



HOME-ARP Allocation Plan

HOME-ARP Allocation:

\$1,109,162

Name and Address of Grantee:

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September 13, 2022

Date



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Introduction

As a Participating Jurisdiction, the State College Borough (Borough) has been awarded an allocation of \$1,109,162.00 in HOME-ARP funding through the American Rescue Plan Act of 2021 for the HOME Investment Partnerships Program 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, to reduce homelessness and increase housing stability.

Qualifying Populations (QPs):

- 1) Homeless – McKinney Act definition at [24 CFR 91.5](#)
 - 2) At-risk of homelessness – McKinney Act definition at [24 CFR 91.5](#)
 - 3) Fleeing/attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking – definitions from VAWA [24 CFR 5.2003](#) & Trafficking Victims Protection Act of 2000
 - 4) Other Populations
 - a) Households requiring services or housing assistance to prevent homelessness
That have previously been qualified as homeless as defined in 24 CFR 91.5,
Are currently housed due to temporary or emergency assistance, including financial assistance, services, temporary rental assistance or some type of other assistance to allow the household to be housed, AND
Who need additional housing assistance or supportive services to avoid a return to homelessness.
 - b) Households with the Greatest Risk of Housing Instability
That have an annual income $\leq 30\%$ of AMI AND are experiencing severe cost burden ($>50\%$ of monthly household income towards housing costs) OR
That have an annual income $\leq 50\%$ of AMI AND meets one of the conditions listed under iii of the definition of At risk of homelessness at 24 CFR 91.5
- Must keep track of households of veterans and families that include a veteran family member.

Eligible Activities to assist QPs:

- 1) HOME-ARP TBRA
- 2) HOME-ARP Rental Housing – affordable rental housing
Rental housing including: manufactured housing, single room occupancy units, and permanent supportive housing. NOT eligible: emergency shelters, hotels, and motels, facilities such as nursing homes, residential treatment facilities, correctional facilities, halfway housing, and housing for students or dormitories.
- 3) HOME-ARP Supportive Services
Supportive Services, including services listed at [578.53\(e\)](#), homeless prevention services, and housing counseling.
- 4) HOME-ARP NCS - Purchase & development of non-congregate shelter.

Participating Jurisdictions must submit a HOME-ARP Allocation Plan to identify unmet needs of the QPs and gaps in housing, shelter and services, and describe how the funding will be used to address gaps through eligible activities. Following is the Borough's proposed HOME-ARP Allocation Plan.

Consultation

Per the HOME-ARP requirements set forth in HUD's Notice CPD-21-10: Requirements for the Use of Funds in the HOME-American Rescue Plan Program (CPD-21-10), before developing its plan, the Borough must, at a minimum, consult with the CoC(s) serving the jurisdiction's geographic area, homeless and domestic violence service providers, veterans' groups, public housing agencies, public agencies that address the needs of the QPs, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

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

To develop a Needs Assessment and Gaps Analysis, the Borough contacted local and state fair and affordable housing agencies and service providers. Consultation request emails were sent on April 4, 2022 with basic information about the HOME-ARP funding and questions to elicit the information needed for the analysis. Responses provided quantitative and qualitative information on the QPs; unmet housing and service needs; as well as gaps in the shelter and housing inventory and service delivery systems.

A summary of the unmet needs and gaps was presented to the Centre County Housing Options Team at its June 23, 2022 meeting to identify additional gaps, unmet needs, and priority needs. A follow up email was sent to CCHOT members to provide an additional opportunity to provide input on needs, potential HOME-ARP projects, as well as to invite them to participate in the public hearing held by the State College Borough Community Development Block Grant Citizens' Advisory Committee (CAC) on July 7th.

During the development of the proposed plan in July, a link to a Lived Experience Survey was sent to agencies which serve QPs. The link utilized a low-barrier web app that can be accessed from cell phones. The agencies made this survey available to their clients in order to obtain input on the priority needs for the use of the funds from those that had experienced housing instability. All 70 unduplicated responses received during the one-week survey period are included under Appendix B. This represented a new and expanded method of outreach in use of the housing service provider network as well as the new technology to increase the equity of citizen participation.

In addition, on August 10, 2022 an outreach email was sent to the required consultation agencies and service providers notifying them of the public comment period for and Borough Council's public hearing on the proposed HOME-ARP Allocation Plan.

List the organizations consulted:

Consultation requests were sent to all required types of agencies/organizations:

- 1) Agencies & Service Provider Assisting QPs
 - a) Homeless
 - b) At Risk of Homelessness
 - c) Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking
 - d) Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability
- 2) CoC: PA Eastern Continuum of Care
- 3) Homeless Service Provider

- 4) Domestic Violence Service Provider
- 5) Veterans' Group
- 6) Public Housing Agency: Centre County Housing Authority
- 7) Public Agency Addressing Needs of QPs
 - a) Homeless
 - b) At Risk of Homelessness
 - c) Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking
 - d) Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability
- 8) Public/Private Agency Addressing Fair Housing and Civil Rights
- 9) Public/Private Organization Addressing the Needs of Persons with Disabilities

Information about the entities consulted, method of consultations, and a summary of the feedback received is found in the Consultation Table which, due to the length, has been attached as Appendix A.

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

The feedback received through upfront consultation provided a substantial amount of information about the QPs assisted by the entities consulted including: unmet housing and supportive service needs; current gaps in current housing inventory and service delivery systems; priority needs; and input on the definition of characteristics of housing associated with instability and an increased risk of homelessness.

The information gathered was used to produce a targeted list of unmet needs and priority needs which was used to build consensus on the highest priority needs for use of the HOME-ARP funds: increase the supply of affordable rental housing; improve coordination and availability of case management: and increase amount of voucher-type rental assistance.

The information was also used to revise the definition a characteristics of housing associated with instability and an increased risk of homelessness.

A summary of the feedback received is found in the Consultation Table which is attached as Appendix A and is detailed in Needs Assessment and Gap Analysis Section.

Public Participation

PJs must provide for and encourage citizen participation in the development of the HOME-ARP Allocation Plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed plan.

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:*** 8/10/2022
- ***Public comment period:*** start date – 8/11/2022 end date – 9/9/2022
- ***Public hearing:*** 9/12/2022

Describe the public participation process:

The public participation process began at the June 7, 2022 Community Development Block Grant/Citizens' Advisory Committee (CAC) meeting with a presentation which provided basic information about the HOME-ARP funding and an overview of the HOME-ARP Allocation Plan process including a review of the tentative dates for future citizen participation opportunities; and an opportunity to discuss potential projects.

The CAC held a first public hearing at its meeting at noon on July 5, 2022 to obtain the views of citizens, public agencies, and other interested parties on the development of priority needs to be addressed and the types of activities to be undertaken with the HOME-ARP funding. Significant discussion and good attendance levels resulted in a consensus being developed during this meeting on the three highest priority needs that can be addressed with HOME-ARP funds. Minutes are included under Appendix C.

The CAC reviewed the draft plan during a meeting on August 2, 2022. Draft minutes from the discussion are included under Appendix C. The recommendation to the State College Borough Council (BC) for the approval of the proposed HOME-ARP Allocation Plan was unanimously in favor.

A 30-day public review and comment period for the proposed plan was held from August 11 through September 9, 2022. No comments were received.

BC held a second public hearing at 7:00 p.m. on September 12, 2022. No comments were received. After the public hearing, BC approved the plan as proposed.

Describe any efforts to broaden public participation:

The Borough held two public hearings as part of the development of the HOME-ARP Allocation Plan. The first public hearing was held at noon and the second hearing at 7:00 p.m. Notifications for both hearings were published in the local newspaper (proof of publications attached under Appendix D) and on the local public access television station. All public hearings and meetings are currently being offered in a hybrid mode with either in-person or remote attendance permitted to encourage maximum convenience for citizen participation and public health and safety.

Exceeding the 15-day minimum, a 30-day public review and comment period was provided.

Also, throughout the development of the plan, outreach to those organizations which participated in the consultation process was conducted through email notifications of the public hearings and the public review and comment period.

Prior to making the proposed plan available for public comment and review, a link to a Lived Experience Survey was sent to agencies which serve QPs. The survey used a new, low-barrier web app technology that was accessible by cell phone to increase equity in the development of the plan. The agencies made this survey available to their clients in order to obtain their input. Survey results are included under Appendix B.

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

After an overview presentation at its June 7, 2022 meeting, members of the CAC identified affordable rental and TBRA projects as priority uses of HOME-ARP funding.

During the public hearing held by the CAC at its July 5, 2022 meeting, the following priority needs were identified: funding a case management ombudsman position, a liaison to work between the shelters and service providers to increase the flow of communication and coordination to improve the flow of resources to QPs; TBRA/Housing Choice Voucher type assistance; and increasing the supply of affordable rental space. Draft minutes from the public hearing are attached under Appendix C.

During the August 2, 2022 meeting, the CAC reviewed the draft plan and unanimously recommended BC approve the proposed plan. During the discussion, agencies in attendance supported the need to provide supportive services in conjunction with TBRA assistance and staff explained that the need for additional rental units would be pursued, potentially using CDBG and local Inclusionary Housing funding. Draft minutes from the discussion are included under Appendix C.

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

While all comments or recommendations received were accepted, the eligible activities and amount of funding available limited the type of projects which could be undertaken.

Needs Assessment and Gaps Analysis

Per the HOME-ARP requirements set forth in HUD's CPD-21-10, the Borough must evaluate the size and demographic composition of qualifying populations (QPs) within its boundaries and assess the unmet needs of those populations. In addition, the Borough must identify any gaps within its current shelter and housing inventory as well as the service delivery system.

Information collected includes: the 2022 Point In Time (PIT) count; the 2022 Housing Inventory Count (HIC); 2021 Annual Performance Reports; 2014-2018 Comprehensive Housing Affordability Strategy (CHAS); and input from the organizations consulted.

Another source of valuable information is the Affordable Housing and Homelessness Services Gap Analysis & Action Plan (The 2021 Housing Report) which was conducted from December of 2020 to July of 2021 to better understand the capacity of the local housing network to meet affordable housing and homelessness service needs. The report was prepared by consultant Diana T. Myers & Associates that leads the Eastern CoC of which Centre County is a participant. The 2021 Housing Report was based largely on public data sources and on interviews with the housing service providers and emergency shelters active in the Borough. The 2021 Housing Report identified gaps and unmet needs and made recommendations to address these in the following focus areas: Homeless System Capacity and Flow, Affordable Housing System Capacity, Collaborations, and General. The ad hoc Housing Task Force and

the CAC continued to develop housing strategy based on The 2021 Housing Report recommendations.

The 2021 Housing Report recommendations promote a “move-on” strategy to aid individuals to continually progress along the continuum of housing options toward increased housing stability. In addition to naming physical housing infrastructure needs, the report evaluated the functionality of the housing network and its ability to effectively coordinate to reduce homelessness. A number of the recommendations were implemented even as The 2021 Housing Report was underway to respond to the immediate needs created by the COVID-19 coronavirus in ways that improved the long-term capacity of the network.

With the groundwork of this professionally led gap analysis of the housing service provider and homelessness services network recently completed, the HOME-ARP Allocation Plan consultation process was productive because of the engagement of the housing network over the prior year. Furthermore, the HOME-ARP consultation process produced the targeted list of unmet needs and priority needs to efficiently and effectively build consensus on the highest priority needs for use of the HOME ARP funds.

Housing Needs Inventory and Gap Analysis Table:

Centre County / State College Borough

Non-Homeless			
Data provided below is for County / State College Borough	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	23,035 / 9,820		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	1,975 / 505		
Rental Units Affordable to HH at 50% AMI (Other Populations)	5,240 / 1,380		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		5,005 / 2,810	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		1,755 / 1,030	
Current Gap for rental units affordable to HH at 30% AMI (At-Risk of Homelessness)			3,030 / 2,305
Current Gap for Rental Units Affordable to HH at 50% AMI (Other Populations)			6,995 / 350

Data Sources: 1. 2014-2018 CHAS

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

Homeless as defined in 24 CFR 91.5

The PIT count of sheltered and unsheltered people experiencing homelessness in Centre County for January 22, 2022 identified 157 homeless persons (122 households) consisting of:

Ages:

- 109 adults ages 25 and up
- 22 young adults ages 18-24
- 26 children under 18

Households Types:

- 107 households without children
- 15 households with adults and children

Location:

- 124 persons (99 households) were residing in an emergency shelter
- 32 persons (22 households) were residing in transitional housing
- 1 persons (1 household) were unsheltered

Subpopulations:

- Chronic Homelessness – 9 individuals
- Severe Mental Illness – 52 individuals
- Chronic Substance Abuse – 21 individuals
- Persons with HIV/AIDS – 1 individual
- Disability – 66 individuals
- Veterans – 7 individuals
- Victims of Domestic Violence – 19 individuals

Per the Eastern PA CoC 2022 Gaps Analysis of FY2021 information for Centre County obtained through the Coordinated Entry System (CES) which coordinates and manages access, assessment, prioritization, referral to emergency services, and enrollment into permanent housing from the By Name List in the Homeless Management Information System, there were 267 CES enrollments to access homeless assistance. Of these households: 6 were Chronically Homeless; 126 were Domestic Violence Survivors; 26 were Youth 24 and Under; 185 were Single or Couple Households; 82 were in Family Households; and 10 were Veterans (5 of these were Domestic Violence Survivors). A total of 77 of these households received permanent housing through local homeless assistance programs. In addition to the households enrolled, referrals were made to an additional 135 households for emergency shelter; 72 for prevention assistance; and 8 for transitional housing

The 2021 Housing Report reviewed the unduplicated head of households assessed through the Connect to Home CES between October 1, 2018 and September 30, 2019, and the percentage of Black, indigenous, and people of color (BIPOC) and Hispanic clients assessed is similar to the County's demographics, which includes 87% White and 96% Non-Hispanic.

In 2021, Housing Transitions, Inc. (HTI) provided emergency shelter to 106 unduplicated homeless clients: 90 were extremely low income; 13 were low income; and 3 were moderate income. Of the 106 persons: 75 were White, 25 were Black/African American; 2 were American Indian/Alaska Native; 3 were American Indian/Alaska Native & White; and 4 were Hispanic. Housing Transitions, Inc. also provides rapid rehousing (RRH) assistance, bridge housing, and permanent supportive housing. For the 2020-2021 fiscal year, Housing Transitions, Inc. assisted (or provided information or referral services) to 720 individuals: 384 identified as female, 325 identified as male, and 1 identified as transgender. 7 identified as American Indian or Alaska Native, 5 identified as Asian, 101 identified as Black or African American, none identified as Native Hawaiian or other Pacific Islander and 597 identified as white. 12 identified

as Hispanic or Latino, 708 identified as non-Hispanic or Latino. Approximately 47% were from the State College Area School District (SCASD).

Per the Borough's 2020 CAPER, Out of the Cold typically provided shelter to 40 individuals per night. This is a two-fold increase over the pre-COVID nightly average of 17 to 20 individuals. In 2021 OOTC assisted 147 persons. Of the 120 in congregate shelter: 35 were women; 84 men; and 1 other; 105 were White; 10 were Black/African American; 2 were Asian; and 3 were Hispanic. Of the 27 provided hotel rooms: 10 were women; 17 were men; 26 were White; 1 was Black/African American; and none were Hispanic. The organization grew tremendously over this period from 2020 through 2021.

In 2021, the Centre County Youth Services Bureau assisted homeless youths with shelter through Burrowes Street Youth Haven which provided shelter to 8 youths: all were White; and 2 were Hispanic and the Stepping Stones Independent Living Program which provided shelter to 13 youths: 7 were White; 6 were Black/African American; and none were Hispanic.

Currently the SCASD has over 50 students identified as homeless. And while the number varies year to year, there has been an increase in families struggling to find stable and adequate housing.

Strawberry Fields serves 30 individuals who qualify as homeless and diagnosed with mental illness. Some are living in area emergency shelters, transitional housing, and many living with friends.

At risk of Homelessness as defined in 24 CFR 91.5

Through the consultation process, a revised definition of housing characteristics associated with instability and an increased risk of homelessness was developed. While the full definition is included under a subsequent narrative, following are the household characteristics: low income; poor or no credit history; unstable employment history; prior displacement and evictions; rent and utility arrearages; high housing cost burdens including rent, utilities, and transportation costs; lack of transportation and/or affordable child care to maintain employment and afford basic needs that includes housing; having mental health, drug addiction, intellectual disabilities and no base of support from family or friends; lifestyle choices can increase risk of losing a family member (and their income), children, and/or subsidized rental assistance; having no place to go after being incarcerated, in-patient for mental health, or in drug and alcohol rehab; fear they will lose their children if they work with CC Office of Children & Youth Services; individuals/families with vouchers relying on them indefinitely; lack of successful leasing habits re: payments, housing, reporting, etc.; anti-discrimination protected-class status; waiting to ask for help until is too late to preserve current housing situation; and not knowing who and where to call for assistance.

Per 2014-2018 CHAS data, in the Borough, 68% of the renter households at 0-30%AMI had 1 or more severe housing problems. A total of 80% of these households were White, non-Hispanic. Of the non-White renter households at 0-30%AMI, Asian alone households accounted for 36% of this total. In Centre County, 69% of the renter households at 0-30%AMI have 1 or more severe housing problems. A total of 75% of these households were White, non-Hispanic. Of the non-White renter households at 0-30%AMI, Asian alone households accounted for 48% of this total.

Per the 2018 ALICE County Profiles, Asset Limited, Income Constrained, Employed households earn more than the Federal Poverty Level, but less than the basic cost of living for the county accounted for 28% (16,425) of the households in Centre County. Of these households, 47% (7,719) were single or cohabiting (no children under 18) households; 40% (6,628) were 65 and over households; and 13% were families with children. Of all the single or cohabiting (no children under 18) households, 24% were ALICE households; of the 65 and over households, 48% were; and of the families with children, 21% were.

Part of the Eastern PA CoC 2022 Gaps Analysis of FY2021 was an estimate of demand for prevention services for households accessing the CE. Of the 65 requesting prevention services, 13 were Family households and 26 were Singles & Couples Households.

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

The 2020 PIT count identified 18 victims of domestic violence. Of these, 7 were residing in an emergency shelter; 11 were residing in transitional housing; and none were unsheltered.

In 2021, Centre Safe which provides emergency shelter for this population assisted 126 clients: 115 were extremely low income and 16 were low income. Of the 126 persons: 99 were White, 19 Black/African American; 1 Asian; 4 were Black/African American & White; 8 were Other Multi-Racial; 3 were Hispanic; 29 had a disability; and 1 identified as LEP.

According to information included in the Borough's 2020-2024 Consolidated Plan and gathered by MidPenn Legal Services through client surveys conducted upon the completion of their cases, 16% of the domestic violence clients surveyed in Centre County were unable to stay in their homes as a result of the Protection from Abuse case.

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

Per 2014-2018 CHAS data, in the Borough, 67% of the renter households at +30-50%AMI had 1 or more severe housing problems. A total of 71% of these households were White, non-Hispanic. Of the non-White renter households at +30-50%AMI, Asian alone households accounted for 47% of this total. In Centre County, 45% of the renter households at +30-50%AMI have 1 or more severe housing problems. A total of 75% of these households were White, non-Hispanic. Of the non-White renter households at +30-50%AMI, Asian alone households accounted for 43% of this total.

Per the Centre County Government's Office of Adult Services which provides supportive services and/or assistance, their traditional clientele are those who are very low-income; may be dependent on a fixed income or low-income employment; and have significant barriers such as: physical, mental, or intellectual disabilities, substance abuse, domestic violence, poor credit, and/or limited or no natural supports.

Through its Basic Needs Case Management program, in 2021 Centre Helps assisted 367 households throughout Centre County. Households were comprised of families and single individuals of all ages and races. A significant percentage, 73%, were female headed households.

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:

The Centre County 2022 Housing Inventory Count (HIC) point-in-time inventory provided most of the information on the current resources available to assist QPs. Where appropriate, the Borough's 2021 Consolidated Performance and Evaluation Report (CAPER) provided information on the numbers served. Updated or additional information was obtained directly from the agencies and organizations through consultation or their websites.

Overall, per the PHRC, statewide they have seen that those currently experiencing homelessness have more funding streams available for emergency and transitional housing.

Emergency Shelter

Emergency, crisis housing designed to serve individuals and families experiencing homelessness, includes facility-based beds (located in a homeless or domestic violence facility/shelter), voucher beds (located in a hotel/motel), and other beds (located in a church or other facility that is not a shelter). Typically, shelter stays should be 0-90 days and under 30 whenever possible.

Housing Transitions' Centre House provides 7 beds in congregate shelter to individuals and families experiencing homelessness. Since the Pandemic, the organization regularly has funding capacity to provide non-congregate shelter for several additional individuals. This has permitted Housing Transitions to expand the family shelter population that they have historically served to include several low barrier positions since individuals that are not permitted to be housed with children can be provided shelter in the non-congregate locations. Residents of Centre House are provided the following supportive services: job training, case management, substance abuse treatment, mental health care, housing placement, and life skills training. Legal services are provided to the residents through MidPenn Legal Services' Self-Advocacy Program. Residents are also provided with referrals to other agencies as well as transitional/permanent housing and RRH programs.

For over ten years, Out of the Cold (OOTC) operated a night shelter that traveled from church to church, from October through May of each year. The largely volunteer run organization served just one meal per day and offered no paid case management staff. In 2020, the number of homeless individuals that came to the shelter seeking assistance doubled from a routine nightly population of 15 to 20 to a new Pandemic norm of 38 to 40 guests per night. In response to the Pandemic, OOTC remained open year-round and added staff to provide both day and night shelter and increased case management services and now serves 3 meals per day. In 2021, \$634,000 in Borough CDBG, and American Rescue Plan Act funds were used to acquire for OOTC the vacated church that they had rented for a day shelter during the Pandemic. OOTC implemented the recommendation of The 2021 Housing Report to promote a move-on strategy by funding a transitional housing apartment where those in shelter can move toward independent living in a private, permanent housing environment, which is helpful to addressing mental health needs. As recommended by The 2021 Housing Report OOTC and other shelters have increased the use of diversion strategies when it is safe and feasible to reduce the number of those entering shelter. Per the 2022 HIC data, OOTC provided 41 emergency shelter beds.

Centre Safe's Sylvia Stein Shelter provides 10 beds to individuals and families fleeing, or attempting to flee, domestic violence, sexual assault, or stalking. Since the Pandemic staff of Centre Safe report seeing more and more serious situations of abuse. With a RRH program that Centre Safe started during the Pandemic the organization emphasizes moving Individuals and families to non-congregate locations. This is safer for domestic violence situations because there is more privacy and less opportunity for abusers to stalk victims at the congregate shelter. The increased use of non-congregate shelters has the added benefit of moving more quickly toward permanent housing. The situation creates the unmet need for peer support that can no longer take place in congregate shelter.

The Centre County Youth Services Bureau (CCYSB) runs Burrowes Street Youth Haven, a 6-bed facility for runaway and homeless youth 12 through 17 years of age.

With American Rescue Plan (ARP) funding, The Centre County Office of Adult Services administers the Emergency Rental Assistance Hotel/Motel Program which, per the 2022 HIC data, provided rental and utility assistance to 85 households. The Adult Services office recently hired an additional Case Manager. Staff of the office actively participate in the development of the HOME ARP Allocation Plan.

Transitional Housing

Transitional or Bridge Housing is designed to serve individuals and families experiencing homelessness. This includes site/facility-based and voucher-based programs that provide housing assistance for up to 24 months. This type of housing is considered to be appropriate for higher-need populations during acute times of transition if permanent housing is not an option.

Per the 2022 HIC data, OOTC provided 3 transitional beds in an apartment.

Both Housing Transitions, Inc. and Centre Safe operate a Bridge Housing Program which is a time-limited, supportive living arrangement that offers rental subsidy and case management. This program is funded through the Homeless Assistance Program via the Department of Human Services and is administered locally through the Office of Adult Services of Centre County. The service area is countywide and service delivery is the responsibility of Housing Transitions, Inc. and Centre Safe.

Centre Safe also receives Office on Violence Against Women funds for transitional housing which provides up to 24 months of housing assistance and support services to victims of domestic violence, dating violence, sexual assault, and stalking.

Per the 2022 HIC data, Centre Safe provided 21 tenant-based scattered-site transitional beds and Housing Transitions, Inc. provided 4 site-based transitional beds.

The Centre County Youth Service Bureau Independent Living Program is a 9-bed scattered apartment model program with the overall purpose of increasing the safety, well-being and self-sufficiency of up to 9 runaway and homeless youth, between the ages of 16 thru 21 by providing youth with a safe and stable living situation where they are able to learn life skills, pursue their education, obtain employment, and build permanent connections. Aftercare services are provided to alumni of the program at any time following their discharge, regardless of the

situation surrounding their exit. Non-residential services are also provided to youth that are homeless or have unstable housing. Services such as life skill meetings, weekly workshops, referral assistance, etc. are also provided to help transition to independent living. Service delivery and management is the responsibility of CCYSB.

Rapid Rehousing

Rapid Rehousing (RRH) provides rental assistance and case management services to assist individuals and families experiencing homelessness move into permanent housing. The lease is between the landlord and the program participant. Assistance is often limited to 6 months and may be provided for up to 24 months in limited situations. Per HUD, this type of intervention is effective with households experiencing homelessness, including those with no income, with disabilities, and with poor rental history.

Housing Transitions, Inc.'s administers RRH programs which provide individuals and families who are experiencing homelessness with security deposit and first month's rent as well as short-term rental assistance for up to 31 tenant-based scattered site beds.

Centre Safe administers a RRH program which provides 14 units for victims of domestic violence.

Permanent Supportive Housing

Permanent Supportive Housing is designed to provide long-term housing to homeless individuals with disabilities and families in which one member of the household has a disability, and supportive services that are designed to meet needs of participants are made available to the household.

Housing Transitions, Inc.'s Nittany House I and II programs provides permanent supportive housing (17 beds) for individuals and families who meet chronic homeless definition with disability. Clients continue to receive supportive case management services.

Strawberry Fields Inc. (SFI) provides peer-based support long-term living environment to individuals who qualify as homeless with a diagnosed mental illness. SFI owns and/or leases approximately 12 peer-support homes in the Centre Region for persons with disabilities including mental illness. One house employs the Fair Weather Lodge model. SFI responded to a Request for Proposals from the Borough to accept ownership of a single-family home in the Borough which per the proposal would be used to open a second Fair Weather Lodge, which would provide permanent supportive housing for 4 adults with mental disabilities and would be supported by one part-time case manager trained specifically in mental health issues. This project if approved in 2022 will be funded through CDBG and local funds.

Affordable Housing

The Centre County Housing Authority serves 850 rental units across Centre County. There is full waitlist of 268 applicants dating back to 2018 for the Housing Choice Vouchers. Of the 599 vouchers, only 20% are utilized in the Borough. The Housing Authority has established a preference, requiring 3 out of every 10 applicants to be homeless. There are 39 Mainstream Vouchers for non-elderly disabled residents and targeted for those experiencing homelessness, those who are near homeless, or those who are ready to move on from permanent supportive or

RRH programs. There are 25 Family Unification Program for families and youth who are homeless or at risk of homelessness. In 2021, Centre County was awarded 43 Emergency Housing Vouchers for use with homeless households. These long-term housing solutions through subsidy, and provided by the Centre County Housing Authority, will help alleviate homelessness for the long term for households currently experiencing homelessness. In addition, a portion of them, 20 or so, have been designated for use for households currently enrolled in RRH or permanent supportive housing to “move on” in order to generate openings in the other programs. Significantly, 6 of the moving households are from permanent supportive housing, a program that traditionally funds housing for chronically homeless households with a documented disability for an indefinite period of time. That program is typically at capacity so with this opportunity, the moving on households become more independent and this high service program will be available to more chronically homeless households.

The affordable housing stock in Centre County includes a total of 18 for elderly and 89 for elderly/non-elderly disabled; 19 for young adults; 38 for young adult or families; and 96 for families. Of these, 21 are accessible units. 260

In addition to the subsidized affordable housing identified above, the Borough recognizes the significant value in preserving existing Naturally Occurring Affordable Housing (N.O.A.H.). There are several privately owned apartment complexes that offer reliable opportunities for rents that are more affordable to lower income households. Efforts have been made through the Pandemic and through the CDBG and HOME funded rent, mortgage, and utility assistance to form partnerships with the landlords of these apartments with a goal of developing lines of communication that may lead to projects that sustain NOAH properties as desirable, healthy and suitable living environments. For example, a CDBG funded project identified as a priority is rental housing rehabilitation. Landlord-Tenant Mediation Services were contracted for with the non-profit Center for Alternatives in Community Justice, the Director of which is a certified mediator. Despite exhaustive marketing outreach in various languages and media no one came forward to apply for the service, funded through the CDBG Program.

Supportive Services

Centre County Government's Office of Adult Services provides housing, case management, food security, and homemaker service programs to income and program eligible individuals/ households. Programs funded through the Human Services Block Grant require that households be income eligible at or below 200-250% FPL (depending on the funding stream). Income eligibility criteria varies among federal funds administered by the department. Those federal funding sources include HUD, DCED, and the US Treasury (via the PA Department of Human Services).

Centre Helps runs a 24-hour hotline which provides access to the local safety net. Basic Needs Case Management provides short-term economic assistance to access to adequate food, shelter, and heat to Centre County residents living at or near poverty. CDBG-CV funds were used in 2021 and 2022 to fund half of the Basic Needs Case Manager position. The County funds the other half. Time spent by the staff person is divided between residents of the Entitlement Community and the County.

Housing Transitions, Inc. provides service planning and resources to help prevent homelessness through their Adult Services Case Management program. The program provides support and referral services for individuals and families experiencing a housing challenge.

The Veterans Multi-Service Center provides homeless services to low-income and qualified veterans/veteran families in Centre County including: case management, outreach, temporary funding assistance when required, and connection to supportive services such as federal, state, and local benefits. For those who are literally homeless, there is a RRH program, and at-risk households can be assisted through a homeless prevention program.

Strawberry Fields provides Blended Case Management which includes: assessment of strengths and needs; assistance linking to community supports and services; benefits coordination; advocacy; 24 hours/7 days a week crisis prevention and intervention support; and assistance in building natural supports. Strawberry Fields is coordinating with Centre County to fund part of a new Mental Health Case Management position that would spend half time at the proposed Fair Weather Lodge proposed to be developed in the Borough.

Describe the unmet housing and service needs of qualifying populations:

The following unmet needs were identified through the consultation process and the 2021 Housing Report.

Homeless as defined in 24 CFR 91.5

Out of the Cold: Centre County (OOTC) reported that they regularly turn people away from shelter (5 or more a week) because they are at capacity. That it is hard to transition people out of shelter because of the lack of affordable housing. Working low wage jobs (which are the only opportunity for their guests) makes housing in State College nearly impossible. There is no halfway house, sober living community or rehab in Centre County. They are seeing a major increase in the number of their guests struggling with substance use. Also, several of their clients have intellectual disabilities to the point that they need to live in a group home setting. There is a long waiting list for that level of housing in Centre County. Housing in surrounding communities is affordable, however lack of transportation makes employment difficult. It's becoming harder for our guests to access housing. Cost of rental properties and lack of vouchers are barriers. In addition, landlords require background and credit checks. As a low barrier shelter, most of their guests have some sort of criminal background, bad landlord reference and/or bad credit. Their guests are regularly denied housing opportunities because of these factors.

Per Housing Transitions, Inc. while they have increased capacity to provide RRH assistance, there are now three case managers as opposed to one, there is a limitation on the availability of appropriate housing for households who qualify for the program. Often, the search for an apartment is time prohibitive and while Housing Transitions, Inc. has increased its list of landlords willing to accept the program, there are also barriers such as credit and criminal background that arise when individuals apply for leases. Also, the case managers are expected to carry a load of around 18-20 households at a given time. Some of the programs have been available in response to the COVID 19 pandemic and so they have not met that full capacity. These grants will end soon but they will have 2 RRH Coordinators by October 1, 2022 because Housing Transitions, Inc., through the Centre County Government, applied for and was awarded an expansion to the CoC

RRH program. Still, even if all RRH Case Managers always had 20 households enrolled at one time, they would fall short of meeting the needs of the community.

Per the Centre County Youth Services Bureau, unmet housing needs of homeless youth or young adults includes more affordable housing, low-income housing, and Section 8 vouchers/housing. Unmet supportive service needs includes mental health supports, Community Residential Rehabilitation homes, and transportation.

Per Strawberry Fields, unmet housing needs of homeless (as well as those at risk of homelessness and those requiring services or housing assistance to prevent homelessness) diagnosed with a mental illness include additional peer-based long-term supportive housing options. Unmet supportive needs include building peer-based support to manage the complexities of mental illness symptoms.

At Risk of Homelessness as defined in 24 CFR 91.5

Per Housing Transitions, Inc., they currently do not have a solid source of funding to support the long-term case management that might be needed for some households that are quite independent but occasionally need a little help through rough patches to prevent a recurrence of homelessness. The need for additional case management services after existing programs end as well as for Case Managers specializing in subpopulations (youth, seniors, immigrants etc.) to address their specific housing needs were also identified as unmet/priority needs by the Office of Adult Services.

The SCASD observed that families are being displaced longer, living in hotels/shelters (some outside the area due to availability), and doubled up. There does not seem to be enough affordable housing available for low-income families that have lost employment.

Expanding financial skills training to include fair housing education, tenancy, and lease interpretation was identified as an unmet/priority need by The HOME Foundation (THF).

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

Per Centre Safe, which assists this population, due to limited time in shelter, clients who have multiple barriers (i.e. no income, no credit history) and were not able to be served by a housing program or were on a wait list had to exit to temporary situations. Some of these clients were funded for security and first month's rent but needed additional assistance to maintain housing.

Per Centre Safe, clients who move from shelter into apartments, not in housing programs would benefit from additional work with budgeting tools, credit repair information and assistance, meal planning and preparation based on a food budget, public transportation navigation assistance. Again, expanding financial skills training to include fair housing education, tenancy, and lease interpretation was identified as an unmet/priority need by THF.

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

Other families requiring services or housing assistance or to prevent homelessness

Per the Office of Adult Services, during the COVID-19 pandemic, households became incredibly reliant on programs such as the CARES Rent Relief Program (CARES RRP) and the Emergency Rental Assistance Program (ERAP) as a rental subsidy versus an emergency rental/utility assistance program. Rents across Centre County, especially in the Centre Region, are increasing at such a rate that individuals/families cannot keep up. Centre County, especially in the Borough, needs more low-income and workforce housing options. Inclusionary housing has not been a successful option; especially if the inclusionary housing is predominantly in new student housing complexes. While supportive, and understanding the need for student housing, there needs to be a variety of new or rehabbed housing in the Borough that can support a diverse community, which includes economic diversity.

Also, while there is always a need for additional case management services, it is important to first explore the case management services that do exist (at both the County and amongst community agencies) to make sure that all programs are being utilized efficiently and to their fullest capacity. In March of 2021 Office of Adult Services added an Adult Services Case Manager to serve people who otherwise fell through the cracks or needed services while waiting on more appropriate, intensive case management services through departments such as the Centre County Mental Health/Intellectual Disabilities/Early Intervention and Drug & Alcohol Office. They believe the program has a lot of potential for growth. Again, the need for additional case management services after existing programs end as well as for Case Managers specializing in subpopulations (youth, seniors, immigrants etc.) to address their specific housing needs were also identified as unmet/priority needs by the Office of Adult Services. Also identified was the need for better communication flow to enhance connections among various organizations' case management and other services.

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

Per Centre Helps, the unmet housing needs include affordable housing options that are open to people with criminal background, bad credit, children, previous evictions, past due rent for past 5 to 10 years, and various family sizes. Some of the affordable housing that exists within the luxury apartments are not suitable for families with children or high-need individuals, such as individuals with mental health barriers who cannot stay with four roommates. (The suites are set up as four bedroom suites that are not conducive to families, etc., especially a single mom with one child.) Unmet supportive services include mental health services. There are good mental health and drug and alcohol case workers and therapists but there are not enough staff to meet the need and waiting lists for these services are too long.

The Housing Alliance of PA has identified a critical shortage of affordable homes in Centre County: for every 100 extremely low-income families, seniors, and people with disabilities renting in the county, only 13 affordable rental homes are available for them.

Again, expanding financial skills training to include fair housing education, tenancy, and lease interpretation was identified as an unmet/priority need by THF.

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

Gaps were identified through the review of 2014-2018 CHAS data; input through consultations; and those identified in The 2021 Housing Report.

The 2021 Housing Report, through an analysis of the 2020 bed inventory and data from the CES, identified the following households in need of homeless assistance in 2020 that were not served, most likely due to a lack of available resources included: 26 families (1 chronically homeless family and 11 families fleeing domestic violence); and 46 individuals/adult couples (7 chronically homeless and 19 fleeing domestic violence). More generally, the report identified the following needs/gaps:

- There are not enough resources to meet the needs of people experiencing homelessness. This applies to financial resources and capacity within the existing provider organizations.
 - There is a need to increase the supply of RRH units (and staffing, proportionally)
 - There is a need to increase the flow within Permanent Supportive Housing (PSH), meaning to create opportunities for people in PSH units to stabilize and “move on” to other subsidized housing opportunities, freeing up supportive housing resources for households experiencing homelessness
 - Ongoing access to hotel/motel vouchers is needed for households that would be more comfortably served outside of a traditional shelter configuration (e.g., households with male members above a particular age, transgender individuals)
 - There is neither a process in place to decrease Emergency Shelter demand nor adequate resources to implement a robust diversion effort
 - Some programming is not as low barrier as it can/should be
 - There is a need to establish priorities for Transitional Housing programs
 - There is a shortage of office space among providers to accommodate increasing staffing needs
- Full participation in the Homeless Management Information System (HMIS) is needed to better understand the needs of households at risk of and experiencing homelessness within the Borough
- There is a lack of rental inventory for use by organizations providing leasing and/or rental assistance to households
- There is a need to clarify the referral workflow and utilization of the Family Unification Program (a voucher program for families/youth involved with child welfare)
- It can be challenging to address behavioral health crises in a timely manner for shelter guests and other participants of homeless programming
- At times, there are a different set of eligibility criteria for undergrads and for the general population, although both may have legitimate needs
- People with lived experience are not engaged in the planning process to establish plans, allocate resources, etc.
- Adequate supply of affordable housing options to address the needs of low-income population with high rates of poverty, as well as ALICE families whose incomes exceed PHA income eligibility limits
 - Existing supply is out of reach for those living in poverty; a significant portion of renters are housing cost burdened

- There are eligibility barriers for non-student households attempting to utilize Inclusionary Housing units or finding IH units to be suitable to meet their needs (i.e., unit size/ configuration target single individuals)
- Multifamily housing that could provide affordable ownership or rental opportunities is difficult for affordable housing developers/operators to acquire
- Although Housing Choice Vouchers (HCV) can be used for units in the Borough with rents up to 105% above FMR, it is not high enough to entice landlords
- There is a general lack of flow with HCV waitlists and only about 20% of vouchers are used in SCB
- Existing zoning code is dated and may hinder development of affordable housing options

Gaps within the current congregate shelter inventory

Per Centre Helps, there is not enough space, rooms, or staff.

Per Housing Transitions, Inc., in the month of March, 25 households had to be turned away from the Centre House Shelter because it was filled to capacity. Currently the shelter has 12 beds which can be full with fewer individuals because family units are separate from units with individuals. They are also able to shelter up to 3 households in hotels at any given time. Also, they currently do not have options for people with specific criminal backgrounds (crimes against children and manufacturing drugs) in the congregate space. They request that residents in the shelter be stable in their sobriety and are addressing mental health challenges. Households who do not meet the requirements in the congregate shelter may be provided a hotel, and referral to other shelters, and are eligible for the other programs, regardless.

Per Out of the Cold, the new 30 bed, low-barrier shelter, turns away approximately 5 persons per day due to lack of capacity to accept additional individuals.

Gaps within the current non-congregate shelter inventory

Per Centre Helps, there is not enough rooms, space, or staff to meet the need.

Per Housing Transitions, Inc., their current non-congregate shelter inventory is limited to 3 households per night. This is further limited when Penn State events occur. The hotels charge much higher prices and are often booked way in advance so request our residents exit. They also do not have non-congregate options that are more appropriate for families.

Gaps within the current transitional housing inventory

Per the Office of Adult Services, transitional housing is costly, so it is less an issue of inventory and more an issue of funding.

Housing Transitions, Inc. has only 2 designated transitional housing units for households that receive assistance and case management up to one year. They believe 2 more would likely fill the gap.

OOTC believes there is a need for additional transitional rental units for individuals denied housing opportunities due to background or credit issues. This would allow these individuals to move on with a reference.

Gaps within the current permanent supportive rental housing inventory

The 2021 Housing Report, through an analysis of the 2020 bed inventory and data from the CES, identified a deficit in RRH and permanent supportive housing beds: 8 permanent supportive housing beds/units for households qualifying as chronically homeless; and 64 RRH beds/units, of which 26 RRH units are needed for households fleeing domestic violence.

Per Housing Transitions, Inc., there are a number of clients in their programs who would greatly benefit from long term case management, support, or community building activities after experiencing homelessness. This could include having a place for individuals to go where they could access computers for job searches, or housing searches, acquire skills, spend time with others in the community, and get assistance with specific tasks when needed. For instance, Skills of Central PA has programs for people with developmental or intellectual disabilities where adults can attend classes and engage in activities to help them increase options for their general well-being and independence. They find there is a population of people they serve who would greatly benefit from a similar opportunity. To have a place where people could come print forms, get help completing them, have a group of peers to spend time with, or even have the general community coming together in a seamless way to do activities like cooking, or reading, or gardening would be a wonderful way to assist in the long-term stability of households that experienced homelessness.

One of the recommendations from the Borough's Mental Health Task Force Final Report (November 2020) is to identify and develop additional community resources available for those not held for mental health treatment.

Per Centre Helps, the biggest issue here is barriers that were previously mentioned and affordability.

Per the Centre County Housing Authority, there are long waiting lists for the Housing Choice Vouchers.

Per the Office of Adult Services, the community is in great need of diverse housing options, specifically for those needing in-home supports, such as: boarding homes, halfway houses, 3-quarter houses, and group homes.

OOTC is currently serving a lot of people with severe mental health and intellectual disabilities. These individuals will always need support to be successful as provided through a group home type of setting. It's hard to access a group home in Centre County, due to lack of space in them.

Gaps within the current affordable rental housing inventory

Per the Office of Adult Services, gaps in affordable housing inventory include complexes/landlords that will accept individuals with a criminal background or with income from non-employment sources (i.e. fixed income, such as SSI/SSID). Inclusionary housing has not been a successful, or even appropriate, option for the population that their department serves. Barriers include landlord's lack of knowledge of the program; high non-refundable application fees; long approval processes; and guarantor requirements. The process can be frustrating for their staff and demoralizing for their clients. One recommendation is to offer local landlords rehab grants in return for affordable rents.

Per the Centre County Planning and Community Development Office, there is a need for additional landlord mediation personnel, storage assistance when households are between leases; more consistency in lease start and end dates; and an increase in LIHTC buildings which take 811 Mainstream vouchers.

Per Centre Helps, there are not enough rental units and they aren't truly affordable.

Per Housing Transitions, Inc., there is a crisis in the lack of affordable rental housing in the community. Generally, there is a need for low-income housing and rental housing that accepts vouchers. Specifically, an acute lack of the following types of units: one bedroom, studio, and two-bedroom affordable units. Units in quiet areas appropriate for non-students. Alternative housing models that promote affordable options with added benefits: for instance, single room occupancy with shared community spaces and kitchens, baths. Another issue with all housing inventory, even the affordable units, is that there are barriers presented by credit histories, lack of steady employment/income, and criminal backgrounds. Even with the support and advocacy of their case managers, this can be a barrier.

Per the Centre County Housing Authority, tenant lease compliance issues which lead to evictions.

Gaps within the current TBRA delivery system

Per the Centre County Housing Authority, there is an issue with new and ongoing landlord participation. Also, high costs and student housing are barriers to using rental assistance in the Borough.

Other organizations identified the following barriers to using rental assistance in the Borough:

Per Office of Adult Services, with ERAP, there is no maximum as to how much can be paid out for a month's worth of rent or utility assistance. That said, the program will not be around forever and we will go back to heavily relying on our Rental & Mortgage Assistance Program (RAP) that is limited in funding and can only provide \$1000-\$1500 in assistance to qualified individuals/households every 24-month. With the cost of rent in the Borough, this award will likely not cover 1 month's rent and the packaging of limited private dollars will become an additional hurdle to providing financial assistance.

Per Centre Safe, many clients that are fleeing domestic violence come into emergency shelter without any documentation or ID. Additionally, those victims who have suffered financial abuse can have poor credit, and no income. These individuals have difficulty with approval from those landlords who accept the rental assistance from the Borough. The process can also be lengthy which can prohibit individuals and families who would benefit from the assistance from applying. Limited time in emergency shelters can force individuals to take the first available property – at higher cost – due to fear of being homeless when their time in shelter is over.

Per Housing Transitions, Inc., often, Borough landlords have a lower tolerance for people being behind on rent. Also, many residents do not know about services available in the Borough.

Per OOTC, barriers include limited availability and units go very quickly when they become available.

Per the PHRC, statewide, they've seen that tenant selection criteria can be a barrier, even if a tenant has rental assistance. Poor credit, eviction histories, and criminal backgrounds can all be reason for landlords to deny housing. These are all factors that disparately impact communities of color. Additionally, lack of affordable housing inventory can exacerbate barriers to using rental assistance. If a landlord has the choice of a tenant who meets their minimum income criteria or one who falls beneath that but has rental assistance, they will typically select the higher income tenant. Additional affordable rental housing stock is needed to ease the pressure on this segment of the housing market.

Gaps within the current service delivery system

Per the Office of Adult Services, the biggest issue they currently experience with the service delivery system is not being heard or having their services/capacity/understanding of community needs/service gaps understood by local municipalities, community agencies, and faith-based organizations. This has become a greater issue during the COVID-19 pandemic as government entities continued to receive excess funds that are often time comparable or duplicative. A better team approach is required to be successful in combating the complex housing and homelessness issues that exist in Centre County; particularly in the Borough.

Per Centre Helps, barriers to the systems are mostly related to extensive and complex eligibility criteria to obtain rental units. Case management providers need to be connected to provide a flow of information.

Per Housing Transitions, Inc., the COVID-19 pandemic has shone a light on their ability, as a community of service providers, to react and collaborate and problem solve together. I think communication between agencies remains a continued challenge in service delivery. In addition, the complexity of the services tends to confuse clients and there is often delay in acquiring service because people are not sure who to reach out to first.

Per Centre Safe, some individuals and families fleeing domestic violence who do not have high barrier situations (drug or alcohol, mental health, etc.) have not been able to receive assistance through housing programs due to low Vispidat housing assessment scores.

Per Out of the Cold, lack of halfway houses, sober living communities, or rehab facilities which accept medical assistance in the county make it difficult to assist persons struggling with substance abuse.

Per the Centre County Housing Authority there is a lack of adequate staffing and funding.

Per the SCASD, there is a need for increased mental health services because the waiting lists are extensive.

Per the PHRC, There is a need for additional fair housing education for multiple populations. Tenants and social service providers need additional training on what their rights are and how to effectively address fair housing issues through education, mediation, and/or complaint submission. Housing providers need additional training on their responsibilities and how to maintain policies and practices in compliance with fair housing law. Municipal officials could benefit from training on affirmatively furthering fair housing through making changes to zoning and other ordinances.

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

Through the consultation process, a revised definition of housing characteristics associated with instability and an increased risk of homelessness was developed. An amendment to the 2020-2024 Consolidated Plan’s Housing Needs Assessment will be required to implement the changes.

Household characteristics linked with instability and an increased risk of homelessness include:

- Low income
- Poor or no credit history
- Unstable employment history
- Prior displacement and evictions
- Rent and utility arrearages
- High housing cost burdens including rent, utilities, and transportation costs
- Lack of transportation and/or affordable child care to maintain employment and afford basic needs that includes housing
- Having mental health, drug addiction, intellectual disabilities and no base of support from family or friends
- Lifestyle choices can increase risk of losing a family member (and their income), children, and/or subsidized rental assistance
- Having no place to go after being incarcerated, in-patient for mental health, or in drug and alcohol rehab
- Fear they will lose their children if they work with CC Office of Children & Youth Services
- Individuals/families with vouchers relying on them indefinitely
- Lack of successful leasing habits re: payments, housing, reporting, etc.
- Anti-discrimination protected-class status
- Waiting to ask for help until is too late to preserve current housing situation
- Not knowing who and where to call for assistance

Community characteristics which contribute to instability and an increased risk of homelessness include:

- Lack of diverse affordable housing for people with a housing barrier including low-income individuals/families, and for those needing in-home supports such as: boarding homes, halfway houses, 3-quarter houses, sober living community and group homes
- Insufficient number of Housing Choice Vouchers and landlords who are willing to accept them
- Lack of rental opportunities for households with pets
- Housing discrimination that larger families, families of color and/or all protected classes experience
- Insufficient access to seamless supportive services via programmed housing options for those diagnosed with mental illness

Identify priority needs for qualifying populations:

Through the consultation process three main priority needs which would benefit all QPs were identified:

1. Increase the supply of affordable rental housing
2. Improve coordination and availability of case management
3. Increase amount of voucher-type rental assistance

All Qualifying Populations

Following are other priority needs which would benefit all QPs:

- Enhanced coordination amongst agencies/organizations/municipalities
- Additional financial resources/capacity within existing providers needed
- Housing counseling to include financial and rental skills and fair housing education
- Increase Housing Choice Voucher utilization
- Provide incentives to rental property owners to provide affordable rents to underserved populations
- Lack of single-occupancy rental housing
- Promote outreach efforts
- Review zoning code for elements which may hinder development of affordable housing options

Homeless as defined in 24 CFR 91.5

Through the consultation process, the following priorities were identified:

- Improved access to supportive services to ensure long-term housing success
- Additional mental health case management/services
- Increased supply of low-income affordable rental housing
- Additional transitional housing such as boarding & halfway houses

Per the Lived Experience Survey results, those who have experienced homelessness ranked affordable rental housing as the top priority need.

Per Housing Transitions, Inc., the priority needs of QPs are more affordable housing, and skill development and support for long term housing stability.

Per Out of the Cold, priority needs include affordable housing and support services so they can be successful in that housing.

Per the Centre County Youth Service Bureau, priority needs include the ability to rent an apartment that is affordable without substantial up-front money and to find a way to help young adults who may not, or most likely will not, have credit or a co-signer.

Per Strawberry Fields, priority needs of homeless (as well as those at risk of homelessness and those requiring services or housing assistance to prevent homelessness) diagnosed with a mental illness include long-term supportive therapy, the complexities of mental illness symptoms.

At risk of Homelessness as defined in 24 CFR 91.5

Through the consultation process, the following priorities were identified:

- Improved access to supportive services to ensure long-term housing success

- Additional long-term case management services
- Additional mental health case management/services
- Lack of low-income affordable rental housing

Per the Lived Experience Survey results, those who have experienced being at-risk of homelessness ranked affordable rental housing as the top priority need.

Per the PHRC, those at-risk of homelessness may have less access to financial assistance and supportive services, thus may be a priority for assistance.

Per the Office of Adult Services, a priority need is low-income housing that is able and willing to work with re-entry citizens, individuals with low credit scores; will accept various sources of income (ex: fixed income such as SSI/SSID) and will accept a Housing Choice Voucher. The need for additional case management services after existing programs end was also identified as an unmet/priority need.

Per the SCASD, priority needs include low-income single-family units, contacts with hotels companies that will eliminate families being displaced from there during sporting events.

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

Per the Lived Experience Survey results, those who have experienced fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, ranked affordable rental housing as the top priority need.

Per Centre Safe, the addition of extended emergency safe housing (up to 90 days) would allow Centre Safe to meet the gaps in service for those clients who are on housing wait lists would provide for ongoing safety, continuing education, and counseling.

Other Populations where providing supportive services or assistance under 212(a) of NAHA (42 U.S.C. 12742(a)) would prevent the family's homelessness or would serve those at greatest risk of housing instability. HUD defines these populations as individuals and households who do not qualify under any of the populations above

Through the consultation process, the following priorities were identified:

- Improved access to supportive services to ensure long-term housing success
- Additional mental health case management/services
- Lack of low-income affordable rental housing
- Lack of accessible affordable rental housing
- Lack of family-appropriate rental housing

Per the Lived Experience Survey results, the majority of those with the greatest risk of housing instability (low income with high housing costs) ranked affordable rental housing as the top priority need.

Per Centre Helps, priority needs include housing, childcare, medical and mental health care. Under employment, many people have jobs but not full time and not by their choice. Need to work towards solving longer-term problems, not just basic needs.

Again, the need for additional case management services after existing programs end was identified as an unmet/priority need by the Office of Adult Services.

Again, expanding financial skills training to include fair housing education, tenancy, and lease interpretation was identified as an unmet/priority need by The HOME Foundation.

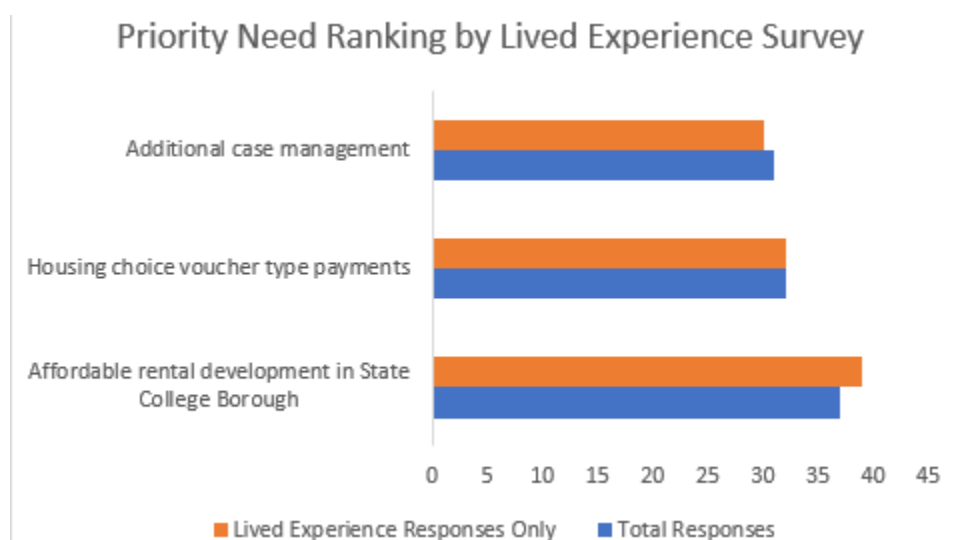
Identified as a priority need is affordable and accessible rental housing which is near public transportation and within walking distance to amenities.

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

The unmet needs and gaps in the shelter and housing inventory and service delivery systems are based on data and input from organizations consulted.

The level of need was based on a consensus process. A summary of unmet needs and gaps in delivery systems as well as HOME-ARP eligible activities to address these needs/gaps was presented to both the CAC as well as to the Centre County Housing Options Team to help identify the priority needs. The Lived Experience Survey allowed for input on priority needs by members of QPs, by asking them to rank the top three priority needs.

A total of 70 unduplicated responses to the Lived Experience Survey were received. Of these 70, only 21 respondents identified themselves in the survey as a person who is, or was, experiencing homelessness, fleeing domestic violence/sexual assault/trafficking, or experiencing the greatest risk of housing instability. Six respondents identified themselves as a volunteer or staff of a non-profit housing agency rather than as a person with lived experience with housing insecurity. Since the purpose of the survey was to see how those who experienced housing insecurity prioritize the three top priority needs identified through the consultation process, results are shown separately below for the total set of responses received in blue and those 21 respondents that identified as having lived experience shown in orange. The results are shown as a percentage of points received for each priority need. The results for both groups are very similar.



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:

A modified qualification-based selection (QBS) process, which involves publishing a request for proposals, evaluating responses, interviewing respondents and negotiating with the highest ranked Offeror will be undertaken to identify a HOME-ARP Sponsor to administer and deliver Supportive Service assistance. The procurement process will be carried out in compliance with the procurement requirements in 2 CFR part 200, subpart D as revised by Section VIII.D of CPD-21-10. Proposals will be solicited from the local housing service provider network. The Borough and HOME-ARP Sponsor will enter into a one year contract with the option to automatically renew the agreement for up to a maximum of three years before repeating the procurement process.

Describe whether the PJ will administer eligible activities directly:

The State College Borough will administer a HOME-ARP TBRA Program directly. It is anticipated that a memorandum of understanding will be entered into between the Borough and the HOME-ARP Sponsor that delivers the Supportive Services assistance to streamline the application process through release forms signed by program applicants that permit the sharing of applicant information and potentially one application form that can be made available through the H.O.M.E. web app and used for both the HOME-ARP TBRA and Supportive Services assistance. This is proposed due to the expectation that the majority of TBRA program beneficiaries will be more successful in moving toward self-sufficiency with case management services, and supportive services targeted at the specific needs and goals of the household.

If any portion of the PJ's HOME-ARP administrative funds were 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: n/a

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 617,162.00		
Acquisition and Development of Non-Congregate Shelters	\$ 0.00		
Tenant Based Rental Assistance (TBRA)	\$ 216,000.00		
Development of Affordable Rental Housing	\$ 0.00		
Non-Profit Operating	\$ 55,000.00	5 %	5%
Non-Profit Capacity Building	\$ 55,000.00	5 %	5%
Administration and Planning	\$ 166,000.00	15%	15%
Total HOME ARP Allocation	\$ 1,109,162.00		

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

The three main priority needs identified in the needs assessment and gap analysis are:

1. Increase the supply of affordable rental housing
2. Improve coordination and availability of case management
3. Increase amount of voucher-type rental assistance

While increasing the supply of affordable rental housing was identified as a main priority need, the amount of funding available for creating these units would limit the benefit of the HOME-ARP funding to a very small number QP households (individuals or families). Therefore, the Borough intends to pursue the creation of rental housing through other local resources to meet this priority need. More information on how affordable rental housing will be addressed is provided under the HOME-ARP Production Housing Goals section. The distribution of funding to Supportive Services and HOME-ARP TBRA will assist QPs accessing affordable rental housing.

To improve the coordination and availability of case management, the Borough has budgeted a significant portion of the HOME-ARP allocation to Supportive Services. While not limited to case management, the funding will be used to tailor services to best benefit the needs of the each QP individual or household. The funding is expected to be used over the 6 year period from 2023 to 2029. Also, within the limitations on operating and capacity building assistance as outlined in CPD-12-10, non-profit operating funds and the non-profit capacity building funds will be made available to the HOME-ARP Sponsor(s) to use over the 6 year period of program delivery of Supportive Service assistance. Efforts will be made to leverage other funds to maximize the benefit of the HOME-ARP grant.

In order to address the priority need to increase the amount of voucher-type rental assistance, the Borough intends to undertake a HOME-ARP TBRA program. The budget for HOME-ARP TBRA assistance was calculated at \$3,000/month for 6 years. Actual usage may be pro-rated to increase over time, or to peak during winter heating season months, etc. Per HOME-ARP limitations, mortgage assistance is ineligible.

Additional information on how the needs and gaps will be addressed is provided in the following narrative.

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

The addition of the Out of the Cold permanent overnight and day shelter, the increased RHH assistance from Centre Safe and Housing Transitions, and the availability of non-congregate shelter funding, has greatly improved the ability to address the emergency shelter needs of the homeless population. For this reason, the HOME-ARP Allocation Plan does not propose budgeting funds for Acquisition and Development of Non-Congregate Shelter.

Action must be taken to increase the supply of affordable rental housing in the Borough and the Centre Region. All qualitative and quantitative reports indicate that more affordable rental housing, particularly studios and 1 and 2 BR units, is the highest priority need to move low-moderate and middle-income households to permanent housing stability. In the Borough a typical 3 BR Acquisition, Rehab and Resale project costs roughly \$325,000 including hard and soft costs. The entire HOME-ARP budget could be consumed by creating 3 or 4 affordable rental properties. Additionally, HOME-ARP Rental Program guidelines involve complex program income requirements for the affordability period of least 15 years. There are other local resources available to create affordable rental housing that will be used to meet this priority need.

The need for housing affordability can also be addressed through the HOME-ARP TBRA and Supportive Services assistance which will subsidize rent, provide case management guidance and provide additional financial assistance with expenses that can build the capacity of the household to move toward self-sufficiency.

Providing a rent subsidy through a TBRA program, makes a lease affordable for the duration of the assistance. It was noted in several consultation replies that the RHH period of assistance, which most often ends at 6 months, is not available long enough for a household to become stable long-term. The Borough proposes a preference (as more fully described in the Preferences section) to set aside a portion of the assistance for those households that received RHH funds and that need additional supportive services and time with a rent subsidy to gain financial stability.

The consultation results, specifically input from those with lived experience as well as from housing network providers, shines a light on the need for adequate, long-term case management to increase success in achieving permanent housing stability. The Lived Experience Survey results also amplified the need for assistance with specific expenses such as childcare, transportation, job training skills, leasing/housing and budget counseling, and mental health services. The Borough does not have access to any other source of funding that can pay for these expenses that are critical to developing financial security. For this reason, it is proposed that the largest portion of the HOME-ARP funds be used for Supportive Services in a way that can be tailored to the goals and specific needs of each assisted household.

The intent is to layer assistance from multiple programs to one household to achieve a more robust recovery. For example, a household that is receiving RRH may qualify for and receive Supportive Services at the same time and then use TBRA assistance after RRH benefits end, if needed. If Supportive Services can be supplied sufficiently during the RRH assistance period, then the household may recover more quickly and not need HOME-ARP TBRA funding.

The 2021 Housing Report included a section on collaboration within the affordable housing and homelessness services network. Strategies identified in the 2021 Housing Report to better situate the Borough to effectively prevent and end homelessness were:

- Better align resources with need
- Implement a diversion strategy to reduce shelter demand
- Promote outreach efforts
- Implement move-on strategy to increase system flow
- Increase HMIS & CE provider participation
- Reorganize homeless response system
- Coordinated funding and matching strategy

Additionally, this need for a greater flow of information and coordination among service providers was also noted in consultation replies from several different organizations. The need was also identified by Centre County Adult Services staff during the first public hearing held during the CAC meeting on July 7th. Additional capacity for diversion and case management were also identified as gaps to be addressed.

One of the three highest priority needs identified through the HOME-ARP Allocation needs assessment and gaps analysis, improve availability and coordination of case management, is designed to accomplish, in part, the strategy outlined above. The position would be situated as a hub or liaison within the housing network. Due to HOME-ARP guidelines this position will be more than a layer of bureaucracy and must provide direct case management services to individuals referred for assistance. The benefit of the position is the design to share information through Memorandums of Understanding (MOUs) with other organizations in the network.

Per the National Alliance to End Homelessness, the following parameters were used to ensure consistency with guidance relating to any homeless response system:

GOAL: House people as quickly as possible and divert people from imminent homelessness whenever possible

APPROACH: Use a systemic approach to align interventions and resources across programs in a coordinated way around this common goal

PRACTICE: Uses every intervention to make homelessness rare, brief, and one-time; Focuses on housing as the primary solution to homelessness; All interventions quickly end the episode of homelessness and move people to permanent housing; Helps people resolve their housing crises at every engagement opportunity

PERFORMANCE: Reduce in-flow into homelessness; Increase exits to permanent housing; Decrease average length of homelessness; Decrease returns to homelessness

ENDGAME: People in a housing crisis have access to immediate help, including a safe place to go; People are not unsheltered; People do not spend long periods of time homeless; People exiting homelessness do not quickly cycle back into homelessness

HOME-ARP Production Housing Goals

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

The Borough does not plan to undertake any HOME-ARP Rental Housing activities. The priority need of affordable rental housing development will be accomplished using other funds.

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

Affordable rental housing development is a priority need that will be addressed using other federal, state, and local funds because other funds are available to undertake rental housing development and because HOME-ARP funding provides the Borough with a unique opportunity to provide Supportive Services to Borough residents.

The Borough adopted a mandatory inclusionary housing ordinance in 2013 through which fees collected are available as a source of revenue for creating affordable housing. Developers may include affordable units within their property or may pay a fee of approximately \$130,000 per unit. These funds are used to supplement HOME Entitlement funds for the creation of affordable homeowner and renter properties. Since 2013 this ordinance has created 52 on site apartments, 12 off site units, and fees collected have been used to create 24 homeowner and 10 renter affordable dwellings for households with incomes ranging from less than 20% of Area Median Income up to 120%.

The Borough also works in partnership with its two HUD Certified Community Housing Development Organizations (CHDOs) to create new affordable rental housing opportunities. For example, an Acquisition/Rehabilitation project is underway now that will create 8 permanently affordable townhomes centrally located in the Borough. The State College Community Land Trust owns the ground and leases the townhomes to The HOME Foundation which will manage the property. Funds provided in the project include CHDO proceeds, plus grants from Borough Inclusionary Housing, HUD HOME, PA DCED HOME, Centre County and PHARE. At initial occupancy all units will be occupied by households with incomes at $\leq 60\%$ of AMI.

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:

Consultation responses identified that there is sometimes a need for additional supportive services and rent assistance after existing programs end. For example, some households receiving RRH assistance may not be able to achieve self-sufficiency with childcare, transportation, employment, and/or an income sufficient to sustain housing, utilities, food and other basic necessities within the common six-month RRH assistance limit. The Borough proposes to address this priority need by setting aside a portion of the HOME-ARP TBRA and

Supportive Services funding for those that also receive RRH funds and that are not yet experiencing housing stability.

While the Homeless QP will be eligible to receive HOME-ARP TBRA and Supportive Service assistance, this QP will not be eligible for the portion of funds set aside for RRH recipients because a household that receives RRH assistance no longer able meets the HOME-ARP definition of Homeless.

The QPs that could potentially be eligible to receive funds from the set aside for RRH recipients may include some households that meet the HOME-ARP definition of At Risk of Homelessness; Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking; and Other Populations including those At Greatest Risk of Housing Instability.

Due to this preference, RRH recipients are given priority over all other applicants until the set aside portion of HOME-ARP TBRA and Supportive Service funds are depleted. All other applicants are admitted for participate in chronological order. It is anticipated that there will be a set aside for periods of time rather than for the full grant amount. For example, if a 6 year budget allows \$3,000 per year for TBRA, then \$1,000 per month may be set aside for RRH recipients. After the set aside amount is expended then all applicants will be admitted chronologically until the next time period begins and a new set aside amount becomes available for that time period.

Only a portion of the funds budgeted for HOME-ARP TBRA and Supportive Services will be set aside to assist with the preference for RRH recipients. In this way, no qualifying population is limited from applying for assistance.

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:

By creating a set aside that will be prioritized for RRH recipients, the HOME-ARP Sponsor administering Supportive Services, and the Borough administering TBRA funds, will coordinate with the RRH Administrators to address the unmet need of sustaining RRH recipient households that are experiencing housing instability or are at risk of homelessness or housing instability after RRH benefits expire, or during the RRH benefit period if this is determined to be appropriate to minimize the risk of homelessness or housing instability.

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:

The Borough will only set aside a portion of the HOME-ARP TBRA and Supportive Service budget for the preferred population of RRH recipients in need of additional support to achieve housing stability. The amount set aside will be specific to a limited time period (such as one third of the monthly budget of the program might be set aside for the preferred population). All other

QPs and subpopulations will be eligible to benefit from the portion of funds not reserved for RRH recipients so that the unmet needs or gaps in benefits and services will be met.

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:

The HOME-ARP program requires that direct Coordinated Entry (CE) referral must use expanded qualifying population definitions with preferences and prioritizations that mirror that of the HOME-ARP grantee rather than that of the CoC if this method of referral is used. For this reason, the direct CE referral method is infeasible.

The Borough would prefer to use the CE with Other Referral Method through which the grantee can use CE for certain QPs and supplement this with referrals from other agencies or project-specific waiting lists to ensure access to all QPs. This flexibility will be particularly important to permit coordination with RRH providers to accommodate the preference for the population of RRH recipients. The PJ and/or the HOME-ARP Sponsor will manage the selection of program participants from this referral method in accordance with preferences in the HOME-ARP Allocation Plan.

Unmet needs for TBRA and supportive services overlap in a way that would benefit from admitting program participants from one set of referrals. For this reason, the CE with Other Referral Method is more beneficial than the Project/Activity-Specific Waiting List method of referrals. Additionally, use of the Project/Activity-Specific Waiting List would mandate that participants be selected chronologically in addition to utilizing preferences per HOME regulations.

More specific details of the referral methodology will be further defined through the HOME-ARP Sponsor selection process.

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:

To minimize implementation challenges, the Borough does not plan to use the CE process established by the CoC due to the HOME-ARP mandate that the expanded CE be utilized if this referral method is selected.

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

The Borough does not plan to request that an Expanded CE referral method be implemented.

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:

When using the CE with Other Referral Method, the Borough will give preference to RRH recipients. Those referrals that meet all other HOME-ARP eligibility criteria will be prioritized chronologically.

Limitations in a HOME-ARP rental housing or NCS project

The Borough does not propose to undertake 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: n/a

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: n/a

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): n/a

HOME-ARP Refinancing Guidelines

The Borough does not intend to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing, therefore this section has been removed.

Appendix A: Consultation Table

List of Organizations Consulted & Summary of Feedback

Agency/Org Consulted	Type of Agency/Organization	Type of Service Provided	Qualifying Population (QP) / Subpopulation	Sub Population	Method of Consultation	Feedback
Center for Independent Living of North Central Pennsylvania	Public/Private Agency Addressing Fair Housing and Civil Rights Public/Private Organization Addressing the Needs of Persons with Disabilities	Supportive services	At Risk of Homelessness Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability	Persons with Disabilities	Emailed: request to provide information; outreach for CAC&BC public hearings /public review period Website	Website was used to provide information on the needs of and services provided to the QP served.
Central PA Community Action, Inc.	Agency&Service Provider Assisting QPs	Housing services Supportive services	At Risk of Homelessness Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability	All	Emailed: request to provide information; outreach for CAC&BC public hearings/public review period Website	Website was used to provide information on the needs of and services provided to the QP served.
Centre County Advisory Council	Public/Private Agency Addressing Fair Housing and Civil Rights	Fair Housing	At Risk of Homelessness Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability	All	Emailed: request to provide information; outreach for CAC&BC public hearings/public review period	While no information was provided, contact has been kept on the outreach distribution list.
Centre County Housing Authority	Public Housing Agency	Housing Services	Homeless Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability	All	Emailed: request to provide information; outreach for CAC&BC public hearings /public review period Website	Provided information on QP served; gaps and unmet/priority needs; characteristics linked with instability and an increased risk of homelessness Website was used

						to provide additional
Centre County Housing Options Team	Group of Public/Private Agencies/Organizations Assisting QPs	Housing Services Supportive Services	Homeless At Risk of Homelessness Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability	All	Emailed: request to provide information; f/u to CCHOT presentation; provided Living Experience Survey; and outreach for CAC&BC public hearings/public review period	Provided PIT Reports; information on QP served; gaps and unmet/priority needs; characteristics linked with instability and an increased risk of homelessness; recommendation for use of funding
Centre County MH/ID/EI Drug & Alcohol	Public Agency Addressing Needs of QPs	Housing services Supportive services	At Risk of Homelessness Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability	Persons with disabilities or addictions	Emailed: request to provide information; outreach for CAC&BC public hearings /public review period Website	Website was used to provide information on the needs of and services provided to the QP served.
Centre County Office of Adult Services	Public Agency Addressing Needs of QPs	Housing services Rental Assistance Emergency Rental Assistance Supportive services	Homeless At Risk of Homelessness Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability	All	Emailed: request to provide information; f/u to CCHOT presentation; provided Living Experience Survey; and outreach for CAC&BC public hearings/public review period	Provided information on QP served; gaps and unmet/priority needs; characteristics linked with instability and an increased risk of homelessness; recommendation for use of funding

Centre County Office of Veterans Affairs	Public Agency Addressing Needs of QPs Veterans' Group	Housing Services Supportive Services	Homeless At Risk of Homelessness Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability	Veterans	Emailed: request to provide information; outreach for CAC&BC public hearings /public review period Website	Website was used to provide information on the needs of and services provided to the QP served. While no response to requests for information was provided, contact has been kept on the outreach distribution list.
Centre County Planning and Community Development Office	Public Agency Addressing Needs of QPs	Policy	Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability	All	Emailed: request to provide information; f/u to CCHOT presentation; provided Living Experience Survey; and outreach for CAC&BC public hearings/public review period	Provided information on gaps and unmet/priority needs of QPs
Centre County Youth Service Bureau: Burrowes Street Youth Haven	Homeless Service Provider Agency&Service Provider Assisting QPs	Emergency shelter Supportive services	Homeless	Youth	Emailed: request to provide information; outreach for CAC&BC public hearings/public review period Annual Performance Report	Provided input on: unmet and priority needs Annual Report used to provide information about QP served
Centre County Youth Service Bureau: Independent Living Program	Homeless Service Provider Agency&Service Provider Assisting QPs	Transitional housing Supportive services	Homeless	Youth	Emailed: request to provide information; outreach for CAC&BC public hearings/public review period	Provided input on: unmet and priority needs Annual Report used to provide information about QP served

					Annual Performance Report	
Centre Helps	Agency&Service Provider Assisting QPs	Housing Services Supportive Services	At Risk of Homelessness Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability	All	Emailed: request to provide information; f/u to CCHOT presentation; provided Living Experience Survey; and outreach for CAC&BC public hearings/public review period Annual Performance Report	Provided information on QP served; gaps and unmet/priority needs; recommendation for use of funding
Centre Safe	Homeless Service Provider Domestic Violence Service Provider	Emergency Shelter Transitional Housing Supportive Services	Homeless Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking	Individuals Families	Emailed: request to provide information; f/u to CCHOT presentation; provided Living Experience Survey; and outreach for CAC&BC public hearings/public review period Annual Performance Report	Provided information on QP served; gaps and unmet/priority needs; barriers to using rental assistance in the Borough

Housing Transitions, Inc.	Homeless Service Provider Agency&Service Provider Assisting QPs	Emergency Shelter Transitional Housing Permanent Supportive Housing Supportive Services	Homeless At Risk of Homelessness Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability	Individuals Families	Emailed: request to provide information; f/u to CCHOT presentation; provided Living Experience Survey; and outreach for CAC&BC public hearings/public review period Annual Performance Report	Provided information on QPs served; gaps and unmet/priority needs; gaps; characteristics of increased risk of homelessness; barriers to using rental assistance; recommendation for use of funding
Inglis Community Services	Public/Private Agency Addressing Fair Housing and Civil Rights Public/Private Organization Addressing the Needs of Persons with Disabilities	Supportive Housing Supportive Services	At Risk of Homelessness Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability	Persons with Disabilities	Emailed: request to provide information; f/u to CCHOT presentation; provided Living Experience Survey; and outreach for CAC&BC public hearings/public review period Annual Performance Report	Provided information on unmet/priority needs; recommendation for use of funding
Interfaith Human Services	Agency&Service Provider Assisting QPs	Supportive services	At Risk of Homelessness Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability	All	Emailed: request to provide information; outreach for CAC&BC public hearings /public review period Website	Website was used to provide information on the needs of and services provided to the QP served.

MidPenn Legal Services	Agency&Service Provider Assisting QPs	Supportive services	At Risk of Homelessness Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability	All	Emailed: request to provide information; outreach for CAC&BC public hearings /public review period Website	Website was used to provide information on the needs of and services provided to the QP served.
Out of the Cold: Centre County	Homeless Service Provider Agency&Service Provider Assisting QPs	Emergency Shelter Supportive Services	Homeless	Individuals	Emailed: request to provide information; f/u to CCHOT presentation; provided Living Experience Survey; and outreach for CAC&BC public hearings/public review period Annual Performance Report	Provided information on QPs served; gaps and unmet/priority needs; gaps; characteristics of increased risk of homelessness; barriers to using rental assistance; recommendation for use of funding
PA Eastern CoC	CoC	Policy	Homeless At Risk of Homelessness Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability	All	Emailed: request to provide information; outreach for CAC&BC public hearings /public review period	Provided links to PIT data and Gap Analysis for Centre County

PA Human Relations Commission	Public/Private Agency Addressing Fair Housing and Civil Rights	Policy	At Risk of Homelessness Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability	All	Emailed: request to provide information; outreach for CAC&BC public hearings /public review period Website	While no information was provided, contact has been kept on the outreach distribution list.
SKILLS of Central PA, Inc.	Agency&Service Provider Assisting QPs Public/Private Organization Addressing the Needs of Persons with Disabilities	Supportive Housing Supportive Services	Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability	Persons with Disabilities	Emailed: request to provide information; outreach for CAC&BC public hearings /public review period Website	Website was used to provide information on the needs of and services provided to the QP served.
State College Area School District	Public Agency Addressing Needs of QPs	Supportive Services	At Risk of Homelessness Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability	Families with Children	Emailed: request to provide information; outreach for CAC&BC public hearings /public review period Website	Provided information on QPs served; gaps and unmet/priority needs; and barriers to using rental assistance.
State College Community Land Trust	Agency&Service Provider Assisting QPs	Housing provider	Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability	All	Emailed: request to provide information; f/u to CCHOT presentation; provided Living Experience Survey; and outreach for CAC&BC public hearings/public review period	While no information was provided, contact has been kept on the outreach distribution list.

Strawberry Fields	Agency&Service Provider Assisting QPs Public/Private Organization Addressing the Needs of Persons with Disabilities	Supportive Housing Supportive Services	Homeless At Risk of Homelessness Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability	Persons with Disabilities	Emailed: request to provide information; outreach for CAC&BC public hearings /public review period Website	Provided information on QPs served; unmet/priority needs; and characteristics of increased risk of homelessness.
The Arc of Centre County PA	Agency&Service Provider Assisting QPs Public/Private Organization Addressing the Needs of Persons with Disabilities	Supportive services	Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability	Persons with Disabilities	Emailed: request to provide information; outreach for CAC&BC public hearings /public review period Website	Website was used to provide information on the needs of and services provided to the QP served.
The HOME Foundation	Agency&Service Provider Assisting QPs	Housing Provider Supportive Services	At Risk of Homelessness Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability	All	Emailed: f/u to CCHOT presentation; provided Living Experience Survey; and outreach for CAC&BC public hearings/public review period	Provided information on unmet/priority needs; recommendation for use of funding
Veterans Multi-Service Center	Agency&Service Provider Assisting QPs	Housing Services Supportive Services	Homeless At Risk of Homelessness Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability	Veterans	Emailed: request to provide information; outreach for CAC&BC public hearings /public review period Website	Website was used to provide information on the needs of and services provided to the QP served.

Appendix B: Lived Experience Survey Results

Qualifying Populations (p=past & c=current)

1. Experiencing Homelessness
2. At-risk of Homelessness
3. Fleeing or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking
4. With the Greatest Risk of Housing Instability (low income with high housing costs)

Priority Needs

1. More case management services
2. More Housing Choice Voucher type payments
3. More affordable apartments in State College Borough
4. Other

Survey #	Qualifying Populations	Rank 1st-2nd-3rd	4: Other Priority Needs	Biggest Housing Issue in State College
1		2-1-3		Homelessness. We need more counseling and an improved Homeless Shelter.
2	4p	3-3-3		Lack of favorable housing for the low income workers
3		1-3-2		Lack of affordable housing for low to middle income residents. Rent is increasing faster than income and there is an inability to save money for a down payment to purchase a home because it is going to rental payments. Areas outside of state college that are more affordable, have less public services, less job opportunities and less community. I think that the situation each individual is in is unique and chose more case management services as I think this would serve people's needs; however more affordable housing is a close second. I can imagine that affordable housing is a harder "sell" due to NIMBY issues, Housing Choice Vouchers while I think are a good stop gap, do not go far enough to address the income inequality issues that underscore the main issue.
4		2-3-4	Pro-active outreach/informercial content disseminated to the community of rental agents, real estate agents, churches, etc.	Affordability and upfront costs

5		2-1-3		Rent is very high due to demand. It's hard to find available rental units for low to moderate income people in State College.
6				
7		1-3-2		Rising rents
8		1-2-3		Affordability, Obtaining Rental Permits in SC Borough
9		4a-4b-4c	4a:I think that money should be used to fix the pot holes and repave the streets in the borough. The streets are terrible. 4b: Streets please. 4c: Streets please	
10		4	Used to help the people fleeing or attempting to flee domestic violence,, dating violence, sexual assault, or human trafficking	
11		2-3-4		
12		3-1-2		Affordable housing geared towards young professionals, singles and families
13	1p,4c	1-1-2		
14				
15	1p,2p,4c	3-2-1		Landlords are gouging people and making it impossible to find rentals that are sustainable on low income.
16	1p,2p	3-2-1		Apartments are too expensive. Can't live outside of State College because of no transportation to work. Landlords won't rent to me because of criminal background and bad credit.
17	3p	3-1-2		Very difficult to live and work here in this constant party environment.
18		3-2-1		Case management is only helpful if there are available, affordable permanent housing options for those in need. The lack of affordable housing (especially for single person households) is a giant problem in State College.
19				
20		1-3-2		Municipalities restricting or making development expensive through the planning and development process, placing restrictions on housing in general, and overly onerous zoning regulations.
21	4c	2-1-3		Expensive
22				

23		2-3-1		1. Cost 2. Availability
24		4-3-1	More affordable single-family homes	
25	4p	2-4-3	partner with non profits that are set up to help with these types of services and provide the aid to them.	Don't have enough current information to answer thoughtfully
26	3p	1-3-2		lack of beginning price point home offering for sale
27		3-1-4	Housing ladder process to move recipients from lowest point through attainable housing rates through market rent rates through to home ownership. Give them tools, training, advice on each step.	Too much student housing. Developers need to focus on other options. Use the \$800k toward partnering with developers to be part owner of attainable housing units while giving the developer the return they need and using your investment in the project to add to your balance sheet and forever protect the asset as attainable housing.
28				
29		3-2-1		Too Many New Student buildings. Need more non student condos downtown
30	3p,4p	2-1-3		more affordable apartments in State College Borough
31		3-1-2		The high cost of rental housing
32	1cp,2cp,3cp,4cp	3-3-3		I cannot afford a car upkeep to get to jobs which don't pay enough to cover how high the cost is to rent a decent apartment. I have zero drug or alcohol issue of any kind, there is no way to manage applying and securing housing when I work from like 4 pm-4 am I am not able to afford basic needs: under garments, hygiene products, laundry supplies, socks, dish detergent, cleaning products, internet, cable, electric, god forbid there is need for water sewer trash, I steadily work 2 jobs with zero absences and everywhere I have tried to stay no one cares about me saving up other money w AI I have to spend on above mentioned responsibilities plus I pay child support. This is very stressful and I'm often only able to afford short term places to stay on the fly where I'm subject to abuse and zero comfortability. I am a single mother fighting to have two daughters stay with me I have almost no resources at all because help is not sustainable. All I am told to do is vote and yet no politician who gets into office even when I vote for them is helping not to mention costs of legal fees and it is physically taking a toll on me whereas my overall physical and mental health greatly suffer. That means less opportunities to see and support or

				<p>be around my children bc folks don't want them to see their mother drowning in debt and recurring lateness on bills and socially it has impacted me as well, but my mother has even said lately, sometimes you just have to make certain you are SURVIVING. \n\nConstantly being in a state of anxious worry concern and (complete fear) has been simply terrifying. The fact that it always still circles around domestic violence is tragic more than anything because it torments my aging parents and kids knowing I won't ever be able to escape that in my daily living until I can get out on my own. Without this grant it seems it may be utterly hopeless.\n\nI pray some of the money will and can be used to help honest humble hard-working WOMEN such as myself. \n\nSincerely,\nJulie m. Smith \n\nP.s. I am a totally worthwhile investment. I have in the past and would still now be an excellent steward of any funding help and am positive proactive and outgoing, but I am human, but I would not have a sense of entitlement nor other problem behaviors whatsoever if u gave me some kind of more thorough sustainable funding help to hands on be standing on all ten!</p>
33	4p	1-2-3		<p>Biggest housing issue is probably first-time buyers or lower-priced point buyers unable to compete in current market vs all cash offers/no inspections.</p>
34		3-1-2		<p>Lack of low-income dedicated housing, as well as, affordable housing. Average pay in the borough does not equate to the amount people pay for rent based on fair market rates.</p>

35	1p,2p,4p	4-3-2	<p>(ACTUALLY, this is probably my FIRST PRIORITY item) There is a dire need for 1-BR affordable (NON-senior--under 55 or under 62 age group) housing. You have all those people at Out of the Cold who are single and in need of housing. Since they are mostly low income or extremely low income, more than likely, they would probably be in need of the AFFORDABLE 1-BR type housing that is NOT senior housing. Over the years, rooming houses for non-students have been torn down, with nothing to replace them. So the lower income people who were in those lower-income rooming houses have been marginalized. Then there are the LIHTC places (NON-senior places once again), in the borough, none of which have 1-BR units. So when a single person comes along, and especially if they have a housing voucher, the rent on that smaller unit, a 2-BR at that LIHTC property is more than the payment standard for a 1-BR unit. So once again, that lower-income single person is marginalized. When the next few LIHTC places in the borough age out, there are going to be extremely low income (ELI) tenants who are going to be forced to move when those rent restricted rents at those units go up to full market rents. Every place that takes the voucher around here has a WAIT LIST. The Housing Authority only gives a person so much time to secure a place, or the ELI person especially, loses their voucher as well as is unable to be housed somewhere else in a timely fashion. I am living proof of being on the receiving end of living at a LIHTC unit that aged out and having to pull up roots after many, many years of being in a major metropolitan area. At least I had the ability and the fortitude to do such. But not everyone is able to keep it all together</p>	<p>4. NIMBYISM--These uppity up, stuck up people need to realize that is it only by the Grace of God go any of us. All it would take is one major life-altering event, and some of these uppity people might very well be forced into a similar plight as that of the poor. In such a situation, these uppity people whose lives have been turned upside down, will be the very first ones to complain about the lack of affordable housing--the very thing they so loathed in their former, more fortunate years. We don't know our futures. So we really need to show a bit more compassion on the less fortunate--who are not all "low lifes" or whatever term a financially more fortunate person might have for the "least of these."</p> <p>2. Lack of Affordable Housing in general</p> <p>1. Lack of Affordable 1-BR housing especially</p> <p>Most if not all NON-senior, LIHTC properties in the borough aging out by about 2050 or so. After 2050, if there are not more NON-senior LIHTC places built in which there are also 1-BR units included as part of the mix for future LIHTC developments of NON-Senior properties--we will have a real train wreck on our hands.</p> <p>Lack of TOWNIES in this area. There used to be a lot more TOWNIES in the borough, most of which have likely been priced out with all this newer student housing. Students do not pay taxes. LOCALS pay taxes. We need to keep more locals in the borough, rather than pricing them into surrounding areas. LOCALS/TOWNIES would love to be able to afford to come back to the borough, and for a 1-BR unit in a lot of cases, as townies/locals have matured beyond the roommating situation.</p> <p>3. AGING OUT OF existing LIHTC properties in the borough, especially ones that are not senior housing. No one should have to wait until age 55 or age 62 to finally have a place to call home. Even for those who are old enough for senior housing, NOT every older person wants to be in senior only housing. Been there, done that, wrote the book on it. Never again.</p>
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			<p>when they face similar situations. My voucher was portable--the only reason I was able to relocate. So it is very important to allocate more vouchers if possible. I think Biden is talking such as well--more vouchers, more affordable housing, etc.and if what the borough does acquire is only 2BR units and up, then the rents for some of those 2-BR units need to be brought in line with a 1-BR payment standard, if ever we are to decrease the number of 1-person homeless households. Then as for places like Out of the Cold and Housing Transitions, there need to be rules in place to keep out of county people jumping county lines and taking advantage of Out of the Cold or Centre House, which is for CENTRE COUNTY residents who have been displaced or are about to become displaced.</p>	
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36		3-4-2	Borough actually makes student housing/large developers build the affordable/work force housing rather than buy their way out or let a handful of apartments sit empty in student housing until the required timeframe passes for them to be leased to families.	Apartments for students are prioritized. Service industry workers have very limited ability to lease locally and those are generally inferior in condition. Single workers or small families have a hard time finding a 1 or 2 bedroom rental. Borough lets developers buy out of work-class/affordable housing requirements rather than actually providing the housing. NIMBY attitude of Borough residents - ie. plan for the housing on S Atherton as well as the hotel plan w/apartments further out S Atherton. If someone doesn't make \$80K+ per year, people don't want them nearby - yet they expect them to drive to State College to wait on them in restaurants.
37	1p,2p,3p,4p	3-2-1		Cost
38		3-1-2		Lack of low-income dedicated housing, as well as, affordable housing. Average pay in the borough does not equate to the amount people pay for rent based on fair market rates.
39		3-2		Affordable housing for NON Students!
40		3-1-2		The house price is too high
41		2-3-1		High expense of real estate
42		1-3-2		affordable housing across the board
43		1-3-2		Cost of rent.
44		3-2-1		The lack of affordable family housing in and near the Borough.
45		3-1-2		Affordability
46	4p	3-2-1		Affordability. The newest apartments are renting for more than most people mortgages making housing in downtown for single families and single income households.
47	2p	3-1-2		no affordable housing that isn't a run down terrible house. Even the borough's land grant program income requirements miss a large portion of people. The people struggling are those that are right above the line for any type of assistance. Two income families with children in daycare or just starting school are the people hurting the most as most of these people don't qualify for assistance of any type.

48		1-2-4	Buying down student rental permits	The Borough can't expand in area; there is almost no undeveloped space; builders are only putting up student housing; there are far too many student rental permits for single family housing (permits which should not be allowed to automatically continue year to year, let alone be sold); and owners are living in their houses longer. In other words, the supply is low, which causes the prices to rise.
49	2c,4c	3-2-4	I really think the money should go towards making one of these buildings or a couple of these buildings available for low-income families only.	No affordable homes
50		3-2-1		Locating clean, reasonably priced apartments (2-3 bedroom) which are centrally located so working families do not need to depend on transportation. Working with ethical, reputable landlords is a must. Can landlords somehow be vetted? Can translation/cultural navigation services be provided so as to avoid any misunderstandings along the way.
51	1p,4c	4-3-1	Nobody should be experiencing homeless. This should be the first priority.	Based on my perspective, the lack of affordable options is the biggest housing issue in State College. The rising cost of home ownership makes it impossible to afford a home in State College. Any homes that hit the market are either 5 bedrooms with 6 bathroom and way out of budget, or they are slightly more affordable with an additional bundle of money needed for renovations. As much as I appreciate the first-time home buyers program and the like, they are simply not enough to make it work. So, the only option is to rent. Apartments in State College are suited for more established, dual-income households or for college-aged students with four other roommates. I, like most young (single) professionals, find myself in a predicament where my income is too high for any sort of aid. However, I find myself struggling financially just to keep a roof above my head. This makes it impossible to save enough to ever afford a small home in this lovely community. The Borough and its surrounding municipalities are not developing enough programs to assist those in their late-20s to 30s. There needs to be a change in your primary focus. Stop focusing on programs developed for those moving in to retire and focus more on fostering a vibrant, diverse community where young professionals can begin to grow their lives.

52		3-2-1		
53	2c	3-1-2		Affordable housing. Even though I have worked myself out of retail, it is incredibly hard to find housing for a single person. I work as a case manager and with MY income, my options are very limited. Unless I want to share a room with college students. I know my consumers that are on social security, would not even be able to apply because most places will not accept you if your rent is >30% of income. Secondly, in my experience helping individuals with homelessness, the list is so long, people wait months just for a case manager for rapid rehousing. NO ONE should be homeless for months before being given a person resources to help navigate the housing system. I even had someone from St. Vincent de Paul INSIST that there is funding for homelessness through RR and 211 but my consumer found an apartment herself with ERAP after a few months. SHE had the skills to communicate and do so independently but MANY do not have those skills
54		2-1-3		Lack of affordable housing for families and children. Vulnerable families need more support and pathways to home ownership.
55		2-1-3		
56		1-3-2		larger expensive apartment buildings taking away business from the dorms and longer established housing
57	4p	3-1-2		High costs combined with low incentive to rental owners to offer reduced rates. \n\nThe NIMBY rules which allow for no more than 3 unrelated people to live in the same unit also restrict creative efforts to offer community housing.
58		2-3-1		State College needs affordable apartments that are near transportation, shopping, parks, and libraries.\nState College Community Land Trust does an amazing job. Perhaps some funds could be donated to them. \nCentre Safe is extremely important to the Centre region as is Housing Transitions. Can they receive some funding?\n\nThe library is used for many things. Can funding support teaching computer skills? Many grandparents are raising their grandchildren and do not have those skills. How about job training or retraining.
59	4p	3-1-2		Price and upkeep

60		3-2-1		Too high rent for typical income in the area. Tiny home communities, mobile home parks, and rent-to-own opportunities would help individuals and families. Many of us work, but the reality of inefficient homes, higher fossil fuel use, and property owners that don't improve the buildings adds to an already difficult cost of living in an area that doesn't have a very high median income. I think eco renovated homes, green homes, along with increasing the properties in a land trust would be the best way to make a long-term change in the housing issues. More of the structures in the borough should be rezoned to residential that are now commercial in what were clearly once houses. Properties that are wasted lots (Autoport) should be converted to a coop or other affordable housing. Consider rent control, especially in some of the older portions of the borough housing.
61		3-2-1		expensive housing, lots of student housing - limited options for others
62		3-1-2		The cost. And many landlord don't want to be paid with the voucher (not sure why), so maybe educating the community/landlords could be helpful too.
63		3-1-2		
64		3-1-3		
65		2-1-3		I'm not really very knowledge but, if I had to guess, I feel like we have a lot of student-type housing developments popping up all over but that we lack affordable family housing to meet the needs of non-student families. So I'm not sure if we need more housing stock per se or just a reallocation of the type of stock to meet the needs of families. If that's the case, then yes - we might need case management services to help families in need - but unless we fix the problem of affordability, then no amount of case management will solve the problem. For example, I assume some of the existing student rental providers might be suffering given all the new apartments that have been built; could we help get some of that stock converted over to affordable family usage? Again, I don't really know where the friction points are in the market - just sharing some thoughts.
66		3-1-2		The very high cost of apartments in the State College area.

67		1-3-2		
68		2-1-3		Lack of family housing
69	4p	3-2-1		Lack of communication surrounding affordable housing there are so many rental agencies and real estate agencies that know they can get top dollar out of students, no one is sharing information with people who want to make SC their home. They just want to make money. It was almost two years of looking for housing before I heard about the Land Trust. there needs to be more visibility within the community or with various agencies.
70		3-1-2		Too much student housing competing for same size population of students. Federal capital tax loopholes make real estate attractive for capital gain tax deferments. It doesn't matter if buildings are full. Too many LLC buying houses for event rentals. Houses with rental permits are too expensive to purchase and convert back to family housing, due to high purchase prices and renovation costs. We need to work with hospitality employers on worker housing in the borough to decrease turnover and increase staff retention and productivity.
71		2-3-1		Housing is not affordable for the local workforce.

72		4a-4b-3	<p>4a: Rewrite zoning code to eliminate parking minimums and allow higher densities so market-rate housing becomes less expensive. Likely this provides more benefit than all the other options combined, at close to no cost.</p> <p>Other cities that have eliminated parking minimums: https://parkingreform.org/resources/mandates-map/ Eliminating parking minimums reduces rents: https://www.vtpi.org/park-hou.pdf New market-rate housing decreases housing prices for everyone: https://www.econstor.eu/bitstream/10419/224569/1/vfs-2020-pid-39662.pdf; https://research.upjohn.org/up_policybriefs/13/; https://www.lewis.ucla.edu/research/market-rate-development-impacts/</p> <p>4b: REplace the interchange at University and College with an at-grade intersection (traffic volumes haven't justified an interchange since I-99 was completed) and use the newly vacant land to build affordable and market-rate housing.</p>	<p>There are more people who want to live in the borough than homes to house them. I think people imagine the housing market for students as completely separate from the housing market for non-students. In reality, a young family looking for a 2-bedroom unit will never be able to compete with 4 college students willing to share rooms, with help on rent from their parents. I think we should be allowing more dense housing downtown—especially east of Garner where most land is taken up by ugly buildings or surface parking and where virtually any redevelopment is an unmitigated good—so there are fewer sets of students outcompeting families for housing in the Highlands. Then we should allow ADUs, duplexes, and townhomes in all residential neighborhoods to allow more attainable housing for young families who do not qualify for affordable housing. Eliminating parking minimums would also reduce housing prices.</p> <p>Other cities that have eliminated parking minimums: https://parkingreform.org/resources/mandates-map/ Eliminating parking minimums reduces rents: https://www.vtpi.org/park-hou.pdf New market-rate housing decreases housing prices for everyone: https://www.econstor.eu/bitstream/10419/224569/1/vfs-2020-pid-39662.pdf; https://research.upjohn.org/up_policybriefs/13/; https://www.lewis.ucla.edu/research/market-rate-development-impacts/</p>
73		2-3-1		<p>I am fortunate not to have personally experienced housing challenges in State College. From discussions with others, personal observations, and following and supporting the work of non-profits here working on issues of affordable and dignified housing, I think the growing inaccessibility of homeownership for younger and/or low/moderate income individuals and families is a huge issue. The Borough needs a more diverse generational and socio-economic mix of permanent homeowners who actually live in and commit to State College.</p>
74	2p,4	3-2-1		<p>lack of affordable housing options (both rental and owner-occupied) for all generations and stages of life--if we want the Borough to maintain it's appeal to all generations--from young</p>

				singles to families to retirees, we need to improve their options and affordability is the primary barrier.
75		3-2-1		Many low and middle-low income families are experiencing serious hardship in finding affordable housing. I know of 3 cases of single mothers trying to survive, depending on kindness of people and in 2 years or more waiting list for any kind of housing support. This is not acceptable especially in the context of a resourceful community that is being swept by developers building high cost/luxury apartments. Which also have created serious traffic changes, poor conditions on roads that are not fixed, and changing permanent resident's quality of life dramatically. Yet, most importantly, as a Borough tax payer I find highly embarrassing the lack of affordable housing for those in need experiencing or at the verge of homelessness.

Appendix C: Summary of Citizen Participation Comments Received

a) Minutes from Public Hearing on HOME-ARP Priority Needs and Development of Allocation Plan held during Citizen Advisory Committee meeting on July 5, 2022.

The State College Borough Community Development Block Grant/Citizens' Advisory Committee meeting was called to order by Selden Smith, Chair, on Tuesday, July 5, 2022 at 12:02 p.m.

Members Present: Selden Smith, Chair; David Gaines, Vice-Chair; Bruce Quigley; and Peg Hambrick.

Members Absent: Ian Boswell; Elyse Crawford; and Jason Olcese.

Maureen H. Safko, Senior Planner; Isabel Storey, Planner; Denise L. Rhoads, Administrative Assistant; Caitlin Gabriel and Glen Vandermark, Centre County Adult Services, Morgan Wasikonis and Susan Venegoni, Housing Transitions, Inc.; Karen Rhoads, Borough Resident and other interested parties

Ms. Safko presented information on the priority unmet housing needs and potential activities to be funded through the \$1,109,162 in HOME-ARP funds provided to State College Borough. To view this presentation click [here](#). Note those listed as priority.

CAC comments

- Ms. Hambrick clarified the committee would have to determine who needed the funds the most and the most practical and least complicated way to use these funds.
- Mr. Gaines asked what exactly the CAC was supposed to work towards to recommend to Council. Ms. Safko replied that the committee is working toward preparing a recommendation to Borough Council at the August CAC meeting on the dollar amounts to be allocated to address which priority needs and which qualifying populations.
- Mr. Smith stated the CAC could state what they thought the biggest need was. He noted the suggestion about the case management liaison position was more about efficiency than direct service to residents.
- Ms. Hambrick noted there was a joint meeting with Planning Commission (PC), Zoning Revision Advisory Committee (ZRAC) and Borough Council (BC) and it was clear they were looking for housing availability in all areas.
- Ms. Hambrick stated there was not enough rental housing to go around. She noted developers voiced it was more profitable to build student housing rather than affordable housing. She also stated there was a need to involve landlords as well. Ms. Safko agreed that the Borough must play a role in creating additional affordable rental units since the market is primarily building luxury, student housing.
- Mr. Smith summarized that he heard three highest priority needs discussed: 1) a case management liaison position, 2) support for more voucher assistance, and 3) the increase of housing for every different level of need.
- Mr. Gaines stated the landlords were not receptive to certain populations. Ms. Safko stated the Borough could use some of the HOME-ARP funds to purchase duplexes and triplexes to create affordable rental properties and that HOME funds are not the best source of funds for this purpose due to extensive HOME rental

regulations.

- Mr. Quigley exited the meeting at 12:50 p.m.
- Mr. Smith asked if those that received a voucher could receive counseling. Ms. Venegoni stated they could not.

Public comments

- Caitlin Gabriel, Centre County Adult Services, noted the Emergency Rental Assistance Program (ERAP) program would not last forever and the voucher program would be helpful to those using these funds.
- Ms. Wasikonis stated the “move on” strategy should be pushed up to a higher priority. Ms. Safko stated the Tenant Based Rental Vouchers should be considered as a way to help with the move on strategy.
- Ms. Venegoni stated she wanted to “tweak” some of the wording in the housing counseling section. She also suggested trying to do more landlord engagement.
- Ms. Wasikonis stated The HOME Foundation (THF) secured additional funding for housing counseling and also a grant from PA Housing Affordability and Rehabilitation Enhancement (PHARE).
- Karen Rhodes, resident at Kemmerer Road, had some food for thought: 1) what happened when the Low-income Housing Tax Credit (LIHTC) expired; and 2) could LIHTC tenants lose their voucher as well.

Ms. Safko asked Ms. Gabriel and Mr. Vandermark how the borough and housing service network providers could coordinate better.

- Mr. Vandermark stated there are new things developing constantly and suggested appointing a liaison for all agency information. He noted the need was so much larger than before. Ms. Safko stated she had heard the same thing about the increase in demand for services from every agency the borough worked with.
- Mr. Vandermark asked if there was a document that clients could sign, one Release/Consent form that would be used for any agency.
- Ms. Venegoni asked if there was something in this information that could be of service in telling us exactly what the borough needed.
- Ms. Wasikonis asked if funds could be used to jumpstart the voucher program. Ms. Safko stated that HOME-ARP funds can be used like the current Tenant Based Rental Assistance (TBRA) funds and that Inclusionary Housing (IH) funds cannot be used that way.

Ms. Safko stated she appreciated that Ms. Venegoni is training for rental counseling which is reported as needed.

Public comments

- Ms. Wasikonis stated anything which would help with housing vouchers in the Borough would be a great thing.
- Ms. Venegoni stated the Housing Gap Analysis would be very helpful as well.

b) DRAFT minutes on HOME-ARP Allocation Plan from Citizen Advisory Committee meeting on August 2, 2022.

The State College Borough (SCB) Community Development Block Grant/Citizens’ Advisory Committee (CDBG/CAC) meeting was called to order by Selden Smith, Chair, on Tuesday, August 2, 2022 at 12:01 p.m.

Members Present: Ian Boswell, David Gaines, Vice-Chair; Peg Hambrick; and Selden Smith, Chair

Members Absent: Elyse Crawford, Jason Olcese, and Bruce Quigley

Others Present: Maureen H. Safko, Senior Planner; Isabel Storey, Planner; Denise L. Rhoads, Administrative Assistant; Alexandra Marquis, Centre County Association of Realtors; Fran McDermid and Cynthia Pasquinelli, Strawberry Fields, Inc.; Morgan Wasikonis, Housing Transitions, Inc.; Anne Ard and Kayla Johnston, Centre Safe; Betsy Barndt, Centre County Planning Department; and other interested parties

Ms. Safko's presentation included:

- A focused consultation and citizen participation effort conducted from April through July of 2022 informed development of the draft HOME-ARP Allocation Plan that includes a draft budget for utilization of the \$1,109,162 grant provided to the Borough of State College through the U.S. Department of Housing and Urban Development (HUD) from the American Rescue Plan. To view this plan please click [here](#).
- Based on extensive consultation process, and on the Housing Study of 2021, and on the consensus arrived at during the public hearing held at the CAC meeting on July 5th, 2022, the top 3 priority unmet needs in the community are 1) development of more affordable rental housing; 2) continued Tenant Based Rental Assistance; and 3) more supportive services.
- A survey of people with lived experience was conducted after the public hearing, which identified as the highest of these 3 priorities the development of more affordable rental housing.
- Despite these results, Ms. Safko said that the proposed plan recommends using other funds rather than HOME-ARP to develop rental housing because use of HOME funds for this purpose makes long-term rental operations complex compared to other funding streams and more importantly because HOME-ARP funds are the only source available to the Borough that can pay for this range of supportive services; while CDBG and local Inclusionary Housing funds can be used to develop affordable rental housing. The HOME-ARP Allocation Plan recommends that the HOME ARPA funds would be used for priorities two and three, TBRA and Supportive Services.
- The funds are budgeted to be used over six years.
- She stated Supportive Services can fund so much more than case management. In addition to case management, funds were able to be used in other ways such as: 1) childcare; 2) job training, 3) food; 4) transportation; and 5) education of other kinds to name a few.
- The Borough would conduct a Request for Proposals process to identify an agency to employ a Case Manager that would serve as a hub between all local shelters that would have agreements for information sharing to provide direct services to clients and to deliver the supportive services to them.
- A budget sufficient to provide roughly \$3,000 per month is made available for Tenant Based Rental Assistance that would be administered by State College Borough. In accordance with this plan all TBRA funds would be available to assist renters. Staff time to administer the program would be funded by the HOME-ARP Administration budget.

CAC comments

- Ms. Hambrick noted there was a lot of information about affordable rental units in this report. She asked what funds would be available for to increase affordable rental units?

Ms. Safko replied that there are no CDBG funds under existing contracts that can be allocated for rental development now due to the plans to make \$100,000 available through a substantial amendment for rehabilitation of the new Fair Weather Lodge. She also noted that there are 3 public works projects underway now that could potentially need additional funds due to inflation and two of the projects not having bids open. She noted that there are no competitive CDBG funds available and that we would need to budget CDBG funds from future years toward rental development. She also noted there was approximately seven million dollars available in the Inclusionary Housing fund. She noted the potential uses would be 1) purchasing vacant land to partner with the private sector to develop for affordable rentals and 2) specific buildings for acquisition/rehabilitation/rental. All proposals included working with the private sector to stretch the current funding. Ms. Safko added that there was approximately \$100,000 available in general funds that can be used for evaluations of various rental development opportunities.

- Mr. Boswell stated he liked the option of purchasing vacant land and partnering with the private sector.
- Ms. Hambrick asked if all the money would be used for only one priority, would the Borough come close to solving that particular need. Ms. Safko stated if the Borough put all funds in the Tenant Based Rental Assistance (TBRA) option it would just prolong the problems for these households that need some case management, coaching and supportive services to be able to move on to permanent housing security. Ms. Safko deferred to the housing service providers in the room to ask if it would be beneficial to budget all available funds to Supportive Services, rather than including funds for TBRA.
- Ms. Ard replied that a holistic approach with funding for both Supportive Services and TBRA is the best option. Ms. Wasikonis and Ms. McDermid agreed,
- Mr. Smith conceded that all the Committee could do was help with housing issues but not solve them.

Public comments

- Ms. Ard stated the majority of the persons in need would need a lot of case management.
- Ms. Wasikonis stated it was crucial to have a one-on-one approach with those in need.

Ms. Safko shared that Lisa Beede completed the majority of the work on HOME-ARP Allocation Plan.

A motion to recommend that Council accept the proposed HOME-ARP budget pending further citizen participation including the 30-day comment period and the public hearing to be held on September 12, 2022 was made by Mr. Smith and the vote was unanimously in favor.

Appendix D: Proof of Publications

Notification of July 5, 2022 CAC Public Hearing published 6/20/2022

Text:

LEGAL NOTICE NOTICE OF PUBLIC HEARING

As a Participating Jurisdiction (PJ), the Borough of State College (Borough) was allocated \$1,109,162.00 in HOME-ARP funding through the American Rescue Plan Act of 2021 for the HOME Investment Partnerships Program 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, to reduce homelessness and increase housing stability.


PJs must submit a HOME-ARP Allocation Plan to identify unmet needs of the qualifying populations and gaps in housing, shelter and services, and describe how the funding will be used to address gaps through eligible activities.

As part of the citizen participation process, the CDBG Citizens' Advisory Committee (CAC) will hold a public hearing to obtain the views of citizens, public agencies and other interested parties on the development of priority needs to be addressed and types of activities to be undertaken with the HOME-ARP funding.

The public hearing will be held during a CAC meeting at noon on July 5, 2022. Citizens are encouraged to participate in the meeting and may attend either in person at the Municipal Bldg., 243 S. Allen St., State College, PA 16801, or may join electronically at <https://www.statecollegepa.us/655/A-Virtual-Meeting>. For updated information and further instruction on hearing participation please see www.statecollegepa.us, call 814-234-7100, TTY 814-234-7101, or email planningdept@statecollegepa.us. Persons with Limited English Proficiency, a disability, or that require other accommodations to participate are asked to contact the Planning Dept. at least 48 hours prior to the meeting to discuss those needs.

Thomas J. Fountaine, II
Borough Manager/Secretary

Proof of Publication:

	Beaufort Gazette Belleville News-Democrat Bellingham Herald Bradenton Herald Centre Daily Times Charlotte Observer Columbus Ledger-Enquirer Fresno Bee	The Herald - Rock Hill Herald Sun - Durham Idaho Statesman Island Packet Kansas City Star Lexington Herald-Leader Merced Sun-Star Miami Herald	el Nuevo Herald - Miami Modesto Bee Raleigh News & Observer The Olympian Sacramento Bee Fort Worth Star-Telegram The State - Columbia Sun Herald - Biloxi	Sun News - Myrtle Beach The News Tribune Tacoma The Telegraph - Macon San Luis Obispo Tribune Tri-City Herald Wichita Eagle
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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
35014	277828	Print Legal Ad - IPL0077597		\$177.40	1	61 L

Attention: Leann Shaw
BOROUGH OF STATE COLLEGE
243 S ALLEN ST
STATE COLLEGE, PA 16801

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As a Participating Jurisdiction (PJ), the Borough of State College (Borough) was allocated \$1,109,162.00 in HOME-ARP funding through the American Rescue Plan Act of 2021 for the HOME Investment Partnerships Program 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, to reduce homelessness and increase housing stability.

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Thomas J. Fountaine, II
Borough Manager/Secretary
IPL0077597
Jun 20 2022

THE STATE OF TEXAS COUNTY OF DALLAS

Ryan Dixon, being duly sworn, according to law says that he/she is an agent of the Centre Daily Times, a daily newspaper of general circulation, having its place of business in State College, Centre County, Pennsylvania, and having been established in the year 1898; that the advertisement appeared in said newspaper, that the affiant is not interested in the subject matter of the notice or advertisement; that all of the allegations contained herein relative to the time, place and character of the publication are true.

No. of Insertions: 1

Beginning Issue of: 06/20/2022

Ending Issue of: 06/20/2022

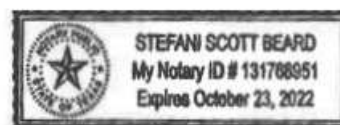
Ryan Dixon

Witness Signature

Sworn to and subscribed before me this 21th day of June in the year of 2022

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

Notification of August 11 – September 9, 2022 Public Comment Period AND September 12, 2022 State College Borough Council Public Hearing Published 8/10/2022

Text:

LEGAL NOTICES
NOTICE OF PUBLIC COMMENT PERIOD
NOTICE OF PUBLIC HEARING

Notice of Availability of the Borough of State College (Borough) HOME-ARP Allocation Plan for Public Review and Comment

As a Participating Jurisdiction (PJ), the Borough of State College (Borough) was allocated \$1,109,162.00 in HOME-ARP funding through the American Rescue Plan Act of 2021 for the HOME Investment Partnerships Program 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, to reduce homelessness and increase housing stability.


PJs must submit a HOME-ARP Allocation Plan (Plan) to identify unmet needs of the qualifying populations and gaps in housing, shelter and services, and describe how the funding will be used to address gaps through eligible activities. Information gathered through the consultation process identifies the following types of activities to be undertaken to address unmet needs. The Borough proposes to allocate the funding as follows: \$617,162 for Supportive Services; \$216,000 for Tenant Based Rental Assistance; \$55,000 for Non-Profit Operating; \$55,000 for Non-Profit Capacity Building; and \$166,000 for Admin & Planning.

The draft Plan will be available for inspection during regular business hours at the Planning Dept., Rm 221 of the Municipal Bldg., 243 S. Allen St., State College, PA 16801 and at Schlow Centre Region Library, 221 S. Allen St., State College, PA 16801 and online at www.statecollegepa.us from Aug. 11 through Sep. 9, 2022. Written comments will be accepted during this time by mail to the address above, or by email at planningdept@statecollegepa.us.

Borough Council is scheduled to hold a public hearing and later consider taking action on the Plan at its meeting at 7 p.m. on Sep. 12, 2022. Citizens are encouraged to participate either in person at the Municipal Bldg, or electronically at <https://www.statecollegepa.us/655/A-Virtual-Meeting>. For updated information and further instruction on hearing participation please see www.statecollegepa.us, call 814-234-7100, TTY 814-234-7101, or email planningdept@statecollegepa.us. Persons with Limited English Proficiency, a disability, or that require other accommodations to participate are asked to contact the Planning Dept. at least 48 hours prior to the meeting to discuss those needs.

Thomas J. Fountaine, II
Borough Manager/Secretary

Proof of Publication:



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
35014	299917	Print Legal Ad - IPL0084421		\$236.80	1	83 L

Attention: Leann Shaw
BOROUGH OF STATE COLLEGE
243 S ALLEN ST
STATE COLLEGE, PA 16801

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Thomas J. Fountaine, II
Borough Manager/Secretary
IPL0084421
Aug 10 2022

THE STATE OF TEXAS COUNTY OF DALLAS

Ryan Dixon, being duly sworn, according to law says that he/she is an agent of the Centre Daily Times, a daily newspaper of general circulation, having its place of business in State College, Centre County, Pennsylvania, and having been established in the year 1898; that the advertisement appeared in said newspaper; that the affiant is not interested in the subject matter of the notice or advertisement; that all of the allegations contained herein relative to the time, place and character of the publication are true.

No. of Insertions: 1

Beginning Issue of: 08/10/2022

Ending Issue of: 08/10/2022

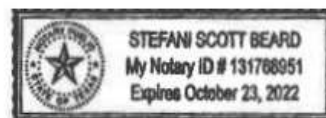
Ryan Dixon

Witness Signature

Sworn to and subscribed before me this 10th day of August in the year of 2022

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

Appendix E:SF-424s and Certifications

SF-424

OMB Number: 4040-0004

Expiration Date: 12/31/2022

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="Borough of State College"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="246000660"/>		* c. UEI: <input type="text" value="TLBZE68Y1JE7"/>
d. Address:		
* Street1: <input type="text" value="243 South Allen Street"/>		
Street2: <input type="text"/>		
* City: <input type="text" value="State College"/>		
County/Parish: <input type="text"/>		
* 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="16801 4806"/>		
e. Organizational Unit:		
Department Name: <input type="text" value="Planning&Community Development"/>		Division Name: <input type="text" value="Housing&Community Development"/>
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Mr."/> * First Name: <input type="text" value="Ed"/>		
Middle Name: <input type="text"/>		
* Last Name: <input type="text" value="LeClear"/>		
Suffix: <input type="text"/>		
Title: <input type="text" value="Planning and Community Development Director"/>		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="814-234-7109"/>		Fax Number: <input type="text" value="814-237-7197"/>
* Email: <input type="text" value="elecclear@statecollegepa.us"/>		

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

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

*** 12. Funding Opportunity Number:**

*** Title:**

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 Allocation Plan

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

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

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):*** a. Federal * b. Applicant * c. State * d. Local * e. Other * f. Program Income * g. TOTAL *** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☒ a. This application was made available to the State under the Executive Order 12372 Process for review on ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

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

☒ ** I AGREE

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

Authorized Representative:Prefix: * First Name: Middle Name: * Last Name: Suffix: * Title: * Telephone Number: Fax Number: * Email:

* Signature of Authorized Representative:

* Date Signed:

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 Borough Manager
APPLICANT ORGANIZATION Borough of State College	DATE SUBMITTED 09/13/2022

Standard Form 424B (Rev. 7-97) Back

ASSURANCES - CONSTRUCTION PROGRAMS

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

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

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

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

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
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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).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Borough Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
Borough of State College	09/13/2022

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Certifications

HOME-ARP CERTIFICATIONS

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

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

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

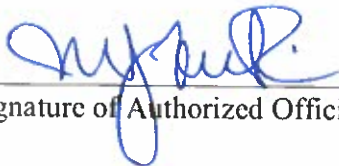
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

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

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

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

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



Signature of Authorized Official

9/13/2022
Date

Borough Manager
Title