more likely to return to homelessness. Stakeholders reported that households assisted with ERAP funding are re-applying due to the need for additional assistance to avoid eviction.

Approximately 36.8% of those served by emergency shelter, permanent supportive housing, or rapid re-housing projects in 2021 remained in those programs for thirty days or less. About 20.5% stay for 31 to 60 days. Few stayed for more than 730 days. Longer lengths of stay may increase the need for beds, as there is less movement for new clients to be able to use those resources. This could also point to a need for additional housing inventory, as fewer available options lead to less turnover in shelter and transitional beds.

Veterans: There are a total of 8 beds dedicated for veterans according to the 2022 HIC. Five veterans were identified as sheltered during the 2022 PIT, and an unknown number of unsheltered veterans, as an unsheltered count did not take place in 2022. Stakeholders reported barriers such as co-occurring mental health and/or substance abuse disorders, lack of income or rental history, or criminal history. Many resources were identified as unmet needs such as case management, life skills training, employment training, financial planning and assistance, housing counseling, transportation, legal services, and child care services. Stakeholders reported that while many of these services exist, they are only available to veterans who are deployed or on active orders. Accessibility continues to be a challenged for disabled veterans across all housing types-shelter through permanent rentals. There is a growing need for support for activities of daily living particularly among the elderly and elderly veterans who don't require personal care, assisted or skilled living. Stakeholders also reported that VASH vouchers are being returned because FMR/PHA payment standards can't compete with market rents and/or units don't pass inspection and landlords are unwilling to make the repairs.

Persons with Disabilities: Overall, there is a severe need for permanent housing that can accommodate persons with disabilities. Housing supply is limited, particularly for those with physical disabilities. There is a multiyear wait for zero-step entrance units and units that are wheelchair accessible. Waiver services and representative payee services are helpful; financial literacy services are a need especially while people wait for housing. In home health providers and medical respite care was identified as a need for individuals discharging from hospital settings. Other needs of this population to maintain housing stability are the same as everyone else: access to employment and accessible public transportation.

Length of Participation (ES, PSH, RRH)



Source: CoC APR 2021

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

While data suggests that the Westmoreland County unhoused population was able to be sheltered by either emergency shelter, permanent supportive housing, or rapid re-housing programs, there is still a great need for shelter capacity and more affordable housing in the County to prevent an increase in the number of unhoused and unstably housed populations within Westmoreland County. Without affordable housing, more residents will be unable to afford a home, or be able to adequately support their families and the need for more services will increase. Moreover, more attention needs to be given to at-risk populations and those that are chronically homeless or exit these projects with little to no cash income in order to prevent re-entry.

Since PIT and HIC data only provide a snapshot of persons experiencing homelessness on a single night, a broader picture can be provided through data currently presented in the County's HMIS data for 2021 (January 1-December 31). Of those exiting emergency shelter programs, 53.9% exit to permanent destinations, 24.7% exit to temporary destinations, 4.9% exit to institutional settings, and 16.6% exit to other destinations. Of those exiting permanent supportive housing programs, 78.7% exit to permanent destinations, 2.7% exit to temporary destinations, 14.7% exit to institutional settings, and 4.0% exit to other destinations. Of those exiting rapid re-housing programs, 89.5% exit to permanent destinations, 3.2% exit to temporary destinations, 2.8% exit to institutional settings, and 4.4% exit to other destinations. Across all programs (emergency shelter, permanent supportive housing, and rapid re-housing), 247 of leavers exit with no income. Stakeholders reported a lack of both units and shelter space that is accessible to people with disabilities. Shelter capacity is limited, particularly for couples and people fleeing domestic violence.

In 2021, 259 households accessed Coordinated Entry, 100% of which were added to the by-name list. Of those placed on the by-name list, 50% were placed in permanent housing. As of July 2022, the County's by-name list included 206 households. Since the beginning of 2022, 267 of those assessed had been enrolled in programs, and 137 were still active in July 2022.

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. Service gaps for Veterans identified by stakeholders include transportation (staff capacity prevents more drivers); laundry services (cash available for coin-op laundry); moving costs; in-home medical care.

Identify priority needs for qualifying populations:

Based on stakeholder consultations and data analysis, emergency shelter is a priority. Though the 2022 HIC and PIT data suggest sufficient shelter capacity, stakeholders report a continuing need for additional shelter beds. Shelter stays often exceed 30-60 days due to an inadequate inventory of affordable housing and an ability to quickly place households into permanent housing. As such, an adequate inventory of deeply subsidized housing for the Qualifying Populations is also a priority due to low vacancy rates and escalating rental costs, and over-capacity shelters unable to move households out of shelter into permanent housing. Coupled with these is a need for supportive services (including case management, housing search and placement, 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 determine needs and system gaps for HOME-ARP qualifying populations:

- American Community Survey (ACS), 2016-2020
- HUD Comprehensive Housing Affordability Strategy (CHAS), 2014-2018
- 2022 Point-In-Time Count (PIT)
- 2022 Housing Inventory County (HIC)
- Westmoreland County Annual Performance Reports (APR)
- 2021 System Performance Measures
- Western PA Continuum of Care Coordinated Entry Gaps Analysis
- Blackburn Center Annual Report

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. The Blackburn Center 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 Westmoreland County Department of Planning will invite any Developer/Owner that is looking to apply for funding and/or other resources from the County for the new construction, substantial rehabilitation, and/or preservation of non-congregate shelter to submit a proposal for funding. The proposed activity, 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. The County is not currently establishing preference or priority as part of its scoring criteria for HOME ARP proposals for funding. Should the County establish preference or priorities, a substantial amendment may be duly publicized and submitted to HUD for review. Applicants for HOME-ARP must meet the minimum program eligibility and threshold requirements. Depending on the nature of the proposed activity, site inspections may be conducted by County staff. An evaluation of the site's feasibility, financial underwriting and developer capacity assessment will be completed and considered as part of the review process.

Describe whether the PJ will administer eligible activities directly:

Westmoreland County will not administer and oversee its eligible activities directly. Rather, it will enter into HOME Agreements with developers of HOME-ARP eligible projects, and execute subrecipient agreements with service providers. The County will provide oversight and management of its developer and 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:

Westmoreland 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.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 500,000.00		
Acquisition and Development of Non-Congregate Shelters	\$ 2,631,667.00		
Tenant Based Rental Assistance (TBRA)	\$ #		
Development of Affordable Rental Housing	\$ #		
Non-Profit Operating	\$ #	# %	5%
Non-Profit Capacity Building	\$ #	# %	5%
Administration and Planning	\$ 552,647.00	15 %	15%
Total HOME ARP Allocation	\$ 3,684,314		

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. Westmoreland County will distribute approximately 70% to the development of a non-congregate shelter, 14% to supportive services and the maximum 15% for administration.

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:

Based on stakeholder consultations and data analysis, there is a continuing need for additional shelter beds. Shelter stays often exceed 30-60 days due to an inadequate inventory of affordable housing and an ability to quickly place households into permanent housing, limiting the number of beds available for emergency housing. The dedicated shelter space for individuals fleeing domestic violence in the County is limited to 15 bed and is insufficient to meet the demand for survivors. All shelters lack bed capacity, and mainstream shelters are even unable to serve survivors. Due to lack of affordable inventory, it is increasingly challenging to move folks out of shelter into permanent housing. Shelter providers indicated that even if additional affordable housing was provided, the need for shelter capacity in the County is so great that there would still be a need for shelter even if households were placed within 30 days. Successful transition from shelter to permanent housing is contingent on long-term services for households once placed in housing, and are critical to preventing at-risk households from entering or returning to homelessness; therefore, the County's emphasis with HOME ARP funds will be to create non-congregate shelter space for all qualifying populations, as well as providing housing search and placement, housing stabilization and other homelessness prevention services required to ensure successful, stable housing.

HOME-ARP Production Housing Goals

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

The County is not proposing to use HOME-ARP to produce affordable rental 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:

N/A

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:

Westmoreland 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):

Westmoreland 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:

Westmoreland County proposes development of non-congregate shelter limited to individuals fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking as defined in section IV.A of the Notice. The County will comply with all applicable Fair Housing and nondiscrimination laws and requirements listed in 24 CFR 5.105(a) when referring participants to HOME-ARP services.

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:

There are only fifteen shelter beds dedicated to individuals fleeing domestic violence in Westmoreland County. According to stakeholders, the maximum stay in the existing shelter is 30 days and provides insufficient time to safely and stably identify and place survivors into permanent housing. Mainstream shelters are over-capacity and turn away survivors., forcing survivors to return to an unstable, unsafe situation or remain unsheltered, neither of which are safe. Providing a dedicated shelter would increase capacity of the system to serve this qualifying population and address an unmet need identified in this Allocation Plan.

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):

Westmoreland County will also make HOME-ARP resources available for non-congregate shelter for all other qualifying populations, as well as supportive services to address unmet case management, housing search/placement, housing stabilization and homelessness prevention service needs. Stakeholders described community-based services, where services meet individuals and consumers where they are with a person-centered approach, as an effective practice, but an unmet need in the County. Providing HOME-ARP resources will address these unmet needs among the qualifying populations not included in the limitation described above.

HOME-ARP Refinancing Guidelines

Westmoreland 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

Stakeholder Chart
HOME-ARP Allocation Plan
Westmoreland County, PA

Type of Organization	Contact Name	Title	Name of Organization	Mailing Address	Telephone	Email Address
Continuum of Care Serving Participating Jurisdiction August 9 10:00 a.m.	Dan Carney	Executive Director	Union Mission	PO Box 271, Latrobe, PA 15650	724-539-3550 x203	dcarney@theunionmission.org
	Sara Hunter-Campbell	Shelter Program Manager	Blackburn Center	PO Box 398, Greensburg, PA 15601	724-837-9540 x206	sarahc@blackburncenter.org
	Ciarra Karnes	CoC Systems Specialist	DMA		724-674-9905	ciarra@dma-housing.com
	Dan Giovannelli	Vice President Community Inve	Westmoreland Community Action	226 Donahue Road, Greensburg, PA 15601	(724) 834-1260 x 1151	dqiovannelli@westmorelandca.org
Public Housing Authorities August 9 2:00 p.m.	Carrie Lucotch	Rental Services Director	Westmoreland County Housing Authority	167 South Greengate Road, Greensburg, PA 15601	724-832-7248 x3029	carriel@wchaonline.com
Shelter & Service Providers (including DV providers) August 10 10:00 a.m.	Dan Carney	Executive Director	Union Mission	PO Box 271, Latrobe, PA 15650	724-539-3550 x203	dcarney@theunionmission.org
	Lyndsay Burrik	Executive for Community W	SPHS Connect, Inc. (Welcome Home)	300 Chamber Plaza, Charleroi, PA 15022	724-489-9100 x4308	lburrik@sphs.org
	Sara Hunter-Campbell	Shelter Program Manager	Blackburn Center	PO Box 398, Greensburg, PA 15601	724-837-9540 x206	sarahc@blackburncenter.org
	Erin Gillette	Coordinator of Residential Ser	Alle-kiski Hope Center	500 E 8th Avenue, Tarentum, PA 15084	724-826-1517	ering@akhopecenter.org
	Michelle Gibb	Executive Director	Alle-kiski Hope Center	500 E 8th Avenue, Tarentum, PA 15084		michelleg@akhopecenter.org
Homeless/Supportive Service Providers (incl Veterans Groups) August 10 1:00 p.m.	Danielle Bush	SSVF Service Coordinator	Veteran's Leadership Program			bushd@vlpwpa.org
	Janine Wytovich	Veteran Housing Director	Veteran's Leadership Program		844-857-8387 x232	wytovich@vlpwpa.org
	Stacey Long	Veterans Court Coordinator	Westmoreland County		724-830-3703	slong@co.westmoreland.pa.us
	Matt Zamosky	Director	Veteran's Affairs	2 N. Main Street, Suite 205, Greensburg, PA 15601	724-830-3530	mzamosky@co.westmoreland.pa.us
	Deb Thackrah	Executive Director	Feeding the Spirit	611 Southwest Avenue, Greensburg, PA 15601	724-757-2533	deb2run@verizon.net

Public Agencies that address needs of person's experiencing homelessness August 11 2:00 p.m.	Lynnette Emerick	Executive Director	WCSI	770 East Pittsburgh Street, Greensburg, PA 15601		lemerick@wcsi.org
	Laurie Barnett-Levine	Executive Director	MHASWPA	409 Coulter Avenue, Greensburg, PA 15601	724-834-6351 x121	blevine@mhaswpa.org
	Sara Stenger	Administrator	BH/IDD	40 N. Pennsylvania Avenue, Suite 110, Greensburg, PA 15601	724-853-4626	stenges@westmoreland.swsix.com
	Lyndsay Burrik	Executive for Community W	SPHS Connect, Inc. (Welcome Home)	300 Chamber Plaza, Charleroi, PA 15022	724-489-9100 x4308	lburrik@sphs.org
	Carmen Capozzi		Sage's Army			
Public or Private Agencies that address Fair Housing, Civil Rights and the needs of persons with disabilities August 11 11:00 a.m.	Jamie Milligan	Deputy Director	Fair Housing Law Center	10 West Cherry Avenue, Washington, PA 15301	724-884-2783	jaime@splas.org
	Keitsyn Marcucci	Staff Attorney/Project Manager	Fair Housing Law Center	10 West Cherry Avenue, Washington, PA 15301	724-884-2787	keirstyn@splas.org
	Leah Gray	Deputy Director	Disability Options Network	5142 Route 30, Suite 155, Greensburg, PA 15601	724-652-5144 x501	lgray@disabilityoptionsnetwork.org
	Jen Schwartz	Program Director	Threshold	111 Tridico Way, Greensburg, PA 15601	724-837-9348	threshold123@comcast.net
	Jessica Pulliam Petrunak	Regional Housing Coordinator	Inglis (SHP)	2600 Belmont Avenue Philadelphia, PA 19131	(412) 923-3876	Jessica.PulliamPetrunak@inglis.org

Westmoreland County 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 non-congregate shelter

HOME-ARP Allocation

Westmoreland
County

\$3,684,314

Qualifying Populations

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

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

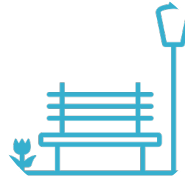
Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary

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

HUD HOME- ARP Definition Homeless



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



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

HUD HOME- ARP Definition At Risk of Homelessness

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



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



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.);

Five Eligible Activities



PRODUCTION
OR
PRESERVATION
OF AFFORDABLE
RENTAL
HOUSING



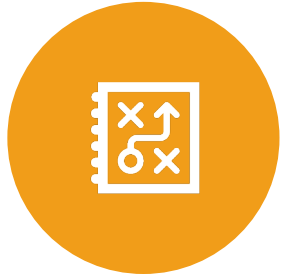
TENANT-BASED
RENTAL
ASSISTANCE
(TBRA)



SUPPORTIVE
SERVICES,
HOMELESS
PREVENTION
SERVICES, AND
HOUSING
COUNSELING



PURCHASE AND
DEVELOPMENT
OF NON-
CONGREGATE
SHELTER



NONPROFIT
OPERATING AND
CAPACITY
BUILDING

Qualifying populations in Westmoreland County

9,945

Renter households that are extremely low-income

4,890 (49.2%)

Extremely low-income renter households with severe cost burden

-5,410

Shortage of rental homes affordable and available for extremely low-income renters

\$28,450

Maximum income for 4-person extremely low-income household (state level)

\$39,240

Annual household income needed to afford a 2-bedroom rental home at HUD's FMR

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 Needs Assessment and Gaps Analysis through October

Draft Allocation Plan through October/November

Public Display in November

Submit to HUD in December

Westmoreland County HOME ARP Attendees

Summary

Meeting Date	Meeting Duration	Number of Attendees	Meeting ID
August 11, 2022 1:59 PM EDT	71 minutes	7	228-899-781

Details

Name	Email Address	Join Time	Leave Time
+17245161226		2:25 PM	2:58 PM
Bill Wasielewski - M&L		1:59 PM	3:10 PM
Janet Thomas	jthomas@co.westmoreland.pa.us	2:00 PM	3:10 PM
Jennifer Woodling		1:59 PM	3:10 PM
Kate Molinaro	katemo@mandl.net	1:59 PM	3:10 PM
Laurie Barnett Levine		1:59 PM	2:58 PM
Sara Stenger	stenges@westmoreland.swsix.com	1:59 PM	2:58 PM

Westmoreland County HOME ARP Attendees

Summary

Meeting Date	Meeting Duration	Number of Attendees
August 11, 2022 10:58 AM EDT	45 minutes	5

Details

Name	Email Address	Join Time
Bill Wasielewski - M&L		11:00 AM
Janet Parker		10:58 AM
Jennifer Woodling		10:58 AM
Kate Molinaro	katemo@mandl.net	10:58 AM
Sarah Sharpe	ssharpe@disabilityoptionsnetwork.org	11:03 AM

Westmoreland County HOME ARP Attendees

Summary

Meeting Date	Meeting Duration	Number of Attendees	Meeting ID
August 10, 2022 12:58 PM EDT	62 minutes	6	228-899-781

Details

Name	Email Address	Join Time	Leave Time
Bill Wasielewski - M&L		12:58 PM	2:00 PM
Hayley Miller- VLP		1:00 PM	2:00 PM
Hayley Miller- VLP		1:00 PM	1:00 PM
Janet Parker		1:25 PM	2:00 PM
Jennifer Woodling		12:59 PM	2:00 PM
Kate Molinaro	katemo@mandl.net	12:58 PM	2:00 PM
Matt Zamosky		1:02 PM	2:00 PM
Matt Zamosky		1:00 PM	1:01 PM

Westmoreland County HOME ARP Attendees

Summary

Meeting Date	Meeting Duration	Number of Attendees	Meeting ID
August 10, 2022 9:57 AM EDT	83 minutes	7	228-899-781

Details

Name	Email Address	Join Time	Leave Time
Bill Wasielewski - M&L		9:59 AM	11:20 AM
Dan Carney (he/him)		10:24 AM	11:20 AM
Erin Gillette		10:00 AM	11:20 AM
Jennifer Woodling		9:57 AM	11:20 AM
Kate Molinaro	katemo@mandl.net	9:57 AM	11:20 AM
Lyndsay Burrik	lburrik@sphs.org	10:30 AM	11:20 AM
Sara Hunter-Campbell, Blackburn Center		9:59 AM	11:20 AM

Westmoreland County HOME ARP Attendees

Summary

Meeting Date	Meeting Duration	Number of Attendees	Meeting ID
August 9, 2022 1:57 PM EDT	43 minutes	5	228-899-781

Details

Name	Email Address	Join Time	Leave Time
Bill Wasielewski - M&L		1:59 PM	2:41 PM
Carrie Lucotch		1:57 PM	2:41 PM
Janet Parker		1:57 PM	2:41 PM
Jennifer Woodling		1:58 PM	2:41 PM
Kate Molinaro	katemo@mandl.net	1:57 PM	2:41 PM

Westmoreland County HOME ARP Attendees

Summary

Meeting Date	Meeting Duration	Number of Attendees	Meeting ID
August 9, 2022 9:58 AM EDT	82 minutes	8	228-899-781

Details

Name	Email Address	Join Time	Leave Time
Bill Wasielewski - M&L		10:02 AM	11:21 AM
Ciarra Johnson (she/her)		10:00 AM	11:21 AM
Dan Carney (he/him)		10:00 AM	11:01 AM
Dan Giovannelli		10:02 AM	11:21 AM
Janet Parker		9:59 AM	10:49 AM
Jennifer Woodling		9:58 AM	11:21 AM
Kate Molinaro	katemo@mandl.net	9:58 AM	11:21 AM
Kathryn Simpson		10:04 AM	11:21 AM

Westmoreland 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

- Systems navigation services are a need-identifying and connecting individuals with resources before they reach crisis. Providing person-centered approach and meeting people where they are has been successful; capacity is limited to do this.
- Barriers include poor rental history, vehicle maintenance costs;
- Rapid Rehousing and Prevention services are most needed;
- 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
- Subpopulations identified include youth, sex/human trafficking victims;
- DV shelters are always full, few options for permanent placements
- Transportation services are a need to provide access to employment, services from where affordable housing may be located

Shelter Providers

- Shelters have many residents with complex needs beyond those that case managers have capacity to handle. 60 day shelters don't provide enough time to find units in the current market as inventory is limited.
- Average stays exceed 45 days as it is increasingly difficult to place households quickly into stable situation.
- Long term subsidies are needed for people exiting shelter due to low income and high housing costs.
- Medical respite care is a need
- Many landlords participating in RRH and PSH voucher programs are not accepting FMR and are unwilling to make repairs to units to bring them into compliance. Landlord incentives such as retention payments, bonus payments, repair/mitigation funds have been effective.
- Staff capacity among shelter and service providers is limited. Retaining quality staff at low rates of pay is increasingly difficult in the shelter system.
- Emergency shelter is perceived as the only way to get service, so shelters are overrun and over capacity.
- There is a greater concentration of human trafficking victims in the City of Greensburg.
- Barriers to housing include poor credit/rental history, criminal history, tenant selection criteria that preclude certain special needs populations.

Service Providers

- Transportation is a barrier, particularly for those in the rural areas of the County, to access services, healthcare, employment opportunities
- Costs of housing rapidly increasing and income is not increasing commensurate with the increase in housing costs
- Shelter beds are always a need
- Staff capacity is limited all around
- Community based services, where services meet individuals and consumers where they are, would be effective and are an unmet need.
- Lack of inventory is a challenge-services are available to wrap around consumers, but individuals cannot find units to rent.
- Megan's law offenders are difficult to house; many that exit prison system exit with mental health challenges. Connecting individuals quickly to services, particularly mental health and substance abuse services for those exiting the criminal justice system, is a need.
- Many families that received ERAP and re-applying because they need additional assistance.
- Shelter resources for families are limited.
- Homeless youth has increased. These individuals are difficult to place in housing because private landlords won't rent to someone without or with poor rental history and without stable employment/income. There is a need to connect youth to well-paying employment opportunities.
- Landlord recruitment is a need.
- Transitional housing options for youth are needed-preferably not in shared settings.
- Services needed include transportation, utility assistance, mental health services, affordable childcare.

Domestic Violence/Victim Service Providers

- Shelter is a need, but cognizant of the expense and difficulty in identifying ongoing sustainable operating funds.
- There is a lack of inventory in which to place victims

Veteran Housing and Service Providers

- Rental assistance and arrears payment resources are a need among Veteran households
- Veterans calling 211 are placed on by-name list, but some VA and SSVF resources are not available to Veterans that are not deployed or on active orders.
- Shelter resources for reserve families are a need
- Surviving dependents of Veterans lose VA benefits, and sometimes this means they lose multiple source of income at once
- Shelter specific to Veterans is not available, despite Westmoreland County have the second largest Veteran population in Western PA. Generally, Veteran-dedicated shelters are better options because the case managers don't always have capacity to manage the resources and services available for Veterans.
- Accessibility continues to be a challenged for disabled Veterans across all housing types-shelter through permanent rentals.

- There is a growing need for support for activities of daily living particularly among the elderly and elderly Veterans who don't require personal care, assisted or skilled living.
- VASH vouchers being returned because FMR/PHA payment standards can't compete with market rents; units don't pass inspection and landlords are unwilling to make the repairs.
- Many Veterans find it difficult to find a unit or shelter that allows pets (non-service animals) and are unwilling to part with the pet
- Housing options are often identified in rural areas that are not accessible to grocery, primary healthcare, employment opportunities, and transportation has been drastically reduced.
- Services identified as needed include transportation (staff capacity prevents more drivers) during non-traditional shifts; laundry services (cash available for coin-op laundry); moving costs; in-home medical

Civil Rights/Disability Advocates

- Housing supply is limited, particularly for those with physical disabilities. There is a multiyear wait for zero-step entrance units and units that are wheelchair accessible.
- Waiver services and representative payee services are helpful; financial literacy services are a need especially while people wait for housing; in home health providers are needed.

Public Housing Authority

- Landlord engagement/recruitment is a need. As rents increase beyond FMR, landlords aren't always willing to accept PHA payment standards. Voucher utilization still relatively high, but tenants do have difficulty identifying units. Incentive payments have been helpful under EHV program.
- Rents are increasing, but not so high that landlords are not taking vouchers, since it is a guaranteed payment, but recruitment and incentives are still needed.
- Services in support of housing search/placement, utility and security deposit needs would be helpful for households once they receive a voucher.
- PHA continues to reposition assets out of public housing.
- Waiting list takes several years to make it to the top, even with preferences.

Re: HOME ARP

Kate Molinaro <katemo@mandl.net>

Thu 1/5/2023 12:35 PM

To: jaime@splas.org <jaime@splas.org>; keirstyn@splas.org <keirstyn@splas.org>

Cc: Bill Wasielewski <billw@mandl.net>; Brenda Williamson <brenda.williamson@racw.net>; 'Janet Thomas' <JTHOMAS@co.westmoreland.pa.us>

Good afternoon, and Happy New Year!

I'm following up on the request below regarding your willingness to participate in a stakeholder session regarding the HOME ARP Allocation Plans for Washington and Westmoreland Counties.

Please let me know if you or someone from your agency would be available the week of January 9 for a brief Teams call to discuss.

Kate M. Molinaro, MPA

Community Development Director

800 Vinial Street, Ste B414

Pittsburgh, PA 15212

Phone: 412.323.1950

www.mandl.net



From: Kate Molinaro

Sent: Wednesday, November 16, 2022 1:53 PM

To: jaime@splas.org <jaime@splas.org>; keirstyn@splas.org <keirstyn@splas.org>

Cc: Bill Wasielewski <billw@mandl.net>

Subject: HOME ARP

Good afternoon,

My name is Kate Molinaro, and I'm a consultant working with Westmoreland and Washington Counties in the preparation of their respective HOME-ARP Allocation Plans. HOME ARP is authorized by the American Rescue Plan of 2021, and provides supplemental assistance targeted to individuals and households experiencing homelessness. Part of the preparation of the Plan requires both counties to consult with a variety of stakeholders, including agencies that address Fair Housing and Civil Rights.

The Fair Housing Law Center has participated in stakeholder conversations in the past during the preparation of Washington County's Five-Year Consolidated Plan, Annual Action Plans and Analysis of Impediments to Fair Housing Choice. We'd like to schedule some time to speak with you about the unmet needs of the HOME ARP qualifying populations, with a particular focus on fair housing and the protected classes. We'd also like to discuss any data regarding evictions that may be useful in the preparation of the plans.

Please let me know if you or someone from your agency would be available the week of December 12 for a brief Teams call to discuss.

Thank you in advance for your assistance and participation.

Kate M. Molinaro, MPA

Community Development Director

800 Vinial Street, Ste B414

Pittsburgh, PA 15212

Phone: 412.323.1950

www.mandl.net



Appendix B: Citizen Participation



LEGAL ADVERTISING

TRIB TOTAL MEDIA

Proof of Publication of Notice in The Tribune-Review

Under the Act of July 9, 1976, P.L. 877, No. 160

Commonwealth of Pennsylvania }
County of Allegheny } SS:

Patty Klingensmith, Classified Advertising Manager of Trib Total Media, Inc., a corporation of the Commonwealth of Pennsylvania with place of business in Pittsburgh, Allegheny County, Pennsylvania, being duly sworn, deposes and says that the Tribune-Review is a daily newspaper in general circulation in Southwestern Pennsylvania. Said corporation was established in the year 1924. A copy of the printed notice of publication is attached hereto exactly as the same was printed and published in the regular editions of the said daily newspaper on the following dates, viz:

LEGAL# 269267, RE: HOME-ARP ALLOCATION PLAN; 27TH DAY OF DECEMBER, 2022.

Affiant further deposes that s/he is an officer duly Authorized by the Trib Total Media, Inc., publisher of the Tribune-Review, to verify the foregoing statement under oath and also declares that affiant is not interested in the subject matter of the aforesaid notice of publication, and that all allegations in the foregoing statement as to time, place and character of publication are true.

Patty Klingensmith
Classified Advertising Manager,
Trib Total Media, Inc.

Sworn to and subscribed before me this
27TH day of DECEMBER, 2022

JoAnn M. Callahan
Notary Public

Statement of Advertising Costs

JENNIFER WOODLING
WESTMORELAND COUNTY COMMUNITY DEVELOPMENT
FIFTH FLOOR, SUITE 520
40 NORTH PENNSYLVANIA AVENUE
GREENSBURG, PA 15601

To Trib Total Media, Inc..
For Publishing the notice or advertisement attached
hereto on the above stated dates \$327.40
Probating Same \$ 0
Total \$ 327.40

Publisher's Receipt for

The Trib Total Media, Inc., publisher of
acknowledges a receipt of the aforesaid advertising and
fully paid.

Trib Total Media Inc., Publisher
of the Tribune-Review, a Daily Newspaper.

By _____

Commonwealth of Pennsylvania - Notary Seal
JoAnn M. Callahan, Notary Public
Westmoreland County
My commission expires July 1, 2024
Commission number 1243230

Member, Pennsylvania Association of Notaries

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

Notice is hereby given that Westmoreland County, PA (County) has prepared its HOME-ARP Allocation Plan. This Plan describes how the County intends to allocate \$3,684,314 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 online at Westmoreland County Department of Planning and Development, 40 North Pennsylvania Avenue, Fifth Floor, Suite 520, Greensburg, PA 15601 and online at www.co.westmoreland.pa.us for 15 days beginning December 28, 2022 through January 11, 2023.

Notice is also given that Westmoreland County will hold a public hearing on January 4, 2023, at 11:00 a.m. at the Westmoreland County Department of Planning and Development, 40 North Pennsylvania Avenue, Fifth Floor, Suite 520, Greensburg, PA 15601. Persons wishing to participate virtually may join via GoToMeeting <https://meet.goto.com/559203181> or by phone +1 (408) 650-3123 Access Code: 559-203-181

Westmoreland 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 Westmoreland County Department of Planning and Development at least five working days in advance of the meeting at 724-830-3600 TDD 740-380-3802.

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

1. Written comments can be mailed or hand delivered to the Westmoreland County Department of Planning and Development, 40 North Pennsylvania Avenue, Fifth Floor, Suite 520, Greensburg, PA 15601 and must be received by 4:00 p.m. January 11, 2023.
2. Written comments can be e-mailed to jthomas@co.westmoreland.pa.us by 4:00 p.m. on January 11, 2023.
3. Verbal comments can be submitted to the Westmoreland County Department of Planning and Development, by calling 724-830-3600 TDD 740-380-3802 by 4:00 p.m. January 11, 2023.
4. Public hearing with virtual participation option will be held on January 4, 2023, at 11:00 a.m. To participate in the hearing, join

11:00 a.m. - 12:00 p.m.

Westmoreland County Department of Community Development
40 N. Pennsylvania Ave., Fifth Floor, Greensburg, PA

[illegible]

Westmoreland Co HOME ARP Public Hearing Attendees

Summary

Meeting Date	Meeting Duration	Number of Attendees	Meeting ID
January 4, 2023 10:57 AM EST	26 minutes	4	559-203-181

Details

Name	Email Address	Join Time	Leave Time
Carrie Lucotch	carriel@wchaonline.com	11:00 AM	11:24 AM
Courtney		11:01 AM	11:24 AM
Kate Molinaro	katemo@mandl.net	10:57 AM	11:24 AM
Westmoreland County		10:57 AM	11:24 AM

Westmoreland County
HOME ARP Public Hearing
January 4, 2023 Hearing Minutes

Ms. Parker, Deputy Director Westmoreland County Planning and Development, opened the public hearing and introduced Kate Molinaro of Mullin & Lonergan as the County's consultant.

Ms. Molinaro gave a presentation on the HOME ARP Planning Process, stakeholder consultations, and data analysis conducted to date. Ms. Molinaro then reviewed the County's proposed HOME ARP budget.

At this time, questions and comments were entertained.

One commenter questioned whether proposed shelter were to be constructed new or rehabilitated. Ms. Parker indicated that was yet to be determined via RFP.

A virtual participant questioned why the budget was not spread across all eligible activities. Ms. Parker responded that the budget was developed across multiple activities that were determined to be the highest priorities for the County. Ms. Molinaro added that the rationale for determining priorities was based in the data analysis and stakeholder consultation and that these elements were described in the Plan. The same commenter indicated that affordable housing is a more permanent solution than shelter. The comment was noted for the plan.

There being no further questions or comments, Ms. Molinaro reviewed next steps including Board of Commissioner consideration. The hearing was adjourned.

Westmoreland County HOME-ARP Allocation Plan

Public Hearing January 4, 2023



Agenda

What is HOME-ARP?

Allocation Plan Process to Date

HOME-ARP Qualifying Populations

Needs Identified by Stakeholders

Needs Identified by Data Analysis

Proposed HOME-ARP Budget

Next Steps

The HOME- American Rescue Plan (ARP)

Provides \$5 billion of supplemental HOME funds targeted to individuals or households who are homeless, at risk of homelessness

These are separate from other ARPA funds the County received and may have allocated to housing and services

City's HOME-ARP allocation is \$3,684,314

Deadline for submitting HOME-ARP Allocation Plan is March 31, 2023

Deadline for spending HOME-ARP funds is September 2030

Overview of Planning Process

County conducted focus group sessions targeted to required stakeholders

County solicited needs from CoC, Westmoreland Homeless Alliance Team, Westmoreland Human Services Council

Analyzed numerous data sources to identify the priority needs of the Qualifying Populations

Developed HOME-ARP budget based on priority needs and other resources available to Westmoreland County

Qualifying Populations

Homeless

Defined in section 103(a) of the McKinney-Vento Homeless Assistance Act (includes sheltered and unsheltered homeless)

At-risk of Homelessness

Defined in section 401(1) of the McKinney-Vento Homeless Assistance Act

Fleeing, or attempting to flee:

Domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary

Other populations who do not qualify under any of the populations above but meet one of the following criteria:

- (a) Other families **requiring services or housing assistance to prevent return homelessness**
- (b) Those at **greatest risk of housing instability**

Stakeholder Identified Needs

Adequate housing at all price points, but especially affordable units that are accessible

Permanent Supportive Housing

Shelter Resources for all Qualifying Populations, including DV victims

Service Needs: Homeless/Eviction prevention services; Housing stabilization services; Mental Health/Substance Abuse services; Financial literacy; Transportation

Increased capacity among shelter and service providers

Needs Identified through Data Analysis

Approximately 50% of Extremely Low-Income renters in the County experience severe cost burden

Only 50% of individuals placed on by-name list are placed in permanent housing

High number of people exiting shelters to temporary destinations

There is a high number of chronically homeless individuals compared to the rest of the BoS CoC

Proposed Home-ARP Budget

Eligible Activities	Funding Amount
Supportive Services	\$ 500,000.00
Acquisition & Development of Non-Congregate Shelters	\$ 2,631,667.00
Tenant Based Rental Assistance	\$ 0
Development of Affordable Rental Housing	\$ 0
Non-Profit Operating Expenses	\$ 0
Non-Profit Capacity Building	\$ 0
Administration & Planning*	\$ 552,647.00
TOTAL HOME-ARP ALLOCATION	\$ 3,684,314.00

- * Limited to 15% of total grant

Questions



Next Steps and Timeline

Public Comments accepted through
January 11



Board of Commissioners will Consider
Approving Plan January 26



Submit to HUD by March 31



FW: Need for housing for homeless

Janet Thomas <JTHOMAS@co.westmoreland.pa.us>

Wed 1/4/2023 1:38 PM

To: Kate Molinaro <katemo@mandl.net>

Hi Kate, this email was sent to me. This can be added to comments.

Thanks,

Janet

From: Sara Perman <rabbisararp@gmail.com>

Sent: Tuesday, January 3, 2023 9:47 PM

To: Janet Thomas <JTHOMAS@co.westmoreland.pa.us>

Subject: Need for housing for homeless

WARNING:

This email message did not originate from inside Westmoreland County's Email System and is from an external organization. DO NOT CLICK links or attachments and DO NOT enter user information unless you recognize the sender and are certain the content is safe.

Westmoreland County Information Systems - Ext. 4145

Several years ago, I became aware of how serious the issue of homelessness is in our community. While serving as the rabbi of Congregation Emanu-El Israel we had 3 individuals at the same time in Westmoreland County who were dealing with homelessness. For the small Jewish community of this county, this is a HUGE number.

As it happened all three were women.

One who was about to lose her long term housing chose to have herself committed until she was able to have actual housing.

One lost her family's home and was able to get housing through county resources but it was in an area with no easy access to transportation for groceries or medical services. This woman actually had a car which meant she could get to the store, but she made me aware that others in the same housing area were not as fortunate.

The third was the mother of a congregant with serious health issues and a son in high school. She was eventually able to secure housing, though I don't know how.

As one who has contributed over the years both financially and goods to Welcome Home and to the Union Mission, I am aware that both these facilities are almost always filled to capacity..

Wherever a new shelter is located, should there be one, I would hope it would be near access to transportation, that ideally it could be flexible enough to house males, females and/or families.

If you would want further information from me, please feel free to let me know.

Rabbi Sara Rae Perman

Rabbi Emerita

Congregation Emanu-El Israel

222 N.Main Street

Greensburg, PA 15601

Appendix C: SF424s and Certifications

Application for Federal Assistance SF-424			
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
		* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>	
* 3. Date Received: <input type="text"/>		4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>	
State Use Only:			
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:			
* a. Legal Name: <input type="text" value="Westmoreland County"/>			
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="256001046"/>		* c. UEI: <input type="text" value="K7NNC5QREG68"/>	
d. Address:			
* Street1: <input type="text" value="40 North Pennsylvania Avenue"/>			
Street2: <input type="text" value="Fifth Floor"/>			
* City: <input type="text" value="Greensburg"/>			
County/Parish: <input type="text" value="Westmoreland"/>			
* State: <input type="text" value="PA: Pennsylvania"/>			
Province: <input type="text"/>			
* Country: <input type="text" value="USA: UNITED STATES"/>			
* Zip / Postal Code: <input type="text" value="15601-2314"/>			
e. Organizational Unit:			
Department Name: <input type="text" value="Planning and Development"/>		Division Name: <input type="text" value="Community Development Division"/>	
f. Name and contact information of person to be contacted on matters involving this application:			
Prefix: <input type="text" value="Ms"/>		* First Name: <input type="text" value="Janet"/>	
Middle Name: <input type="text"/>			
* Last Name: <input type="text" value="Thomas"/>			
Suffix: <input type="text"/>			
Title: <input type="text" value="Deputy Director"/>			
Organizational Affiliation: <input type="text"/>			
* Telephone Number: <input type="text" value="724-830-3650"/>		Fax Number: <input type="text"/>	
* Email: <input type="text" value="jthomas@co.westmoreland.pa.us"/>			

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-ARP

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

14

* b. Program/Project

14

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

3,684,314.00

* b. Applicant

* c. State

* d. Local

* e. Other

* f. Program Income

* g. TOTAL

3,684,314.00

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

a. This application was made available to the State under the Executive Order 12372 Process for review on

☐

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒

c. Program is not covered by E.O. 12372.

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

Yes

☒

No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

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

☒

** I AGREE

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

Authorized Representative:

Prefix:

* First Name:

Sean

Middle Name:

* Last Name:

Kertes

Suffix:

* Title:

Chair, Board of Commissioners

* Telephone Number:

724-830-3650

Fax Number:

724-830-3611

* Email:

jthomas@co.westmoreland.pa.us

* Signature of Authorized Representative:

* Date Signed:

01.26.2023

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:

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

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

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Chairman, Board of Commissioners
APPLICANT NAME Westmoreland County	DATE SUBMITTED 01.26.2023

ASSURANCES - CONSTRUCTION PROGRAMS

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

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


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

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

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

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

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).
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19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Chairman, Board of Commissioners
APPLICANT NAME Westmoreland County	DATE SUBMITTED 01.26.2023

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.

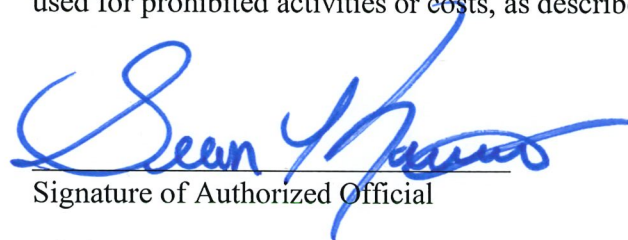
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

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.

A handwritten signature in blue ink, appearing to read "Sean Y. Hwang", is written over a horizontal line.

Signature of Authorized Official

01.26.2023

Date

Chairman, Board of Commissioners

Title