

Consolidated Plan 2004 - 2008

Action Plan for Federal Fiscal Year 2008

November 2007

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Table of Contents

Transmittal Letter	3
Executive Summary	4
Amendments to the Consolidated Plan Strategy	6
Action Plan for Federal Fiscal Year 2008	7
Public Participation Process	7
Public Hearings Summary	9
Specific Annual Objectives	9
Housing Priorities	9
Performance Measures (Outcome Measures)	11
Partnership Between DCED and PHFA	11
Homeless and Other Special Needs	11
Other Actions	13
Outcome Measures	14
Table 1 – Summary of Anticipated Annual Objectives	14
Distribution of Federal Resources for 2007	16
Summary of Anticipated Housing Uses	16
Community Development Block Grant	16
Table 2 – Investment of Housing Resources –FFY 2008	17
HOME Investment Partnerships Program	19
American Dream Downpayment Initiative	21
Emergency Shelter Grant Program	22
Housing Opportunity for Persons with AIDS (HOPWA)	24
Monitoring Standards and Procedures	26
Certifications	
General Certifications	27
Specific CDBG Certifications	29
Specific HOME Certifications	31
ESG Certifications	32
HOPWA Certifications	34
Appendix A	
Pennsylvania Housing Advisory Committee Members	35
Regional Housing Advisory Committee Members	36
Appendix B	
Explanations for Table 2	39
Appendix C	
Act 179 Entitlement Jurisdictions	41
Appendix D	
HOPWA Eligible Housing Related Activities	48
Appendix E	
Housing Authorities Certification of Consistency	49
Appendix F	
Definitions of Terms Used with the Consolidated Plan	50
Appendix G	
Public Comment Details	53
Regional Offices – PA Department of Community and Economic Development	54

November 15, 2007

Mr. Nadab O. Bynum
Director, Community Planning & Development
U.S. Department of Housing & Urban Development
Pennsylvania State Office
The Wanamaker Building
100 Penn Square East
Philadelphia, PA 19107-3380

Dear Mr. Bynum:

I am pleased to submit the Action Plan for 2008 for the Consolidated Plan. This Action Plan is the fourth update to the Consolidated Plan for Federal Fiscal Years 2004 through 2008.

The Action Plan demonstrates DCED's continued implementation of HUD's performance measures as outlined in HUD'S Program Notice issued on March 7, 2006 and this submission is consistent with HUD's regulations issued on February 9, 2006. The 2008 Action Plan includes one amendment on the use of 2007 funds and a proposal to enhance the delivery of HOME homebuyer projects. The new model to deliver/administer homebuyer projects is another step in DCED's partnership with the Pennsylvania Housing Finance Agency (PHFA) to administer HOME funds.

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,

Dennis Yablonsky
Secretary

EXECUTIVE SUMMARY

The Commonwealth of Pennsylvania will establish a split program year for the U.S. Department of Housing and Urban Development (HUD) programs contained within the Consolidated Plan. The Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME), and the Emergency Shelter Grant (ESG) programs administered by the Department of Community and Economic Development (DCED) will operate on a January 1 through December 31 program year. The Housing Opportunities for People With Aids (HOPWA) program, administered by the Department of Health (DOH), will follow a July 1 through June 30 program year.

The Commonwealth began implementing HUD's Performance Measurement System for its 2006 program year. The 2008 Action Plan establishes performance goals using the first year's (2006) results from the new measures. In assessing its past performance, the Commonwealth made significant progress in both implementing the HUD Performance Measurement System and in instituting the new priorities for housing programs first-initiated in the 2006 Action Plan and continued for 2007.

The Commonwealth became the first state in the nation to implement the HUD Performance Measurement System for all open and new projects beginning on January 1, 2006. DCED developed procedures to begin this project a full nine months ahead of the HUD-required start date. This expedited implementation schedule allowed the Commonwealth to provide a full year's experience in its Consolidated Annual Performance Report for 2006. DCED also provided training to its grantees and technical assistance tools that have helped not only our grantees, but other urban and state entitlement grantees across the country. This assistance included dissemination of a spreadsheet tool to gather performance measure data prior to that feature being activated in the Integrated Disbursement and Information System (IDIS).

During 2006, DCED in cooperation with PHFA, began to fully implement the new approach for the HOME Program that was developed in 2005 with the leadership of the Governor's Office of Housing and Community Revitalization and PHFA. This new approach established new housing priorities and a new collaborative effort to administer the HOME Program. The focal point of these new housing priorities gave greater emphasis to projects that are targeted to areas of greater need, as well as meeting the needs of certain target populations; projects that leverage other resources (both financial as well as non-financial supportive activities); and those projects that produce community-changing impact. DCED and PHFA have cooperated through joint reviews and approvals of homeowner rehabilitation, homebuyer and small rental housing applications in 2006.

The restructuring of the HOME Program priorities has also been implemented in the state housing programs as well by fully incorporating the targeting, leveraging and impact criteria into the application review and approval process.

DCED is continuing this partnership with PHFA in 2007 by developing a tenant-based rental assistance pilot project as a means of providing increased supportive housing options within the Commonwealth. The 2008 Action Plan outlines that PHFA's participating lenders and local administering agencies will partner in the delivery of the HOMESTEAD program as part of a new model for the use of HOME funds to deliver homebuyer projects.

CDBG Program

DCED will administer the CDBG Program by allocating 85 percent of the funds through a formula established by state Act 179. Another 13 percent will be allocated through a competitive process. The balance of the funds (2 percent) will be used for DCED's administrative expenses, including support for the Commonwealth's Section 108 loan initiative. Of the funds used for housing, 5 percent will be used

for homebuyer assistance; up to 10 percent may be used for support services. DCED's public input process for the Consolidated Plan includes involvement and consideration of needs of persons with disabilities, consistent with the New Freedom Initiative. DCED directs its grantees to also address these needs in considering use of CDBG funds. Staff from the DCED Center for Community Development will meet with the Community Development and Housing Practitioners Advisory Committee to discuss the Action Plan 2008 and its content in October 2007. The draft document will be forwarded to the committee and their significant comments will be included in Appendix G.

HOME Program

DCED will administer the HOME Program but will transfer a greater portion of the Commonwealth's allocation to the Pennsylvania Housing Finance Agency (PHFA) as a sub-recipient to administer for rental projects and homebuyer projects, including American Dream Downpayment Initiative (ADDI) funds. PHFA will use 35 percent of these funds for rental housing construction and development for projects with ten or more units. PHFA has also agreed to underwrite all HOME projects requiring underwriting. The balance of the HOME funds will be administered by DCED through a competitive application process in a joint review between PHFA and DCED. The nature of the applicant and project will determine whether DCED or PHFA will contract to administer these projects. The 2008 Action Plan also includes a new model to deliver homebuyer projects using HOME funds. This model will entail a partnership between local administering agencies that will work directly with homebuyers and PHFA's participating lenders to deliver HOME funds for downpayment and closing cost assistance, as well as PHFA mortgages. Ten percent of HOME funds may be used for administrative costs. DCED will share four percent for state administration with PHFA and allow a maximum of six percent for local administrative costs. PHFA will spend 5.5 percent of the HOME funds used for rental projects to support administrative costs, as one exception to the split of administrative funds.

ESG Program

DCED will administer the ESG Program through a competitive application process. DCED estimates that 45 percent of the funds will be used to rehabilitate shelters, about 10 percent for essential services, approximately 40 percent for operating costs, and 5 percent for homeless prevention. Up to 5 percent may be used for administrative costs which are split between DCED and the grantee; however, some grantees choose to use these funds for project activities while drawing administrative funds from other sources. DCED utilizes 2.5 percent of the grant for administration

HOPWA Program

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. Although a detailed program plan will be submitted to HUD outlining specific uses of 2008 funds by May 2008, 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. The goal for the 2006 Consolidated Plan year was to provide housing assistance to 659 households. During that HOPWA grant, 622 households received housing assistance.

AMENDMENTS TO CONSOLIDATED PLAN FOR 2004-2008

The 2008 Action Plan is an update of the Commonwealth's Consolidated Plan for FFY 2004-2008. The Specific Annual Objectives and Outcome Measures sections of the Action Plan contain new material and action steps that expand upon the five-year Consolidated Plan. The amendments below affect the administration of both the 2007 and 2008 programs and activities for the Commonwealth.

Outcome Measures

The Commonwealth is replacing all Outcome Measures contained in its Consolidated Plan with the HUD Performance Measurement System as outlined in the *Federal Register* on March 7, 2006. Implementation of this process for the Commonwealth's federal HUD programs was made effective as of January 1, 2006.

Disaster Response

DCED reserves the right to reallocate funds in the event of either a Presidential-declared or Gubernatorial-declared disaster. Any reallocation of funds will be performed consistent with HUD requirements and any regulatory waivers that are granted.

Distribution of 2007 HOME Funds

The Commonwealth will provide \$1 million from its HOME allocation for program year 2007 to PHFA to support its HOMESTEAD program, which provides downpayment and closing cost assistance for households that meet the HOME program income guidelines.

ACTION PLAN FOR FEDERAL FISCAL YEAR 2008

This document is the Commonwealth's draft Action Plan for Federal Fiscal Year (FFY) 2008 and the program year that begins on January 1, 2008. The 2008 Action Plan is an update to the Consolidated Plan for FFY 2004 - 2008. The Consolidated Plan combines the required Plans and application materials for HUD's housing and community development programs.

The complete Consolidated Plan contains a description of housing and community development needs and resources, establishes strategies, and prioritizes the use of housing and community development dollars before they are spent.

DCED is responsible for developing the Consolidated Plan and related documents because it administers three of the four HUD programs included in the Plan.

Copies of this draft Action Plan, as well as the five-year Consolidated Plan for FFY 2004-2008 have been distributed to, and should be on file, in the five DCED regional offices. The 67 County Board of Commissioners and members of the Community Development Practitioners Advisory Committee were notified of the document's availability on the internet. Pennsylvania's 27 District Libraries have copies. If copies of either document cannot be obtained at these locations, they are available by contacting Karen Overly Smith in the DCED Center for Community Development, 400 North Street, 4th Floor, Commonwealth Keystone Building, Harrisburg, PA, 17120, or by telephoning 717-214-5340. Text telephone calls can be placed through the Pennsylvania Relay System at 800-654-5984.

Public Participation Process

In developing the Consolidated Plan, the DCED continued to use its broad public participation process. That process has been improved upon by making better use of the Internet and electronic technologies. DCED again provided an on-line public hearing and has made the document available on DCED's website www.newPA.com. Program changes and PHFA's new Tenant Based Rental Assistance Program were reviewed by the five Regional Housing Advisory Committees (RHACs) in August of 2007. A significant discussion was also held on the PHFA homebuyer products including the HOMESTEAD Program. The concept of a new model for homebuyer products using HOME funds was also briefly discussed. More than 100 people participated in these five RHAC meetings.

Once again, the Commonwealth conducted an on-line public hearing on September 6, 2007. The meeting was advertised in seven newspapers of general circulation, as well as the August 18, 2007 issue of the Pennsylvania Bulletin. A separate phone line was set up on the same date to handle technical needs and inquiries. The information about the on-line public hearing was included in the public notice invitations. Participants were asked to pre-register and provide their contact data. The hearing was an open forum for discussion and questions about the Consolidated Plan. Unfortunately no one participated or logged into the hearing.

The Pennsylvania Housing Advisory Committee (PHAC) met November 1, 2007 and the meeting was open to the public. The PHAC's agenda included a discussion of the tenant-based rental assistance pilot using HOME funds.

The 30-day public comment period for the draft 2008 Action Plan began on October 7, 2007 and concluded on November 7, 2007. DCED published a summary of the Action Plan in the Pennsylvania Bulletin on September 29, 2007. The Public Comment Details section have been added to Appendix G. The summary was circulated in general newspapers in the following locations on or about October 3, 2007:

Altoona
Allentown
Butler
Johnstown

Erie
Wilkes-Barre
Scranton
West Chester

Lancaster
Harrisburg

Persons with disabilities and organizations representing persons with disabilities shall 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 over the Commonwealth's eight radio-reading services for the blind between September 21, 2007 through November 6, 2007. The summary is also made available to the Tri-County Branch of the Pennsylvania Association of the Blind for transfer to audiocassette. The text is available to hearing-impaired persons via the Internet site (<http://www.newPA.com>).

The draft Action Plan for 2008 for public comment was available at the locations listed below. The final Action Plan for 2008 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 Boards 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 Action Plan 2008 are available on DCED's website at www.newPA.com, 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 20, 2007 about the RHAC, PHAC, and public meetings held to discuss the Action Plan 2008. 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 Titles of the Ryan White CARE Act of 1990 and its amendments of 1996, and other community partners.

Public Hearings Summary

A formal opportunity for public comment was held on September 6, 2007 with a public meeting held via the Internet. Additional public hearings were held on October 31, 2007 via the Internet and in-person on November 5, 2007. The purpose of these hearings was to receive comments and testimony concerning the content of the draft Action Plan for FFY 2008 from a geographically-dispersed population. Comments from the formal hearings and other informal meetings held during the 30-day public comment period are summarized in Appendix G of this final version of the 2008 Action Plan submitted to HUD.

SPECIFIC ANNUAL OBJECTIVES

Housing Priorities

In 2006, the Commonwealth implemented a new set of housing priorities jointly with the PA Housing Finance Agency (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 and PHFA's Homeownership Choice Program.

The Commonwealth will continue to use these criteria to select its competitive housing grants awards. Those priorities which remain unchanged from the 2006 Action Plan are outlined below:

The grant selection process for DCED and PHFA will prioritize applications that:

1. effectively target resources
2. leverage other funds and supportive efforts from other programs, and
3. demonstrate 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 and 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 need 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--indicate 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 receive still 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 in order to allow an appropriate evaluation of the project under this criterion.

Leverage

Leverage is much more than money and it 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 a walk-able distance from downtown)
- gaining private sector funding that would not normally be 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 a 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 spin-off 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 Measures (Outcome Measures)

The Commonwealth began using the HUD Performance Measure System as of January 1, 2006. DCED distributed instructions in advance of HUD’s publication of the new system on March 7, 2006 that all grantees should maintain information starting on January 1, 2006. Those instructions were based on HUD’s proposed system so that the Performance Measures would be available for the entire 2006 program year. Training for the new data collection system in IDIS has been ongoing and will continue into 2007. In 2007, DCED will also obtain reports that analyze the results of the Commonwealth’s grantees.

This Action Plan for 2008 uses the Commonwealth’s first full year of experience with the HUD Performance Measures and sets anticipated goals for what will be achieved in 2008. The Outcome Measures section and Table 1 below summarize those anticipated goals.

Partnership Between DCED and PHFA

DCED and PHFA entered into another Memorandum of Understanding (MOU) that will allocate substantially greater responsibilities to PHFA for administration of the HOME Program. In 2007, DCED continued this partnership with PHFA by developing a tenant-based rental assistance pilot project as a means of providing increased supportive housing options within the Commonwealth.

The partnership between the two agencies will continue as outlined in the 2008 Action Plan, in that PHFA’s participating lenders and local administering agencies will partner in the delivery of the HOMESTEAD program as part of a new model for the use of HOME funds to deliver homebuyer projects.

Homeless and Other Special Needs

Continuum of Care

The Commonwealth, through the Balance of State Homeless Steering Committee, will continue to support and assist the homeless and other special needs groups that require supportive housing. In 2008, the primary efforts to assist the homeless will be outlined in the four regional Continuum of Care applications and action plans. The Commonwealth supports the regional continua through technical

assistance and training, as well as the Homeless Steering Committee's policy direction for these regional efforts. DCED also will continue to provide HOME funds as leverage for those projects which develop either permanent or transitional housing.

The other most significant action steps the Commonwealth will take in 2008 include conducting several surveys to determine successful strategies for providing housing and supportive services for chronic homeless and other homeless population groups. Additionally the Homeless Steering Committee will be creating new permanent housing beds for the chronically homeless, establishing support systems to ensure that the homeless are moving from emergency and transitional housing into permanent housing staying in permanent housing settings for at least six months, and developing mechanisms to help the homeless access appropriate job readiness and job coaching programming. The Steering Committee is particularly focused as well on developing housing strategies for disabled individuals, those with criminal justice histories and youth who are exiting the Children and Youth system.

The annual Continuum of Care applications contain a more detailed description of all the action steps that the Commonwealth intends to pursue. Anyone seeking a copy of those regional documents can obtain them by contacting DCED's Center for Community Development, 400 North Street, Harrisburg, PA, 17120.

Agenda for Ending Homelessness in Pennsylvania including Chronic Homelessness

The Commonwealth also continues to implement its "Agenda for Ending Homelessness in Pennsylvania." A major initiative this year that will assist both homeless and other special needs groups is a pilot effort to implement Tenant Based Rental Assistancess using HOME funds. Additional details about this pilot effort are outlined in the HOME section of the 2008 Action Plan below. This cooperative effort will be undertaken by PHFA, with substantial input from DCED and the Homeless Steering Committee.

The Tenant Based Rental Assistance pilot will be a significant step for the Commonwealth to address chronic homelessness. The Commonwealth's other anticipated steps for addressing the barriers of the chronic homeless are outlined in the work plans of the four regional Continuums, including:

- Planning for Permanent Housing and Shelter Plus Care projects submissions from 2007 – 2011.
- Occupying any existing Permanent Housing slots with chronic homeless.
- Assist the chronic homeless to occupy Continuum Permanent Housing Projects funded prior to 2006.
- Facilitate and assist the SOAR (SSI/SSDI Outreach, Assessment and Recovery) TA initiative to increase access to benefits for chronically homeless persons in Philadelphia.
- Formulate solutions to assist chronic homeless individuals in obtaining proper identification.
- Develop improved state discharge planning protocols at community hospitals.

In addition the Pennsylvania Housing Advisory Committee will review and update the Agenda for Ending Homelessness in Pennsylvania in the Spring of 2008 as it assumes the role of the Interagency Council on Homelessness.

Discharge Policy

The Commonwealth has signed the new ESG Certification including the assurance that it has established a policy for the discharge of persons from publicly-funded institutions or systems of care (such as health care facilities, youth caring system, and correction programs) in order to prevent such discharge from immediately resulting in homelessness for such persons.

Homeless Management Information System

DCED will continue to implement and expand use of its Homeless Management Information System (HMIS). The priority efforts in 2008 will consist of assuring that 100 percent of all four regional Continuums of Care-funded beds are covered by the Commonwealth's HMIS. The provision of formal training and "help desk" assistance will be provided to reach both this goal and work towards the broader goal to incorporate all housing and shelter provider agencies (including those not funded through the

Continuum of Care). Additionally, DCED will begin to undertake analysis of the HMIS data to monitor performance and identify program management changes to improve the delivery of homeless housing and services.

Expanding Integrated Housing Opportunities for People with Disabilities

The Commonwealth is engaged in interagency planning to expand community-based housing opportunities for people with disabilities who are at risk of, or who are currently living in places such as nursing homes, mental health institutions, personal care home facilities, facilities for people with developmental disabilities, and other forms of congregate residential treatment. These individuals face significant barriers to accessing standard housing in the community due to a lack of affordable housing, difficulties coordinating community-based supportive services, disability discrimination by public and private landlords, obstacles resulting from insufficient landlord-tenant histories connected to periods of institutionalization and disability, and other disability-related concerns.

The planning discussions are expected to lead to housing activities that will further the goals of the New Freedom Initiative, affirmatively further fair housing, and assure that the Commonwealth's public services for people with disabilities are provided in integrated settings, as required by the Americans with Disabilities Act. The objective of the planning is to create and set aside affordable dwelling units linked to voluntary community-based supportive services in existing or new general occupancy developments. Housing will be made available to any person with disabilities who can benefit from the services offered in connection with the housing. Specific activities may link Low-Income Housing Tax Credit financing, HOME Program funds, PennHOMEs Loans, and financing from the Department of Community and Economic Development's Housing and Redevelopment Assistance Program with support available administered by County Mental Health/Mental Retardation Programs and the Office of Mental Health and Substance Abuse Services (OMHSAS), including such sources as HealthChoices Reinvestment funds, the Community Hospital Integration Program Project (CHIPP), and Base Funds.

Other Actions

PHFA Housing Study, Underserved Needs, and Fair Housing

PHFA has developed a housing database of information to analyze housing needs and identify any impediments to fair housing. This housing study was completed in 2006 and PHFA is working to make the database accessible to the public. The information will be used by PHFA, DCED and other state agencies to identify and address any underserved housing needs and address any fair housing issues. Also, DCED and PHFA continue to coordinate their efforts to address impediments to fair housing with the PA Human Relations Commission.

Continue to Coordinate HOME and LIHTC

The Commonwealth will continue to coordinate the use of HOME funds and the Low Income Housing Tax Credits (LIHTC) by consolidating the application and review process for both programs. PHFA manages both programs through a single, integrated process in which developers can apply for both resources via one application. PHFA also reviews and approves those applications in tandem. DCED will further this coordination in 2008 by making its application deadline, review, and decision-making for state funds jointly with the PHFA process. DCED and PHFA, as part of their partnership efforts, also coordinate the review of the small-rental HOME projects (less than 10 units) to assure that projects needing tax credits will be considered. The 2008 Action Plan is an update of the Commonwealth's Consolidated Plan for FFY 2004-2008. The Specific Annual Objectives and Outcome Measures sections of the Action Plan contain new material action steps that expand upon the five-year Consolidated Plan. The amendments below affect the administration of both the 2007 and 2008 programs and activities for the Commonwealth.

OUTCOME MEASURES

The following table summarizes the anticipated results DCED expects for 2008 using HUD funds. The table below displays those anticipated results using the HUD Performance Measure framework including the three general objectives and general outcomes. The table aggregates the specific performance indicators by those general objectives and outcomes framework. These anticipated numbers are based on the performance measures data for the 2006 Program Year. This approach gives a much richer depiction of what will be achieved using the federal funds that HUD provides.

TABLE 1
Summary of Anticipated Annual Objectives

Decent Housing Objective		
Outcome	Indicator	Projected 2008 Total
Availability / Accessibility	Housing Units Assisted	71
Affordability	Housing Units Assisted	1,520
Sustainability	Housing Units Assisted	84
Availability / Accessibility	Persons	3,755
Affordability	Persons	302
Suitable Living Environment Objective		
Outcome	Indicator	Projected 2008 Total
Availability / Accessibility	People Assisted	658,530
Availability / Accessibility	Households / Housing Units Assisted	2,239
Availability / Accessibility	Businesses Assisted	54
Affordability	People Assisted	4,694
Affordability	Households / Housing Units Assisted	1,259
Sustainability	People Assisted	311,309
Sustainability	Households / Housing Units Assisted	9,347
Sustainability	Businesses Assisted	4
Economic Opportunity Objective		
Outcome	Indicator	Projected 2008 Total
Availability / Accessibility	Jobs Created	4
Availability / Accessibility	People Assisted	3,597
Sustainability	Jobs Created/Retained	57
Sustainability	People Assisted	20
Sustainability	Businesses Assisted	8
TOTAL BENEFICIARIES PROJECTED FOR CDBG, HOME AND ESG FY 2008		
	People Assisted	982,207
	Households / Housing Units Assisted	14,520
	Businesses Assisted	66
	Jobs Created/Retained	61

The Commonwealth's annual goals for assisting households/persons with affordable housing during 2008 are summarized below. These numbers are a subset of the projected numbers in Table 1. (See "benefit with housing" in Definitions of Terms in Appendix F.)

	Meets Section 215 Affordability	Other Affordable Housing	Projected 2008 Total
Single-Family Rehabilitation		1800	1800 units
Rental Housing	2100		2100units
Homebuyer Assistance	500		500 units
Housing for Homeless		2000	2000 persons
Housing for Special Needs Groups (based on HOPWA Program)		646	646 households
Total Households	2600	2446	5046 units
Total Persons		2000	2000 persons

DISTRIBUTION OF FEDERAL RESOURCES FOR 2007

Summary of Anticipated Housing

Table 2 summarizes the anticipated funds and expected uses of all federal housing funds for FFY 2008. The Commonwealth anticipates receiving \$119,168,000 in federal funds for affordable housing. The Commonwealth also anticipates state programs that can be used to match those funds will total over \$51,228,436. The explanations for Table 2 are found in Appendix B.

Community Development Block Grant

The Commonwealth of Pennsylvania, through DCED, has elected to administer the Community Development Block Grant (CDBG) for federal non-entitlement areas for FFY 2008. This 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.
- To encourage and assist communities to focus on the incorporation of the objectives of the New Freedom Initiative so that state grantees identify needs of persons with disabilities and target CDBG resources to meet those needs. Persons with disabilities and organizations representing persons with disabilities should be involved in the citizen participation process.

Eligible Applicants

Eligible applicants include any non-federal 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 2008, eligible applicants for the Pennsylvania CDBG Program are divided into three general classes as shown in Appendix C. These classes include 27 cities, 52 counties and 126 boroughs, town, townships and applicants. Competitive applicants are non-federal entitlement boroughs and townships under 4,000 population, and Act 179 entitlement boroughs and townships under 10,000 in population, or counties or cities applying on behalf of the eligible borough and townships.

Fund Allocation

The exact amount of the Commonwealth's CDBG allocation of 2008 funds is not available at the time of this publication. However, it is expected that the 2008 allocation will approximate the 2007 allocation of \$47,170,419 or a minimal increase.

TABLE 2
Investment of Housing Resources
FFY 2008

A. Formula/Entitlement Programs

Funding Source	Amount Anticipated by State in 2008 \$(000s) (A)	Single-Family Rehab (B)	Rental Constr. & Rehab (C)	Rental Assistance (D)	Homebuyer Assistance (E)	Support Services (F)	Operating & Other Costs (G)	Homeless Prevention (H)
1. HOME (includes ADDI)	27,300	40 %	45.9 %	2.8 %	5.8 %			
2. CDBG (Housing Funds Only)	10,000	85 %			5 %	10 %		
3. ESG	3,230		45 %			10 %	40 %	5 %
4. HOPWA	1,527			72 %		10 %	18 %	
5. DOE/Other Energy Programs	30,208	74 %	26 %					
6. CSBG	1,900			70 %		30 %		

B. Competitive Programs

Funding Source	Amount Anticipated by State in 2007 \$(000s) (A)	Single-Family Rehab (B)	Rental Constr. & Rehab (C)	Rental Assistance (D)	Homebuyer Assistance (E)	Support Services (F)	Operating & Other Costs (G)	Homeless Prevention (H)
7. LIHTC	24,000		100 %					
8. PATH	2,035					96 %	4 %	
9. SSBG	4,183							
10. McKinney Vento	14,785		31 %	31 %		34 %	4 %	
11. Total Federal	119,168							
12. Total State	51,228							
13. Total All Sources	170,396							

Administration: Act 179 and implementing regulations provide that 2 percent 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 percent of its allocation to implement a technical assistance program for CDBG and other HUD programs.

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

Cities: The funds set aside for entitlement cities is 24 percent 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 percent 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 percent 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 of the 2008 CDBG allocation will be set aside for the Competitive Program.

In addition to the competitive funds available through the Commonwealth's 2008 federal allocation, funds from other sources may be available for competitive project grants.

Competitive applications will be evaluated based on 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.

Program Requirements

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

Section 108 Loan Guarantee Program

The Commonwealth developed the Pennsylvania Section 108 Loan Consortium consisting of 32 public entities, 6 counties, 13 small cities, and 13 boroughs and townships. This consortium reviews applications of its membership to fund financing of community and/or economic development activities. Consultants hired by DCED developed marketing and informational materials to disseminate the benefits and flexibility of the Section 108 Loan Program. This information has been utilized at meetings and conferences with municipal and county officials across the Commonwealth. In addition, one-on-one technical assistance has been provided to four small communities in the development of applications to fund \$4.3 million in community and/or economic development activities. In 2008, it is anticipated that HUD will fund an additional \$5.5 million in approved loans for improvements to infrastructure and public facilities, affordable housing development, as well as acquisition, demolition and relocation activities. Full-time jobs for low and moderate-income residents will be created in all areas where Section 108 loans are made.

DCED will offer 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 percent of a potential default. The maximum amount of a Section 108 Loan Guarantee that an entitlement community may apply for is limited to the amount of a loan that the Community's CDBG allocation could support as an annual debt service payment, based on the average amount of their CDBG allocation for the past three years, or \$7 million, which ever is less. Non-entitlement communities can access a maximum \$3 million loan guarantee. The maximum term of the Section 108 Loan shall not exceed 20 years.

DCED will review applications for Section 108 Loan Guarantee for compliance with state guidelines and underwriting standards, as well as conformance with federal regulations.

HOME Investment Partnerships Program

The HOME Program is the Commonwealth's primary vehicle to provide affordable housing. For 2008, the Commonwealth will continue to use the housing priorities contained in the 2007 Action Plan amendments of the Consolidated Plan and repeated here in the Housing Priorities section of this document.

Priority

The Commonwealth will distribute the 2008 HOME Program allocation, through DCED, in accordance with this Action Plan, the requirements of the National Affordable Housing Act of 1990, HOME Rule at 24 CFR 92 and 24 CFR part 91.

The Commonwealth will give priority to projects that demonstrate targeting, leverage and impact as defined in the Commonwealth's housing priorities section of this document.

The Commonwealth's distribution of funds will be consistent with the needs identified in the Consolidated Plan for FFY 2004 - 2008. 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 on individual applications complying with regulatory layering and HOME per unit minimum investment requirements.

Distribution of Funds and General Requirements

Pennsylvania's 2008 federal allocation of HOME funds should be close to the 2007 figure of \$27,346,765, which includes ADDI. The Commonwealth will distribute HOME funds to local governments and will carry out its own affordable housing activities by allocating a portion of the 2008 funds to a sub-recipient, PHFA. Ten percent of HOME funds may be used for administrative costs. DCED will share 4 percent for state administration with PHFA and allow a maximum of 6 percent for local administrative costs. PHFA will spend 5.5 percent of the HOME funds used for rental projects to support administrative costs, as one exception to the split of administrative funds.

DCED will administer the HOME Program by transferring a significant portion of the Commonwealth's allocation to PHFA as a sub-recipient to administer rental projects and homebuyer projects, including all available ADDI funds. Except for the larger rental projects, these HOME funds will be administered through a competitive application process consisting of a joint review between PHFA and DCED.

The nature of the applicant and project will determine whether DCED or PHFA will contract to administer these projects. Homebuyer and small rental projects in which a local government entity is the applicant, DCED will contract and administer. Homebuyer and small rental projects in which a developer is the applicant, PHFA will contract and administer. DCED will continue to administer McKinney-Vento homeless projects that receive HOME funds and CHDO operating grants.

This new process will support a partnership and greater cooperation among the two agencies. The goal of this new effort is to more effectively use HOME funds.

Under that same sub-recipient agreement, DCED will continue to reserve 35 percent of the 2007 allocation for distribution by PHFA for rental housing development of ten units and above through its PennHOMES program. Fifteen percent 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 percent 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 expanding its homeownership counseling network, including efforts to prevent predatory lending. Working with PHFA, and our HOME grantees, we will improve the availability of counseling to assure that people are not inappropriately placed in homeownership. PHFA has also developed new, separate training on its downpayment and closing cost assistance programs, including the HOME-funded HOMESTEAD program.

The balance of the funds will be administered jointly by DCED and PHFA through a competitive process as described above. DCED will use up to 5 percent of the allocation for CHDO operating expenses.

For administrative and other practical reasons, a unit of local government should submit applications for HOME CHDO funds. Applications submitted by a unit of local government may be on its own behalf, 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.

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.

HOME program requirements are covered in the HOME Program guidelines, as well as in PHFA's RFP for PennHOMES.

American Dream Downpayment Initiative

Planned use: The Pennsylvania Housing Finance Agency's (PHFA) planned use of ADDI funds is to increase affordability of homeownership in select areas where the cost of construction and/or rapid escalation of market values have outpaced affordability. These targeted areas will be those communities that apply for and receive funding from PHFA through its Homeownership Choice Programs (HCP); namely, the Homeownership Construction Initiative which fosters the construction of affordable for-sale housing. HCP funds play a key role in facilitating and leveraging community revitalization efforts. ADDI funds will be used to support downpayment and closing cost assistance for homebuyers within these communities who qualify under PHFA HOMESTEAD program guidelines. By making ADDI funds available in these communities, it will help ensure that the homes constructed with the aid of HCP funds will be within reach of buyers with limited incomes and resources. PHFA plans to target ADDI funds to communities that have received funding through the HCP, but have not received an ADDI allocation. Furthermore, it plans to combine ADDI and HOME funds where necessary to cover the affordability gap for eligible buyers with the greatest need.

Targeted Outreach: PHFA works with a host of local partners in each community that receives HCP funding, including local bankers, real estate agents, nonprofit organizations, municipalities and developers. In order for a community to receive HCP funding, it must demonstrate that it has designed a strategic plan for reaching out to residents and tenants of public and manufactured housing. The application for HCP funding must include a description of which partner organization will be responsible for conducting the outreach, the content thereof, as well as a timetable for implementation. It must also identify the specific residents and tenants that will be the focus of the outreach campaign designed to communicate the various funding and program availability in support of affordable housing including PHFA's suite of homeownership and related assistance programs. Outreach need not be restricted to the marketing of homes constructed with HCP funding, but rather it can and should extend to the marketing of program-eligible homes for sale within the immediate surrounding area of the HCP-funded properties.

Suitability of Recipients to Undertake and Maintain Homeownership: PHFA offers eligible homebuyers the opportunity to receive homebuyer counseling and education at no charge, through one of its approved counseling agencies. It strongly encourages homebuyers to seek the assistance of a counselor before signing a sales agreement. Borrowers who have blemished credit histories are required to complete a homebuyer education course prior to closing on their loan. PHFA also pays for debt and delinquency counseling after loan closing, for those homebuyers who experience difficulty making their payments for any reason. This information is a key component to the content of the outreach campaign described above.

Tenant-Based Rental Assistance

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 above

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.

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 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 2008 through a competitive process. The Department will advertise the application window for Emergency Shelter Grants (ESG) through the *Pennsylvania Bulletin*. This open process allows anyone to apply for funding as long as the application is submitted to the Department by unit of local government. In addition, the application is available on the Department's website and an email is sent to previous grant recipients notifying them of the application window. The competitive process will be consistent with program guidelines outlined in this document and the Commonwealth's Consolidated Plan for 2004 through 2008. 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 to the transition of clients into permanent housing. This requires networking between 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 ESG Guidelines follow the federal program requirements that are published in the Federal Register/Volume 61 No.192, October 2, 1996 on pages 51546 through 51553. 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 subpopulations of the homeless. Homeless is defined as an individual or family which lacks a fixed regular, and adequate nighttime residence, or as an individual or family which 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 threshold of need. Applications must be for \$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 grant 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 is an eligible applicant. Units of local government must apply on behalf of nonprofit organizations.

Fund Allocation

The exact amount of the Commonwealth's allocation of 2008 funds is not available at the time of this publication. However, it is expected that the 2008 allocation will be approximately \$3.2 million based on the 2007 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 on 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 December 2007 through February 2008. 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 percent 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. In order 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 percent of the grant may be used for administrative costs. DCED will use no more than 2.5 percent for administration. Local applicants are limited to the same 2.5 percent 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 Persons with AIDS (HOPWA)

Sources of Funds

The HOPWA Program is funded through the HUD formula grant program. The exact amount of the HOPWA allocation of 2008 funds is not available at the time of this publication. However, it is expected that the 2008 allocation will approximate the 2007 allocation of \$1,527,000.

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. 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 on the need for the full range of eligible activities.

Fiscal Agents issue Requests for Proposals annually and/or every two years to large organizations and smaller grassroots, faith-based and other community organizations to provide the following activities: 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 on 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 on 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 on costs in their area’s housing market.
- South West – Cap per client is \$750 and is based on the area’s fair market rents.

Nearly all those persons diagnosed with AIDS are adult (99 percent) and male (79 percent). While 37 percent of the persons are white, the percentages of African-Americans (51 percent) and Hispanics (11.5 percent) 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 39 percent. Injecting drug use (IDU) ranks second at 33 percent and heterosexual contact totals 17 percent. Of those living, 67 percent were reported from the five Pennsylvania counties in the Philadelphia Eligible Metropolitan Area (EMA); 9.3 percent lived in the Southwestern region (including the Pittsburgh EMA); and 9.8 percent were reported from the South Central region. AIDSNET (Allentown/Bethlehem) reported 7.5 percent of the state’s AIDS cases. The remaining three Coalitions, North Central (Lock Haven/Williamsport), Northwest (Clarion/Erie), and Northeast (Wilkes-Barre/Scranton) reported 6.4 percent of persons living with AIDS in Pennsylvania.

HIV-infection became a reportable condition in Pennsylvania in October 2002. 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 those data are available, the Center for Disease Control (CDC) suggests assuming that 400 people are infected per 100,000 of the population. 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 O.disbursement of funds, and issue Requests for Proposals. The formula distribution for the Coalitions is based primarily on 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 Pennsylvania Department of Health (DOH). Grantees receiving CDBG, HOME or ESG funds from DCED will be monitored at least once during the life of their contract with scheduling depending on grantee activities and expenditure rates. DCED develops a yearly monitoring schedule based on the state fiscal year of July to June, with all federal program grantees identified for monitoring on a three-year, rotating basis. DCED has a staff of six persons who perform monitoring. Grantees are monitored to ensure that statutory and regulatory requirements are met and that information submitted to DCED, and ultimately to HUD, is correct and complete. The monitoring visits include DCED staff verification of program requirements, such as income levels of the families and individuals served, the procedures used to administer funds locally and the quality of construction and rehabilitation work. The monitoring process used by DOH for HOPWA is consistent with the process used for other HUD funds.

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; and
 - (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; and
 - (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 10 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.

 Dennis Yablonsky
 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 percent 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.

Dennis Yablonsky
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.

Dennis Yablonsky
Secretary
Department of Community and Economic Development

Date

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 times; and (D) that the assistance must not supplant funding for preexisting 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 Emergency Shelter Grant 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 Emergency Shelter Grants 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. I 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

Dennis Yablonsky
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

Pennsylvania Housing Advisory Committee Members

Chair: Secretary Dennis Yablonsky

Hon. Nora Dowd Eisenhower	Secy., PA Dept. of Aging	Harrisburg
Hon. Stephen M. Schmerin	Secy., PA Dept. of Labor & Industry	Harrisburg
Hon. Calvin B. Johnson, M.D.	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. Dennis Yablonsky	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
Brian Hudson	Exec. Dir., PA Housing Finance Agency	Harrisburg
Rosemarie Greco	Dir., Governor's Office of Health Care Reform	Harrisburg
Rose V. Gray	Asociacion De Puertorriquenos en Marcha	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
Andy Walker	Redevelopment Auth. of the City of Meadville	Meadville
Carl DeChellis	Housing Authority of Beaver County	Beaver
Francis Wetherhold	Rural Development, USDA	Harrisburg
Michelle Lewis	Northwest Counseling Services	Philadelphia
Hon. John Pippy	Senate Comm. Of Urban Affairs	Harrisburg

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 Assoc. of Community Devel. Corps.	Philadelphia
Andy Toy	The Enterprise Center	Philadelphia
Nancy Wieman	Montgomery County MH/MR	Norristown

Regional Housing Advisory Committee Northeast Region

Chair: James Musto

Jody Baden	Lackawanna Neighbors, Inc.	Scranton
Fred Banuelos	Alliance for Building Communities	Allentown
Gene Brady	Commission on Economic Opportunity of Luzerne Co.	Wilkes-Barre
Cindy Campbell	DCED – Northeast Regional Office	Scranton
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. Feeser	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 Co. Housing & Red. Authorities	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

Dennis M. Davin	Allegheny County Department of Economic Development	Pittsburgh
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
Mary Jane (MJ) Smith	Indiana County Office of Planning & Development	Indiana
Laura R. Zinski	Mon Valley Initiative	Homestead
Joe Yarzebinski	Rural Local Initiative Support Corporation	Pittsburgh

Kenneth K. Klein	Threshold Housing & Development Inc	Uniontown
Tom Cummings	Urban Redevelopment Authority of Pittsburgh	Pittsburgh
John Jeffrey Lengel	Residential Resources, Inc	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
Tammy Knouse	Fayette County Community Action Agency	Uniontown
Jack Machek	DCED – Southwest Regional Office	Pittsburgh
Robbie Matesic	Greene Co. Dept. of Community and Economic Dev.	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

Regional Housing Advisory Committee Northwest Region

Chair: Dewitt Boosel

Mark W. Alexa	Erie County MH/MR Office	Erie
Chris Mong	DCED - Northwest Regional Office	Erie
Sara Andrews	City of Bradford	Bradford
Thomas Kennedy	Prudential Real Estate	Erie
Dewitt Boosel	Mercer County Housing Authority	Sharon
Michele Bills	New Choices/New Options	Clarion
Ronald Andzelik	Northwest Savings Bank	Warren
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
Robert Raible	Warren-Forest Economic Opportunity Council	Warren
Charles Scalise	Housing & Neighborhood Development Service	Erie
Tom Scott	Lawrence County Social Services, Inc.	New Castle
Noreen Stegkamper	Citizens Bank	Erie
Marilyn Thomas	Conifer Realty, LLC	Erie
Linda Thompson	Cameron Elk Mental Health/Mental Retardation	Ridgway
Andy Walker	Redevelopment Authority of the City of Meadville	Meadville

Appendix B

Table 2 Explanations

The following section contains information about the preparation of Table 2 - 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 on projects funded in previous years. This line also includes American Dream Downpayment Initiative (ADDI) funds.
2. CDBG: The amount of CDBG funds shown is the anticipated amount to be used for housing in 2008. This estimate is based on grantee expenditure plans approved for housing projects in prior years.
3. ESG: An estimate of the distribution of these resources is based on projects funded in previous years and the project priorities established by the Department.
4. HOPWA: The amount of HOPWA program funds for FFY 2008 is based on the prior year's regional allocations and the percentage of AIDS cases per region.
5. DOE/Other Energy Programs: This line includes the United States 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 on 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 on the amount spent in state FY 2006.
7. LIHTC: PHFA administers the tax credit program. This estimate is consistent with the prior year \$24 million.
8. PATH: This is the amount of funding for the Projects to Assist in Transition from Homelessness Program (PATH) for 2007-2008. 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 percent 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. SSBG: In state Fiscal Year 2006-2007 the amount of \$4,183,000 was reported to the U.S. Department of Health and Human Services for housing services.
10. Total Federal: The total of all the federal programs listed in the table.
11. Total-State: This line is the total of the Homeless Assistance Program, PHFA Homeownership Choice Programs, the Closing Cost Assistance Program, the Housing and Redevelopment Assistance Program and the Pennsylvania Access Grant Program.

PennHOMES- Funding for this program includes the amount of PHFA's reserve funds that are anticipated to be available in Calendar Year 2008. The distribution of funds for Calendar Year 2008 will be determined in December 2007. PHFA committed \$9.75 million in calendar year 2007.

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 2008.

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 on the Fiscal Year 2006-2007 allocation. The state anticipates spending \$29,478,436 in FY 2007-2008.

Housing and Redevelopment Assistance (HRA) Program: State funds anticipated to be spent in fiscal year 2008 from the state appropriation. DCED anticipates spending \$6 million for the Core Communities Housing Program (CCHP) in Fiscal Year 2008.

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 \$3 million supports this program. The Department is requesting a \$2 million increase for Fiscal Year 2008.

12. Total Private – No figures are provided at this time. However, the Commonwealth anticipates including these figures in future years as new outcome measures are implemented.
13. Total All Sources: The total of state and federal dollars.

Appendix C

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. Marys	Elk	14,502
Sunbury	Northumberland	10,610
Titusville	Crawford	6,146
Uniontown	Fayette	12,422
Warren	Warren	10,259
TOTAL		285,315

Boroughs, Towns and Townships (120)

<i>Municipality</i>	<i>County</i>	<i>Population</i>
	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	
Jefferson Township		5,690
Penn Township		5,210
Slippery Rock Township		5,251
Summit Township		4,728
Zelienople Borough		4,123
	CAMBRIA	
Adams Township		6,495
Cambria Township		6,323
Jackson Township		4,925
Cresson Township		4,055
Northern Cambria Borough		4,199
	CARBON	
Jim Thorpe Borough		4,804
Lansford Borough		4,230
Lehigh Township		5,537
Franklin Township		4,243
Palmerton Borough		5,248
	CENTRE	
Bellefonte Borough		6,395

	CLARION	
Clarion Borough		6,185
	CLEARFIELD	
Clearfield Borough		6,631
Lawrence Township		7,712
Sandy Township		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
Wharton Township		4,145
Washington Township		4,461
	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
Indiana Borough		14,895
	JEFFERSON	
Brookville Borough		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

	MONTGOMERY	
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
Mahanoy City Borough		4,647
Minersville Borough		4,552
Schuylkill Haven Borough		5,548
Shenandoah Borough		5,624
Tamaqua Borough		7,174
Wayne Township		4,721
	SNYDER	
Selinsgrove Borough		5,383
	SOMERSET	
Conemaugh Township		7,452
Jenner Township		4,054
Somerset Borough		6,762
Somerset Township		11,088
Windber Borough		4,395
	UNION	
Kelly Township		4,502
Lewisburg Borough		5,620
	VENANGO	
Cranberry Township		7,014
Sugarcreek Borough		5,331
	WAYNE	
Honesdale Borough		4,874
	WESTMORELAND	
Scottdale Borough		<u>4,772</u>
TOTAL		775,948

Counties (50)

<u>County</u>	<u>Net Population</u>
Adams	83,802
Armstrong	57,625
Bedford	44,567
Blair	38,191
Bradford	56,948
Butler	133,960
Cambria	102,695
Cameron	5,974
Carbon	34,740
Centre	90,943
Clarion	35,580
Clearfield	49,360
Clinton	28,765
Columbia	41,002
Crawford	65,036
Elk	16,019
Erie	92,334
Fayette	49,578
Forest	4,946
Franklin	101,837
Fulton	14,261
Greene	22,230
Huntingdon	34,202
Indiana	69,834
Jefferson	35,431
Juniata	22,821
Lackawanna	54,569
Lawrence	47,642
Lebanon	87,483
Lycoming	62,791
McKean	27,819
Mercer	58,361
Mifflin	25,337
Monroe	123,043
Montour	13,339
Northumberland	47,928
Perry	43,602
Pike	46,302
Potter	18,080
Schuylkill	93,173
Snyder	32,163
Somerset	48,041

Sullivan	6,556
Susquehanna	42,238
Tioga	41,373
Union	31,502
Venango	26,504
Warren	33,604
Wayne	42,848
Wyoming	<u>28,080</u>

TOTAL

2,415,059

Appendix D

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 E

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, Pennsylvania 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 QHWRA.

Appendix F

Definitions of Terms Used with the Consolidated Plan

American Dream Downpayment Initiative: 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 percent 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 percent 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 percent, any municipality over 32.28 percent 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 percent 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 percent of the median-income for the area and very low-income as up to 50 percent of median for the area.)

Low-income: Households whose incomes do not exceed 50 percent 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 percent of the median income for the area and very low income as up to 50 percent 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 percent 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 percent 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 percent 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 G

Public Comment Details

The Commonwealth conducted public hearings on September 6, 2007 and October 31, 2007 (both online). An additional public hearing was held in person on November 5, 2007. The information about the public hearings was included in a public notice. 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 2008 annual update of the Consolidated Plan.

Comment regarding the 2008 Action Plan was solicited and received from the Community Development Housing Practitioners Advisory Committee on October 19, 2007. They discussed and reviewed the concept paper describing a new model for the HOMEstead Program. This new model consists of PHFA's lender network providing the downpayment and closing cost assistance and DCED's grantee network providing the program targeting, preliminary screening for eligibility, working with the homebuyer, provision of homeownership counseling, etc. The Committee members provided comments and concerns regarding whether this option is a better deal for applicants of the mortgage packages. They would like to have comparisons for applicants between the PHFA package versus conventional offerings from lenders that existing HOME grantees use.

The Pennsylvania Housing Advisory Committee (PHAC) met November 1, 2007 to discuss the Action Plan and other public policy matters. The PHAC 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.

An update was provided at this meeting about DCED, PHFA, the Office of Long Term Living, the Department of Public Welfare, community action agencies, and public housing authorities partnering to launch a Tenant Based Rental Assistance Program. The program is designed to provide a two-year rental subsidy to people moving from nursing homes, group homes, state hospitals or who are homeless. \$1.5 million has been earmarked for this initiative to provide 150 individuals with rental vouchers valued at \$400 per month. Half of these funds will be HOME Program funds provided to PHFA through the memorandum of understanding between PHFA and DCED.

The PHAC also reviewed the HOMEstead concept paper and provided comments. The PHAC agreed to serve as the Commonwealth's Interagency Council on Homelessness. A meeting is planned in the Spring of 2008 to specifically address the issues and programs around housing for Commonwealth residents who are homeless.

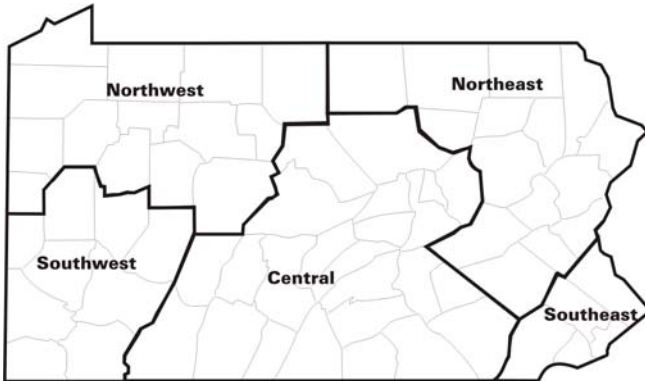
The Department of Health (DOH), Bureau of Communicable Diseases, Division of HIV/AIDS, and the Pennsylvania Integrated HIV/AIDS Planning Council were given an update about the Action Plan and also informed of the opportunity to provide comments on the Plan after their September 11, 2007 meeting. A request for comments was solicited for the 2008 Action Plan.

DCED also received written comment from Joan Erney, Deputy Secretary for Mental Health and Substance Abuse Services in the Department of Public Welfare. She requested that a reference be added in this Action Plan regarding efforts to expand community-based housing opportunities for people with disabilities at risk of or currently living in places such as nursing homes, mental health institutions, personal care home facilities, facilities for people with developmental disabilities, and other forms of congregate residential treatment.

Text to reflect Deputy Secretary Joan Erney's comments has been added to this Action Plan 2008. Since posting this Plan for public comment, corrections have been made that are typographical in nature and have no additional substantive change to the document content.

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