



DEPARTMENT OF COMMUNITY
& ECONOMIC DEVELOPMENT

Consolidated Plan 2004 - 2008

Action Plan for Federal Fiscal Year
2005

Commonwealth of Pennsylvania
Edward G. Rendell, Governor

Department of Community and Economic Development
Dennis Yablonsky, Secretary

Harrisburg, Pennsylvania 17120

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November 15, 2004

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 Consolidated Plan Action Plan 2005. This Action Plan is the first update to the Consolidated Plan for Fiscal Years 2004 through 2008.

The Action Plan contains a minor update, which is a better description of how the Commonwealth will utilize the funding under the American Dream Downpayment Initiative. New approaches to increase the number of groups and individuals who participated in the development of the Plan continue to be in use.

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 United States Department of Housing and Urban Development (HUD) programs contained within the Consolidated Plan. The Community Development Block Grant (CDBG), the Home Investment Partnership (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.

CDBG Program

DCED will administer the CDBG Program by allocating 85% of the funds through a formula established by state Act 179. Another 13% will be allocated through a competitive process. The balance of the funds (2%) will be used for administrative costs; up to 1% may be used for technical assistance. Staff from DCED's Center for Community Building will meet with the Community Development and Housing Practitioners Advisory Committee to discuss the Action Plan 2005 and its content in December 2004.

HOME Program

DCED will administer the HOME Program but will transfer 35% of the Commonwealth's allocation to the Pennsylvania Housing Finance Agency (PHFA) as a sub-recipient. PHFA will use these funds for rental housing construction and development for projects with ten or more units. PHFA has also agreed to underwrite all DCED HOME projects requiring underwriting.

The balance of the HOME funds will be administered by DCED through a competitive application process.

The American Dream Downpayment Initiative Program (ADDI) will make \$2.6 million available from the HOME fund allocation to first-time homebuyers for low-income, single-family homes. DCED will make available \$1.5 million HOME funds for 2005 for rental projects with five to nine units. Ten percent (10%) of HOME funds may be used for administrative costs. DCED will retain 4% for state administration and allow a maximum of 6% for local administrative costs. PHFA will spend 5.5% of its HOME allocation for administrative purposes.

ESG Program

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

HOPWA Program

The 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. (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 2005 funds by May 2005, the DOH estimates, excluding administrative costs, that funds will be spent as follows: 79% for rental assistance; and 9% for support services; and 12% for operating and other costs.

Amendments to the Consolidated Plan Strategy – Effective July 1, 2005

The Department of Community and Economic Development (DCED) proposes two minor amendments to the Commonwealth's Action Plan for Federal Fiscal Year (FFY) 2005 and the Program Year that starts on January 1, 2005. The 2005 Action Plan is an update of the Commonwealth's Consolidated Plan for FFY 2004-2008. These amendments: 1.) revise how the Commonwealth will utilize HOME funds in the 2005 Action Plan and updates documents previously submitted to the United States Department of Housing and Urban Development (HUD); and 2.) summarize the method of distribution for special disaster recovery funds DCED proposes to administer through the Community Development Block Grant (CDBG) program.

HOME Program

DCED, under a sub recipient agreement, will reserve a greater portion of the 2005 HOME allocation for distribution by PHFA for homebuyer projects (12.4%) and existing owner occupied rehabilitation housing activities (40%) in addition to the portion previously allocated for rental housing development (35%). Additionally, the allocation of 2005 American Dream Downpayment Initiative funds and any unallocated prior year funds will be provided for distribution by PHFA. During the first six months of this change, PHFA will not alter the priorities, goal statements, or method of distribution of HOME funds. PHFA will operate in collaboration with DCED to award funds consistent with the process as DCED has been or would have awarded those funds.

CDBG Disaster Recovery Grant

DCED has applied to HUD for \$2,528,243 in CDBG Disaster Recovery Grant funds to assist communities in recovering from a series of severe storms, flooding, Tropical Storms and Tropical Depressions that affected the Commonwealth between September 15, 2003 and October 1, 2004. This funding is administered under a special Congressional appropriation of Community Development Block Grant program funds, and subsequent regulations that were published in the Federal Register on December 10, 2004.

Notice of availability of this funding was announced through publication in the Pennsylvania Bulletin on March 5, 2005, through the DCED website, as well as via e-mail to a large number of potential applicants. DCED developed guidelines to evaluate applications, established priority activities and established a scoring system. This process identified activities to repair and rehabilitate housing as priority activities. Twenty [20] applications for funding consideration were received. If the Department is awarded this funding from HUD, DCED will contract with ten municipalities which have submitted applications which were determined to have identified the greatest disaster recovery need.

These minor amendments are anticipated to become effective July 1, 2005.

ACTION PLAN FOR FEDERAL FISCAL YEAR 2005

This document is the Commonwealth's Action Plan for Federal Fiscal Year (FFY) 2005 and the program year that begins on January 1, 2005. The 2005 Action Plan is the first 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 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 CDBG Advisory Committee have copy access via 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 Building, 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.

Integrated HIV Planning Council

The DOH, Bureau of Communicable Diseases, Division of HIV/AIDS was advised September 2004 about the RHAC, PHAC, and public meetings that were held to discuss the Action Plan for 2004. 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 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. The Commonwealth developed a discussion draft that was reviewed by the five Regional Housing Advisory Committees (RHACs) in August 2004.

Once again, the Commonwealth conducted an on-line public meeting on October 28, 2004. A separate phone line was set up on the same date to handle technical needs and inquiries. The information about the on-line public meeting was included in the public notice invitations. Participants were asked to pre-register and provide their contact data. The meeting was an open forum for discussion and questions about the Consolidated Plan. A total of 13 persons registered and six people (excluding DCED staff) logged in to the hearing. DCED received separate comments from one of the participants following the on-line public meeting. The testimony included a request to assist with low-income senior's current housing stock maintenance so that they may age in place, and the observation that increased energy prices contribute to increased foreclosures.

The Pennsylvania Housing Advisory Committee (PHAC) met on November 15, 2004 and the meeting was open to the public. The PHAC's agenda included DCED and PHFA updates, a report from the Regional Housing Advisory Committee Chairpersons, a brief overview of the Consolidated Plan process, and background on the activity of the Housing Cabinet and approaches to funding.

The five Regional Housing Advisory Boards met with more than 99 members participating in the public meetings. Their concerns included a request for improved budget/home ownership counseling in rural areas; a concern with a possible reduction of public housing agency Section 8 vouchers for low-income housing; the new statewide Building Code as it impacts the placement of mobile homes

with permits; Hope VI federal funding cuts and the impact on public housing agency participation in creation of more needed housing. Other concerns included Allegheny County has an increasing foreclosure rate and needs more PHFA HEMAP funds; housing rehabilitation has slowed due to the lack of available trained lead abatement contractors; there was a complaint about the lack of compliance and enforcement of the lead paint regulations; it was suggested that the state enforce the property maintenance part of the International Residential Code (IRC) and then the lead paint abatement activities would be covered; the lead paint insurance is pricing rehabilitation out of the market; intergovernmental agencies should gather to find a solution to the lack of support services; Allegheny County has many prison discharged persons needing housing; and it was noted that more effort should be placed into discharged prisoners to prevent recidivism and homelessness.

Importance of Public Participation

The 30-day public comment period began on October 4, 2004 and ended on November 4, 2004. DCED published a summary of the Action Plan strategy in the ***Pennsylvania Bulletin*** on October 2, 2004. The ***Public Comment Details*** can be found in Appendix G. The same summary was circulated in general newspapers in the following locations on or about September 27, 2004:

Allentown	Erie	West Chester
Butler	Wilkes-Barre	Lancaster
Johnstown	Lewistown	Greensburg
Reading	Scranton	State College
	Carlisle	

Additionally, the summary of the Consolidated Plan was broadcasted over the Commonwealth's 13 radio-reading services for the blind. The summary will be 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.inventpa.com>).

The draft Consolidated Plan Action Plan 2005 for public comment was available at the locations listed below. The final Action Plan 2005 is available at the same locations listed below:

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

Pennsylvania Department of Community and Economic Development Regional Offices:

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

Pennsylvania's 27 District Libraries:

B.F. Jones Memorial Library, Aliquippa
Allentown Public Library, Allentown
Altoona Area Public Library, Altoona
Centre County Library, Bellefonte
Bethlehem Area Public Library, Bethlehem
Conococheague District Library, Chambersburg
Clarion District Library, Clarion
Bucks County Free Library, Doylestown
Easton Area Public Library, Easton
Dauphin County Library, Harrisburg

Cambria County Library, Johnstown
Lancaster County Library, Lancaster
Delaware County Library, Brookhaven
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 2005 are available on DCED's web page at www.inventpa.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 Pennsylvania Human Relations Commission, and the Pennsylvania Historical and Museum Commission.

Public Hearings

The following is a summary of the issues raised at the hearing and meetings, based upon comments, hearing transcript, written testimony, and staff notes:

The first public hearing for this application process included 17 people. Several testified and recommended that DCED use its resources for accessible and affordable bricks and mortar housing rather than for support services. They requested housing dollars be directed to rental housing for people making less than \$20,000 per year, with 15% of the housing for persons with mobility disabilities and 6% for persons with sensory disabilities. They further requested that all DCED housing resources be targeted for new housing for people who are at 20% or below the area median income. The housing should be integrated and not a concentration of disabled people. Dissatisfaction was expressed with the 811 Housing and Assisted Living Projects. They recommended that the accessible units in public housing agencies be aggressively marketed to the disabled population within the local community. The available units should be open for at least 60 days until a disabled person can be identified for those units. DCED will explore such options with the PA Association of Housing and Redevelopment Authorities (PAHRA).

It was further recommended that housing built with CDBG funds should be visitable, with at least one no-step entrance, a 36-inch path of travel through the first floor, and an accessible powder room on the first floor. The Access Grant Program should use HOME funds so that people who don't qualify for the TANF Access funds can receive assistance. DCED has worked on this issue and will address it by using a more flexible funding source than HOME. It was also requested that a statewide website be set up that lists the location of accessible units funded by DCED and tax credit funds. PHFA has this information on its website at this time. See www.phfa.org.

Testimony also included advocacy to HUD to increase the Section 8 voucher program. There were complaints about specific public housing agencies' units that were directed to the HUD office in

Philadelphia. There was a request for Lancaster County Commissioners to apply for the Access Program so that residents could be eligible for the resources in that program.

A second public hearing was scheduled on October 28, 2004 via the Internet. The purpose of this hearing was to receive comments and testimony concerning the content of the Draft Action Plan for Federal Fiscal Year 2005 from a more geographically dispersed population. Comments from this hearing are summarized in Appendix G.

Distribution of Federal Resources and Housing Goals for 2005

Summary of Anticipated Housing Uses and Goals

Table 4 summarizes the anticipated funds and expected uses of all federal housing funds for FFY 2005. The Commonwealth anticipates receiving \$113,526,000 in federal funds for affordable housing. The Commonwealth also anticipates state programs that can be used to match those funds will total over \$51,627,000. The explanations for Table 4 are found in Appendix B.

The Commonwealth's goals for assisting households/persons with housing during 2005 are summarized below. (See "benefit with housing" in Definitions of Terms in Appendix G.)

Single-Family Rehabilitation Households	1,866
Rental Housing Households	1,600
Home Buyer Assistance Households	250
Housing for Homeless Persons	4,800
Housing for Special Needs Groups (based on HOPWA Program) Households	634
Total Households	4,102
Total Persons	4,800

Community Development Block Grant

The Commonwealth of Pennsylvania, through DCED, has elected to administer the CDBG Program for federal non-entitlement areas for FFY 2005. 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.

Eligible Applicants

Eligible applicants include any federal non-entitlement general-purpose units of local government, including cities, boroughs and townships, towns, counties, home rule municipalities, and municipalities that opted out of federal Urban County Program. In accordance with state Act 179, for FFY 2005, eligible applicants for the Pennsylvania CDBG Program are divided into four general classes as shown in Appendix C. These classes include 27 cities, 53 counties and 128 boroughs, town, townships and competitive applicants.

Fund Allocation

The exact amount of the Commonwealth's CDBG allocation of 2005 funds is not available at the time of this publication. However, it is expected that the 2005 allocation will approximate the 2004 allocation of \$58,854,000.

Table 1 Investment of Housing Resources - Consolidated Plan FFY 2005

Funding Source	Amount Anticipated by State in 2004 \$(000s) (A)	Plan to Apply/Submit (B)	Planned Use of Resources Expected to be Received during FFY 2005						
			Single- Family Rehab (C)	Rental Constr. & Rehab (D)	Rental Assistance (E)	Home Buyer Assistance (F)	Support Services (G)	Operating and Other Costs (H)	Support Application by Other Entities (I)
A. Formula/Entitlement Programs									
1. HOME (includes ADDI)	32,500		38%	55%		6%		1%	
2. CDBG (Housing Funds Only)	10,000	x	85%	1%	0%	4.76%	9.24%		
3. ESG	3,000	x		45%			10%	45%	x
4. HOPWA	1,540				79%		9%	12%	
5. DOE/Other Energy Programs	32,707	x	74%	26%					
B. Competitive Programs									
6. LIHTC	23,000	x		100%					x
7. CSBG	1,748	x	x	70%	x	20%	10%	x	
8. PATH	1,848	x				x	96%	4%	
9. SSBG	2,183	x	x		x	x	x	x	
10. Access Grant (TANF)	6,000	x	95%	5%					x
C. 11. Total Federal	114,526								
12. Total State	52,377		50%	50%	0	0	0	0	
13. Total Private									
14. Total All Sources	166,903								
* Eligible only under certain circumstances									
X Will apply or will support applications from other entities									
# Funds available or may be available for activity									
Percentages may not add up to 100% due to rounding. Administrative costs are excluded from percentages.									
HOME funds includes ADDI.									

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

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

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

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

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

Funding Procedures and Application Reviews for Eligible Entitlement Entities

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

Funding Procedures and Application Reviews for Competitive Applicants

Project Grants

Thirteen percent (13%) of the 2005 CDBG allocation will be set-aside for the Competitive Program.

In addition to the competitive funds available through the Commonwealth's 2004 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

DCED, in cooperation with HUD, will develop a new initiative through the establishment of a Consortium of local governments for the Section 108 Loan Guarantee Program. DCED will assist that Consortium by preparing

an application for an initial Section 108 loan and a loan pool of funds for additional future Section 108 loan projects. This Consortium concept will help expedite future Section 108 loan applications and will provide accessibility to Section 108 loan funds to public entities to participate in the Section 108 loan program. This new initiative will access a significant financial resource for community and economic development projects that would not otherwise be implemented without loan guarantees. DCED is developing guidelines for the Section 108 Loan Guarantee Program and the use of the Consortium approach.

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% of a potential default. DCED will provide the details of this state guarantee in its Section 108 Loan Guarantee application to HUD, as well as the new guidelines.

The maximum amount of a Section 108 Loan Guarantee that an entitlement community may apply for, is anticipated to be limited to the amount of a loan that the Community's CDBG allocation could support as an annual debt service, based on the average amount of their CDBG allocation for the past three (3) years, or \$7,000,000 which ever is less. Non entitlement communities have 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 the revised state guidelines and in conformance with the federal regulations.

HOME Investment Partnerships Program

The HOME Program is the Commonwealth's primary vehicle to provide affordable housing. For 2005, the Commonwealth will continue to incorporate the housing priority contained in the Strategy section of the Consolidated Plan into its HOME Program.

Priority

The Commonwealth will distribute the 2005 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 serve low-income households (up to 50% of median family income for the area). If an applicant can demonstrate that the housing needs of low-income households are currently and substantively addressed within the community, the Commonwealth's priority will be considered to have been met for proposed projects that:

Distribution of Funds and General Requirements

Pennsylvania's 2005 federal allocation of HOME funds should be close to the 2004 figure \$32,500,000, 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 2005 funds to a sub-recipient, PHFA. Ten percent (10%) of the allocation will be reserved for program administration and planning expenses. DCED will retain 4% and provide a maximum of up to 6% to state recipients. PHFA has agreed to apply 5.5% to offset their administrative and planning costs.

Under a sub recipient agreement, DCED will reserve 35% of the 2005 allocation for distribution by PHFA for rental housing development of ten units and above. Fifteen percent (15%) of the Commonwealth's allocation will be used for rental housing that is owned, sponsored, or developed by Community Housing Development Organizations (CHDO). This CHDO set aside is included in the 35% rental housing allotment that will be administered by PHFA. PHFA will also administer a demonstration predevelopment loan initiative for CHDOs, making available \$250,000 for feasibility, market analysis and site control costs. PHFA will also underwrite all projects funded by DCED that require underwriting. PHFA is 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.

The balance of the funds will be administered by DCED through a competitive process. DCED will use up to 5% of the allocation for CHDO operating expenses.

The American Dream Downpayment Initiative

The American Dream Downpayment Initiative (ADDI), makes available \$2,688,268 of HOME funds, from federal fiscal year 2003 & 2004, on a competitive basis through submission of a HOME application to the PA Department of Community and Economic Development. Eligible applicants are the same applicants who are eligible for regular HOME Program funds, and those 12 HUD Participating Jurisdictions who are eligible for ADDI funding directly from HUD. Applications may be submitted at any time.

The funds provide first-time homebuyers with Downpayment and closing cost assistance toward the purchase of single family housing by low income families. ADDI funds may be used to pay upfront costs of acquiring a principal residence, but not the entire cost of acquisition, and the reasonable and necessary costs incurred by homebuyer, locality or lender associated with the purchase. The eligible costs include but are not limited to: private lender fees, credit reports, fees for title evidence, fees for recording and filing legal documents, attorney fees, and private appraisal fees.

DCED will use its ADDI funds to increase homeownership opportunities and will also work with Pennsylvania Association of Housing and Redevelopment Authorities to develop an outreach for suitably qualified tenants of public housing. DCED will also provide outreach efforts for manufactured housing for the purpose of ensuring that ADDI funds are used to provide down payment assistance for such qualified resident, tenants, and families receiving ADDI assistance to undertake and maintain homeownership. In addition, applicants must provide a description of the actions to be taken to ensure the suitability of families receiving ADDI assistance to undertake and maintain homeownership, such as homebuyer counseling.

The Commonwealth's distribution of funds will be consistent with the needs identified in the Consolidated Plan for FFY 2004 - 2008. The Department will accept applications for any HOME eligible activity, other than rental housing activities for 10 units and above. HOME-eligible activities include the following: assistance for homebuyers down payment and/or closing costs and second mortgages; homeowner rehabilitation; assistance for developers undertaking single-family sales housing; rental housing rehabilitation or the new construction of one to nine rental units; single-room occupancy (SRO); group home projects; and tenant-based rental assistance and security deposit assistance. Projects can be designed to offer equity investments, interest bearing loans or advances, non-interest bearing loans or advances, deferred payment loans, grants and loan guarantee funds.

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 time frames, 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.

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

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

Because of the complexity of federal regulations and requirements associated with the HOME Program, a minimum application amount of \$50,000 has been established, except for CHDO operating grants and project specific predevelopment loans.

Recapture Provisions

The HOME recapture provision calls for the full return of HOME dollars out of net proceeds back in to 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 plus 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 affordability term.

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 Federal Fiscal Year 2005 through a competitive process. 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 in the transition of clients into permanent housing. This requires networking with local, state, and federal agencies and programs that provide funds for necessary supportive services. Evidence of such networking must be included in the application's narrative with reference to the local "Continuum of Care" process.

The 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 populations 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 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 2005 funds is not available at the time of this publication. However, it is expected that the 2005 allocation will be approximately \$3,000,000 based on the 2004 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 Emergency Shelter 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 November 2004 through December 2005. 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% of the grant may be used for administrative costs. DCED will use no more than 2.5% for administration. Local applicants are limited to the same 2.5% cap for administration.

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

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

ESG program requirements are covered in the ESG program guidelines

Housing Opportunity for Persons with AIDS (HOPWA)

Use and Distribution of Funds

The Department of Health, Bureau of Communicable Diseases' Division of HIV/AIDS allocates HOWPA funds and Ryan White HIV Planning Consortia/Coalitions funds (hereafter referred to as Coalitions) throughout the state except for the Philadelphia and Pittsburgh metropolitan areas which receive their own allocations. They, in turn, will disperse the funds based on need for the full range of eligible activities. Each Coalition prioritizes needs for its respective region through a formal process reflective of its demographic and epidemiological profile. Coalitions issue Requests for Proposals annually to provide the following activities: short-term rent, mortgage, and utility payments; rental assistance; housing information; resource identification; operating costs; and supportive services. Supportive services are limited to those eligible under the Ryan White CARE Act of 1990. In addition, each Coalition has the capacity to distribute patient care funds directly if it is expedient and/or the most cost effective method for service delivery.

Nearly all those persons diagnosed with AIDS are adult (99%) and male (80%). The proportion of females dropped from 24% in 2002 to 20% in 2003. While 37% of the persons are white, the percentages of African-Americans (50%) and Hispanics (12%) are disproportionately represented among those living with AIDS in Pennsylvania. One-third (32%) reported injecting drug use as the primary risk factor; 34% reported heterosexual contact as the primary risk. Of those living, 67% were reported from the five Pennsylvania counties in the Philadelphia Eligible Metropolitan Area (EMA); 9.2% lived in the Southwestern region (including the Pittsburgh EMA); and 10.0% were reported from the South Central region. AIDSNET (Allentown/Bethlehem) reported 7.7% of the state's AIDS cases. The remaining three Coalitions, North Central (Lock Haven/Williamsport), Northwest (Clarion/Erie), and Northeast (Wilkes-Barre/Scranton) reported 6.1% 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 indefinite 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 disbursement of funds, and issue Requests for Proposals.

The formula distribution for the Coalitions is based primarily on the number of live AIDS cases. Service utilization patterns are also assessed in distributing allocations.

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. 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 HOPWA is administered by the Department of Health. The monitoring process for HOWPA 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 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 2005 shall principally benefit persons of low and moderate income in a manner that ensures that at least 70% of the amount is expended for activities that benefit such persons during the designated period.
3. Special Assessments - The state will require units of general local government that receive CDBG funds to certify to the following:

It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low 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 state seeking funds under the Emergency Shelter Program (ESG) certifies that it will ensure that its recipients of ESG funds comply with the following requirements:

Major Rehabilitation/Conversion

In the case of major rehabilitation or conversion, it will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the rehabilitation is not major, the recipient will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least three years.

Essential Services

Where the assistance involves essential services or maintenance, operation, insurance, utilities and furnishings, it will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

Renovation

Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services

It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other federal, state, local, and private assistance for such individuals.

Matching Funds

It will obtain matching amounts required under 24 CFR §576.71.

Confidentiality

It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement

To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under this program, in providing services assisted through this program, and in providing services for occupants of such facilities.

Consolidated Plan

It is following a current HUD-approved Consolidated Plan.

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	717-783-1550
Hon. Stephen M. Schmerin	Secy., PA Dept. of Labor & Industry	Harrisburg	717-787-3756
Hon. Calvin B. Johnson, M.D.	Secy., PA Dept. of Health	Harrisburg	717-787-6436
Hon. Estelle B. Richman	Secy., PA Dept. of Public Welfare	Harrisburg	717-787-2600
Hon. William Schenck	Secy., PA Dept. of Banking	Harrisburg	717-787-6991
Hon. Dennis Yablonsky	Secy., PA Dept. of Com. & Econ Dev.	Harrisburg	717-787-3003
Hon. LeAnna M. Washington	Member, PA House of Reps.	Harrisburg	717-783-2175
Hon. Jeffrey E. Habay	Member, PA House of Reps.	Harrisburg	717-783-7426
Hon. Anthony H. Williams	Senate of Pennsylvania	Harrisburg	717-787-5970
Hon. Charles W. Dent	Senate of Pennsylvania	Harrisburg	717-787-1349
Larry Segal	Exec. Director, Governor's Office of Housing & Community Revitalization	Harrisburg	717-780-3800
Brian Hudson	Exec. Dir., PA Housing Finance Agency	Harrisburg	717-780-3911
Rose V. Gray	Asociacion De Puertorriquenos en Marcha, Inc.	Philadelphia	215-235-6070
Mary Bell	Delaware Valley Reg. Plng. Com.	Philadelphia	215-238-2841
Randy S. Patterson	Lancaster Co. Hsg. & Redev. Authorities	Lancaster	717-394-0793
Homer C. Floyd	Exec. Dir., PA Human Relations Com.	Harrisburg	717-787-4410
Michael W. Platt	Carpenters Local 287	Harrisburg	717-561-3208
Ronald Errett	Comm. Action Partnership of Mercer Co.	Sharon	724-342-6294
Penny Eddy	McKean Co. Hsg. & Redev. Auth.	Smethport	814-887-5563
Roger Bunnell	Improved Dwellings for Altoona	Altoona	814-944-9466
Edward Pawlowski	Community & Economic Dev.	Allentown	610-497-7610
Mary J. Smith	Indiana Co. Planning & Dev.	Indiana	724-465-3870
Raymond Guernsey	Monroe Co. Redev. Authority	E.Stroudsburg	570-421-4300
Robert Hess	Special Needs Housing	Philadelphia	215-686-7106
J. Michael Fisher	SEDA-COG	Lewisburg	570-524-4491
Harry L. Adrian	Union-Snyder Community Action Agency	Selinsgrove	570-374-0181
William Gatti	Trek Development Group	Pittsburgh	412-688-7200
Ricardo Savido	Mellon Bank Community Dev. Corp.	Pittsburgh	412-234-4580
Ira Goldstein	The Reinvestment Fund	Philadelphia	215-925-1130

Regional Housing Advisory Committee Southeast Region

Chair: Mary Bell

Howard Porter	Alliance for Better Housing	Kennett Square	610-925-1880
Mary E. Bell	Delaware Valley Regional Planning Com.	Philadelphia	215-238-2841
Santo Gairo	Bucks County Housing Group	Wrightstown	215-598-3566
Michael Colaizzo	Building Industry Assn. of Philadelphia	Philadelphia	215-922-3910
Patrick Bokovitz	Chester County Dept. of Com. Dev.	West Chester	610-344-6959
Toni Crawford-Major	DCED Southeast Regional Office	Philadelphia	215-560-2083
John F. Nugent, III	Montgomery Co. Redevelopment Authority	Norristown	610-275-5300
Rick Sauer	Phila. Assn. of Community Dev. Corps.	Philadelphia	215-732-5829
Leslie Benoliel	Philadelphia Development Partnership	Philadelphia	215-545-3100
Steven E. Keenan	Plumbers Union Local #690	Philadelphia	215-677-6900
Liz Robinson	Energy Coordinating Agency of Phila	Philadelphia	215-988-0929
Ira Goldstein	The Reinvestment Fund	Philadelphia	215-925-1130

Regional Housing Advisory Committee Northeast Region

Co-Chair: Raymond Guernsey

Co-Chair: Ed Pawlowski

Fred Banuelos	Alliance for Building Communities	Allentown	610-439-7007
John Rohal	Bethlehem Redevelopment Authority	Bethlehem	610-865-7055
Kenneth L. Pick	Berks County Community Development	Reading	610-478-6325
Mike Morin	DCED Northeast Regional Office	Scranton	570-963-4597
David W. Evans	Housing Assn. & Development Corp.	Allentown	610-432-6336
Jody Baden	Lackawanna Neighbors, Inc.	Scranton	570-963-7616
Robin McFarland	Lehigh County Housing Authority	Bethlehem	610-866-0124
Raymond C. Guernsey	Monroe County Redevelopment Authority	E. Stroudsburg	570-421-4300
Janis E. Geist	Neighborhood Hsg. Srvs. Of Lehigh Valley	Allentown	610-437-4571
Dan Loftus	Northeast PA Center for Independent Living	Scranton	570-344-7211
John P. Gadowski	Northeast PA Regional Cncl. of Carpenters	Scranton	570-347-5891
Alan Baranski	Northeastern Pennsylvania Alliance	Pittston	570-655-5581
Gerald J. Mullarkey	Office of Community Development	Pittston	570-654-4601
Sara Hailstone	Office of Economic & Community Dev.	Scranton	570-348-4216
Ed Pawlowski	Office of Com. & Economic Development	Allentown	610-437-7610
Kevin Rogers	PNC Bank	Scranton	570-961-7337
Jeffrey A. Feeser	Schuylkill Community Action	Pottsville	570-622-1995
Joseph L. Palubinsky	Shenandoah, Borough of	Shenandoah	570-462-1918
B. Thomas Palmer	Urban Research & Development Corp.	Bethlehem	610-865-0701
Jacqueline Young	Wayne County Redevelopment Authority	Honesdale	570-253-4882
John J. Jennings	Wyoming Co. Housing & Redev. Authorities	Nicholson	570-942-0421

Regional Housing Advisory Committee Central Region

Co-Chair: Randy Patterson

Co-Chair: Roger Bunnell

Allan Faight	AFL-CIO	Altoona	814-944-0884
Cythia Witman Daly	Housing Alliance of PA	Harrisburg	717/909-2006
Richard Schmoyer	Adams County Planning Commission	Gettysburg	717-334-6781
LuAnn Rabenstein	Blair County MH/MR/D&A Program	Hollidaysburg	814-693-3023
Susan Estep	Center for Independent Living of SC PA	Altoona	814-949-1905
Hugh A. Daly	Central PA Community Action, Inc.	Clearfield	814-765-1551
Barbara Keilman	Comm. Action Partnership of Cambria Co.	Johnstown	814-536-9031
James G. Cassel, Jr.	Community Homes of Lebanon Valley, Inc.	Lebanon	717-273-1711
Christopher Gulotta	Cumberland Co. Redevelopment Authority	Carlisle	717-249-0789
Ted Robinson	DCED Central Regional Office	Harrisburg	717-720-7302
Daniel Robinson	Dauphin County Economic Development	Harrisburg	717-329-4241
Ted Robinson	DCED Central Regional Office	Harrisburg	717-720-7302
David W. Stockton	Gaudenzia, Inc.	Harrisburg	717-238-4200
Roger Bunnell	Improved Dwellings for Altoona, Inc.	Altoona	814-944-9466
Randy S. Patterson	Lancaster Co. Hsg. & Redev. Authority	Lancaster	717-394-0793
Cindy Mattern	Mifflin County Housing Authority	Lewistown	717-248-2624
Melissa Quinones	Office of Community Development	Lebanon	717-273-6711
Lu Hoover	Office of Planning & Community Dev.	State College	814-278-4703
James Szymborski, AICP	Tri-County Regional Planning Commission	Harrisburg	717-234-2639
J.Michael Fisher	SEDA-COG	Lewistown	717-524-4491
Janet Alling	STEP, Inc.	Williamsport	570-326-0587

Dan Yaglowksi	Sunbury Redevelopment Authority	Sunbury	570-286-7768
Jere Engle	Union County Housing Authority	Lewisburg	570-522-1300
Harry L. Adrian	Union-Snyder Community Action Agency	Selinsgrove	570-374-0181

Regional Housing Advisory Committee Southwest Region

Chair: M. J. Smith

Dennis M. Davin	Allegheny County Dept. of Econ. Dev.	Pittsburgh	412-350-1082
Frank Aggazio	Allegheny County Housing Authority	Pittsburgh	412-402-2450
Richard Ranii	Allegheny Co. Housing & Human Services	Pittsburgh	412-350-1029
Betty Gaul	Butler County Drug & Alcohol Program	Butler	724-284-5114
Irmi Gaut	City Mission-Living Stones, Inc.	Uniontown	724-439-0201
Adrian Walnoha	Community Human Services	Pittsburgh	412/621-6513
Ellen Kight	DCED Southwest Regional Office	Pittsburgh	412-565-5098
Ralph A. Falbo	Ralph A. Falbo, Inc.	Pittsburgh	412-355-0300
Raymond Polaski	Fayette County Redevelopment Authority	Uniontown	724-437-1547
John Bendel	Federal Home Loan Bank of Pittsburgh	Pittsburgh	412-288-2820
Elaine St. Clemmons	Housing Opportunities, Inc.	McKeesport	412-664-1590
M. J. Smith	Indiana County Office of Planning & Dev.	Indiana	724-465-3870
William Schwab	LISC	Pittsburgh	412-765-3170
Laura Zinski	Mon Valley Initiative	Homestead	412-464-4000
Bethany Budd Bauer	Office of Community Development	McKeesport	412-675-5020
Sarah Dieleman Perry	Pgh. Partnership for Neighborhood Dev.	Pittsburgh	412-471-3727
Joe Yarzebinski	Rural LISC	Pittsburgh	412-471-3727
Kenneth K. Klein	Threshold Housing & Development Inc.	Uniontown	724-437-9080
Monique King-Viehland	Urban League of Pittsburgh	Pittsburgh	412-227-4163
Tom Cummings	Urban Redevelopment Authority of Pgh.	Pittsburgh	412-255-6670
John Jeffrey Lengel	Residential Resources, Inc.	Pittsburgh	412-642-9033

Regional Housing Advisory Committee Northwest Region

Chair: Ron Errett
Co-Chair: Penny Eddy

William Jeffress	Booker T. Washington Center	Erie	814-453-5744
Noreen Stegkamper	Citizens Bank	Erie	814-453-7311
Ronald Errett	Com. Action Partnership of Mercer County	Sharon	724-342-6294
Marilyn Thomas	Conifer Realty, LLC	Erie	814-833-7665
Christopher Mong	DCED Northwest Regional Office	Erie	814-871-4245
Virginia Grice Nuzzo	Erie Co.-Corry City Housing & Redev. Auth.	Corry	814-665-5161
Mark W. Alexa	Erie County OHS MH/MR	Erie	814-451-6800
Jane Grogan	Erie City Redevelopment Authority	Erie	814-453-4505
Charles G. Scalise	HANDS, Inc.	Erie	814-459-1047
Penny Eddy	McKean Co. Redev. & Housing Authority	Smethport	814-887-5563
Andy Walker	Meadville City Redevelopment Authority	Meadville	814-337-8200
Linda McCarthy	New Choices	Clarion	814-226-4631
Ronald Andzelik	Northwest Savings Bank	Warren	814-728-7207
Sara Andrews	Office of Economic & Community Dev.	Bradford	814-368-7170
Tom Kennedy	Prudential Real Estate	Erie	814-451-1101
Donald Crenshaw	Royal Homes	Erie	814-898-4032
J. Michael Allyn	Titusville Redevelopment Authority	Titusville	814-827-3668

Appendix B

Explanations for Table 1

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

1. HOME: The estimate of the distribution of HOME resources is based on projects funded in previous years. This line also includes American Dream Down Payment Initiative (ADDI) funds.
2. CDBG: The amount of CDBG funds shown is the anticipated amount to be used for housing in 2005. 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 2005 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. LIHTC: PHFA administers the tax credit program. This estimate is consistent with the prior year.
7. CSBG: The amount spent from the CSBG Program on housing and related support services is based on the amount spent in state FY 2003.
8. PATH: The amount of funding for the Projects for Assistance in Transition from Homelessness Program (PATH) is the amount anticipated for 2004-2005. Currently, there are 17 counties with MH/MR programs serving 22 counties with PATH programs. 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 support services.
9. SSBG: This allocation is based on state FY 2003-2004. In State fiscal Year 2003-2004 the amount of \$2,183,000 was reported to DHHS for housing services.
10. The Pennsylvania Access Grant Program: This program, sponsored by the Departments of Public Welfare (DPW) and Community and Economic Development (DCED), provides financial assistance to persons with disabilities who currently own a home or rent a unit that needs accessibility modifications. DPW allocated \$5 million to DCED to undertake access improvements throughout the state for Fiscal Year 2004-2005. DCED provides additional assistance to this program from the state Housing and Redevelopment Assistance appropriation to provide access improvements for families without children.
11. Total Federal: The total of all the federal programs listed in the table.
12. Total-State: This line is the total of the Homeless Assistance Program, PennHOMES, 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 2005. The distribution of funds by activity is expected to be \$8,000,000. PHFA had approximately \$15,000,000 available in 2004. PHFA will indicate the final 2005 Budget amount after December 2004.

Closing Cost Assistance Program - PHFA will provide \$1,000,000 from its reserve funds to provide closing cost assistance loans to eligible buyers in conjunction with PHFA's Single Family Lower Income Home Ownership Program in calendar year 2005.

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 2003-2004 allocation. The state anticipates spending \$30,627,000 in FY 2004-2005.

Housing and Redevelopment Assistance Program: State funds anticipated to be spent in fiscal year 2005 from the state appropriation. DCED anticipates spending \$5,000,000 for the Brownfields for Housing Program in Fiscal Year 2004-2005 and approximately \$1.5 million for the PA Access Grant Program.

Homeownership Choice Program: State funds anticipated to be spent in Fiscal Year 2005. PHFA anticipates \$750,000 for the program.

13. 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.
14. Total All Sources: The total of state and federal dollars.

NOTE:

The Commonwealth has supported applications to HUD as described in the Super NOFA. To date (1997 through December 31, 2003), in excess of \$48 million has been awarded to various applicants.

The Human Services Development Fund (HSDF), provides a flexible funding stream to Pennsylvania County governments to meet the social service needs of families and individuals. Resources are received by each County and distributed to local human services organizations for the provision of human services. In State Fiscal Year July 2002 – June 2003, approximately \$1,536,399 were expended by Counties for the Homeless Assistance Program, (HAP) cost centers of the HSDF program.

Appendix C

Act 179 Entitlement Jurisdictions

<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	<u>10,259</u>
TOTAL		285,315

Boroughs, Towns, and Townships (128)

<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
Cesson Township		4,055
Northern Cambria Borough		4,199
	CARBON	
Jim Thorpe Borough		4,804
Lansford Borough		4,230
Lehighon Borough		5,537
Franklin Township		4,243
Palmerton Borough		5,248
	CENTRE	
Bellefonte Borough		6,395

<i>Municipality</i>	<i>County</i>	<i>Population</i>
Clarion Borough	CLARION	6,185
Clearfield Borough	CLEARFIELD	6,631
Lawrence Township		7,712
Sandy Township		11,556
Berwick Borough	COLUMBIA	10,774
Bloomsburg Town		12,375
Vernon Township	CRAWFORD	5,499
Shippensburg Borough	CUMBERLAND	4,467
Shippensburg Township		4,504
Ridgway Borough	ELK	4,591
Edinboro Borough	ERIE	6,950
Girard Township		5,133
McKean Township		4,619
North East Borough		4,601
Washington Township		4,526
Bullskin Township	FAYETTE	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

<i>Municipality</i>	<i>County</i>	<i>Population</i>
	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
	LEHIGH	
Slatington Borough		4,434

<i>Municipality</i>	<i>County</i>	<i>Population</i>
	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
	NORTHAMPTON	
Bangor Borough		5,319
Northampton Borough		9,405
Plainfield Township		5,668
Upper Nazareth Township		4,426
Wilson Borough		7,682
	NORTHUMBERLAND	
Coal Township		10,628
Milton Borough		6,650
Mount Carmel Borough		6,390
Delaware Township		4,341

<i>Municipality</i>	<i>County</i>	<i>Population</i>
	SCHUYLKILL	
Butler Township		
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		9,319
Windber Borough		4,395
	UNION	
Kelly Township		4,502
Lewisburg Borough		5,620
	VENANGO	
Cranberry Township		7,014
Sugarcreek Borough		5,331
	WARREN	
Conewango Township		3,915
	WAYNE	
Honesdale Borough		4,874
	WESTMORELAND	
Scottdale Borough		<u>4,772</u>
TOTAL		819,002

Counties (53)

<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
Cumberland	186,733
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
Lehigh	181,995
Lycoming	62,791
McKean	27,819
Mercer	58,361
Mifflin	25,337
Monroe	123,043
Montour	13,339
Northampton	156,003
Northumberland	47,928
Perry	43,602
Pike	46,302
Potter	18,080
Schuylkill	98,160
Snyder	32,163
Somerset	48,041
Sullivan	6,556
Susquehanna	42,238
Tioga	41,373

Union	31,502
Venango	26,504
Warren	29,689
Wayne	42,848
Wyoming	<u>28,080</u>
TOTAL	2,939,790

Appendix D HOPWA Eligible Housing Related Activities

Service Category	Service Definition	Sub-Service Name	Sub-Service Description	1 Unit =
U. Housing Services	The provision of short-term assistance to support temporary or transitional housing to enable an individual or family to gain or maintain medical care. Housing-related services may be housing in medical treatment programs for chronically-ill clients (e.g., assisted-living facilities), specialized short-term housing, traditional housing, and non-specialized housing for clients who are HIV-affected. Category includes access to short-term emergency housing for homeless people. This also includes assessment, search, placement, and the fees associated with them. NOTE: If housing services include other service categories (e.g., meals, case management, etc.), these services should also be reported in the appropriate service categories.	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
		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 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 to/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:

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

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

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

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

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

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

CCC: 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 which 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.

Extremely Low-Income: Households whose incomes do not exceed 30% of the median income for the area, as determined by HUD, with adjustments for smaller and larger families and for areas with unusually high or low-

incomes or where needed because of prevailing levels of construction costs or fair market rents. (HOME statutory language defines low-income as incomes that do not exceed 80% of the median income for the area and very low-income as up to 50% of median for the area.)

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

Middle Income: Households whose incomes are between 81% and 95% 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% 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% of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (HOME statutory language defines low income as incomes that do not exceed 80 percent of the median income for the area and very low income as up to 50% of median for the area.)

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

DCED received public comments at several different stages in the development of the Action Plan 2005. First, the Pennsylvania Housing Advisory Committee composed of high ranking state officials and representatives from each of the Regional Housing Advisory Committee met November 2004 to review the proposed Plan. Second, details on a public hearing concerning the proposed Consolidated Plan was advertised in eleven newspapers of general circulation throughout the state and on the radio stations serving the blind. Invitations were also sent to a designated list of interested persons. The public hearing was held on September 9, 2004 and provided an opportunity to receive oral testimony and written comments on the Consolidated Plan. A total of 17 persons attended the hearing and provided verbal or written testimony. A second public hearing was scheduled October 28, 2004. Access was via Internet.

The following is a summary of the issues raised at the hearings and meetings, based upon comments, hearing transcript, written testimony, and staff notes:

Pennsylvania Housing Advisory Committee (PHAC) Meeting - The 2004 PHAC meeting met November 15, 2004.

Proposed Consolidated Plan Public Hearing: (based on court recorder transcripts) On September 9, 2004, organization representatives and private citizens offered testimony regarding the housing and community development needs within the Commonwealth. Individuals representing the interests of persons with mental and physical disabilities, the elderly, and renters were present.

Peggy Dougherty, member of Disabled in Action and Liberty Resources, commented about the impact of Section 8 voucher availability for housing disabled persons in Easton. The residents of Easton Housing Authority units have concerns about the administration and mismanagement of scarce housing resources.

Bruce Montgomery, member of Disabled in Action, posed a question as to how the federal government can break its own rules concerning affordable and accessible housing availability.

Rose Copp, member of Disabled in Action, mentioned her residence in the Bushkill House in Easton is not clean or safe.

Elaine Vanhorn, resident in the Easton Housing Authority units, provided news articles about Mayor Mitman and the Easton Housing Authority on alleged spending misdeeds.

Katherine Benedly, resident of the Lehigh County Housing Authority units, mentioned theft and unsafe parking areas with poor lighting in her complex. She wishes to transfer to the Allentown Housing Authority units and complains of being low on the list. Allentown Housing Authority provides housing to Allentown resident before considering those outside such as Katherine.

Kay Pickering, housing consultant to the AIDS Planning Coalition of South-Central Pennsylvania, testified that the HUD Section 8 housing voucher slashing has had a great impact on the communities impacted by HIV/AIDS. There is less housing available for those in the low income area. Families end up in emergency shelters and then become homeless. Homeless people with HIV/AIDS can't keep up with their medical appointments and their condition declines. The children get placed in foster homes or double up with relatives. The key to stabilization is housing and medical care. She recommends that DCED search for additional housing funds for direct housing use or indirectly pays for utilities where housing is subsidized.

Jimmi Shrode, PA Action Coalition on Disability Rights in Housing, recommends the following: produce rental housing targeted to those with income less than \$20,000 per year; make 15% percent of this housing accessible to people with mobility disabilities and 6 percent to those with sensory disabilities; aggressively market housing to people with disabilities by keeping it open for 60 days or less if a disabled tenant is found; build integrated

housing not 811 housing projects; ensure that all housing built using CDBG funds is visitable, with one no step entrance, a 36 inch path of travel through the first floor, and an accessible power room; ACCESS grant for Home Modification monies must utilize HOME funds in addition to TANF funds so that those without children can qualify; create a statewide database of all accessible units funded by CDBG and all tax credit properties; and we request a commitment from state housing agencies to enforce Section 504 (To prohibit discrimination on the basis of a disability in any program receiving federal funds) and ensure that accessible housing be built and aggressively pursue violators by denying future funding.

Doris Pavil, Liberty Resources employee, requests more accessible housing so that people can be transitioned out of nursing homes. She is dissatisfied with the way the waiting list was managed by the pilot Access Home Modification grant project in her community

Wayne Koch, Lancaster Disabled for Change and Justice, noted a great need for accessible, integrated 2 or 3 bedroom units for families with disabled members. Disabled homeowners need support for the annual upkeep of their homes. Businesses that serve the disabled community need to have accessible entrances and aisles.

Timothy Nigrone, resident in Lexie's Dream complex in Bethlehem, noted that the housing board has not been responsive to the resident's requests for parking lot lighting repairs for safety.

Phillip Keller, Lancaster Disabled for Change and Justice, notes that the county is not meeting the needs for accessible and affordable housing. Also people in Lancaster without children need home modifications that could be funded by the Access program.

Lisa Riffanacht, United Disabilities Services of Lancaster employee, notes that on an SSI income accessible, affordable housing is difficult to find. Lancaster County is now offering Access Home Modification grants. The contractors that receive PHFA funds to build accessible housing are not working effectively with the community to give notice of availability.

On October 28, 2004, (based on Internet transcripts) organization representatives and private citizens offered testimony regarding the housing and community development needs within the Commonwealth. Individuals representing the interests of persons with mental and physical disabilities, the elderly, and renters were present.

Ron Marshall, Northumberland County, requested website access of the Action Plan 2005. Beth Greenberg, PANPHA, urged preservation of existing housing stock so that seniors may age in place. The PHFA low income tax credit program is a useful resource to that end. Roger Colton, Massachusetts, noted that increased energy cost has a measurable impact affordability of housing and increased foreclosures.

Written comments:

Doyin Desalu, Executive Director of the Southwestern Pennsylvania AIDS Planning Coalition, sent written testimony that was read to record by Tom Brennan. She encourages consideration for accessible, affordable housing options for low income, disabled clients with HIV that may be ineligible for public housing due to their felony convictions. Some medications must be refrigerated and homeless person without housing can't improve their health. Homeless services for AIDS patients are few. Doubling up wit relatives masks the true picture of homelessness in rural Pennsylvania. We urge full consideration for allocations of funds to the HOPWA program.

Marlene Perkins, United Spinal Association, recommends that additional support be provided to the Adaptive Modification Program and that a statewide registry of accessible affordable integrated rental housing be developed for public access. It is also recommended that visitability legislation be enacted and implemented. This requires newly constructed homes built with federal funds to be constructed by accessibility design standards.

Roger Colton, on behalf of the Commission on Economic Opportunity, Wilkes-Barre, PA, provided comments designed to offer specific remedies to address energy affordability problems in the affordable housing stock. Homeownership and rental units developed either as new construction or substantial rehab by grantees or

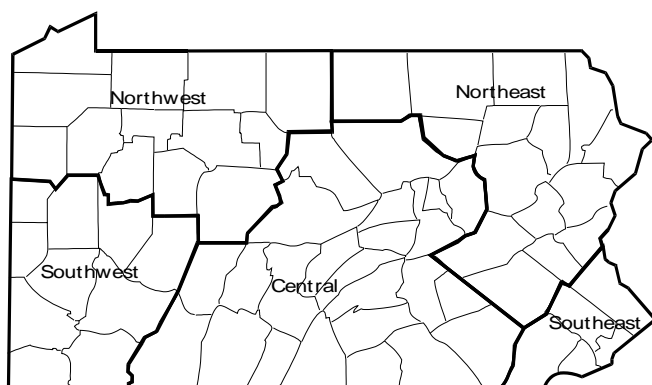
participating jurisdictions should be developed to Energy Star Standards. Programs providing first time home buyer assistance should promote Energy Efficient Mortgages (EEMs) as a priority loan product. The Action Plan 2005 should commit the state to entering into agreement with local Home Energy Raters to provide Home Energy Ratings to each first time home buyer receiving state provided affordable housing assistance. All grantees or participating jurisdictions developing affordable housing subject to utility allowances administered by local Public Housing Authorities (PHA) should certify that they have in place adequate processes to ensure that the PHA has complied with regulations requiring timely adjustments to utility allowances in response to changing home energy prices.

Federal Grantee Meeting:

The CDBG Advisory Group meeting to discuss the Action Plan 2005 was held in December 2004.

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