

CONSOLIDATED PLAN

Federal Fiscal Years 2009 – 2013

Commonwealth of Pennsylvania
Edward G. Rendell, Governor

Department of Community and Economic Development
George E. Cornelius, Acting Secretary

newpa.com

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Dear Mr. Bynum:

I am pleased to submit the Consolidated Plan for Fiscal Years 2009 through 2013. The Plan identifies many challenges that the housing and community development field faces in restoring our communities and promoting economic recovery.

In developing this updated five-year Plan, the Department of Community and Economic Development (DCED) incorporated the outcome measures that the Commonwealth will pursue and track to demonstrate success in its housing and community development activities. In addition, the process to develop the Plan continued DCED's use of the internet and other electronic technology to increase the number of groups and individuals who could contribute to its content.

We have made every effort to comply with the applicable statutory and regulatory requirements. I trust that our submission provides the information necessary to approve this document which, in turn, authorizes the Commonwealth's expenditure of these funds.

Sincerely,

George E. Cornelius
Acting Secretary

Enclosure

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Introduction

Pennsylvania's Consolidated Plan provides a strategy and describes how federal funds will be used to meet community development and housing needs. This document serves as both a plan and an annual application to the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG), HOME Investment Partnership, Emergency Shelter Grant (ESG) and Housing Opportunities for People with AIDS (HOPWA) programs. The program year for the Community Development Block Grant, HOME and Emergency Shelter Grant begins on January 1 of each year. The HOPWA Program start date is July 1.

The Department of Community and Economic Development (DCED) is the agency responsible for developing the Consolidated Plan and its related documents since it administers three of the four HUD programs included in this Plan. These programs are: the Community Development Block Grant program (CDBG), the HOME Program, and the Emergency Shelter Grant program (ESG).

DCED has updated the demographic and housing needs section of this document, and intends to continue using the priorities established in 2005 and the goals used in the previous five-year plan. This Plan also focuses on outcome measures – factors that can be qualified and monitored in a manner that makes sense to program administrators, grantees, and the public. These outcome measures go beyond just workload measures, and demonstrate results that are achieved by housing and community development activities.

Public Participation Process

In developing the Consolidated Plan, DCED continued to use its broad public participation process. That process continues to use the Internet and electronic technologies, provide online public hearings and making the document available on DCED's website <http://www.newpa.com/strengthen-your-community/technical-assistance/index.aspx>. Program changes and the new Neighborhood Stabilization Program (NSP) were reviewed by the five Regional Housing Advisory Committees (RHACs) in July of 2008. A significant discussion was also held on the 2007 PHFA Housing Study data, current trends and future market issues. More than 100 people participated in these five RHAC meetings.

Once again, the Commonwealth conducted online public hearings on August 18, 2008 and February 20, 2009. These meetings were advertised in seven newspapers of general circulation, as well as the July 26, 2008 and January 24, 2009 issues of the Pennsylvania Bulletin. A separate phone line was set up on these dates to handle technical needs and inquiries. The information about the online public hearings were included in the public notice invitations. Participants were asked to pre-register and provide their contact data. The hearings were open forums for discussion about the Consolidated Plan. At the time of this publication, no comments were received from the one individual who participated in the public hearing held on February 20, 2009.

The Pennsylvania Housing Advisory Committee (PHAC) met twice, June 16 and December 5, 2008 and the meetings were open to the public. The PHAC's agenda included a discussion of the current condition of homelessness in the Commonwealth and an update on housing needs. The PHAC also serves as the Commonwealth's Interagency Council on Homelessness and includes the Secretaries of the Departments of Community and Economic Development, Aging, Health,

Public Welfare, Labor and Industry, representatives from the State House of Representatives and the State Senate, and the executive directors of Pennsylvania Housing Finance Agency (PHFA), and the Human Relations Commission, chairpersons of the Regional Housing Advisory Committees, representatives from county government, for-profit housing providers, housing and redevelopment authorities, organized labor, for-profit and non-profit providers of technical assistance, and social service providers

Comment regarding the Consolidated Plan was also solicited and received from the Community Development Housing Practitioners Advisory Committee on February 10, 2009 and the PA Statewide Independent Living Council on February 23, 2009.

The 30-day public comment period for the draft Consolidated Plan 2009-2013 and the 2009 Action Plan began on January 24, 2009 and concluded on February 24, 2009. DCED published a summary of the Action Plan in the Pennsylvania Bulletin on January 24, 2009. The Public Comment Details section are included. The summary was circulated in general newspapers in the following locations on or about January 23, 2009:

Johnstown
Erie

Lancaster
West Chester

Scranton
Butler

It was advertised that persons with disabilities, and organizations representing persons with disabilities, would be given accommodations in order to be involved in the citizen participation process for the Consolidated Plan as per the federal New Freedom Initiative. This is an effort to remove barriers to community living that are present in the lives of persons with disabilities. The objective includes the promotion of full access to community life.

Additionally, the summary of the Consolidated Plan was broadcast January 24, 2009 through February 24, 2009 over the Commonwealth's eight radio-reading services for the blind. The summary is also made available to the Tri-County Branch of the Pennsylvania Association of the Blind for transfer to disk. The text is available to hearing-impaired persons via the Internet site at <http://www.newpa.com/strengthen-your-community/technical-assistance/index.aspx>.

The draft Consolidated Plan 2009-2013 and Action Plan 2009 for public comment was available at the locations listed below. The final Consolidated Plan 2009-2013 and Action Plan 2009 will be available at the same locations:

County Commissioners: A notice of website copy availability was provided to the Chairperson of each of the Commonwealth's 67 County Board of Commissioners.

Pennsylvania Department of Community and Economic Development Regional Offices:

Southeast Regional Office - Philadelphia
Northeast Regional Office - Scranton
Central Regional Office - Harrisburg
Southwest Regional Office - Pittsburgh
Northwest Regional Office - Erie

Pennsylvania's 27 District Libraries: B.F. Jones Memorial Library, Aliquippa Allentown Public Library, Allentown Altoona Area Public Library, Altoona Centre County Library, Bellefonte Bethlehem Area Public Library, Bethlehem Conococheague District Library, Chambersburg, Clarion District Library,

Clarion, Bucks County Free Library, Doylestown Easton Area Public Library, Easton Dauphin County Library, Harrisburg Cambria County Library, Johnstown Lancaster County Library, Lancaster Delaware County Library, Media Monessen Public Library, Monessen New Castle Public Library, New Castle, Montgomery County-Norristown Public Library, Norristown Free Library of Philadelphia, Philadelphia Carnegie Library of Pittsburgh, Pittsburgh Pottsville Free Public Library, Pottsville Reading Public Library, Reading Scranton Public Library, Scranton Warren Public Library, Warren Citizens Library, Washington, Chester County Library, Exton Osterhout Free Library, Wilkes-Barre James V. Brown Library, Williamsport Martin Memorial Library, York

In addition, copies of the entire Consolidated Plan 2009-2013 and Action Plan 2009 are available on DCED's website at <http://www.newpa.com/strengthen-your-community/technical-assistance/index.aspx>, as well as by request for paper copies. Information about its availability is sent to all the RHAC members, PHAC members, the Community Development and Housing Practitioners Committee, Pennsylvania's local government associations and advisory committees, the Governor's Advisory Commission on Latino Affairs, the Governor's Advisory Commission on African-American Affairs, the Governor's Advisory Commission on Asian-American Affairs, the Commission for Women, the Pennsylvania Human Relations Commission, and the Pennsylvania Historical and Museum Commission.

Integrated HIV Planning Council

The Department of Health (DOH), Bureau of Communicable Diseases, Division of HIV/AIDS was advised September 9, 2008 about the RHAC, PHAC, and public meetings held to discuss the Consolidated Plan 2009-2013 and Action Plan 2009. DCED is represented on the Integrated HIV Planning Council, and will continue to provide information to the Council members periodically, as required/requested. DCED also works with DOH staff concerning the administration of the program. The Council is comprised of representation from government partners, consumers of HIV-related services, the Ryan White HIV Planning Coalitions, all parts of the Ryan White CARE Act of 1990 and its amendments of 1996, and other community partners.

Housing and Community Development Needs Assessment

Demographic Trends

Pennsylvania's population experienced a growth of 167,227 since 2000, a 1.4% increase compared to a national growth rate of 4% for the same period. Pennsylvania's population at 12,448,279 is older than the national average, ranking third in the nation overall, but still trails behind the rest of the nation in its percentage of children 5-18 years of age. Counties experiencing the greatest population growth include Forest County (40.6%), Monroe County (18.8%) and Pike County (26.6%).

Median household income and per capita income at \$48,576 and \$26,228 have risen higher than the national average, while the percentage of individuals (11.2%) subsisting below the poverty level has been on par with the rest of the nation at 12.7%. More importantly, the size of middle income groups are declining while upper and lower income groups are increasing.

Housing Needs and Market Analysis

Census data from 2006 indicated that there are 5,453,228 housing units in Pennsylvania, of which 71.5% of these households are owner-occupied (9.3% higher than the national average of 66.9%,) but has only increased marginally since 2000 when homeownership rates were at 71%. The 2006 American Community Survey reports that Pennsylvania has 258,551 manufactured homes, which represents 4.5% of all housing units in the Commonwealth. Nearly 50% of all homes in Pennsylvania were built prior to 1957, with an average age of 44 years old. The median age of homes ranged from 26 years old in Schuylkill County to 62 years old in Carbon County, as compared to the median age of 29 years old nationally.

The sections below summarize the recent housing needs data and trends for Pennsylvania.

Increasing Home Prices

According to the U.S. Census, the median home value in Pennsylvania was \$131,900 appreciating at 35% since 2000 (as compared to a median home value of \$167,500 nationally with a 40% increase in appreciation). Research has shown that Pennsylvania experienced a slower increase in home values and appreciation than contiguous states. The most expensive housing is located in sections of Philadelphia County, Montgomery County and Delaware County, while the least expensive housing was found in western and central Pennsylvania, particularly in sections of Pittsburgh, Johnstown, Reading and Shamokin. The Reinvestment Fund (TRF) reports that 47.2% or 220,189 homeowners in Pennsylvania are African-American, and another 63,035 or 44.2% are Hispanic. Nationally, the 2007 American Housing Survey reports that 6,471,000 African-American and 5,752,000 Hispanic homes respectively, are owner-occupied.

Households earning less than median income, are finding it increasingly difficult to locate affordable homes to purchase in Pennsylvania. According to a Claritas report, of the 65,000 homes listed online in 2006, homes with the highest listing prices were located in southeastern, northeastern and western Pennsylvania. Of homes purchased in 2005, the median purchase mortgage was \$121,000, an overall increase of 42% since 2000. A total of 236,642 homeowners refinanced their homes in 2005 (1.5 times more than those refinanced in 2000). Alarming, however, was the fact that the median refinance loan was for \$50,000 in 2000 as compared to \$100,000 in 2005. Data on the 42,449 homeownership loans serviced by the Pennsylvania Housing Finance Agency (PHFA) in 2006 show that .63% were in foreclosure and nearly 9% were delinquent. Allegheny, Delaware, Erie, Lancaster, Lehigh, Luzerne, Lycoming, Montgomery, Philadelphia and Westmoreland counties had the greatest percentage of these troubled loans.

The U.S. Census indicates that 31% of homeowners in 2005 are “cost-burdened” or paying more than 30% of their annual income for costs associated with housing (i.e. mortgage, property tax and utility payments), as compared to 21% in 2000. Research by The Reinvestment Fund (TRF) states that, “This growing burden is likely attributable to rising mortgage debt, slow growth in incomes and increasing home energy costs. Between 2000 and 2005, the median household income in Pennsylvania rose by 11% - compared to a 35% rise in the median home value.” Another significant factor which contributes to this burden is high home energy costs. The Energy Information Agency, reports that the price of natural gas in the Commonwealth has essentially doubled since 1990. This is particularly important as 51% of households in Pennsylvania are heated by natural gas; and when compounded with the fact that a high percentage of these homes are over 40 years old, the likelihood that they are also energy

inefficient, is great. Research by TRF states that, “even if a household is not burdened by their mortgage payment, they are more likely to miss payments and go into default when other expenses, such as utilities, rise.”

Increasing Foreclosures

Enforcement of regulations over the banking industry has reduced the number of foreclosures overall. The need for mortgage assistance provided by the Homeowners' Emergency Mortgage Assistance Program (HEMAP), administered by PHFA, increased dramatically between 2006 and 2007, with the number of applications increasing from 9,950 to 10,592. The number for 2008 was on a pace to be even higher.

Rental Housing Pressures

TRF reports that the percentage of rental properties in 2005 was 28.5% of all households in Pennsylvania (as compared to 33.1% nationally). TRF attributes this to trends in the national housing market, low interest rates and more flexible financing alternatives. The most significant reason, however, is that the availability of family-sized, rental housing stock in Pennsylvania (currently 927,069) has declined by nearly 100,000 units over the last decade. This is expected to have a huge impact on the ability of families needing larger units to locate affordable housing. The mortgage foreclosure crisis will exacerbate this problem as former homeowners submit rental applications with damaged credit and scant reserves for the first month's rent and security. Additionally, in 2008, the National Low Income Housing Coalition stated that, “Even as the foreclosure crisis spreads to markets across the nation and the globe, it remains firmly rooted in America's lower income neighborhoods. Rental units generally serve lower income households and are concentrated in lower income communities. Even at the peak of the U.S. homeownership rate in 2004, African-American and Hispanic households were more likely to rent. Thus, it is not surprising that rental foreclosures are also concentrated in the same low income and minority communities where subprime and predatory lending were most prevalent and that are now experiencing the greatest proportion of foreclosures in general.”

The highest median gross rents were found in the southeast region (Chester, Philadelphia, Bucks, Montgomery and Delaware counties) where rents ranged from \$2,744/month to \$2,930/month. Lower median gross rents were reported as ranging from \$181/month to \$301/month in the central, northwest and southwest regions (Cambria, Somerset and Fayette Counties).

The National Alliance to End Homelessness indicates that funding for subsidized housing has declined nationwide over the last ten years, “threatening the 1.4 million private units that are a part of the federally-subsidized affordable housing stock. Further compounding the problem is the number of unsubsidized units that are going offline”. Harvard University's Joint Center for Housing Studies estimates that America will see an annual loss of 200,000 affordable private market rental units as deterioration has slated these for demolition. The Pennsylvania Housing Alliance Coalition reported in 2002 that the Commonwealth has 228,843 units of subsidized housing, of which 78,654 are Section 8 units and 49,633 are public or project-based subsidized units. Despite the number of multi-family rental units being constructed in Pennsylvania, public housing authorities continue to report a shortfall in the number of units necessary to accommodate low-income families. Current waiting lists for subsidized housing range from 1,005 households in Luzerne County to 8,586 in Lehigh County.

Older Citizens and Housing for Persons with Disabilities

The U.S. Census reports that 7.5% of Pennsylvania's population (between the ages of 5 and 20) is disabled. TRF indicates that this is above the national average of 6.7% and higher than both Maryland and New Jersey. Pennsylvania has 1,444 licensed Personal Care Homes (PCHs) managed by the Department of Public Welfare (DPW). These units are residences that provide shelter, meals, supervision and assistance with personal care tasks, typically for older people, or people with physical, behavioral health, or cognitive disabilities who are unable to care for themselves, but do not need nursing home or medical care. In December 2008, a total of 69,190 clients were provided various levels of service. It is anticipated that the demand for PCHs will continue to rise as elderly caregivers, themselves, become consumers.

Pennsylvania ranks third only to Florida in its elderly population (65 years and older) at 14.6%, however, the "older" population (55 to 64 year of age) has grown at an extremely high rate and is anticipated to drive an increase in the elderly population well beyond the year 2010. In 2005, an estimated 1.35 million people were between the ages of 55 to 64. By 2010, this number is expected to increase to 1.6 million (an 18% gain). By comparison, 926,599 people ages 65 to 74 resided in Pennsylvania, and by 2010, this number should reach 1 million. Such being the case, it will be important to focus on the housing needs of this population (particularly in Philadelphia, Allegheny, Westmoreland, Berks, York, Lancaster, Bucks and Lehigh Counties, where the greatest percentage of households, headed by persons over age 55 reside). The state's high number of older persons both in median age and absolute numbers create special housing issues. First, older persons are more likely to have disabilities (at 39% in 2005) or other needs that constrain their ability to live independently without the necessity for special adaptations to their living environment. Secondly, these elderly are most likely to live in older homes less amenable to needed alterations; and lastly, many of these persons have retired and are living on fairly fixed incomes that constrain housing options available to them.

As homeowners age, research shows that the likelihood they will be at or near poverty increases substantially. Among households headed by persons ages 75 to 84, 28.2% are below 150% of poverty; among households headed by persons 85 and older, nearly 36% subsist below 150% of poverty. Over the last decade, the counties of Bucks, Chester, Montgomery, York and Lancaster have seen the greatest gains in the number of homeowners ages 65 and older.

Significant Findings and Trends

There is a wealth of housing data available through both Table 1 (CHAS Data) and online through PHFA's website. The Commonwealth's housing needs data summarized in this Plan can be found in greater detail with charts, graphs and maps that explain the data at the following web address: http://www.phfa.org/hsgresources/housing_study_2007.aspx.

However, the Commonwealth has identified these significant findings and trends:

- Housing Affordability Remains A Problem: In 2000, nearly 19% of all Pennsylvania homeowners were "cost burdened" with housing costs that exceed 30% of their income, which represented an increase of over 35% since 1990.
- New Housing Construction Greatly Exceed Population Growth: New housing units built in the decade was surprisingly high at 311,000, and far more than expected given the Commonwealth's modest population increase. This was at odds with what happened in

most of the states surrounding Pennsylvania. Of all new units, 49,800 were single family structures.

- Continued Rise in Housing Foreclosures: The number of conventional housing loan foreclosures doubled between 2003 and 2008. There will continue to be softness in the housing market as housing foreclosures continue to rise due to problematic lending and economic decline, as well as potential rising energy costs.
- Increasing Pressures on Rental Markets: Due to increasing foreclosures, more limited access to credit/mortgages for homeownership, and the economic decline, there may be increasing demand for rental housing units. Additionally, potential future energy costs will also place upward pressure on rents and related housing costs.

Housing Assistance Needs of Low & Moderate Income Households

Name of Jurisdiction: Pennsylvania			Source of Data: CHAS Data Book			Data Current as of: 2000					
	Renters					Owners					
Household by Type, Income, & Housing Problem	Elderly (1 & 2)	Small Related (2 to 4)	Large Related (5 or more)	All Other	Total Renters	Elderly (1 & 2)	Small Related (2 to 4)	Large Related (5 or more)	All Other	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)
1. Household Income <= 50% MFI	179,749	167,805	39,800	189,515	576,869	315,392	128,904	37,725	75,855	557,876	1,134,745
2. Household Income <=30% MFI	97,400	95,370	22,835	118,815	334,420	128,099	55,880	15,410	43,570	242,959	577,379
3. % with any housing problems	61.3	76.0	85.3	71.9	70.9	72.6	76.8	82.9	73.8	74.4	72.4
4. % Cost Burden >30%	60.2	73.9	75.2	70.6	68.8	72.1	75.7	73.9	72.5	73.1	70.6
5. % Cost Burden >50%	41.8	58.0	54.2	58.7	53.3	43.2	61.1	57.0	59.4	51.1	52.3
6. Household Income >30 to <=50% MFI	82,349	72,435	16,965	70,700	242,449	187,293	73,024	22,315	32,285	314,917	557,366
7. % with any housing problems	55.1	63.2	68.8	70.7	63.0	37.8	64.2	70.0	63.1	48.8	55.0
8. % Cost Burden >30%	54.3	59.7	46.9	69.1	59.7	37.3	63.1	58.9	62.2	47.4	52.7
9. % Cost Burden >50%	19.6	12.0	6.7	19.4	16.4	13.6	32.7	25.1	34.9	21.0	19.0
10. Household Income >50 to <=80% MFI	61,499	102,850	22,619	111,530	298,498	248,843	196,999	55,950	71,459	573,251	871,749
11.% with any housing problems	34.6	23.0	38.5	26.1	27.7	16.5	42.1	47.9	45.4	32.0	30.5
12.% Cost Burden >30%	33.7	18.3	11.6	24.3	23.2	16.1	41.0	37.4	44.8	30.3	27.9
13. % Cost Burden >50%	7.5	1.0	0.8	1.9	2.7	5.2	10.3	7.7	13.6	8.3	6.4
14. Household Income >80% MFI	60,124	199,820	27,295	207,760	494,999	421,130	1,361,865	236,545	255,518	2,275,058	2,770,057
15.% with any housing problems	14.0	4.8	24.3	4.1	6.7	6.4	8.9	14.3	14.9	9.7	9.2
16.% Cost Burden >30%	12.7	1.5	1.0	2.6	3.3	6.1	8.4	8.8	14.4	8.7	7.7
17. % Cost Burden >50%	4.4	0.1	0.1	0.1	0.7	1.1	0.9	0.8	1.8	1.0	1.0
18. Total Households	301,372	470,475	89,714	508,805	1,370,366	985,365	1,687,768	330,220	402,832	3,406,185	4,776,551
19. % with any housing problems	44.7	32.2	51.8	34.0	36.9	23.5	17.4	27.0	30.5	21.7	26.0
20. % Cost Burden >30	43.7	28.8	31.3	32.5	33.6	23.1	16.8	20.0	29.9	20.5	24.3
21. % Cost Burden >50	21.3	13.9	15.3	16.9	16.7	10.0	5.4	6.3	12.8	7.7	10.3

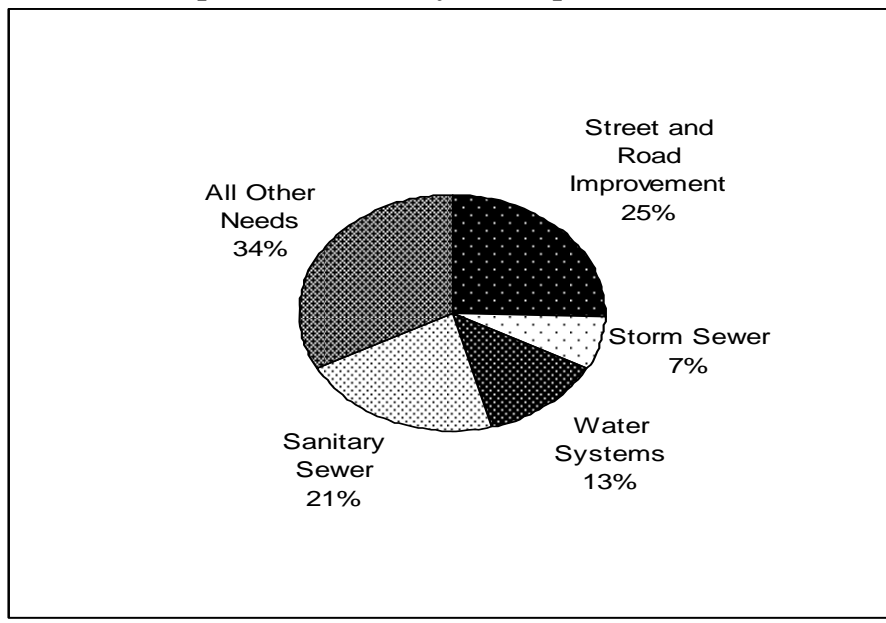
Table 1
CHAS Data: Housing Problems for All Households

Community Development Needs

The Consolidated Plan estimates the non-housing community development needs by using three-year plans prepared by all state CDBG recipients. These three-year plans cover all areas of the state and that are eligible to participate in the state administered CDBG program (HUD provides CDBG funds directly to 16 counties and 31 cities, boroughs, and townships; the rest of the state receives CDBG funds through DCED). The CDBG Competitive Program, which primarily funds infrastructure projects, continues to show a strong, unmet and continuing need for water and sewer improvements throughout the state. CDBG infrequently funds the entire project cost, but is often combined with or serves as a supplement to larger programs such as PENNVEST or the federal Rural Utility Services programs.

According to the three-year plans that were extrapolated to project the use of CDBG funds over five years, DCED is aware of non-housing community development needs that total at least \$115.3 million. Graph 1 below uses the three-year plan data to display the proportion of need among the most significant community development activities, including sewer improvements, road/street improvements, water improvements, and all other needs (includes community facilities and recreational improvements). This graph excludes the housing needs in the state.

Graph 1 – Community Development Needs



Obviously this estimate of community development needs covers only the tip of the iceberg since it is based only on needs identified in the CDBG Program. The true total needs, including all federal, state and local funds and programs, would far exceed the roughly \$45.8 million of CDBG funding that the Commonwealth receives annually.

For example, a report issued by the Department of Environmental Protection -Governor's Sustainable Infrastructure Task Force in November 2008 estimates the total needs to upgrade, operate, and maintain our existing water infrastructure for the next 20 years at \$113.6 billion. Additionally, the Pennsylvania Department of Transportation indicates that funding critical to

repair state-owned secondary roads and structurally deficient bridges is nearly \$1 billion per year.

Homeless Needs and Planning

In 2007, Pennsylvania reported that a total of 16,220 total homeless persons existed throughout the Commonwealth, of which 49% were individuals and 7,991 were in families, representing a 2% increase over 2005. A full 1,479 (9%) are unsheltered, and 1,589 (10%) are categorized as Chronically Homeless (an unaccompanied homeless individual with a disabling condition who has been homeless for a year or more, or who has experienced at least four episodes of homelessness in the past three years). Comparatively, Pennsylvania ranks at twelfth in the nation in its number of homeless individuals. Nationwide, Continuums of Care reported that 1.6 million people used emergency shelter or transitional housing facilities between October 2006 and September 2007. This translates to one in every 200 people. A devastating ripple effect of America's current economic recession is the anticipated jump in the numbers of homeless individuals and families.

Pennsylvania's planning to address homelessness is overseen by the Interagency Council on Homelessness. The purview of the Interagency Council includes a review of all relevant departmental policies, plans and budgets to ensure consistency among, but not limited to the following: Continuums of Care; Community Services, Mental Health, and Substance Abuse Block Grants; County MH/MR Plans; state and local Consolidated Plans; Workforce Investment Act Plans; PHFA tax credit allocation plans; and Homeless Assistance Program plans. The Council also has the authority to review the performance of all relevant state agencies in advancing the state's mission and conforming to the guiding principles.

Beginning in 2008, the Pennsylvania Housing Advisory Committee (PHAC) assumed the duties of the Interagency Council on Homelessness. The PHAC, as described in the public participation section of this Plan, is a statewide advisory committee of public and private members that advise the Commonwealth on a range of affordable housing issues. It was determined that one of the two yearly meetings of the PHAC will be devoted to homelessness issues.

Serving as the working body to support the efforts of the Interagency Council on Homelessness, DCED and DPW continue to manage the statewide Homeless Steering Committee, which addresses programs and policies to assist the homeless in the Commonwealth. This Committee works with and through the four rural Regional Homeless Advisory Boards (RHABs) which develop and maintain a Continuum in each region, representing 51 of the state's 67 counties.

The four RHABs and their Continuums are highlighted below.

- Southwest RHAB - covers five counties in southwestern Pennsylvania including Armstrong, Butler, Fayette, Greene and Indiana Counties. The 2008 Point-in-Time Count revealed that eight chronically-homeless persons were unsheltered. Priorities identified by this region include development of permanent housing for chronically-homeless people with mental illness and/or drug and alcohol addictions.
- Northwest RHAB - covers 13 counties in northwestern Pennsylvania including Cameron, Clarion, Clearfield, Crawford, Elk, Forest, Jefferson, Lawrence, McKean, Mercer, Potter, Venango, and Warren Counties and the City of Sharon. Eight chronically-homeless

persons were found to be unsheltered during the 2008 Point-in-Time Count. Funding priorities in this region include development of permanent housing for the chronically-homeless with mental illness, as well as additional transitional and supportive housing for individuals and families.

- Central/Harrisburg RHAB – covers 21 counties in central Pennsylvania including Adams, Bedford, Blair, Cambria, Centre, Clinton, Columbia, Cumberland, Franklin, Fulton, Huntingdon, Juniata, Lebanon, Lycoming, Mifflin, Montour, Northumberland, Perry, Snyder, Somerset, and Union Counties; Cities of Altoona, Johnstown, Lebanon and Williamsport; Carlisle and State College Boroughs. The 2008 Point-in-Time Count found that 18 chronically-homeless individuals were unsheltered, down from 25 in the 2005 count. Priorities in this area include providing multi-year, tenant-based rental assistance to provide permanent housing serving chronically-homeless persons with mental illness.
- Northeast RHAB – covers 12 counties in northeastern Pennsylvania including Bradford, Carbon, Lehigh, Monroe, Northampton, Pike, Schuylkill, Sullivan, Susquehanna, Tioga, Wayne, Wyoming Counties; Cities of Allentown, Bethlehem, and Easton. 31 unsheltered, chronically-homeless people were found during the 2008 Point in Time Count, twice that counted in 2005. Regional priorities are identified as multi-year rental assistance for permanent housing serving the chronically-homeless with mental illness.

Agenda for Ending Homelessness in Pennsylvania

The Commonwealth has developed the “Agenda for Ending Homelessness in Pennsylvania” to govern the work of the Interagency Council and guide the efforts of the Homeless Steering Committee and local Continuums of Care. This document was accepted in January 2006 and will be updated during 2009.

The revised Agenda for Ending Homelessness in Pennsylvania will be based upon three state-driven strategies to end homelessness throughout Pennsylvania. These strategies serve as the backbone for the implementation of the Plan’s Action Steps, which will occur at both the state and local levels. Those strategies include:

1. To improve coordination between state agencies and promote targeting of resources consistent with the state vision and guiding principles. A central part of the Agenda is to assess the effectiveness of the current state and local housing and human service delivery systems, and to ensure that they support the above vision and guiding principles. By breaking down the “silos” through which resources are currently being funneled, Pennsylvania will be better able to ensure that resources are targeted to where they are most needed and most effective.
2. To foster and support local efforts to end homelessness. Given the size and diversity of the Commonwealth, the health of the local network of homeless housing and service providers is a critical factor in successfully implementing the Agenda for Ending Homelessness in Pennsylvania. Since every region of the state is different, the Plan must be designed to support local participation, while accommodating regional differences. Training and technical assistance are needed to build local capacity, especially in areas of the state where resources are limited.

3. To promote recovery-oriented housing and services for homeless individuals with serious mental illness, substance abuse and/or co-occurring disorders. The Commonwealth of Pennsylvania and its Office of Mental Health and Substance Abuse Services has embraced the recovery model for the provision of housing and services to individuals served through the mental health system, including homeless individuals and families. The goals and objectives for preventing and ending chronic and episodic homelessness reflect the state's commitment to the recovery model for all people with serious mental illness.

Additional information about plans and action steps to address homelessness can be found in the Commonwealth's four regional Continuum of Care documents. Appendix A, State Resource and Planning Documents, describes how to obtain those publications.

Table 2 - Housing Gaps Analysis Chart, is an estimate of the number of homeless individuals and families, an estimate of the homeless persons in subcategories by condition, and, an inventory of facilities and services in the Commonwealth. The Pennsylvania Homeless Management Information System (PA HMIS), initiated in 2006, provides training to homeless service providers to maintain accurate and consistent data on homeless clients. With the continuation of that training and program enhancements, the PA HMIS is establishing a reliable source for data on services delivered and best practices in successfully transitioning this population into permanent housing settings.

Special Needs Facilities and Services

The Commonwealth of Pennsylvania contains a diversity of programs and services for persons with disabilities and other special needs. These programs are available through multiple state agencies. Each of these separate service systems has plans and information about the variety of facilities and services to meet these needs. Appendix A - State Resource and Planning Documents, contains information about those other documents and how to obtain them.

Table 3 – Special Needs Population Data, contains an estimate of the number of people with special needs. Virtually all of them have housing or supportive service needs that state agencies are working to address. The numbers contained in Table 3 are estimates based upon information from diverse agencies within the Commonwealth's social service system.

Barriers to Affordable Housing

Discrimination and Efforts to Further Fair Housing

DCED works very closely with its grantees to address barriers to fair housing. In 2006, PHFA updated its Housing Needs Study and included an Analysis of Impediments to Fair Housing. The issues identified included a detailed glimpse of the underlying factors. The study identified affordability (with finance issues as a subset of this issue), location of housing (as lack of public transportation presents a challenge to low and very low-income families without vehicles), as well as substandard housing as the key impediments. The need for greater capacity to provide housing counseling and housing services emerged over and over again as a common response.

Under its Fair Housing Policy, DCED mandates that all recipients of CDBG, HOME and ESG funds post the Federal Fair Housing notice, as well as accept and investigate complaints of

discrimination. In addition, grant recipients are encouraged to undertake several of the following action steps to affirmatively address barriers to fair housing within their respective communities:

- Appoint Fair Housing officers to coordinate efforts.
- Develop and distribute Fair Housing brochures across municipalities.
- Develop cooperative agreements with faith-based organizations to provide services, such as credit report services and pre-purchase counseling to prospective LMI homebuyers.
- Adopt Fair Housing resolutions and publish public notices.
- Adopt policies of nondiscrimination based upon disability status.
- Conduct and review Fair Housing analyses.
- File and post complaint resolution notices.

In addition, in that DCED subcontracts with PHFA to administer HOME funds for ten units or more of multi-family rental housing, PHFA also undertakes several actions to inform the public, owners and potential tenants about fair housing laws through its publications and website on affordable and accessible housing opportunities. Some of the specific steps taken include:

- Instruction and monitoring all those receiving funding to develop an Affirmative Fair Housing Marketing Plan to address what method will be used to attract applicants to the project, especially persons who are least likely to apply.
- Assurance that efforts are made by owner/agents to provide continuing outreach to persons with disabilities, and to inform persons of the availability of accessible units in rentals and private property.
- Coordination with Centers for Independent Living in providing a resource list, by county, on its website to educate the general public about supportive service providers and service coordinators.
- Requiring owner/agents to hold accessible units vacant for at least 30 days during initial rent-up while outreach is performed. Additionally, property owners must use a lease addendum requiring any individual or family in an accessible unit not requiring the features of the accessible unit to move to a regular unit at the owner/agent's expense when an accessible unit is needed.

No grantees of federal funds in the Commonwealth reported receiving any complaints of discrimination in 2007. By law, complaint resolutions are to be handled by the Pennsylvania Human Relations Commission (PHRC). DCED advises its grantees to contact the PHRC whenever there is an allegation of discrimination in housing. It is the mission of the PHRC to administer and enforce the Pennsylvania Human Relations Act (PHRA) and the Fair Educational Opportunities Act of the Commonwealth of Pennsylvania through investigation, identification and elimination of unlawful discrimination and the promotion of equal opportunity for all persons. The PHRC investigates and attempts to resolve any complaint regarding Fair Housing practices in Pennsylvania under authority of this Act. This authority includes investigative penal powers over all potential areas of housing discrimination.

For the past several years, PHRC has implemented a Predatory Lending and Mortgage Lending Discrimination Initiative. The objective of this Initiative is to investigate and, if necessary, engage in enforcement actions against any mortgage lender, mortgage broker, home improvement company, and/or other relevant entity that is involved in predatory lending practices that violate the PHRA. In addition, the Initiative has an educational component designed to educate the general public to prevent future incidents of predatory lending.

While no complaints were received by local grantees receiving HUD entitlement funds, PHRA received 468 new housing complaints representing 564 separate cases of potential discrimination in 2005-06. Of those complaints, 93.8% were from Protected Class individuals. The following is a breakdown of housing complaints by protected class:

Age	14	2.5%
Ancestry	28	5.0%
Color	2	0.3%
Disability	124	22.0%
Familial Status	21	3.7%
National Origin	21	3.7%
Race	238	42.2%
Religious Creed	11	2.0%
Retaliation	46	8.2%
Sex	22	3.9%
Guide Animal	2	0.3%
Total Protected Counts 2005-06	529	93.8%

In 2005-06, 351 housing cases were resolved and 468 new cases received. This 75%, one-year housing resolution rate is a fair measure as the number of cases resolved in 2005-06 exceeded the 336 cases filed in the previous year. This resolution rate far exceeds the 47%, one-year rate PHRC has for all discrimination cases, a further testament to the strength and competence of the Fair Housing department.

PHRC produces public notices, brochures, and templates offered free of charge to all Pennsylvania municipalities through their website to assist local governments to comply with state and federal Fair Housing laws. PHRC also staffs four separate offices to better serve the public.

Regulatory

State government agencies, led by DCED, have also given significant attention to the issues of land use that often pose barriers to affordable housing. As a result of state legislation and a Governor's Executive Order, the Governor's Center for Local Government Services has issued an annual report on land use. This report outlines the Commonwealth's efforts to grow smarter and promote sound land use practices. These annual reports, now combined with the annual report for the Governor's Center for Local Government Services, are listed in Appendix A - State Resources and Planning Documents.

Table 2
Statewide Housing Gaps Analysis and Homeless Population Charts
Continuum of Care: Housing Gaps Analysis Chart

		Current Inventory in 2008	Under Development in 2008	Unmet Need/Gap
Individuals				
Beds	Safe Haven	141	37	219
	Emergency Shelter	3,681	0	345
	Transitional Housing	3,105	152	551
	Permanent Supportive Housing	3,570	429	2,995
	Total	10,497	618	4,110
Chronically Homeless		1,380		
Persons in Families with Children				
Beds	Safe Haven	0	0	0
	Emergency Shelter	3,499	47	174
	Transitional Housing	6,321	181	1,458
	Permanent Supportive Housing	5,164	747	6,333
	Total	14,984	975	7,965

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households)				
1. Number of Persons with Families with Children	2,672	4,847	150	7,679
2. Number of Single Individuals and Persons in Households without Children	3,533	3,397	1,309	8,239
(Add lines numbered 1 & 2 Total Persons)	6,205	8,244	1,459	15,898
Part 2: Homeless Subpopulations	Sheltered	Unsheltered		Total
a. Chronically Homeless	859	763		1,622
b. Seriously Mental Ill	2,672			
c. Chronic Substance Abuse	3,173			
d. Veterans	930			
e. Persons with HIV/AIDS	217			
f. Victims of Domestic Violence	1,553			
g. Unaccompanied Youth (Under 18)	74			

Table 3
Special Needs Population Data

Name of State or Sub-State Area: Pennsylvania	Data Source: (See Footnotes)	Five Year Period: 2009-2013
	Current Data as of: (See Footnotes)	
Subpopulation		Households in Need of Supportive Housing
1. Elderly		326,545 individuals
2. Frail Elderly		Included in elderly count
3. Severe Mental Illness		11,309 individuals
4. Developmentally Disabled		223,790 individuals
5. Physically Disabled		468,589 individuals
6. Persons with Alcohol/Other Drug Addiction		864,853 individuals
7. Persons with AIDS and other Related Diseases		17,364 individuals
8. Victims of Domestic Violence		9,820 individuals
9. Children and Youth		18,960 individuals
10. Community Corrections		9,300 individuals

Using 2006 Census American Community Survey estimates of the population of persons age 65 and over with a mobility and/or self care limitation . (Source: US Census – Pennsylvania Profile C18007 Go-Outside-Home disability and C18006 Self-Care disability)

2) The instructions in previous years defined “frail elderly” as having three or more limitations to Activities of Daily Living (ADL). The Commonwealth defines “frail elderly” as having one or more limitations to ADL. Therefore, Pennsylvania does not have information on the number of “frail elderly” as defined by the instructions and has included all of the elderly in need of supportive housing in the “elderly” category above.

3) Based on the Department of Public Welfare’s (DPW) state mental health residential facilities July 2008 and DPW’s Bureau of Adult Residential Facilities estimate of persons with mental disabilities residing in personal care homes as of August 2008.

4) Estimate from Pennsylvania Developmental Disabilities Planning Council applying the federal definition for developmentally disabled to the population of the state based upon the 2007 County estimates.

5) Using the 2005-2007 US Census PA population estimate of the persons age 16 to 64 and applying the percentage of from the 2005-2007 Census with either mobility or self-care impairment or both.

6) Based on Pennsylvania’s Department of Health Office of Drug and Alcohol Program Forms 8 & 9 of the Substance Abuse Prevention and Treatment (SAPT) Block Grant.

7) Reported cases presumed to be alive by PA Bureau of Epidemiology and Bureau Health Statistics, December 31, 2006.

8) Based on the number of abused adults and children in shelter July 1, 2007 through June 30, 2008 by the Pennsylvania Coalition Against Domestic Violence .

9) Based on the number of children in the following placements: pre-adoptive homes, FFH–Relative, FFH–NonRelative, Group Home, Institution, Supervised IL, Runaway, Trial Home Visit and Unknown as of September 30, 2008 as reported by Pennsylvania’s DPW, Office of Children, Youth and Families, Information and Data Management.

10) Based on Pennsylvania Department of Corrections data on persons in admissions & releases: Changes and Trends January 15, 2003 corrections programs. (Source PA DOC Community Resources Director)

Lead-Based Paint

Any housing built prior to 1979 is considered to be at risk of containing some amount of lead-based paint. Older housing is more likely to have lead-based paint and the amount of lead pigment in the paint tends to increase with the age of the housing. Consequently, children of very-low and low-income families, especially Hispanic and African-American children, are disproportionately at risk for lead poisoning as they tend to reside in older housing.

The table below is indicative of the relationship between the age of the housing stock and the likelihood that the housing contains some lead-based paint. It also includes an estimate of the number of poverty-level units with lead based paint. It should be noted, however, that simply because a structure is older or contains lead-based paint, does not mean it poses an immediate hazard. The lead paint becomes a hazard when it is chewed, begins to peel, chip or flake or turn to dust due to abrasion or the hazardous material becomes exposed and/or airborne.

Percentage of Poverty Level Housing Units with Lead-Based Paint

Year Structure Built	Total Units per 2000 Census	Owner Occupied & Renter Housing Units Below Poverty Level per 2000 Census Summary File 3-Table HCT23 per 2000	Percentage of Housing Units with Lead-Based Paints	Estimated Number of Below Poverty Level Housing Units with Lead-Based Paint
1999 to March 2000	66,916	3,589	0%	
1995 to 1998	212,916	12,797	0%	
1990 to 1994	266,445	15,536	0%	
1980 to 1989	531,986	42,354	0%	
1970 to 1979	709,768	70,878	62%	43,944
1960 to 1969	595,897	57,320	62%	35,538
1940 to 1959	1,275,149	130,436	80%	104,348
1939 or earlier	1,590,673	193,860	90%	174,474
Total Housing Units in PA per 2000 Census	5,249,750	526,770	63%	331,865

The housing data was obtained from the 2000 Census. The percentages in the table above were derived from the *Comprehensive and Workable Plan for the Abatement of Lead-Based Paint in Privately Owned Structures*. This source was recommended by HUD for the Consolidated Plan FFY 2000-2004 for Pennsylvania and used again in this Plan.

According to 2005 Pennsylvania Surveillance Data compiled by the Centers for Disease Control and Prevention of Lead Poisoning on childhood cases of lead poisoning throughout Pennsylvania counties, 2,113,422 housing units in the Commonwealth were built prior to 1950. Screenings of 97,796 children living in those units revealed 4,918 confirmed cases of lead poisoning, which if left untreated, will have a detrimental effect upon their natural growth and development.

Strategy and Outcome Measures

This Commonwealth's overarching direction for its Consolidated Plan is outlined in the mission of DCED. The mission is applicable to the Commonwealth's efforts to provide housing and community development through both federal and state resources.

"The mission is to foster opportunities for communities and businesses to succeed and thrive in a global economy, thereby enabling Pennsylvanians to achieve a superior quality of life."

The Commonwealth has established the following priorities, goals, and outcome measures for housing and community development programs.

Goals

The Commonwealth's Consolidated Plan for FFY 2009-2013 consists of 11 goals that encapsulate the programs and actions that the Commonwealth will pursue. The Commonwealth's strategy does not describe every activity and program to be undertaken during the five-year period covered by the Consolidated Plan. However, the five year strategy provides direction in the form of goals that will be tracked to determine the Commonwealth's performance during the five-year period.

These goals are based upon the recommendations from the public input process that included the RHACs, PHAC, CD&H Practitioners Advisory Committee and other public meetings.

The Commonwealth will require that HUD's performance measures be tracked and reported by its grantees to determine the outcomes meeting these goals.

Goal: Improve the Quality of Housing Stock through Rehabilitation

The poor quality of the housing stock is generally identified as one of Pennsylvania's largest housing problems. Census data does not contain sufficient information needed to analyze this problem, however, the decennial Census contains information about some of the most severe problems, such as the lack of a kitchen or bath. Homes with complete kitchens and baths may still have major structural problems, such as faulty roofs, bad wiring, plumbing problems, defective heating/cooling systems, etc. In addition, more than 2.1 million housing units in Pennsylvania, or 41% of all units, were built before 1950.

Goal: Preserve Neighborhoods and Communities

Broader community development strategies may need to be undertaken to maintain and revitalize neighborhoods that have been in decline or are deteriorated. These efforts may include a variety of activities including housing rehabilitation, infrastructure, street, and recreational improvements. The quality of the built environment for villages in rural areas and neighborhoods in more urban areas is critical to the vibrancy of a community. The Commonwealth supports these efforts through this goal.

Goal: Provision of Supportive Services for and Service-Enriched Housing

The Commonwealth encourages developers to provide service-enriched housing that will help low-income residents maintain or achieve greater personal, social, and economic independence and an enhanced quality of life. Support services help meet an array of needs for individuals and families placed in housing. The Commonwealth, and its housing professionals, have long recognized the need to educate families and individuals about the importance of maintaining a job, budgeting finances, and properly maintaining a home. The Commonwealth will continue to provide support services and to increase the level of these support services to keep families and individuals housed.

Goal: Improve Rental Housing Opportunities

Census data indicate that renters have more housing problems than homeowners. When renters are compared to homeowners of the same household type and income level, the percentage of renters with housing problems is higher than owners. Several rental needs, such as large families and preservation of the existing rental housing stock, are critical. Although there are federal and state resources currently used for rental housing, the Commonwealth will continue to improve opportunities to develop affordable rental housing.

Goal: Assist Families and Individuals to Become Homebuyers

The Commonwealth recognizes that homeowners, including low-income owners, take greater pride than renters do in their property and community and tend to maintain their homes and neighborhoods, thus, providing stability to the neighborhood. Homeowners also contribute more to the tax base of a local government. Lastly, in some areas, once the down payment and closing costs are covered, homeownership can be more affordable than renting. While every household may not be suited for homeownership, many households might solve housing problems, build financial wealth, and gain an enhanced sense of belonging to a community if they were able to purchase their first home.

Goal: Use a Continuum of Care to Address the Economic, Social, and Health Problems of the Homeless

The Commonwealth's priority to assist very low-income households will benefit homeless individuals and families. The state has developed four regional Continuums of Care that have identified the number of homeless in the state and the housing and support services required to address the homeless.

The driving force behind homelessness is often economic and/or social problems. Subsidies and assistance for housing development programs can help many very-low and low-income people overcome their housing problems. However, for the homeless population with little to no income, physical or mental health problems, and/or a variety of addiction problems, housing may often be a secondary issue. While continuing to provide shelter and housing programs for the homeless, the Commonwealth's goal will be to address the economic and social problems as the primary causes. These needs must be addressed through a Continuum of Care rather than a segmented and categorical approach.

Goal: Improve Financial Literacy

Improving financial literacy through training which provides homeowners and renters with skills to afford their housing costs and avoid financial problems that could limit their housing choices. The training supports housing counseling efforts and can help people avoid credit problems and/or bankruptcy that will inhibit their ability to secure housing. Programs, such as the Family Savings Account Program and Pennsylvania's Department of Banking training entitled, "Your Money's Best Friend," offer the training and assistance needed to enhance financial literacy.

Goal: Further Fair Housing and Address Community Opposition

The Commonwealth's Consolidated Plan gives priority to projects that benefit low-income households, and to projects that promote diversity housing opportunities or further fair housing within Pennsylvania localities.

This priority is just one step the Commonwealth has taken to further fair housing in Pennsylvania. The Commonwealth has a strong network of state and local fair housing enforcement agencies and local advocacy organizations. PHRC plays a statewide lead role with these organizations, and acts on behalf of HUD in many investigation and enforcement actions annually.

Goal: Improve Water and Sewer Infrastructure Systems

The Commonwealth's grantees receiving CDBG funds consistently identify sanitary sewer, storm sewer and water systems as their most pressing needs and use their funds accordingly. DCED has also identified these service needs as priorities for non-entitled areas of the Commonwealth that do not receive their own allocation of CDBG funds. The Commonwealth will continue to address these critical health and environmental needs through this goal.

Goal: Provide Critical Street Improvements

Community development plans often require street and related improvements. These activities may be vital to both transportation needs, as well as having an economic impact for a community. The full range of these needs also include certain streetscape improvements that may be required in a downtown central business district or commercial corridor. The Commonwealth will continue to address these needs through this goal.

Goal: Develop Needed Community Facilities

Community facilities can be a necessary element of a community development strategy. These facilities can be necessary for provision local services and holding community events. They also support local recreational needs. The Commonwealth will pursue this goal to support these community development needs.

Goal: Develop Economic Opportunities

This goal focuses on the needs of both workers and businesses. The efforts for workers require assuring that education, job training, and skill development programs adequately prepare them for the jobs that are available. The business efforts include providing economic assistance and loans that attract new firms, as well as retain and expand existing ones. Community development

programs at the state and local level should link the two efforts together. The most important step to promote effective economic revitalization is to develop sound local community development strategies.

Goal: Build Capacity of Community–Based Organizations and Local Governments

Another important concern is the need to improve the capacity of local governments and local housing organizations to develop, manage, and maintain affordable housing. Private sector developers and nonprofits may also need to improve their capacity to work with other housing organizations or to learn how to use housing assistance programs.

Priorities

In 2006, the Commonwealth began implementing a new set of housing priorities jointly with PHFA. Those housing priorities were applied to the selection criteria for the HOME Program and the primary state-funded, competitive housing programs, including DCED’s Core Communities Housing Program (CCHP) and PHFA’s Homeownership Choice Program. The Commonwealth expanded the use of these criteria to select its grant awards to all state and federal housing and community development programs. These priorities also further clarify the mission statement of the Consolidated Plan.

As its highest priority, the Commonwealth will seek to promote diversity and comprehensive community development strategies. The Commonwealth will promote fair housing through diversity of race, ethnicity, income level, gender, and/or disability status within a community. The Commonwealth will also seek to support and assist projects that are integral to a comprehensive community development strategy. These strategies should work towards developing a continuum of housing types and income levels and should be developed in collaboration with the full range of citizens, community organizations, businesses, and government entities. Such community development strategies should be focused on enhancing the quality of life for all citizens.

In allocating limited public resources, the Commonwealth will use the following specific priorities to guide its selection of applicants. The grant selection process for DCED and PHFA will prioritize applications from those receiving federal funds and state matching funds that meet at least one, and preferably several, of the following priorities in their applications:

1. Effective targeting of resources
2. Leveraging other funds and supportive efforts from other programs;
3. Demonstrating a significant impact on the quality of life in a community.

These factors are further described below. Each application for funding may not meet all three criteria. The more that an application can demonstrate responsiveness in these areas, the more likely it will be evaluated higher in the funding consideration process and receive approval.

Targeting

Establishing a target for funding is primarily a local responsibility and it absolutely requires local priority setting. Targeting, as defined for these purposes, is something other than a “first-come, first-served” approach to approve the use of funds, make decisions about who receives help, and

how funds will be spent. (A targeted project may still have some element of first-come, first-served, but it will not be the sole basis for selecting project participants.)

There are multiple means of targeting a project. A few examples of what constitutes an acceptable targeting approach include:

- Geographic area, or multiple areas within a large municipality or county.
 - Entire municipality if its population is small and developed area is concentrated.
 - Population group (such as disabled, family farms, migrant/seasonal farm workers or other workforce group).
 - Strategic blighted properties.
 - Other compelling needs as outlined via a comprehensive, community strategy
- If a project targets multiple areas or goals, the applicant should also define priorities among those targeted areas-indicating what the primary target is and what secondary ones are. All targeted areas should be justified with details about how the established target will either address significant housing needs, blight, very low-income problems and/or community development needs, thereby explaining why a target was selected.

Applications can still receive favorable consideration under the targeting criterion if there is a mix of a targeted approach with an untargeted, first-come, first-served one. The application should clearly indicate the portion of funds or effort that will be used for each approach to allow an appropriate evaluation of the project under this criterion.

Leverage

Leverage is much more than money and is not the same as a required program match. Leverage is an assessment of other resources that will contribute to a positive result if an application is approved for funding. Leverage also demonstrates that the local government supports a project through more than an endorsement of the application.

Leverage can include factors, such as:

- Adding human capital from other sources (e.g., volunteerism).
- Supporting regionalism (e.g., affordable housing for multi-municipal zoning).
- Coordinating activities with other programs (e.g., rehab with property maintenance code enforcement).
- Provision of social and other supportive services (e.g., connection / referral to needed services, such as job training, counseling, medical and income supports).
- Developing community assets (e.g., housing that is within walking distance from downtown).
- Gaining private sector funding not normally used for housing (e.g., foundation or business contributions/loans).

NOTE: Examples in parentheses are explanatory only, not the exhaustive list of what qualifies. Successful applications should address several of these aspects. The evaluation of leverage is not a quantitative process since several of these factors are not quantifiable. However, applications that demonstrate these elements will be given greater weight in the funding process.

The total amount of funds committed and/or proposed to support a project will also be evaluated as part of all applications. The amount of funds leveraged and project cost will be evaluated in light of the population group to be served, location of the project and nature of the activity (homeownership, rehab, or rental).

Local government financial commitment is critical to demonstrate support for a project. Applicants should show that they have received funds, or obtained commitments from either CDBG funds or other local/county municipal revenues to support their projects as proof that those projects are a local priority.

The local commitment aspect of leverage will be evaluated with deference to the applicant or community's size, access to other funding sources, financial distress, and access to CDBG funding.

Impact

Projects seeking housing funds will be evaluated to determine whether they will have an impact on the community. Such benefits are extremely difficult to prove in a project application, but a well-planned project can reasonably identify the anticipated broader benefits. Projects with such impact are designed to fulfill the following principles:

- Community changing on a long-term basis (e.g., comprehensive community improvements, addressing housing, business and other community elements).
- Promote housing sustainability (e.g., energy efficiency and maintenance of housing, or education of residents).
- Encourage community stability (e.g., create a better balance of housing types or mixed incomes within a community).
- Create spinoff private investment (e.g., other privately-funded housing improvements or business establishment).
- Support economic/business growth and job creation (e.g., creates attractive or affordable housing stock for business recruitment).
- Provide other lasting improvements.

NOTE: Examples in parentheses are explanatory only, not the exhaustive list of what qualifies.

In evaluating projects for their potential impact, DCED and PHFA will give consideration to the capacity of an organization, its community and/or its development team. While it may be difficult to demonstrate an "impact track record," the experience and results achieved in other projects will be used to determine the feasibility of the broader goals established in an application. That experience will be a greater factor than the statements and projections made in an application on the impact to be achieved.

Performance and Outcome Measures

The Commonwealth has been a leader in developing and utilizing performance measures, serving as a pilot state to develop outcome measures in 2004. DCED also participated in a national effort to develop performance and outcome measures, led by the Council of State Community Development Agencies (COSCDA) and staff from HUD, which developed a realistic and effective set of performance measures for community development and housing programs. That effort helped establish HUD Performance Measures that were published as final in early 2006.

Pennsylvania became the first state in the nation to implement the use of HUD's Performance Measures, ahead of HUD's mandated implementation date. DCED implemented these performance measures for all projects and activities funded under the CDBG, HOME and ESG programs as of January 1, 2006. The following table details both one-year and five-year projected goals to be achieved through 2013:

Performance Measures Table

Decent Housing Objective

Outcome	Indicator	2009 Projected	2009-2013 Projected
Availability Accessibility	Housing Units Assisted	32	158
Affordability	Housing Units Assisted	1,495	7,475
Sustainability	Housing Units Assisted	64	320

Decent Housing Objective homeless assistance

Outcome	Indicator	2009	2009-2013
Availability Accessibility	Persons	254	1,270
Affordability	Persons	626	3,130

Suitable Living Environment Objective

Outcome	Indicator	2009	2009-2013
Availability Accessibility	People Assisted	173,288	866,440
Availability Accessibility	Households/Housing Units Assisted	144	718
Affordability	People Assisted	1,414	7,068
Affordability	Households/Housing Units Assisted	229	1,145
Sustainability	People Assisted	177,312	886,558
Sustainability	Households/Housing Units Assisted	259	1,293

Economic Opportunity Objective

Outcome	Indicator	2009	2009-2013
Availability Accessibility	Jobs Created	515	1,075
Availability Accessibility	People Assisted	427	2,135
Sustainability	Jobs Created	21	105
Sustainability	Businesses Assisted	3	15

TOTAL BENEFICIARIES ASSISTED FOR CDBG, HOME, ESG & HOPWA

	People Assisted	352,440	1,762,200
	Households/Housing Units Assisted	2,222	11,108
	Businesses Assisted	3	15
	Jobs Created	536	1,180

Distribution of Federal Resources and Housing Goals for 2009

The following sections of the Consolidated Plan constitute the Action Plan for FFY 2009. Following the summary information about use of funds, the Commonwealth provides the descriptions about how federal resources will be distributed.

Summary of Anticipated Housing Uses

The chart below, extracted from the estimated performance measures table above, summarizes the Commonwealth's goals for assisting households/persons with housing during 2009 and the provision of assistance to homeless persons.

Indicator	2009 Projected	2009-2013 Projected
Housing Units Assisted for Availability/Accessibility	32	160
Housing Units Assisted for Affordability	1495	7,475
Housing Units Assisted for Sustainability	64	320
Homelessness Prevention for homeless persons	880	4,400
Shelter & Services for homeless persons	13,114*	65,570*

*These numbers represent the projected number of people assisted by shelter beds and services. The short duration of these housing benefits, as people are assisted from homelessness to more stable housing circumstances, allows multiple people to be assisted by any one bed or service slot. Consequently, these figures should not be used to measure the size of the homeless population.

Table 4 summarizes the anticipated funds and expected uses of all federal housing funds for FFY 2009. The Commonwealth anticipates receiving \$123,170,000 in federal funds for affordable housing. The Commonwealth also anticipates state programs that can be used to match those funds will total \$11,961,000. The explanations for Table 4 are found in Appendix C.

**Table 4 Investment of Housing Resources
Consolidated Plan for FFY 2009**

A. Federal/Entitlement Programs (based on actual 2008 figures)								
Funding Source	Amount Anticipated by State in 2009 \$(000s)	Single-Family Rehab	Rental Construction & Rehab	Rental Assistance	Homebuyer Assistance	Support Services	Operating & Other Costs	Homeless Prevention
HOME	26,482	40%	43%	3%	8%			
CDBG	4,263	98%			2%			
ESG	3,242		40%			7%	50%	3%
HOPWA	1,670			72%		10%	18%	
DOE/Other Energy Programs	34,860	74%	26%					
CSBG	2,927			70%		30%		
LIHTC	28,500		100%					
PATH	2,035					96%	4%	
McKinney Vento	15,005			93%		5%	2%	
Total Federal Resources	118,984	35%	43%	15%	1%	3%	2%	1%
B. State Competitive Programs								
SSBG	4,183			40%		48%		12%
Penn HOMES	2,000	100%						
Closing Cost Assistance	1,000				100%			
HRA Balance	34,000		57.5%					
PA Accessible Housing Program	2,221	72%	18%					
Total State Resources	43,404	12%	69%	6%	3%	7%	3%	
Total All Resources	162,388	30%	48%	13%	2%	4%	2%	1%

Community Development Block Grant

The Commonwealth of Pennsylvania, through DCED, has elected to administer the CDBG Program for federal non-entitlement areas for FFY 2009. This program is known as the Pennsylvania CDBG Program.

Program Goals and Objectives

- To assist communities in preparing community development plans designed to address significant needs of the low and moderate-income.
- To assist communities in administering community development projects designed to address a number of significant community development needs identified in the Community Development Plan.
- To encourage and to assist communities to focus upon and address housing and community facility problems, and to pursue economic development and commercial revitalization activities through public/private investment initiatives that will result in the development and expansion of job opportunities within the Commonwealth.

Eligible Applicants

Eligible applicants include any federal non-entitlement general-purpose units of local government, including cities, boroughs and townships, towns, counties, home rule municipalities, and municipalities that opted out of federal Urban County Program. In accordance with state Act 179, for FFY 2004, eligible applicants for the Pennsylvania CDBG Program are divided into four general classes as shown in Appendix D. These classes include 27 cities, 50 counties and 120 boroughs, town, townships and competitive applicants.

Fund Allocation

The exact amount of the Commonwealth's CDBG allocation of 2009 funds is not available at the time of this publication. However, it is expected that the 2009 allocation will approximate the 2008 allocation of \$45,834,505.

Administration: Act 179 and implementing regulations provide that 2% of the Commonwealth's annual Block Grant allocation will be set aside for the state's administration of the program. The Commonwealth may use up to 1% of its allocation to implement a technical assistance program for CDBG and other HUD programs.

Competitive Set Aside: The competitive set aside is 13% of the Commonwealth's allocation.

Cities: The funds set aside for entitlement cities is 24% of the Commonwealth's annual allocation that remains after deducting the state's administration and competitive funds from the total allocation. Each entitlement city will be allocated a minimum grant of \$300,000 and an additional amount equal to the sum, which is obtained by multiplying the balance of funds available to entitlement cities after each receives its minimum grant, by a fraction, the numerator of which shall be each entitlement city's population and the denominator of which shall be the total population of all entitlement cities.

Boroughs, Towns and Townships: The funds set aside for entitlement boroughs, towns and townships are 38% of the Commonwealth's annual allocation that remains after deducting the state's administration and competitive funds from the total allocation. Each entitlement borough, town and township will be allocated a minimum grant of \$50,000 and an additional amount equal to the sum which is obtained by multiplying the balance of funds available to entitlement boroughs, towns and townships, after each receives its minimum grant, by a fraction, the numerator of which shall be each entitlement borough, town and township's population and the denominator of which shall be the total population of all entitlement boroughs, towns and townships.

Counties: The funds set aside for counties are 38% of the Commonwealth's annual allocation that remains after deducting the state's administration and competitive funds from the total allocation. Each eligible county will be allocated a minimum grant of \$200,000 and an additional amount equal to the sum which is obtained by multiplying the balance of funds available to eligible counties, after each receives its minimum grant, by a fraction, the numerator of which shall be each eligible county's net population (county's population minus the population of all federal and state entitlement entities within the county) and the denominator of which shall be the total net population of all eligible counties.

Funding Procedures and Application Reviews for Eligible Entitlement Entities

Funding and application procedures and requirements are contained in the guidance material entitled, CDBG Guidelines.

Funding Procedures and Application Reviews for Competitive Applicants

Thirteen percent (13%) of the 2009 CDBG allocation will be set aside for the Competitive Program.

In addition to the competitive funds available through the Commonwealth's 2009 federal allocation, funds from other sources may be available for competitive project grants.

Competitive applications will be evaluated based upon the seriousness and resolution of the problem to be addressed. Applicants must explain how the problem affects people. The Department will determine the degree of seriousness of each identified problem. Consideration will also be given to the degree the proposed project will best resolve the identified problem. The Department will determine if the proposed project will totally resolve the problem or only part of the problem in consideration of the intended beneficiaries.

DCED also reserves the right to use CDBG Competitive funds for the following uses:

- Critical projects facilitating major improvements in which a small infusion of funds will close a funding gap, or
- Section 108 loan payments, on an interim basis, for economic development projects participating in the consortium of local governments for the Pennsylvania Section 108 Loan Program in the event that a business borrower goes into loan default.

Program Requirements

Program requirements for the CDBG Program are contained in the CDBG Program Guidelines.

Section 108 Loan Guarantee Program

In 2005, DCED in cooperation with HUD, developed a new initiative through the establishment of a consortium of local governments for the Section 108 Loan Guarantee Program. DCED assisted that consortium by preparing an application for \$88 million to avail consortium members to a significant financial resource for community and economic development projects that would not otherwise be implemented with loan guarantees.

This consortium concept will help expedite future Section 108 loan applications, and will provide accessibility to Section 108 loan funds to public entities to participate in the Section 108 loan program. DCED offers an additional state guarantee for these projects to insure that CDBG funds are not lost in the event of a default. This pledge of state funds may be up to 100% of a potential default.

The maximum amount of a Section 108 Loan Guarantee that a community may apply for is anticipated to be limited to the amount of a loan that the community's CDBG allocation could support as an annual debt service, based on the average amount of their CDBG allocation for the past three years, or \$7 million whichever is less. This limitation is governed by the state's program guidelines. The maximum term of the Section 108 Loan shall not exceed 20 years.

DCED reviews applications for Section 108 Loan Guarantee for compliance with state guidelines and conformance with the federal regulations.

Neighborhood Stabilization Program

DCED received an allocation of Neighborhood Stabilization Program (NSP) funds, authorized in 2008, to address the housing foreclosure and mortgage crisis due to problematic lending practices. These NSP funds will be used for a variety of activities from acquisition to rehabilitation or new construction, and resale or renting of housing to stabilize those neighborhoods in greatest need.

DCED will continue to administer its allocation of NSP funds in accordance with the Action Plan approved for NSP funds. DCED has 18 months to initially use these funds, and will allow grantees to use program income funds for similar purposes in subsequent years.

DCED must report to HUD on the use of NSP funds in the Disaster Recovery Grants Reporting system. DCED also will incorporate summary information about this program in its Consolidated Plan reporting.

Home Investment Partnerships

The HOME Program is the Commonwealth's primary vehicle to provide affordable housing. For 2009, the Commonwealth will continue to incorporate the housing priority contained in the Strategy section of the Consolidated Plan into its HOME Program.

Priority

The Commonwealth will distribute the 2009 HOME Program allocation, through DCED, in accordance with the priorities outlined in this Plan, the requirements of the National Affordable Housing Act of 1990, and the HOME regulations at 24 CFR 92 and 24 CFR part 91.

Distribution of Funds and General Requirements

Pennsylvania's 2009 federal allocation of HOME funds is anticipated to be approximately \$26,482,262. The Commonwealth will distribute HOME funds to local governments and will carry out its own affordable housing activities by allocating a portion of the 2009 funds to a sub-recipient, PHFA. Under a sub-recipient agreement, DCED will reserve approximately 35% of the 2009 allocation for distribution by PHFA for rental housing development of ten units and above. Fifteen percent (15%) of the Commonwealth's allocation will be used for rental housing that is owned, sponsored or developed by Community Housing Development Organizations (CHDO). This CHDO set aside is included in the 35% rental housing allotment that will be administered by PHFA. PHFA will also administer a demonstration predevelopment loan initiative for CHDOs, making available \$250,000 for feasibility, market analysis and site control costs. PHFA will also underwrite all projects funded by DCED that require underwriting. PHFA is continuing to expand its homeownership counseling network, including efforts to prevent predatory lending. Working with PHFA, and HOME grantees, DCED will improve the availability of counseling to assure that people are not inappropriately placed in homeownership.

The balance of the funds will be administered by DCED through a competitive process. DCED will use up to 5% of the allocation for CHDO operating expenses. This competitive process will include the review of applications by and, potentially, administration and contracting by PHFA for certain projects.

Ten percent (10%) of the allocation will be reserved for program administration and planning expenses. DCED will provide a maximum of up to 6% to state recipients receiving grant funds administered by DCED. PHFA has agreed to apply 5.5% to offset their administrative and planning costs for multifamily rental housing activities. DCED will share the remaining administrative funds with PHFA.

If American Dream Down Payment Initiative (ADDI) funds are available, DCED will use its ADDI funds to increase homeownership opportunities. DCED will work with PHFA to provide these funds for homeownership opportunities. DCED will also provide outreach efforts for manufactured housing for the purpose of ensuring that ADDI funds are used to provide down payment assistance for such qualified resident, tenants, and families receiving ADDI assistance to undertake and maintain homeownership.

The Commonwealth's distribution of funds will be consistent with the needs identified in the Consolidated Plan for FFY 2004 - 2008. The Department will accept applications for any HOME-eligible activity, other than rental housing activities for ten units and above. HOME-eligible activities include assistance for homebuyers down payment and/or closing costs and second mortgages, homeowner rehabilitation, assistance for developers undertaking single-family sales housing, rental housing rehabilitation or the new construction of one to nine rental units, single-room occupancy (SRO), group home projects, and tenant-based rental assistance and security deposit assistance. Projects can be designed to offer equity investments, interest-bearing loans or advances, noninterest-bearing loans or advances, deferred payment loans, grants and loan guarantee funds.

The Commonwealth intends to continue to use up \$750,000 of HOME funds for a pilot tenant-based rental assistance initiative. This pilot will be administered by PHFA. This rental assistance effort is planned because of the lack of affordable housing for very low-income people (below 50 percent of median income). The vast majority of new rental housing developed in Pennsylvania using the Commonwealth's HOME funds and the Low-Income Housing Tax Credit (LIHTC) is affordable only to those at or near 50 percent of median income. This pilot will specifically target persons with disabilities who have significantly lower incomes, and give them access to units developed with HOME and LIHTC resources. The pilot will support projects that can demonstrate the capacity to connect households to long-term rental assistance resources (such as Section 8 vouchers) over a two-year period. This effort will also help address the need for supportive housing options identified in the Commonwealth Agenda for Ending Homelessness in Pennsylvania. The Commonwealth initially reserved funds in its 2007 allocation for this effort. However, because of delays in getting this pilot initiated, DCED and PHFA will reallocate the 2007 funds for other activities and provide \$750,000 from both 2008 and 2009, or a total of \$1.5 million for this pilot initiative.

As in previous years, the Commonwealth will give nonparticipating jurisdictions first priority. However, because it may be difficult to develop affordable housing in such jurisdictions within legislatively imposed timeframes, the Commonwealth reserves the right to distribute funds to other Pennsylvania jurisdictions. Funding levels will be based upon individual applications complying with regulatory layering and HOME per unit maximum investment requirements.

For administrative and other practical reasons, a unit of local government should submit applications for HOME funds. Applications submitted by a unit of local government may be on behalf of itself, public agencies, nonprofit organizations or private developers. Private nonprofit housing organizations that are unable to secure their unit of local government's agreement to be an applicant should contact DCED.

HOME Program requirements are covered in the HOME Program guidelines, as well as in PHFA's RFP for PennHOMES. Because of the complexity of federal regulations and requirements associated with the HOME Program, a minimum application amount of \$50,000 has been established, except for CHDO operating grants and project-specific predevelopment loans.

Recapture Provisions

The HOME recapture provision calls for the full return of HOME dollars out of net proceeds back into the program. The definition of net proceeds means the sale price minus loan repayment and closing costs. The HOME investment amount may be reduced (on a pro-rata basis) on the length of time the homeowner has owned and occupied the unit measured against the required affordability period. If the net proceeds (i.e., the sales price minus loan repayment, other than HOME funds, and closing costs) are not sufficient to recapture the full (or a pro-rata amount) HOME investment and enable the homeowner to recover the amount of the homeowner's downpayment and any capital improvement investment, the recapture provision may allow the net proceeds to be shared proportionally.

The HOME investment is subject to recapture is the amount of HOME assistance that enabled the homebuyer to buy the dwelling unit. It includes any HOME assistance that reduced the purchase price from fair market value to an affordable price, but excludes the amount between the cost of producing the unit and the market value of the property (i.e., the development subsidy).

If no HOME funds are subject to recapture or resale, the restrictions apply for the period of affordability. All HOME assistance, whether a direct subsidy to the homebuyer or a construction or development subsidy, is considered for the purposes of determining the term of affordability.

Resale Restrictions

Only if no HOME funds are subject to recapture do the resale restrictions apply. The unit must be made available for subsequent purchase only to a low-income family that will use the property as its principal residence. The owner will receive a fair return on investment, including any improvements.

Emergency Shelter Grant Program

DCED will administer ESG funds for FFY 2009 through a competitive process. The competitive process will be consistent with program guidelines outlined in this document and the Commonwealth's Consolidated Plan for 2009 through 2013. The Department has administered this program since 1986. Priority will be given to non-entitlement applications that support the rehabilitation of shelters, strive to keep the family intact, and provide comprehensive services, which are conducive in the transition of clients into permanent housing. This requires networking with local, state, and federal agencies, and programs that provide funds for necessary supportive services. Evidence of such networking must be included in the application's narrative with reference to the local "Continuum of Care" process.

The Commonwealth's ESG Guidelines follow the federal program requirements that are published in the Code of Federal Regulations. Program proposals must follow all federal requirements, as well as the state program guidelines.

An emergency shelter is defined in the regulations as any facility whose primary purpose is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless. Homeless is defined as an individual or family that lacks a fixed regular, and adequate nighttime residence, or as an individual or family that has a primary nighttime residence that is supervised as a publicly or a privately-operated shelter designed to provide temporary living accommodations. The length of stay in such a facility may not exceed 24 months.

The Department has established a minimum threshold for all application requests. Applications must request \$50,000 or more. However, the Department reserves the right to fund applications at less than the established threshold noted previously. Funding is not guaranteed on an annual basis. An amendment to the law requires shelters to use homeless people in their work program, thereby creating employment opportunities for homeless people to the maximum extent practicable. This amendment also requires that the termination of assistance to any individual or family in a shelter subsidized with federal funds be in accordance with a formal process established by the recipient. These factors must be incorporated in a facility's operating procedures.

Program Goals and Objectives

- To provide grants to units of general local government for the rehabilitation or conversion of buildings for use as emergency shelters for the homeless.
- To provide grants to pay for operating expenses and essential services in connection with emergency shelters for the homeless, and for homeless prevention activities.

Eligible Applicants

Any unit of local government. Units of local government must apply on behalf of nonprofit organizations.

Fund Allocation

The exact amount of the Commonwealth's allocation of 2009 funds is not available at the time of this publication. However, it is expected that the 2009 allocation will be approximately \$3,242,000 based upon the 2008 allocation.

Since DCED has not yet selected recipients, the anticipated dollar amounts assigned to the eligible activities are subject to change. Our estimates are based upon giving a preference to rehabilitation activities and from prior year's expenditures.

Use of Funds

DCED has designed its ESG Program to meet a variety of needs for homeless people throughout Pennsylvania. All funds are granted through units of local government to shelter/service providers who provide essential services, shelter, or a combination of these and other eligible activities to the homeless.

Preference will be given to those applicants requesting funds for rehabilitation. Applications will be accepted in January through March 2009. This is a competitive process; therefore, applications that incorporate the priorities outlined and meet the requirements set forth in the law will be selected. We anticipate the following distribution of funds among the eligible activities:

Rehabilitation: Rehabilitation activities include the renovation, rehabilitation, or conversion of buildings for use as emergency shelters for the homeless. DCED has emphasized rehabilitation because it is the activity most in demand.

Essential Services: Essential services include, but are not limited to services concerned with employment, health, substance abuse, education, or food. Applicants will be encouraged to utilize other sources for the provision of these services because of a 30% cap on the use of funds for these activities and the availability of other funds for supportive services.

Operations: Operations include the payment of maintenance and other costs including rent, insurance, utilities, and furnishings. To receive funding in this category, the applicant must demonstrate substantial need, as well as capacity to sustain a comparable level of activities in future years without this assistance. Due to the nature of this program, it is impossible to guarantee funding on a yearly basis.

Homeless Prevention: Expenses incurred under this activity may include security deposits, short-term subsidies to defray rent and utility arrearages, mediation programs for tenant-landlord disputes, legal services, and payments to prevent foreclosures on a home.

Administration: Up to 5% of the grant may be used for administrative costs. DCED will use no more than 2.5% for administration. Local applicants are limited to the same 2.5% cap for administration.

Grant amounts awarded with ESG funds may not be used to pay for the following, but it is not an all-inclusive list:

1. Acquisition cost of an emergency shelter for the homeless.
2. Rental costs for commercial and /or transient accommodations such as hotels or motels.

ESG Program requirements are covered in the ESG Program Guidelines

Housing Opportunity for People with AIDS (HOPWA)

The Department of Health (DOH), Bureau of Communicable Diseases, Division of HIV/AIDS (Human Immunodeficiency Virus/Acquired Immune Deficiency Syndrome) will administer the HOPWA Program by allocating the funds on a formula basis to six of the seven regional HIV Planning Coalitions/Fiscal Agents. The Philadelphia and Pittsburgh regions receive separate allocations directly from HUD. The Southwestern PA AIDS Planning Coalition receives funds from the Commonwealth for four counties in their region. The formula to allocate these funds is primarily based on the number of persons living with AIDS in each region. Outcome measures are the number of persons living with HIV/AIDS and households receiving assistance, based on established objectives. The HOPWA Program will provide decent affordable housing to benefit low income persons living with HIV/AIDS by providing services to a projected 654 households during 2009 program year. For the time period of 2009 to 2013, it is projected to offer HOPWA services to 3270 households. Although a detailed program plan will be submitted to HUD outlining specific uses of 2009 funds by May 2009, the DOH estimates, excluding administrative costs, that funds will be spent as follows: 72 percent for rental assistance; 10 percent for support services; 18 percent for operating and other costs. 654 households are projected to receive HOPWA services.

The goal for the 2007 Consolidated Plan year was to provide housing assistance to 646 households. During that HOPWA grant, 584 households received housing assistance.

Sources of Funds

The HOPWA Program is funded through the HUD formula grant program. The exact amount of the HOPWA allocation of 2009 funds is not available at the time of this publication. However, it is expected that the 2009 allocation will approximate the 2008 allocation of \$1.67 million.

Method of Distribution of Funds

The Department of Health (DOH), Bureau of Communicable Diseases Division of HIV/AIDS allocates HOPWA funds throughout the state to six of Pennsylvania's seven Regional HIV Planning Coalitions/Fiscal Agents, except for the Philadelphia and Pittsburgh metropolitan areas which receive their own allocations. Grant agreements are developed with the Coalitions/Fiscal Agents through a sole source process instead of Request for Proposals (RFPs). It would not be practical to enter into grant agreements with different agencies each year since they would not have the institutional knowledge to manage these services effectively. The Fiscal Agent is an entity with which the DOH enters into a grant agreement to provide fiscal administrative functions on behalf of a Coalition. Each Coalition prioritizes needs for its respective region through a formal process reflective of its demographic and epidemiological profile. The Fiscal Agent will disperse the funds based upon the need for the full range of eligible activities.

Fiscal Agents issue RFPs annually and/or every two years to large organizations and smaller grassroots, faith-based and other community organizations to provide short-term rent, mortgage, and utility payments; rental assistance; housing information; resource identification; operating costs; permanent housing placement and supportive services. Supportive services are limited to those eligible under the Ryan White CARE Act of 1990. In addition, each Coalition/Fiscal Agent has the capacity to distribute patient care funds directly if it is expedient and/or the most cost effective method for service delivery.

Each Region receives funding to provide short-term rent, mortgage, and utility assistance to their clients. Project sponsors that do have caps in place, have based them upon historical usage, the estimated number of clients in need of this service, and the amount typically needed to avoid eviction.

Below is a list of the six regions noting if caps are used for this service and the amount:

- AIDSNET – Cap per client is a 17-week period and is based upon the area's fair market rents.
- North Central – No caps.
- Northeast – No caps.
- Northwest – No caps.
- South Central – One project sponsor has a cap of \$500 per client and is based upon costs in their area's housing market.
- Southwest – Cap per client is \$750 and is based upon the area's fair market rents.

Nearly all those persons diagnosed with AIDS are adult (99%) and male (78%), while 36% of the persons are white, the percentages of African-Americans (51%) and Hispanics (12%) are disproportionately represented among those living with AIDS in Pennsylvania. Historically, the percentage of persons who reported a primary risk factor as 'men who have sex with men' (MSM) was 38.3%. Injecting drug use (IDU) ranks second at 32% and heterosexual contact totals at 18.1%. Of those living, 66.7% were reported from the five

Pennsylvania counties in the Philadelphia Eligible Metropolitan Area (EMA); 8.9% lived in the Southwestern region (including the Pittsburgh EMA); and 10% were reported from the South Central region. AIDSNET (Allentown/Bethlehem) reported 7.9% of the state's AIDS cases. The remaining three Coalitions, North Central (Lock Haven/Williamsport), Northwest (Clarion/Erie), and Northeast (Wilkes-Barre/Scranton) reported 6.5% of persons living with AIDS in Pennsylvania.

In October 2002, HIV infection became a reportable condition in Pennsylvania. Although reporting began in November 2002, Philadelphia was granted an extension for implementation in that jurisdiction. Due to Pennsylvania's nascent reporting, prevalence and incidence cannot yet be determined with any validity.

Several years of data collection will be needed to provide accurate and meaningful figures. Until data are available, the Center for Disease Control (CDC) suggests assuming that 400 people per 100,000 of the population are infected. Using this formula and the population estimate from the 2000 U. S. Census, Pennsylvania has approximately 49,124 persons infected with HIV. It is assumed they are geographically distributed and demographically characterized the same as persons presently living with AIDS in Pennsylvania. Case management continues to be an integral part of services in each region. Under contract and subcontract, each case manager is responsible for developing a client assessment and establishing individualized care plans.

A formal monitoring and evaluation system has been developed to ensure quality service and appropriate levels of care. Each Coalition is responsible for the development and maintenance of a needs assessment and the prioritization of services. Fiscal agents for the Coalitions will monitor service agencies, oversee disbursement of funds, and issue RFPs. The formula distribution for the Coalitions is based primarily upon the number of live AIDS cases.

Monitoring Standards and Procedures

DCED administers all funds received from HUD with the exception of the HOPWA Program, which is administered by the Department of Health (DOH). Grantees receiving CDBG, HOME, or ESG funds from DCED are monitored at least once during the life of their contract, with scheduling depending upon grantee activities and expenditure rates. DCED followed its annual monitoring schedule based upon the state fiscal year of July to June, with all federal program grantees identified for monitoring on a three-year, rotating basis. DCED continues to work with HUD staff to improve its monitoring procedures, including review of annual information to ensure compliance with HUD program regulations.

CERTIFICATIONS

General Certifications

In accordance with the applicable statutes and the regulations governing the Consolidated Plan regulations, the state certifies that:

Affirmatively Further Fair Housing

The state will affirmatively further fair housing, which means it has conducted an analysis of impediments to fair housing choice within the state, takes appropriate actions to overcome the effects of any impediments identified through that analysis, and maintains records reflecting that analysis and actions in this regard.

Anti-Displacement and Relocation Plan

The state will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under Section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug-Free Workplace

The state will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition.
2. Establishing an ongoing drug-free awareness program to inform employees about:
 - (a) The dangers of drug abuse in the workplace.
 - (b) The grantee's policy of maintaining a drug-free workplace.
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs.
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.
3. Making it a requirement that each employee engaged in the performance of the grant will receive a copy of the statement required by paragraph 1.
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will:
 - (a) Abide by the terms of the statement.
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the federal agency has designated a central

- point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant.
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee whom is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.
 7. Making a good faith effort to continue to maintain a drug-free workplace through the implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying

To the best of the state'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.
3. It will require that the language of paragraph 1 and 2 of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

Authority of State

The submission of the Consolidated Plan is authorized under state law and the state possesses the legal authority to carry out the programs under the Consolidated Plan for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with Plan

The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3

It will comply with Section 3 of the Housing and Urban Development Act of 1968 and implementing regulations at 24 CFR Part 135.

George E. Cornelius
Acting Secretary
Department of Community and Economic Development

Date _____

Terri A. Matio
Director, Bureau of Administrative and Financial Services
Department of Health

Date _____

Specific CDBG Certifications

The state certifies that:

Citizen Participation

It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR §91.115 and each unit of general local government that receives assistance from the state is or will be following a detailed citizen participation plan that satisfies the requirements of 24 CFR §570.486.

Consultation with Local Governments

It has or will comply with the following:

1. It has consulted with affected units of local government in the non-entitlement area of the state in determining the method of distribution of funding.
2. It engages in, or will engage in, planning for community development activities.
3. It provides, or will provide, technical assistance to units of local government in connection with community development programs.
4. It will not refuse to distribute funds to any unit of general local government on the basis of the particular eligible activity selected by the unit of general local government to meet its community development needs, except that a state is not prevented from establishing priorities in distributing funding on the basis of the activities selected.

Local Needs Identification

It will require each unit of general local government to be funded to identify its community development and housing needs, including the needs of low-income and moderate-income families, and the activities to be undertaken to meet such needs.

Community Development Plan

Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objectives of Title I of the Housing and Community Development Act of 1974, as amended. (See 24 CFR 570.2 and 24 CFR part 570).

Use of Funds

It has complied with the following criteria:

1. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan also includes activities which the grantee certifies are to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available.
2. Overall Benefit - The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year 2007 shall principally benefit persons of low-income and moderate-income in a manner that ensures that at least 70% of the

amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments - The state will require units of general local government that receive CDBG funds to certify to the following:

It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 Loan Guarantee funds, by assessing any amount against properties owned and occupied by persons of low-income and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force

It will require units of general local government that receive CDBG funds to certify that they have adopted and are enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and
2. A policy of enforcing applicable state and local laws against physically barring entrance to or exit from a facility or location which is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

Compliance with Anti-Discrimination

The grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Compliance with Laws

It will comply with applicable laws.

George E. Cornelius
Acting Secretary
Department of Community and Economic Development

Date

Specific HOME Certifications

The state certifies that:

Tenant-Based Rental Assistance

If it intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the state's Consolidated Plan.

Eligible Activities and Costs

It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §92.205 through §92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Appropriate Financial Assistance

Before committing any funds to a project, the state or its recipients will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other federal assistance than is necessary to provide affordable housing.

George E. Cornelius
Acting Secretary
Department of Community and Economic Development

Date _____

Specific ESG Certifications

The Emergency Shelter Grantee certifies that:

1. The requirements of 24 CFR 576.21(a)(4), which provide that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility service meet the following standards: (A) that the inability of the family to make the required payments must be the result of a sudden reduction in incomes; (B) that the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) that there must be a reasonable prospect that the family will be able to resume payments within a reasonable time; and (D) that the assistance must not supplant funding for pre-existing homelessness prevention activities from any source.
2. The requirements of 24 CFR 576.25(b)(2) concerning the submission by nonprofit organizations applying for funding of a certification of approval of the proposed projects(s) from the unit of local government in which the proposed project is located.
3. The requirements of 24 CFR 576.53 concerning the continued use of buildings for which the ESG funds are used for rehabilitation or conversion of the buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services, concerning the population to be served.
4. The building standards requirement of 24 CFR 576.55.
5. The requirements of 24 CFR 576.56, concerning assistance to the homeless.
6. The requirements of 24 CFR 576.57, other appropriate provisions of 24 CFR Part 576, and other applicable federal law concerning nondiscrimination and equal opportunity.
7. The requirements of 24 CFR 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
8. The requirements of CFR 576.59 concerning minimization of the displacement of persons as a result of a project assisted with these funds.
9. The requirements of 24 CFR 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under the project assisted under the ESG Program and that the address or location of any family violence shelter project assisted with ESG funds will not be made public, except with written authorization of the person or persons responsible for the operation of the shelter.
10. The requirement of that recipients involve, to the maximum extent practicable, homeless individuals and families in constructing, renovating, maintaining, and

operating facilities assisted under the ESG Program, and in providing services for occupants of these facilities as provided by 24 CFR 576.56(b)(2)

11. The new requirement of the McKinney Act (42 USC 11352) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly-funded institutions of systems of care (such as healthcare facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. Further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.

I certify that the Commonwealth will comply with the requirements of 24 CFR Part 24 concerning the Drug Free Workplace Act of 1988.

I certify that the Commonwealth will comply with the provisions of, and regulations and procedures applicable under 24CFR 576.57(e) with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related authorities as specified in 24 CFR Part 58 as applicable to activities of nonprofit organizations funded directly by the Commonwealth. The Commonwealth agrees to assume the Department's responsibility and authority as set forth in 24 CFR 576.57(e) for acting on the environmental certifications and requests for the release of funds submitted to the Commonwealth by local government recipients.

I certify that the Commonwealth will ensure the provision of the matching funds required by 24 CFR 576.561 and 42 USC 11375, including a description of the sources and amounts of such supplemental funds, as provided by the Commonwealth, units of general local government or nonprofit organizations.

I further certify that the submission of a complete and approved Consolidated Plan and its relevant certifications, which is treated as the application for an Emergency Shelter Grant, is authorized under Commonwealth law, and that the Commonwealth possesses legal authority to fund the carrying out of grant activities by units of general local government and nonprofit organizations in accordance with applicable laws and regulations of the Department of Housing and Urban Development.

George E. Cornelius
Acting Secretary
Department of Community and Economic Development

Date

HOPWA Certifications

The state HOPWA grantee certifies that:

Activities

Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building

Any building or structure assisted under the program shall be operated for the purpose specified in the Plan:

1. For at least ten (10) years in the case of any building or structure purchased, leased, rehabilitated, or converted with HOPWA assistance;
2. For at least three (3) years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Terri A. Matio
Director, Bureau of Administrative and Financial Services
Department of Health

Date

Appendix A

State Resources and Planning Documents

Community and planning development and housing information required for the Consolidated Plan can be found in the supporting documents listed below:

Housing and Community Development Needs Assessment

- Consolidated Plan Federal Fiscal Years 2004-2008
Contact: DCED, Center for Community Development (717) 787-5327
Website: www.newpa.com/strengthen-your-community/technical-assistance/index.aspx
- Housing in Pennsylvania: Past, Present and Reflections on Our Future
Contact: The Reinvestment Fund (215) 925-1130
- Pennsylvania Housing Study (2007)
Contact: PHFA (717) 780-3800
Website: http://www.phfa.org/hsgresources/housing_study_2007.aspx

Homeless Needs and Facilities Assessments

- 2008 Continuum of Care Application for the Northwest Region of PA
- 2008 Continuum of Care Application for the Northeast Region of PA
- 2008 Continuum of Care Application for the Southwest Region of PA
- 2008 Continuum of Care Application for the Central Harrisburg Region of PA
Contact: DCED, Center for Community Development (717) 787-5327

Lead Based Paint Hazards

- Consolidated Plan Federal Fiscal Years 2004-2008, page 11
Contact: DCED, Center for Community Development (717) 787-5327
Website: <http://www.newpa.com/site-search/index.aspx>
- Lead Hazard Control – Grantee Quarterly Progress Report
10/1/08 to 12/31/08
Contact: Department of Health, Bureau of Family Health (717) 772-2762

Special Need Facilities and Services

- Community Mental Health Services Block Grant Application for FFY 2008-2010
Contact: Department of Public Welfare, Office of Mental Health and Substance Abuse Services (717) 772-7934
Website: www.dpw.state.pa.us/publications
- Housing Services – Homeless Assistance Program
Contact: Department of Public Welfare, Homeless Assistance Program, County Contact List – 800-692-7462
Website: www.dpw.state.pa.us/serviceprograms/other/0036700183.htm
- Youth Independent Living Report FFY 2008
Contact: Department of Public Welfare, Office of Children, Youth and Families 800-692-7462
- PA Developmental Disabilities 2007 Annual Report
PA Developmental Disabilities Council (717) 787-6057
Website: www.paddc.org/publications.html
- Community Services Program for Persons with Physical Disabilities (CSPPPD)
Contact: Department of Public Welfare, Bureau of Individual Supports, 800-692-7462.
Website: www.dpw.state.pa.us/servicesprograms/physicaldisabilities/003670178.htm
- Housing Options for People with Mental Retardation
Contact: Department of Public Welfare, Office of Developmental Programs 800-692-7462
- State Plan on Aging 2008-2012
Contact: Department of Aging, Office of Program Management (727) 783-1550
Website: www.aging.state.pa.us/aging/cwp/view.asp?a=561&q=256007
- Overview –Education, Training and Services for Individuals with Disabilities, (OVR) Combined Agency State Plan 2009 Federal Fiscal Year Update.
Contact: Department of Labor and Industry, Office of Vocational Rehabilitation Division, (717) 783-9964.
Website: www.dli.state.pa.us/landi/cwp/view.asp?a=128&q=64970#report
- Community Corrections Housing Brochure
Contact: Community Corrections, Bureau of Community Corrections (717) 731-7147.
Website: [www.cor.state.pa.us/bis/cwp/view.asp?a=470&q=132933&bisNav=/housing_brochure\(1\).pdf](http://www.cor.state.pa.us/bis/cwp/view.asp?a=470&q=132933&bisNav=/housing_brochure(1).pdf)
- Housing for People with AIDS (HOPWA) consolidated Annual Performance Evaluation Report (CAPER) Matching Performance Outcomes (September 30, 2008) Contact: Department of Health, Division of HIV/AIDS, (717) 783-0572

- Barriers to Affordable Housing – 2005 State Land Use and Growth Management Report.
Contact: Department of Community and Economic Development, Governor’s Center for Local Government Services. 888-223-6837.
Website:
www.newpa.com/get-local-gov-support/community-planning/land-use-reports/state-land-use-report-and-05-report/index.aspx

Non-Housing Community Development Plan

- Consolidated Plan 2004 – 2008 and Action Plan 2004
Contact: Department of Community and Economic Development, Center for Community Development. (717) 787-5327.
Website:
www.newpa.com/strengthen-your-community/technical-assistance/index.aspx
- Statewide Transportation Improvement Program (STIP) 2003
Contact: Department of Transportation, Bureau of Development and Management (717) 787-5248.
Website:
www.dot.state.pa.us/Internet/Bureaus/cpdm.nsf/homepagefunding?openform
- PENNVEST 2008 October Press Release on funded projects
Contact: PA Infrastructure Investment Authority Project Management (717) 783-6798.
Website:
www.pennvest.state.pa.us/pennvest/cwp/view.asp?a=11&q=220125

Anti-Poverty Strategy

- Temporary Assistance for Needy Families (TANF) State Plan
Contact: Department of Public Welfare, Office of Income Maintenance 800-692-7462.
Website:
www.dpw.state.pa.us/resources/documents/pdf/publications/TANFStatePlan.pdf

Low Income Housing Tax Credit

- Low Income Housing Tax Credit Allocation Plan
Contact: Pennsylvania Housing Finance Agency, Multifamily Rental Housing Development Program. (717) 780-3800.
Website:
www.phfa.org/developers/developer/lihtc.aspx

Guidelines for Distribution of Federal Resources

Contact: Department of Community and Economic Development, Center for Community Development, (717) 787-5327

- Community Development Block Grant
Community Development Block Grant Website:
Application Package and Guidelines
<http://www.newpa.com/find-and-apply-for-funding/funding-and-program-finder/funding-detail/index.aspx?progId=71>
- Home Investment Partnerships (HOME)
HOME Projects for Homeownership Development Website:
Application Package and Guidelines
<http://www.newpa.com/find-and-apply-for-funding/funding-and-program-finder/funding-detail/index.aspx?progId=85>
- Emergency Shelter Grant
Emergency Shelter Grant Website
Application Package and Guidelines
<http://www.newpa.com/find-and-apply-for-funding/funding-and-program-finder/funding-detail/index.aspx?progId=92>
- Neighborhood Stabilization Program
Neighborhood Stabilization Program
Application Package and Guidelines
<http://www.newpa.com/find-and-apply-for-funding/funding-and-program-finder/funding-detail/index.aspx?progId=182>
- HOME Funds for Multifamily Rental Projects – Multifamily Housing Website:
Contact: Pennsylvania Housing Finance Agency, Multifamily Rental Housing Development Program. (717) 780-3800.
Application Package and Guidelines
<http://www.phfa.org/developers/developer/housingapplication.aspx>

Appendix B

Pennsylvania Housing Advisory Committee Members

Chair: Acting Secretary George E. Cornelius

Hon. Michael Hall	Acting Secy., PA Dept. of Aging	Harrisburg
Hon. Sandi Vito	Acting Secy., PA Dept. of Labor & Industry	Harrisburg
Hon. Everett James	Acting Secy., PA Dept. of Health	Harrisburg
Hon. Estelle B. Richman	Secy., PA Dept. of Public Welfare	Harrisburg
Hon. Steven Kaplan	Secy., PA Dept. of Banking	Harrisburg
Hon. George E. Cornelius	Acting Secy., PA Dept. of Com. & Econ Dev.	Harrisburg
Hon. Ronald G. Waters	Member, PA House of Reps.	Harrisburg
Vacant	Member, PA House of Reps.	Harrisburg
Hon. Anthony H. Williams	Senate of Pennsylvania	Harrisburg
Hon. John Pippy	Senate Comm. Of Urban Affairs	Harrisburg
Brian Hudson	Exec. Dir., PA Housing Finance Agency	Harrisburg
Ann Torregrossa	Dir., Governor's Office of Health Care Reform	Harrisburg
Rose V. Gray	Asociacion De Puertorriquenos En Marche, Inc.	Philadelphia
Patrick Bokovitz	Chester County Dept. of Community Dev.	West Chester
Roger Bunnell	Improved Dwellings for Altoona	Altoona
Homer C. Floyd	Exec. Dir., PA Human Relations Com.	Harrisburg
Michael W. Platt	Greater PA Regional Council of Carpenters	Harrisburg
Dewitt Boosel	Mercer Co. Housing Authority	Sharon
Tammy Knouse	Fayette Co. Community Action Agency	Uniontown
James Musto	Honesdale National Bank	Wilkes Barre
Dainette Mintz	Special Needs Housing	Philadelphia
J. Michael Fisher	SEDA-COG	Lewisburg
Harry L. Adrian	Union-Snyder Community Action Agency	Selinsgrove
William Gatti	Trek Development Group	Pittsburgh
Ira Goldstein	The Reinvestment Fund	Philadelphia
John Bendel	Federal Home Loan Bank of Pittsburgh	Pittsburgh
Carl DeChellis	Housing Authority of Beaver County	Beaver
Francis Wetherhold	Rural Development, USDA	Harrisburg
Michelle Lewis	Northwest Counseling Services	Philadelphia

Regional Housing Advisory Committee Members

Regional Housing Advisory Committee Southeast Region

Chair: Patrick Bokovitz

Mark Adelsberger	Boulevard Mortgage	Bensalem
Dr. Louis Beccaria	Phoenixville Community Health Foundation	Phoenixville
Tracy Beck	Residential Living Options	Downingtown
Mary E. Bell	Delaware Valley Regional Planning Comm.	Philadelphia
Patrick Bokovitz	Chester County Dept. of Community Develop.	West Chester
Paulette Carter	Citizen Bank	Philadelphia
John Chin	Philadelphia Chinatown Development Corp.	Philadelphia
Michael Colaizzo	Building Industry Association of Philadelphia	Philadelphia
Edward Coleman	Community Action of Delaware County	Media
Bev Coleman	Neighborhoods Now	Philadelphia
Toni Crawford-Major	DCED – Southeast Regional Office	Philadelphia
Mark Dambly	Pennrose Properties, LLC	Philadelphia
Ira Goldstein	The Reinvestment Fund	Philadelphia
Patrick Jordan	Plumbers Union Local #690	Philadelphia
Carol Narvon	Montgomery County Housing Authority	Norristown
John F. Nugent, III	Montgomery County Redevelopment Authority	Norristown
Liz Robinson	Energy Coordinating Agency of Philadelphia, Inc.	Philadelphia
Bill Salas, Jr.	Hispanic Association of Contractors & Enterprises	Philadelphia
Rick Sauer	Philadelphia Association of Community Development Corporations	Philadelphia
Andy Toy	The Enterprise Center	Philadelphia
Nancy Wieman	Montgomery County MH/MR	Norristown

Regional Housing Advisory Committee Northeast Region

Chair: James Musto

Linda Aeblic	City of Scranton – Office of Economic & Com. Dev.	Scranton
Jody Baden	Lackawanna Neighbors, Inc.	Scranton
Gene Brady	Commission on Economic Opportunity of Luzerne Co.	Wilkes-Barre
William E. Cockerill, Jr.	United Way of Lackawanna County	Scranton
Jonathan D. Encarnacion	Hispanic Center	Reading
David W. Evans	Housing Association & Development Corporation	Allentown
Jeffrey A. Feaser	Schuylkill Community Action	Pottsville
Raymond Guernsey	Redevelopment Authority of Monroe County	East Stroudsburg
Sara Hailstone	City of Scranton	Scranton
Graysha Harris	GKH Consulting Company	Tunkhannock
Cathye Horton	Bradford-Sullivan MH/MR Program	Athens
John J. Jennings	Wyoming County Housing & Redevelopment Authorities	Nicholson
Dan Loftus	Northeast Pennsylvania Center for Independent Living	Scranton
James McRath	Tioga/Bradford Counties Housing and Redevelopment Authority	Blossburg
James Musto	Honesdale National Bank	Wilkes Barre
B. Thomas Palmer	Urban Research and Development Corporation	Bethlehem
Ed Pawlowski	City of Allentown	Allentown
Dennis Phelps	Trehab Center	Montrose
Kenneth L. Pick	Berks County Community Development Office	Reading
Kevin Rogers	PNC Bank	Scranton
John D. Rohal	Redevelopment Authority of the City of Bethlehem	Bethlehem
Tom Walker	Lehigh County Conference of Churches	Allentown

Regional Housing Advisory Committee Central Region

Chair: Roger Bunnell

Allan Faight	AFL-CIO	Altoona
Cynthia Witman Daly	Housing Alliance of PA	Harrisburg
LuAnn Rabenstein	Blair County MH/MR/D&A Program	Hollidaysburg
Susan Estep	Center for Independent Living of South Central PA	Altoona
Hugh A. Daly	Central PA Community Action, Inc	Clearfield
David W. Stockton	Gaudenzia, Inc	Harrisburg
James G. Cassel, Jr	Community Homes of Lebanon Valley, Inc	Lebanon
Christopher Gulotta	Cumberland County Redevelopment Authority	Carlisle
Louis Colon	DCED – Central Harrisburg Regional Office	Harrisburg
Roger Bunnell	Improved Dwellings for Altoona, Inc	Altoona
Randy S. Patterson	City of Lancaster	Lancaster
J.Michael Fisher	SEDA Council of Governments	Lewistown
Janet Alling	Lycoming-Clinton Commission for Community Action, Inc.	Williamsport
Jere Engle	Union County Housing Authority	Lewisburg
Harry L. Adrian	Union-Snyder Community Action Agency	Selinsgrove
Valeria Barner	Centre County Mental Health/Mental Retardation	Bellefonte
George Barnock	York County Planning Commission	York
Edward P. Christiano	Housing Authority of Northumberland County	Milton
Carlos Graupera	Spanish American Civic Association	Lancaster
Andrew Haines	S & A Homes	State College
Michael Kearney	Mullin and Lonergan Associates, Inc.	New Cumberland
Patty Kim	City of Harrisburg	Harrisburg
George Klaus	USDA Rural Development	York
Heidi Kline	The Northumberland National Bank	Selinsgrove
Ho-Thanh Nguyen	Pennsylvania Immigrant & Refugee Women's Network	Enola
Kathy Possinger	City of Harrisburg	Harrisburg
Gerald Seman	Jersey Shore State Bank	Williamsport

Regional Housing Advisory Committee Southwest Region

Chair: Tammy Knouse

Frank Aggazio	Allegheny County Housing Authority	Pittsburgh
Pam Beattie	Omega Financial Services, Inc.	Carnegie
John Bendel	Federal Home Loan Bank of Pittsburgh	Pittsburgh
Bethany Budd Bauer	City of McKeesport	McKeesport
Tom Cummings	Urban Redevelopment Authority of Pittsburgh	Pittsburgh
Dennis M. Davin	Allegheny County Department of Economic Development	Pittsburgh
Cindy Dunlap Hinkle	Buchanan Ingersoll & Rooney PC	Pittsburgh
John Ginocchi	Trek Development Corporation	Pittsburgh
Jessica Hajek	Fayette Progress Council & Commercial Center Associates	Union
Janine Kennedy	Butler County Community Action & Development	Butler
Kenneth K. Klein	Threshold Housing & Development Inc	Uniontown
Tammy Knouse	Fayette County Community Action Agency	Uniontown
John Jeffrey Lengel	Residential Resources, Inc	Pittsburgh
Jack Machek	DCED – Southwest Regional Office	Pittsburgh
Robbie Matesic	Greene County Department of Community and Economic Development	Waynesburg
Pat Nardelli	Casselbrook Development Group	Pittsburgh
Mark Schneider	Fourth River Development LLC	Pittsburgh
Kathleen Treme	United Way of Butler County	Butler
Dawn T. Williams	Urban League of Greater Pittsburgh	Pittsburgh
David Williamson	Thomas & Williamson Program Development	Pittsburgh
Joe Yarzebinski	Rural Local Initiative Support Corporation	Pittsburgh
Laura R. Zinski	Mon Valley Initiative	Homestead

Regional Housing Advisory Committee Northwest Region

Chair: Dewitt Boosel

Mark W. Alexa	Erie County MH/MR Office	Erie
Sara Andrews	City of Bradford	Bradford
Ronald Andzelik	NW Savings Bank	Warren
Dewitt Boosel	Mercer County Housing Authority	Sharon
Penny Eddy	McKean Co. Redevelopment and Housing Authority	Smethport
John Elliott	Redevelopment Authority of the City of Erie	Erie
Ronald Errett	Community Action Partnership of Mercer County	Sharon
Anthony Ferrito	United Way of Erie County	Erie
Deborah Gilmour	Liberty Mortgage	Erie
James Globa	Hispanic American Council of Erie	Erie
Virginia Grice Nuzzo	Erie County-Corry City Housing and Redevelopment Authorities	Corry
William S. Jeffress	Booker T. Washington Center	Erie
Thomas Kennedy	Prudential Real Estate	Erie
Dusti Pantuzo	McKean County Redevelopment and Housing Authority	Smethport
Robert Raible	Warren-Forest Economic Opportunity Council	Warren
Charles Scalise	Housing & Neighborhood Development Service	Erie
Tom Scott	Lawrence County Social Services, Inc.	New Castle
Phillip Scrimenti	DCED - Northwest Regional Office	Erie
Noreen Stegkamper	Citizens Bank	Erie
Marilyn Thomas	Conifer Realty, LLC	Erie
Linda Thompson	Cameron Elk Mental Health/Mental Retardation	Ridgway

Appendix C

Explanations for Table 4

The following section contains information about the preparation of Table 4 - Investment of Housing Resources. Line items with numbers in the amount and percentage spaces are discussed.

1. HOME: The estimate of the distribution of HOME resources is based upon projects funded in previous years. This line also includes American Dream Downpayment Initiative (ADDI) funds per MOU with PHFA.
2. CDBG: The amount of CDBG funds shown is the anticipated amount to be used for housing only in 2009. This estimate is based upon grantee expenditure plans approved for housing projects in prior years.
3. ESG: An estimate of the distribution of these resources is based upon projects funded in previous years and the project priorities established by the Department.
4. HOPWA: The amount of HOPWA program funds for FFY 2009 is based upon the prior year's regional allocations and the percentage of AIDS cases per region.
5. DOE/Other Energy Programs: This line includes the U.S. Department of Energy (DOE) Weatherization and Low-Income Home Energy Assistance (LIHEAP) programs. The percentage of funds distributed between homeowner and rental units is based upon the percentage of units weatherized in prior years. The actual percentage of funds spent on a rental unit is lower than that spent on homeowner unit.
6. CSBG: The amount spent from the CSBG Program on housing and related support services is based upon the amount spent in state FY 2008.
7. LIHTC: PHFA administers the tax credit program. This estimate is \$28.5 million.
8. PATH: This is the amount of funding for the Projects to Assist in Transition from Homelessness Program (PATH) for 2008-2009. Currently, there are 28 counties served by PATH funds. Services are provided to people with mental illness and substance abuse who are homeless or at imminent risk of becoming homeless. The bulk of the funds are for outreach services. No more than 20% of the grant amount can be expended on eligible housing services as specified in Section 522 (b) (10) of the Public Health Service Act, which include:
 - minor renovation, expansion, and repair of housing
 - planning of housing
 - technical assistance in applying for housing assistance
 - improving the coordination of housing services
 - security deposits
 - costs associated with matching eligible homeless individuals with

- appropriate housing situations
- one-time rental payments to prevent eviction

9. McKinney Vento - The total 2008 award allocation to four regional continuums of care including: the northeast, the southwest region, the northwest region and the central region continuums guided by the State Steering Committee. These funds are distributed to these rural areas of the Commonwealth for housing and services to the homeless.

10. Total Federal: The total of all the federal programs listed in the table.

11. Total-State: This line is the total of SSBG and the PHFA PennHOMES, the Closing Cost Assistance Program, the Housing and Redevelopment Assistance Program and the Pennsylvania Accessible Housing Program.

SSBG: In state FY 2008-2009 the amount of \$4.183 million was reported to the U.S. Department of Health and Human Services (HHS) for housing Services. 2009 Homeless Assistance Program funds are included in this amount. Homeless Assistance: Funds for the Department of Public Welfare's (DPW) Homeless Assistance Program are block-granted to counties, and the counties report how they plan to allocate funds for services by submitting an annual pre-expenditure plan to DPW. The distribution of these funds is based upon the FY 2007-08 allocation.

PennHOMES- Funding for this program includes the amount of PHFA's reserve funds that are anticipated to be available in Calendar Year 2009. The distribution of funds for Calendar Year 2009 was determined in December 2008 to be \$2 million for the PennHOMES program.

Closing Cost Assistance Program - PHFA will provide \$1 million from its reserve funds to provide closing cost assistance loans to eligible buyers in conjunction with PHFA's Keystone Home Loan PLUS Program in Calendar Year 2009.

Housing and Redevelopment Assistance (HRA) Program: State funds anticipated to be spent in FY 2009 from the state appropriation. DCED anticipates spending \$34 million on the balance of the HRA Program and 57.5% of this amount will be allocated for rental construction and rehab. Core Communities Program has a zero budget anticipated for 2009.

Pennsylvania Accessible Housing Program (PAHP): This program will provide grant assistance in the form of access modifications to persons with disabilities who currently own a home or rent a unit. The recipient of this assistance must have a permanent physical disability and meet other eligibility criteria. A state-funded appropriation of \$2.2 million supports this program.

12. Total All Sources: The total of state and federal dollars.

Appendix D

Act 179 Entitlement Jurisdictions (27)

<i>City</i>	<i>County</i>	<i>Population</i>
Arnold	Westmoreland	5,667
Bradford	McKean	9,175
Butler	Butler	15,121
Carbondale	Lackawanna	9,804
Connellsville	Fayette	9,146
Corry	Erie	6,834
DuBois	Clearfield	8,123
Farrell	Mercer	6,050
Franklin	Venango	7,212
Hermitage	Mercer	16,157
Jeannette	Westmoreland	10,654
Lock Haven	Clinton	9,149
Meadville	Crawford	13,685
Monessen	Westmoreland	8,669
Nanticoke	Luzerne	10,955
New Castle	Lawrence	26,309
New Kensington	Westmoreland	14,701
Oil City	Venango	11,504
Parker	Armstrong	799
Pittston	Luzerne	8,104
Pottsville	Schuylkill	15,549
Shamokin	Northumberland	8,009
St. Mary's	Elk	14,502
Sunbury	Northumberland	10,610
Titusville	Crawford	6,146
Uniontown	Fayette	12,422
Warren	Warren	10,259
<i>TOTAL</i>		<i>285,315</i>

BOROUGH, TOWNS AND TOWNSHIPS (120)

MUNICIPALITY	COUNTY	POPULATION
	ADAMS	
GETTYSBURG BOROUGH		7,490
	ARMSTRONG	
KISKIMINETAS TOWNSHIP		4,950
KITTANNING BOROUGH		4,787
MANOR TOWNSHIP		4,231
	BEDFORD	
BEDFORD TOWNSHIP		5,417
	BLAIR	
ANTIS TOWNSHIP		6,328
BLAIR TOWNSHIP		4,587
FRANKSTOWN TOWNSHIP		7,694
HOLLIDAYSBURG BOROUGH		5,368
LOGAN TOWNSHIP		11,925
TYRONE BOROUGH		5,528
	BRADFORD	
SAYRE BOROUGH		5,813
	BUTLER	
PENN TOWNSHIP		5,210
SLIPPERY ROCK TOWNSHIP		5,251
SUMMIT TOWNSHIP		4,728
JEFFERSON TOWNSHIP		5,690
ZELIENOPLE BOROUGH		4,123
	CAMBRIA	
ADAMS TOWNSHIP		6,495
CAMBRIA TOWNSHIP		6,323
CRESSON TOWNSHIP		4,055
JACKSON TOWNSHIP		4,925
NORTHERN CAMBRIA BOROUGH		4,199
	CARBON	
FRANKLIN TOWNSHIP		4,243
JIM THORPE BOROUGH		4,804
LANSFORD BOROUGH		4,230
LEHIGHTON BOROUGH		5,537
PALMERTON BOROUGH		5,248
	CENTRE	
BELLEFONTE BOROUGH		6,395
	CLARION	
CLARION BOROUGH		6,185

MUNICIPALITY	COUNTY	POPULATION
	CLEARFIELD	
CLEARFIELD BOROUGH		6,631
LAWRENCE TOWNSHIP		7,712
SANDY TOWNSHIP II		11,556
	COLUMBIA	
BERWICK BOROUGH		10,774
BLOOMSBURG TOWN		12,375
	CRAWFORD	
VERNON TOWNSHIP		5,499
	ELK	
RIDGWAY BOROUGH		4,591
	ERIE	
EDINBORO BOROUGH		6,950
GIRARD TOWNSHIP		5,133
MCKEAN TOWNSHIP		4,619
NORTH EAST BOROUGH		4,601
WASHINGTON TOWNSHIP		4,526
	FAYETTE	
BULLSKIN TOWNSHIP		7,782
DUNBAR TOWNSHIP		7,562
GEORGES TOWNSHIP		6,752
GERMAN TOWNSHIP		5,595
LUZERNE TOWNSHIP		4,683
MENALLEN TOWNSHIP		4,644
NORTH UNION TOWNSHIP		14,140
REDSTONE TOWNSHIP		6,397
SOUTH UNION TOWNSHIP		11,337
WASHINGTON TOWNSHIP		4,461
WHARTON TOWNSHIP		4,145
	FRANKLIN	
CHAMBERSBURG BOROUGH		17,862
WAYNESBORO BOROUGH		9,614
	GREENE	
CUMBERLAND TOWNSHIP		6,564
FRANKLIN TOWNSHIP		7,694
WAYNESBURG BOROUGH		4,184
	HUNTINGDON	
HUNTINGDON BOROUGH		6,918
SMITHFIELD TOWNSHIP		4,466
	INDIANA	
CENTER TOWNSHIP		4,876
		14,895
INDIANA BOROUGH		

MUNICIPALITY	COUNTY	POPULATION
BROOKVILLE BOROUGH	JEFFERSON	4,230
PUNXSUTAWNEY BOROUGH		6,271
	LACKAWANNA	
ARCHBALD BOROUGH		6,220
BLAKELY BOROUGH		7,027
CLARKS SUMMIT BOROUGH		5,126
DICKSON CITY BOROUGH		6,205
DUNMORE BOROUGH		14,018
JESSUP BOROUGH		4,718
OLD FORGE BOROUGH		8,798
OLYPHANT BOROUGH		4,978
SCOTT TOWNSHIP		4,931
TAYLOR BOROUGH		6,475
THROOP BOROUGH		4,010
	LAWRENCE	
ELLWOOD CITY BOROUGH		7,956
SHENANGO TOWNSHIP		7,633
UNION TOWNSHIP		5,103
	LEBANON	
SOUTH LEBANON TOWNSHIP		8,383
	LYCOMING	
JERSEY SHORE BOROUGH		4,482
LOYALSOCK TOWNSHIP		10,876
MONTOURSVILLE BOROUGH		4,777
SOUTH WILLIAMSPORT BOROUGH		6,412
	MCKEAN	
BRADFORD TOWNSHIP		4,816
KANE BOROUGH		4,126
	MERCER	
GREENVILLE BOROUGH		6,380
GROVE CITY BOROUGH		8,024
SHARPSVILLE BOROUGH		4,500
PINE TOWNSHIP		4,493
	MIFFLIN	
DERRY TOWNSHIP		7,256
GRANVILLE TOWNSHIP		4,895
LEWISTOWN BOROUGH		8,998
	MONROE	
EAST STROUDSBURG BOROUGH		9,888
STROUDSBURG BOROUGH		5,756

MUNICIPALITY	COUNTY	POPULATION
CONSHOHOCKEN BOROUGH		7,589
LIMERICK TOWNSHIP		13,534
	MONTOUR	
DANVILLE BOROUGH		4,897
	NORTHUMBERLAND	
COAL TOWNSHIP		10,628
MILTON BOROUGH		6,650
MOUNT CARMEL BOROUGH		6,390
DELAWARE TOWNSHIP		4,341
	SCHUYLKILL	
BUTLER TOWNSHIP		4,987
FRACKVILLE BOROUGH		4,361
MAHANOEY CITY BOROUGH		4,647
MINERSVILLE BOROUGH		4,552
SCHUYLKILL HAVEN BOROUGH		5,548
SHEHANDOAH BOROUGH		5,624
TAMAQUA BOROUGH		7,174
WAYNE TOWNSHIP		4,721
	SNYDER	
SELINGSGROVE BOROUGH		5,383
	SOMERSET	
CONEMAUGH TOWNSHIP II		7,452
SOMERSET BOROUGH		6,762
SOMERSET TOWNSHIP		11,088
WINDBER BOROUGH		4,395
JENNER TOWNSHIP		4,054
	UNION	
LEWISBURG BOROUGH		5,620
KELLY TOWNSHIP		4,502
	VENANGO	
CRANBERRY TOWNSHIP		7,014
SUGARCREEK BOROUGH		5,331
	WAYNE	
HONESDALE BOROUGH		4,874
	WESTMORELAND	
SCOTSDALE BOROUGH		4,772
TOTAL		775,948

COUNTIES (50)

MUNICIPALITY	COUNTY	POPULATION
ADAMS COUNTY	ADAMS	83,802
ARMSTRONG COUNTY	ARMSTRONG	57,625
BEDFORD COUNTY	BEDFORD	44,567
BLAIR COUNTY	BLAIR	38,191
BRADFORD COUNTY	BRADFORD	56,948
BUTLER COUNTY	BUTLER	133,960
CAMBRIA COUNTY	CAMBRIA	102,695
CAMERON COUNTY	CAMERON	5,974
CARBON COUNTY	CARBON	34,740
CENTRE COUNTY	CENTRE	90,943
CLARION COUNTY	CLARION	35,580
CLEARFIELD COUNTY	CLEARFIELD	49,360
CLINTON COUNTY	CLINTON	28,765
COLUMBIA COUNTY	COLUMBIA	41,002
CRAWFORD COUNTY	CRAWFORD	65,036
ELK COUNTY	ELK	16,019
ERIE COUNTY	ERIE	92,334
FAYETTE COUNTY	FAYETTE	49,578
FOREST COUNTY	FOREST	4,946
FRANKLIN COUNTY	FRANKLIN	101,837
FULTON COUNTY	FULTON	14,261
GREENE COUNTY	GREENE	22,230
HUNTINGDON COUNTY	HUNTINGDON	34,202
INDIANA COUNTY	INDIANA	69,834
JEFFERSON COUNTY	JEFFERSON	35,431
JUNIATA COUNTY	JUNIATA	22,821
LACKAWANNA COUNTY	LACKAWANNA	54,569
LAWRENCE COUNTY	LAWRENCE	47,642
LEBANON COUNTY	LEBANON	87,483
LYCOMING COUNTY	LYCOMING	62,791
MCKEAN COUNTY	MCKEAN	27,819
MERCER COUNTY	MERCER	58,361
MIFFLIN COUNTY	MIFFLIN	25,337
MONROE COUNTY	MONROE	123,043
MONTOUR COUNTY	MONTOUR	13,339
NORTHUMBERLAND COUNTY	NORTHUMBERLAND	47,928
PERRY COUNTY	PERRY	43,602
PIKE COUNTY	PIKE	46,302
POTTER COUNTY	POTTER	18,080
SCHUYLKILL COUNTY	SCHUYLKILL	93,173
SNYDER COUNTY	SNYDER	32,163
SOMERSET COUNTY	SOMERSET	48,041

SULLIVAN COUNTY	SULLIVAN	6,556
SUSQUEHANNA COUNTY	SUSQUEHANNA	42,238
TIOGA COUNTY	TIOGA	41,373
UNION COUNTY	UNION	31,502
VENANGO COUNTY	VENANGO	26,504
WARREN COUNTY	WARREN	33,604
WAYNE COUNTY	WAYNE	42,848
WYOMING COUNTY	WYOMING	28,080
TOTAL		2,415,059

Appendix E

HOPWA Eligible Housing Related Activities

Service Category	Service Definition	Sub-Service Name	Sub-Service Description	1 Unit
Housing Services	The provision of short-term assistance to support emergency, temporary or transitional housing to enable an individual or family to gain or maintain medical care. Housing-related referral services include assessment, search, placement, advocacy, and the fees associated with them. Eligible housing can include both housing that does not provide direct medical or supportive services and housing that provides some type of medical or supportive services such as residential mental health services, foster care, or assisted living residential services.	Housing Assistance/ Information Services - RW	Assistance provided to locate and obtain suitable, ongoing or transitional housing. Includes counseling, information, and referral services to assist a client to locate, acquire, finance and maintain housing. May also include fair housing counseling.	15 minutes
		Housing Assistance/ Information Services – HOPWA	Assistance provided to locate and obtain suitable, ongoing or transitional housing. Includes counseling, information, and referral services to assist a client to locate, acquire, finance and maintain housing. May also include fair housing counseling.	15 minutes
		Housing support – RW Only	Provides short-term financial assistance to support temporary or transitional housing required in order to gain or maintain medical care. Does not include on-going rental subsidies or mortgage payments.	\$1.00
		Resource Identification - HOPWA Only	Activities intended to establish, coordinate and develop housing assistance resources. Includes conducting research to determine feasibility of housing related initiatives.	1 Hour
		Acquisition and Rehab - HOPWA ONLY	Activities related to the acquisition, rehabilitation, conversion, lease, and repair of facilities to provide housing and services.	\$1.00
		New Construction - HOPWA Only	Costs associated with the construction of Single Room Occupancy and community residences.	\$1.00
		Rental Assistance Payments - HOPWA Only	Costs related to the payments made for support of ongoing, monthly project or tenant-based rental assistance/rent subsidies.	\$1.00
		Short-term rent, mortgage and utility payments - HOPWA Only	Costs related to payments to prevent the homelessness of a tenant or mortgagor of a dwelling.	\$1.00
		Permanent Housing Placement – HOPWA Only	Costs for security deposits and first month rent not to exceed two months rent.	\$1.00
		Supportive Services – HOPWA Only	HOPWA Case management	15 minutes
		Supportive or Skilled Housing - HOPWA Only	Provides for transitional or ongoing, facility-based housing including nursing home, skilled care, intermediate care and personal care facilities and projects or facilities that provide housing with supportive services. Also known as HOPWA Operating Costs.	1 Day

Appendix F

Housing Authorities Certification of Consistency

Public Housing Authorities (PHAs) in the more rural areas of the state will be required to obtain a Certificate of Consistency with this Consolidated Plan as part of their Agency Plan submission to HUD. DCED will be responsible for processing the Certificates of Consistency for the PHAs. The PHAs should submit requests for Certificates of Consistency to the Office of Community Development, Department of Community and Economic Development, 4th Floor, Commonwealth Keystone Building, 400 North Street, Harrisburg, PA 17120. The telephone support number within DCED for Certificates of Consistency is (717) 214-5340.

PHA Agency Plans will be found to be consistent with Pennsylvania's Consolidated Plan when they include one or more of the following activities:

- Rehabilitation of the existing public housing stock in a manner that is sensitive to the need for accessibility and visitability by persons with disabilities.
- Demolition of obsolete public housing units.
- Conversion of underutilized and less marketable public housing units into unit configurations that is more marketable.
- Development of new lower density public housing that is conducive to neighborhood revitalization.
- Homeownership incentives for public housing residents.
- Resident initiatives, especially those aimed at promoting the economic self-sufficiency of public housing residents.
- Supportive services, especially those that support the aging in place of senior residents.
- Requests for additional Section 8 vouchers from HUD.

As an outcome of the process of completing this Consolidated Plan, Pennsylvania has established a policy initiative to expand public awareness of the needs of persons with disabilities. During the next five years, the state will be tracking the progress of all housing providers in addressing the needs of persons with disabilities. Therefore, when submitting requests for Certificates of Consistency, PHAs are asked to include the following information along with the submission of their Agency Plans:

- A summary of the PHA's efforts and accomplishments in expanding the number of accessible and visitable public housing and Section 8 units.
- A summary of the PHA's efforts and accomplishments in collaborating with other housing providers, especially those whose mission involves special housing needs.
- A summary of the PHA's efforts and results to meet the income targeting and income mixing requirements of QHWR.

Appendix G

Definitions of Terms Used with the Consolidated Plan

American Dream Downpayment Initiative (ADDI): The funds provide first-time homebuyers with downpayment and closing cost assistance toward the purchase of single-family housing by low-income families.

Affordable Housing: Affordable housing is generally defined as housing where the occupant is paying no more than 30% of gross income for gross housing costs, including utility costs.

Area of Low-Income Concentration: A geographic location (municipality) in which persons living in households with incomes below the federal poverty line, as established by the U.S. Office of Management and Budget, represent over 40% of the total population.

Area of Racial or Ethnic Concentration: A geographic location (municipality) in which minority persons living in households of all income levels represent over 20 percentage points greater than the percentage of minority persons living in the entire state. (Since Pennsylvania's minority population is 12.28%, any municipality over 32.28% meets this definition.)

Assisted Household or Person: See Benefit with Housing definition listed below.

Benefit with Housing: For the purpose of specifying one-year goals for assisting households or persons, a household or person is assisted if, during the coming federal fiscal year, they will benefit through one or more programs included in the jurisdiction's investment plan. A renter is benefited if the person takes occupancy of affordable housing that is newly-acquired, newly-rehabilitated, or newly-constructed, and/or receives rental assistance. An existing homeowner is benefited during the year if the home's rehabilitation is completed. A first-time homebuyer is benefited if a home is purchased during the year. A homeless person is benefited during the year if the person becomes an occupant of transitional or permanent housing. A non-homeless person with special needs is considered as being benefited if the provision of supportive services is linked to the acquisition, rehabilitation, or new construction of a housing unit and/or the provision of rental assistance during the year. Also, all persons served by the HOPWA program are presumed to be special needs.

Consistent with the Consolidated Plan: A determination made by the jurisdiction that a program application meets the following criterion: The Annual Plan for that fiscal year's funding indicates the jurisdiction planned to apply for the program or was willing to support an application by another entity for the program; the location of activities is consistent with the geographic areas specified in the plan; and the activities benefit a category of residents for which the jurisdiction's five-year strategy shows a priority.

Community Correction Centers: These facilities serve only inmates who have completed at least one-half of a minimum sentence, but do not have more than one year remaining until that minimum sentencing date.

Developmentally Disabled: The federal definition of developmental disabilities includes a wide range of persons with disabilities. It includes any person who has a severe, chronic disability; which is due to a mental and/or physical impairment, occurs before reaching age 22 and is likely to continue indefinitely, results in substantial limitations in three or more of the following: (i) self-care, (ii) receptive and expressive language, (iii) learning, (iv) mobility, (v) self-direction, (vi) capacity for independent living, and (vii) economic self-sufficiency; and requires a combination and sequence of special, interdisciplinary, or generic care, treatment, or other services that are of lifelong or extended duration and are individually planned and coordinated.

This definition includes mental retardation, but also includes conditions such as cerebral palsy, autism, some types of epilepsy and learning disabilities, and a number of other specific disabilities.

Discharge Plan Policy Sources: For the purpose of defining the discharge plan policies of publicly-funded institutions within the Commonwealth that serve to prevent discharge to immediate homelessness, the following sources are cited:

Children and Youth Discharge Policy

<http://www.pacode.com/secure/data/055/chapter3800toc.html>;

Hospital Policy <http://www.pacode.com/secure/data/028/chapter105toc.html>; and the Department of Corrections “Inmate Reentry and Transition Policy document number 7.3.1 effective February 6, 2006 may be obtained upon request to the Department of Corrections’ Bureau of Standards, Practices and Security at (717) 731-7111.

Extremely Low-Income: Households whose incomes do not exceed 30% of the median-income for the area, as determined by HUD, with adjustments for smaller and larger families and for areas with unusually high or low- incomes or where needed because of prevailing levels of construction costs or fair market rents. (HOME statutory language defines low-income as incomes that do not exceed 80% of the median-income for the area and very low-income as up to 50% of median for the area.)

Low-income: Households whose incomes do not exceed 50% of the median area income for the area, as determined by HUD, with adjustments for smaller and larger families and for areas with unusually high or low- incomes or where needed because of prevailing levels of construction costs or fair market rents. (HOME statutory language defines low-income as incomes that do not exceed 80% of the median income for the area and very low income as up to 50% of median for the area.)

Middle Income: Households whose incomes are between 81 percent and 95 percent of the median-income for the area, as determined by HUD, with adjustments for smaller or larger families, except that HUD may establish income ceilings higher or lower than 95 percent of the median for that area on the basis of HUD’s findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Moderate Income: Households whose incomes do not exceed 80% for the median-income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80% of the median for the area on the basis of HUD’s findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low

family incomes. (HOME statutory language defines low income as incomes that do not exceed 80 percent of the median income for the area and very low income as up to 50% of median for the area.)

New Freedom Initiative: A means to promote full access to community life via the implementation of the Olmstead Decision. This initiative is an effort to remove barriers to community living that are present in the lives of persons with disabilities (mental and physical). It proposes six broad objectives – to increase access to assistive and universally designed technologies; to expand educational opportunities; to promote homeownership; to integrate Americans with disabilities into the workforce; to expand transportation options; and to promote full access to community life. Outreach efforts can be expanded to ensure that persons with disabilities are aware of the support that may be available to them through CDBG-assisted programs in the jurisdiction where they reside.

Nonparticipating Jurisdictions: Geographic areas (e.g., counties, cities) of the Commonwealth that must access federal HOME funds through the state.

Participating Jurisdictions: Geographic areas (e.g., states, counties, cities) of the Commonwealth that receive an allocation of HOME funds directly from the federal government.

Pennsylvania Act 179: State law, which authorizes use of and determines the allocation formula for the Community Development Block Grant (CDBG) program in areas of the Commonwealth that do not receive CDBG funds directly from the federal government.

Section 108: This is a federal loan guarantee program based on the CDBG allocations.

Section 215: Section 215 of Title II of the National Affordable Housing Act defines "affordable" housing projects under the HOME Program.

Substandard Conditions: Dwelling units that do not meet standard conditions and may or may not be suitable for rehabilitation.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

Appendix H

Summary of Public Comments

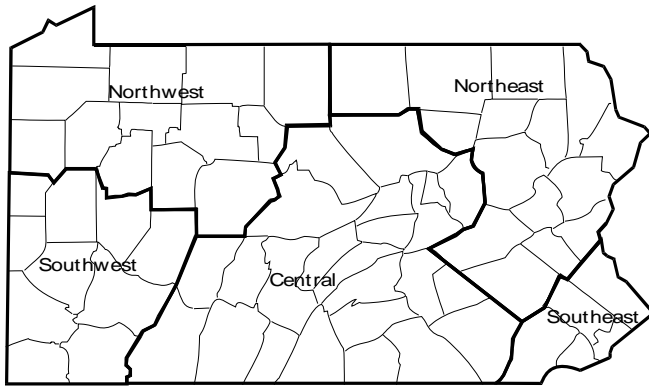
The Commonwealth conducted public hearings on August 18, 2008 and February 20, 2009 (both online). The information about the public hearings was included in public notices posted in the *Pennsylvania Bulletin*. Participants were asked to pre-register and provide their contact information. The hearings were an open forum for discussion and questions about the Consolidated Plan. The hearings provided an opportunity to propose ideas or suggestions for the content of the Consolidated Plan for 2009-2013. At the time of this publication, no comments were received from the one participant that registered for the public hearing held on February 20, 2009.

Comments regarding the Consolidated Plan were received from the Community Development Housing Practitioners Advisory Committee on February 10, 2009. They discussed and reviewed the update on housing needs and provided comments and concerns regarding the eligible uses of competitive funding under the Section 108 Loan Program and the new Neighborhood Stabilization Assistance Program.

The PA Statewide Independent Living Council (PA SILC) provided comments on February 23, 2009 which suggested that DCED allocate additional funding for programming and community development which targets or benefits the disabled and homeless veterans. Specific suggestions included increased funding to address accessibility issues in communities with older streetscapes, making older emergency shelter facilities more accessible, increasing funding for support systems to help disabled homeowners remain in their homes, and making more Tenant Based Rental Assistance (TBRA) dollars available to the disabled. PA SILC also advocated that additional federal resources be allocated to address an increasing demand for student housing which is responsive to those with special needs. DCED acknowledges the importance of these needs and intends to continue working to address them. In particular, DCED and PHFA will continue to support the use of HOME funds for a TBRA pilot effort.

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Pennsylvania Department of Community and Economic Development



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