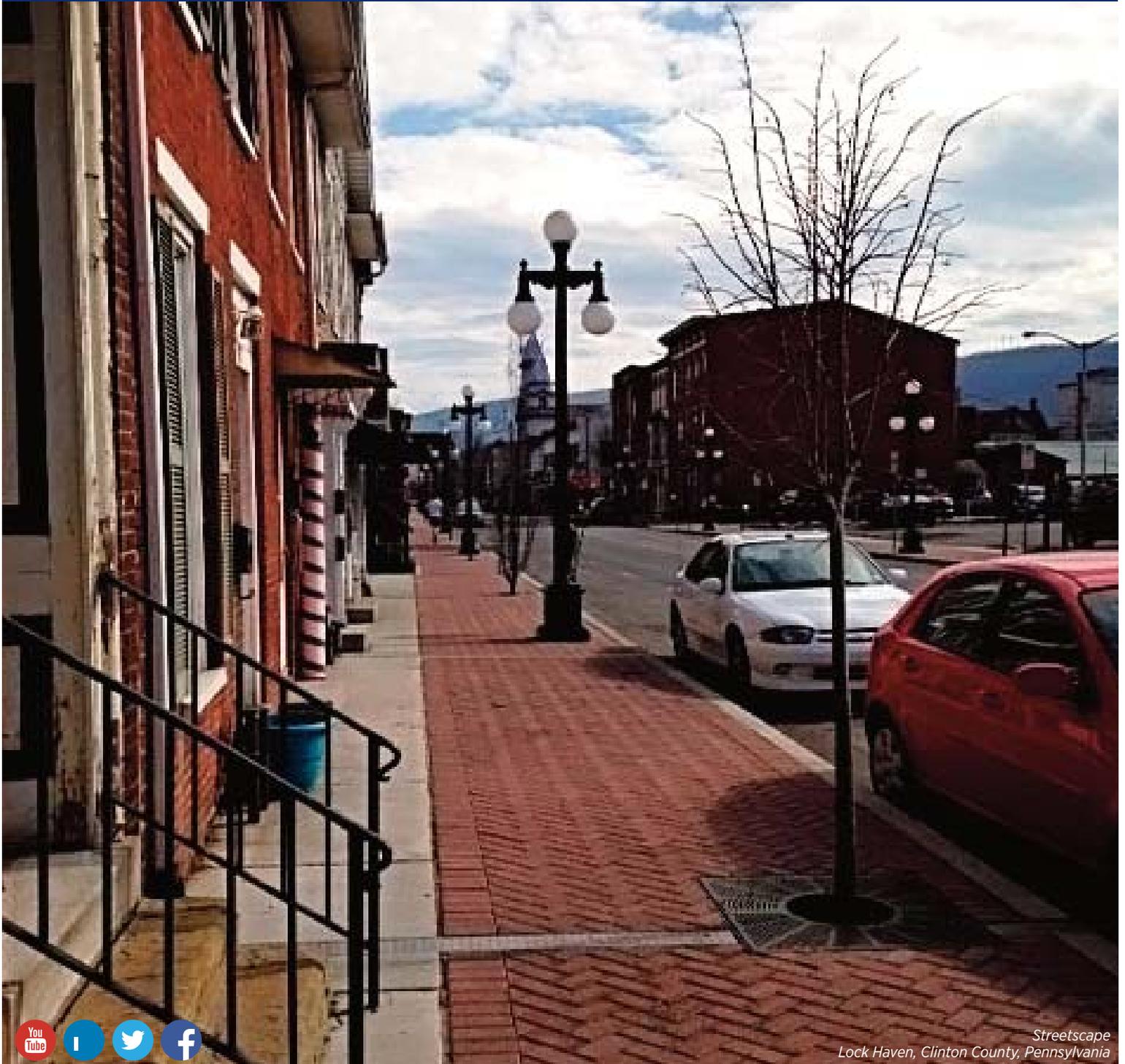


THIRD YEAR OF THE 2014 - 2018 CONSOLIDATED ACTION PLAN

2016 ACTION PLAN
AMENDMENT I

November 6, 2017



*Streetscape
Lock Haven, Clinton County, Pennsylvania*



SA (12-22-2016) The incorporation and funding of the National Housing Trust Fund (HTF), as a continued source of funding for affordable housing in future years, has necessitated Pennsylvania's first substantial amendment to the 2016 Action Plan and fourth substantial amendment to the 2014-2018 Consolidated Plan. Pennsylvania was awarded \$3,868,768 in 2016. The HTF will be administered by the Pennsylvania Housing Finance Agency (PHFA) and will be used for funding affordable rental units for very low- and extremely low- income persons (30% below area median income) which are supported through the federal Low-Income Housing Tax Credit Program ("Tax Credit") and/or other federal funding sources. The following amendment addresses changes to the expected resources, method of distribution, geographic priorities, and affordable housing development.

Additionally, this substantial amendment also demonstrates an adjustment increasing to the 2016 HOME Investment Partnership Allocation from \$14,471,633 to \$14,473,180. This adjustment is noted in the section AP-15.

SA (9-12-2017) Due to a number of substantial changes in the HOME Method of Distribution for program year 2016, a second substantial amendment is warranted for the 2016 Action Plan. The changes include:

- a. Increase Pennsylvania Housing Finance Agency's HOME award to no more than 50% of the Commonwealth's total 2016 HOME allocation. This allows for additional allocations to their multi-family rental program that allows the Commonwealth to meet its commitment deadline.
- b. Open the eligible applicants to allow all of Pennsylvania's HOME Participating Jurisdictions to apply for funding under the state program, including PHFA PennHOMES program, following set parameters. (Please refer to the Method of Distribution for more detail)
- c. The HOME Program will prioritize awards to applicants focused on specific activities. The activities that are higher priority for DCED will receive higher point values during application review. (Please refer to the Method of Distribution for HOME for more detail on these activities and the point value)
- d. Eliminate the previous requirement to demonstrate Targeting, Leverage, and Impact for all projects applying for HOME directly through DCED. DCED will encourage that these priorities are still achieved; though it is no longer a principle requirement for funding.
- e. Increase maximum allowable HOME Program awards for rental projects of less than 10 total units (new construction and/or rehabilitation) to an amount that does not exceed the current year maximum HOME per subsidy limits.

- f. Initiate, through a set aside of not more than \$2,000,000, the DCED Pilot Initiative to address rehabilitation needs of residential property deferred by local Weatherization Programs due to substandard property conditions. Four Weatherization agencies have been targeted and identified for this Pilot: Lawrence County Community Action Program, Schuylkill County Community Action Program, SEDA-COG, and Central Pennsylvania Community Action Program.

In addition, a number of amendments will also be covered including:

- a. Adding the activities funded through competitive processes for ESG and contracted CDBG programs which weren't available at the time of submission of the Action Plan. All meet the prescribed eligible activities spelled out in the Method of Distribution but are being added to the original projects listed.
- b. NSP - Change to the length of time that projects have to be completed upon award. The original time limit was 9 months that is being increased to 18 months.

Amendment I (11-6-2017) – (Amend. I (11-6-17) - Allows the Commonwealth to allocate up to \$1,000,000 for CDBG- Competitive awards. The current funding threshold for the Competitive program awards is \$750,000. The increase will allow DCED to support larger multi-municipal projects or other projects demonstrating the need for additional funding.

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2016 Annual Action Plan for the Commonwealth of Pennsylvania (Plan) describes the federal programs of the Commonwealth that address the housing, community, homeless and economic development needs of its constituents. The Plan is intended to outline the goals, strategies and resources to be utilized in addressing those needs in the Fiscal Year of 2016 as well as related information on performance measures and outcomes to be used in realizing these goals. Each year the Commonwealth is required to submit an Annual Action Plan based on the goals of the current Consolidated Plan (2014-2018) as part of its application process to the U.S. Department of Housing and Urban Development (HUD) for the federal funding covered by this Plan.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Commonwealth's overarching direction for its Consolidated Plan and subsequent Annual Action Plans is outlined in the mission of DCED. The mission is applicable to the Commonwealth's efforts to provide housing, homelessness and community and economic development assistance through both federal and state resources.

"The mission of the Department of Community and Economic Development is to foster opportunities for businesses to grow and for communities to succeed and thrive in a global economy. Our mission is to improve the quality of life for Pennsylvania citizens while assuring transparency and accountability in the expenditure of public funds."

In order to execute this mission for housing, homeless, community and economic development programs, the Consolidated Plan established eleven goals. In pursuing these goals, the Commonwealth has also established specific priorities for the use of its HOME Investment Partnership Program (HOME) and Emergency Solutions Grant Program (ESG). Those priorities for HOME emphasize targeting of activities, leveraging other resources and public investments, and promoting community changing impact. For ESG these priorities include the use of funding for Rapid Rehousing of Homeless persons and specific populations including veterans, families with children, and persons fleeing from domestic violence. The Action Plan for FFY 2016 continues allocating the state's resources toward these priorities and achieving the goals set forth in the Consolidated Plan.

Goals:

1. Improve the quality of housing stock through rehabilitation of existing single family and multi-family units.
2. Aid individuals and families with finding affordable living environments through new rental units and rental assistance.
3. Assist individuals and families in obtaining the necessary public services to improve their quality of life.
4. Provide flexibility to local government officials to meet the needs of their municipalities in preserving neighborhoods and communities by providing critical assistance for public infrastructure and community facility projects.
5. Provide the necessary assistance for local government officials to clear and demolish substandard units to rid their communities of hazards to the health and safety of its residents.
6. Provide the necessary rental assistance for persons suffering with HIV/AIDS to be able to find affordable housing.

7. Through coordination with the Continuum of Care, the state will address the housing needs of the homeless and provide necessary supportive services to help them attain stability.
8. Further fair housing and address impediments to housing choice.
9. Development opportunities to improve the economic environment of the state especially in the rural areas.
10. Assist families and individuals to become home buyers and encourage stability in local communities.
11. Build capacity of community-based organizations and local governments to meet the needs of their residents and encourage long range planning to address community needs.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

1. As its highest priority in the last year, the Commonwealth sought to promote diversity and comprehensive community development strategies of its sub-recipients. This was achieved by allowing the sub-recipients to determine the projects of most need for their respective municipalities.
2. The Commonwealth sought to support and assist housing and homelessness projects throughout the past year that were integral to a strategy to end homelessness and provide affordable housing to all income levels of residents in a community. Projects completed utilizing HOME, ESG, HOPWA and NSP1 & NSP 3 program funds assisted the Commonwealth to meet these goals outlined in the Con Plan by developing a continuum of housing types and income levels for the residents of the state. The projects involved collaboration with citizens, community organizations, businesses, and government entities in attaining their housing goals.
3. The Commonwealth continued to emphasize its fair housing strategy by encouraging diversity of race, ethnicity, income level, gender, disability, ancestry and age status within its municipalities. DCED finalized the update of its Analysis of Impediments to Fair Housing Choice (AI), which was submitted for final review and comment to HUD in October 2017. Citizens were given an opportunity to provide comment on the draft AI and DCED has incorporated their comments, along with HUD's into a final AI. From the five recommendations made, DCED will formulate new viable and attainable activities to eradicate the impediments to Fair Housing Choice in our non-entitlement municipalities.

Also, the Department continues to provide technical assistance to ensure its grantees' compliance with the Fair Housing and Civil Rights regulations with the administration of their federal programs. In 2015 emphasis was placed on Limited English Proficiency and the grantee's compliance with their citizen participation process. DCED also continued its review of activities that the grantees are carrying out

annually to aid their communities in eradicating impediments to fair housing. DCED continued to require an annual report of these actions.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In developing the Plan, DCED continues its citizen participation process to broaden its consultation and public participation process. The process no longer uses newspapers to publicize the availability of the draft plan or public meetings; instead the state will now utilize the Internet and electronic technologies, provides online public hearings and makes the document available on DCED's website: <http://dced.pa.gov>. This process has been beneficial to getting the information on the Commonwealth's goals and objectives for the programs out to those who can best use them. In the first year of the process, DCED has already had more participation and citizen comments than in the last five years.

DCED reviewed statewide and regional needs and programmatic changes with the six Regional Housing Advisory Committees (RHACs) in October 2015 as the beginning of the citizen review process for this plan. DCED conducted an online/conference call public hearing on November 2, 2015 for citizen comment on need and to go over the results of the 2014 CAPER. This meeting was announced in the October 24, 2015 issue of the Pennsylvania Bulletin.

The information about all of public hearings, RHAC and Pennsylvania Housing Advisory Committee (PHAC) meetings, and availability of draft copies of the plan for citizen comment were included in the public notice invitations that were sent to all grantees, state Regional offices, public district libraries, statewide organizations, Continuums of Care, RHACs, PHAC, CD & H Advisory Committee, CoC Balance of State Board members, Homelessness Programs Coordination Committee, County Commissioners and interested parties. The hearings were also open to the public for discussion about the Plan. Comments were received by DCED and are reviewed in another portion of the Plan. The comments and responses, if warranted, are attached as Appendix D.

The Pennsylvania Housing Advisory Committee (PHAC) met October 28, 2015 and March 7, 2016 and the meetings were open to the public. Invitation was sent to all grantees and interested parties. The planning for the plan was discussed. At the first meeting, a review of the purpose of the PHAC and needs were covered. At the second meeting, the allocations and use of the 2016 funds were discussed, along with discussions on the National Housing Trust Fund and the Analysis of Impediments to Fair Housing Choice.

The 30-day public comment period for the draft 2016 Action Plan began on March 12, 2016 and concluded on April 12, 2016. DCED published a summary of the Plan in the Pennsylvania Bulletin on March 12, 2016. The summary was also sent to all electronic contacts as listed above during the week of March 15, 2016. A copy of the draft Plan was placed on the website for review on March 12, 2016. The

final submitted copy of the plan will be placed on the website for the life of the 2014-2018 Consolidated Plan.

A second public meeting was held on April 6, 2016 to take comment on the plan during the Citizen Comment Period. Again, notification was provided electronically to the persons on the 21 contact lists DCED maintains. Two persons attended the hearing and then provided comment. Their agency's letter may be found in Attachment D of this document.

It was advertised for both public hearings and in notification of availability of the draft copy of the plan that persons with disabilities, and organizations representing persons with disabilities, would be given accommodations in order to be involved in the citizen participation process for the Action Plan. In addition, the DCED website <http://dced.pa.gov> is compatible with telecommunication devices, so that any item on the website is made available to the disabled populations. Also, all plans and the CAPER are translated into Spanish for citizens who may be of Limited English Proficiency and the Department advertises that translators can be available at all public hearings if given 72 hours' notice.

Substantial Amendment I – December 22, 2016

The notice of the substantial amendment for the 2016 Action Plan was advertised in the Pennsylvania Bulletin on May 21, 2016. An e-mail to all DCED contacts and interested persons went out on May 23, 2016 notifying them of the availability of the Plan amendments for review and public comment. A public hearing to take comments on the substantial amendment was held June 9, 2016 at 1:00 pm via the web and conference call. Notice for this hearing was published in the Pennsylvania Bulletin on May 21, 2016 and an e-mail notification was sent to interested parties on May 23, 2016 with a notification on DCED's website as well.

Substantial Amendment II – September 12, 2017

The 30-day public comment period for the draft Substantial Amendment II for the 2016 Action Plan began on July 2, 2017 and concluded on August 2, 2017. DCED published a summary of the SA in the *Pennsylvania Bulletin* on July 1, 2017. The summary was also sent to all electronic contacts as listed above during the week of July 3, 2017. A copy of the full SA was placed on the website for review on July 3, 2017. The final copy of the amended plan will be placed on the website for the life of the 2014-2018 Consolidated Plan.

It was advertised that persons with disabilities, and organizations representing persons with disabilities, would be given accommodations to be involved in the citizen participation process for the Action Plan. In addition, the DCED website <http://dced.pa.gov> is compatible with telecommunication devices, so that any item on the website is made available to the disabled populations.

A public hearing on the Substantial Amendment was held on July 27, 2017 at 10:00 am on line. No citizens attended. This hearing was announced in the July 1, 2017 issue of the *Pennsylvania Bulletin*. The

information about the SA and public hearing was included in the public notice invitations that were sent to all grantees, state Regional offices, public district libraries, statewide organizations, Continuums of Care, RHACs, PHAC, CD & H Advisory Committee, CoC Balance of State Board members, Homelessness Programs Coordination Committee, County Commissioners and interested parties. The hearing was also open to the public for discussion about the substantial amendment to the Action Plan.

Amend I – (11-6-17) – No citizen participation was required for an amendment. The public was made aware of the changes via a Notice in the *PA Bulletin* (11-4-2017) and a CD & H Alert (11-3-2017).

5. Summary of public comments

All comments submitted to DCED or provided during a public hearing or meeting may be found in Appendix D of this document.

First Public Comment Period

Public comments from the first citizen comment period - October 9, 2015 – November 8, 2015 and public hearing – November 2, 2015 on the needs of the state and where the funding should be targeted.

- *A need for additional affordable accessible housing for people with disabilities.*
- *Technical and financial support for planning and implementation of housing for people with disabilities and their family members*
- *Match dollars for local homeless housing and service programs*
- *A lot more accessible housing is needed for people with disabilities as well as housing for single middle-aged adults.*
- *Pennsylvania Coalition Against Domestic Violence urges the 2016 Action Plan to be guided by a commitment to victim safety*
 - *Continue to examine and support confidentiality within the context of technology integration and information sharing.*
 - *Develop assessment tools and procedures that are safe, non-traumatizing, and informed by domestic violence service providers.*
 - *Develop and incorporate a ranking system that awards priority scoring for domestic violence programs offering transitional housing.*
- *A number of the RHAC boards mentioned the need to target affordable housing in places of economic growth.*
- *The development of viable, affordable transportation to areas of economic growth.*

PHAC Meeting

From the Pennsylvania Housing Advisory Committee (PHAC) meeting held March 7, 2016, a number of comments were given especially for the HOME program's prioritization of targeting, leveraging, and impact. Many rural areas are finding it hard to target areas geographically that have a housing need for housing rehabilitation without extending the boundaries farther than just one municipality. They have a large need for housing rehabilitation for single family residential that may not be in a town center or an easily targeted area. They are having difficulty finding contractors as well.

There was also a comment given about the way the ESG program is run competitively, so shelters and agencies have difficulty continuing their existing programs from one two-year program to the next if contract dates don't coincide. The agencies find themselves layoff staff only to re-hire a few months later when the new funding comes in.

Second Comment Period

Only one comment was received during the second citizen comment period March 12, 2016 – April 12, 2016 and second public hearing – April 6, 2016. It is from LeadingAge PA and they wanted to make sure the Commonwealth continues to prioritize the need of the senior citizen in affordable housing and necessary services for them to live independently.

SA -12-22-16 Summary of Citizen Comments

One written comment was received of the proposed changes adding the HTF program from Leading Age PA, Mechanicsburg, PA. The letter may be found in the Appendices of this document. A summary of the letter is this statement from the letter: *“LeadingAge PA supports the Commonwealth’s efforts to provide additional services in the community, but notes that this cannot be accomplished without increasing the resources available to meet the growing need for affordable, accessible housing with the supportive services essential to the residents’ wellbeing”*. A copy of the letter may be found in Appendix D.

No comments were received during the public hearing.

SA – 9-12-2017 Summary of Citizen Comments

There was only one written comment received during the citizen comment period for SA 2016. That comment came from the Housing Alliance of PA and presented objections to the PA HOME program being opened to other Pennsylvania HOME Participating Jurisdictions. The Alliance believes “that broadening the applicant pool will result in a significant loss of funds to small towns and rural communities because of their inability to compete against participating jurisdictions.” They offered two alternate strategies for DCED’s consideration that they feel will resolve the current issues the Department is having in getting the HOME funds on the street and completed. These strategies are:

1. Continue the outreach and training that DCED has already begun in developing the necessary CHDOs for the rural areas of the state. The Alliance afforded their assistance in accomplishing this.
2. Review of methods of streamlining the HOME process to “help organizations meet the legislative imposed timeframes to spend down the funds to include a dialogue with current grantees on the challenges and potential solutions to spending down funds in a timely manner.”

There was also discussion at the PHAC meeting held on July 26, 2017 about the proposed changes and all of the changes received the support of the members attending.

The complete citizen response packet for this substantial amendment may be found in Appendix D of this document.

6. Summary of comments or views not accepted and the reasons for not accepting them

HOME – Targeting, Leveraging, and Impact – Eliminating this priority of the HOME program, gives DCED nothing to compare competitive programs against when they are reviewing applications for funding. Pennsylvania’s program does allow for up to 30% of HOME funds to be used for areas that aren’t targeted in any given program. With limited funding and a very large need for housing rehabilitation, DCED wants to guarantee that the funding is being used where there is the greatest impact. Also, DCED has explained to its grantees that targeting is not just geographically. They may target special populations such as the elderly or those needing accessibility improvements.

ESG- Because of the nature of funding for Pennsylvania, the number of possible grantees eligible for ESG funding, and the ever-changing approval of the federal budget; DCED is unable to guarantee any shelter or agency funding from one contract year to the next. DCED is attempting to get a set time application will be due, but without knowing when contracts from HUD will be received, awards cannot be made. Also, Pennsylvania does not have state funds available to cover the costs when budgets are late.

SA – 12-22-16 - No comments were received that were not accepted.

SA – 9-12-2017 - Though reviewed and discussed with the HOME staff of DCED, the request of the Housing Alliance of PA to not open the HOME competition to the other Pennsylvania PJ’s was not accepted, though the suggestions made will be incorporated into the further outreach the Department will utilize to encourage new CHDO development. DCED’s reasons for continuing to open the HOME competition are:

“With significant changes in the federal requirements regulating the HOME program, including legislatively imposed timelines, structural requirements impacting the number of Pennsylvania Community Housing Development Organizations (CHDOs) and new requirements for committing funds to eligible projects at the state and local level, Pennsylvania is at a critical point to ensure we retain resources that need to be contracted and expended within a short window of time. The added

complexity and challenge of a reduced number of CHDOs as a result of HUD’s expanded requirements impact the 2015 and 2016 HOME funding years timing to accommodate the program changes. While DCED has been able to lead the conversation with several existing CHDOs to encourage and develop a new way of looking at the available HOME resources, we believe that without changes to the existing structure of the program, the challenges will be recurring.”

The complete response to the Housing Alliance’s comment may be found in Appendix D

7. Summary

Most of the comments given were about affordable housing for specific populations and better planning for location of these units. DCED will work with its housing partner, PHFA, in making sure these aspects are taken for consideration when they award grants for multi-family units.

SA – 12-22-16 - One comment was received in support of the submission of the substantial amendments

SA -9-12-2017 – Received comments that both approved of the changes in the HOME program and one that did not. As DCED needs to “tighten-up” their program to meet deadlines and expenditures, the department went ahead with their proposed changes as described.

Amend I – (11-6-17) – No citizen participation was required for an amendment. The public was made aware of the changes via a Notice in the *PA Bulletin* (11-4-2017) and a CD & H Alert (11-3-2017).

PR-05 Lead & Responsible Agencies - 91.300(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	PENNSYLVANIA	Department of Community & Economic Development
HOPWA Administrator	PENNSYLVANIA	Department of Health
HOME Administrator	PENNSYLVANIA	Department of Community & Economic Development
ESG Administrator	PENNSYLVANIA	Department of Community & Economic Development
National I Housing Trust Fund	PENNSYLVANIA	Pennsylvania Housing Finance Agency

Table 1 – Responsible Agencies

Narrative

The Commonwealth's overarching direction for its Consolidated Plan is outlined in the mission of DCED. This is carried on in the 2016 Annual Action Plan and proposed uses for the federal funds administered by the state. The mission is applicable to the Commonwealth's efforts to provide housing, homelessness, community and economic development through both federal and state resources. The mission is to foster opportunities for communities and businesses to succeed and thrive in a global economy, thereby enabling Pennsylvanians to achieve a superior quality of life. In order to execute this mission for housing, homeless, community and economic development programs, the Consolidated Plan for 2014-2018 establishes 11 goals. In pursuing these goals, the Commonwealth has also established priorities for the use of its resources. Those priorities emphasize targeting of activities, leveraging other resources and public investments, and promoting community changing impact. The Action Plan for FFY 2016 continues allocating the state's resources toward these priorities and achieving the goals set forth in the Consolidated Plan while allowing flexibility in the use of the various program funds to best meet the needs of the regions and local municipalities.

Consolidated Plan Public Contact Information

The Annual Action Plan for 2016 can be viewed and downloaded on the web at <http://dced.pa.gov>

Electronic and hardcopies may be requested at the locations listed below:

1. County Commissioners' Offices, DCED Regional Offices, and Pennsylvania's 27 District Libraries. Please see Appendix E for contact information.
2. CD copies of the Action Plan can be obtained by calling: (717) 720-7404.
3. Questions and comments may be electronically submitted to DCED via the following mailbox: RA-DCEDcdbghomequestions@pa.gov.
4. Written questions or comments should be submitted to Megan L. Snyder, Center for Compliance, Monitoring and Training, Department of Community and Economic Development, 400 North Street, 4th Floor, Commonwealth Keystone Building, Harrisburg, PA 17120-0225.

AP-10 Consultation - 91.110, 91.300(b); 91.315(l)

1. Introduction

In developing the 2016 Annual Action Plan, DCED utilized its revised citizen participation plan process by relying more on electronic notification which aided in its broad consultation and public participation process as well as proposing changes in its administration of the federal programs. The revised process continues to use the regional and statewide meetings, web-based forums, provide online public hearings, conventional notices directly to interested parties and making the document available on DCED's website at: <http://dced.pa.gov>. All meetings are open to the public and follow the required Sunshine Act. The Commonwealth utilized its six (6) Regional Housing Advisory Committees (RHACs) to determine the needs of their regions. The RHACs met in October 2015 and analyzed the direction of programs in their areas. The RHACs are comprised of state grantees, housing officials and developers, non-profit organizations, health organization, local government officials, the Continuum of Care Chairpersons of each region and the DCED regional office directors. A summary of the meetings and recommendations are taken to the PHAC for review and coordination with the Plan. The Pennsylvania Housing Advisory Committee (PHAC) met October 28, 2015 and March 7, 2016.

The Department of Health (DOH), Bureau of Communicable Diseases, Division of HIV/AIDS will administer the HOPWA Program by allocating the funds on a formula basis to the seven regional HIV Grantees. Part of the Philadelphia and Pittsburgh regions receive separate allocations directly from the U.S. Department of Housing and Urban Development (HUD). Additionally, the cities of Allentown, Harrisburg and Bensalem Township receive separate allocations directly from HUD. For the HOPWA grant year, these regions request the State of Pennsylvania to serve as the grantee and administer the funds for housing support and related services as done in previous years. DOH presumes that this will be the case going forward and thus the funding is included in the overall amount for the HOPWA program. Within the South West (Pittsburgh) region, the regional grantee receives funding for four counties; Cambria, Greene, Indiana, and Somerset. Within the Northeast Region, Pike County receives funding from the New Jersey grantee. The regional grantees establish grant agreements or directly disperse funds based on the need for a full range of eligible housing services. Each grantee has prioritized needs for its respective region through a formal process reflective of demographic and epidemiological differences.

DCED also discussed the impending allocation of the National Housing Trust Fund with the administrator, PHFA, and the development of this Action Plan, as well as their own plan, for the guidelines of the program. PHFA has conducted several public hearings through their Tax Credit program, which will have the addition of the HTF funds at least for the first year.

Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

The Commonwealth utilizes two groups to enhance coordination between the groups stated. The first is through the RHACs. Membership on these is approved by the Secretary of DCED and its members are chosen from the housing, homelessness, developer, community development and non-profit areas, including health organizations of the six DCED regions of the state. These groups meet at least annually

to discuss issues in their respective regions and provide a forum for further discussion on specific topics of interest. The Chairpersons of the Balance of State Continuum of Care (BoS CoC) are part of the membership to enhance the input of the needs of the homeless, as well as participating agencies of the statewide CoCs.

The PHAC's membership includes the Secretaries of the Departments of Community and Economic Development, Aging, Health, Human Services, Labor and Industry, representatives from the State House of Representatives and the State Senate, and the executive directors of Pennsylvania Housing Finance Agency (PHFA), and the Human Relations Commission, representatives from county government, for-profit housing providers, housing and redevelopment authorities, organized labor, for-profit and non-profit providers of technical assistance, and social service providers. The chairmen of the RHACs are also members and provide the regional needs to the committee at their meeting. The PHAC also serves as the Commonwealth's Interagency Council on Homelessness. Membership on this board is approved by the Governor.

In 2015, a new policy group was formed from the restructuring of the original Continuum of Care (CoC) system. This group, though known now as the Homelessness Program Coordination Committee, replaced the Steering Committee of the Balance of State (BoS) CoCs and become the policy vehicle for the state agencies concerned with homelessness and directing state resources to meet the needs. It is the working body of the Interagency Council on Homelessness (aka: PHAC), provide for interagency policy and program coordination, continue the state's coordination with the CoCs and promote the best practices in terms of eradication of homelessness within the Commonwealth. Members of this committee are provided notices of all public meetings, hearings, and the availability of the draft plan for citizen comment.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Commonwealth has 16 CoCs operating in the state; two (2) of these are Balance of State (BoS) covering the non-entitlement areas of the state plus some entitlements that have chosen to join the BoS rather than form their own CoC. DCED serves as the Collaborative Applicant and HMIS Lead for the BoS CoC, so the department is actively coordinating efforts with the CoCs in the needs of the homeless. Besides the CoCs, DCED and Department of Human Services(DHS), chair a Homelessness Program Coordination Committee that meets quarterly and discusses issues currently pressing for the state, CoCs and their members. Each BoS CoC is represented by two chairpersons and the remaining 14 entitlement CoCs are represented by two chairpersons representing the entire group. Also attending these meetings are representatives from the Veteran's Administration, state agencies and organizations serving mental health, HIV/Aids, early childhood, education, the disabled, elderly, parolees, low-income, and foster care. Various topics are discussed and then information is taken back to the CoCs boards by their chairmen at their quarterly board meetings and annual membership meetings. Policy and issues on homelessness are also discussed at these meetings where the CoCs' opinion and suggestions are requested on all topics.

Describe consultation with the Continuum(s) of Care that serves the State in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The CoCs have been actively involved in the development of the priorities, target populations, outcome measures, and evaluation process for the ESG program since the program's change under the Hearth Act in 2012 through their representation on the original steering committee. Aside from the statutory regulations on the percentage of the allocation that may be allocated to shelter and outreach activities in ESG, the Homeless Steering Committee also set as a priority that at least 45% of the remaining program funding must go to rapid rehousing to be in coordination with the wishes of the US Interagency Council on Homelessness. The CoCs were consulted on the development of a policy on residency requirements for assistance for the ESG program. Though not banning it, as many match funds have it as a requirement, the CoCs compromised to allow a sliding scale of points during evaluation of ESG applications to be used to prioritize those shelters and programs that have no requirement or open the beds in less than 48 hours. In addition, the CoCs were consulted about the evaluation tool DCED staff uses to rank applications for ESG. Continued consultation with the CoCs on the ESG components is expected. The CoCs are actively involved in the review of the ESG applications by DCED asking them to report on the applicants' participation in the CoC and their knowledge of the programs applied for. This review provides points in the evaluation process and prioritizes agencies that are active in the CoCs. DCED plans to expand the CoC's roles in the application process once more pressing items are in place such as coordinated entry and performance measures.

In the area of the HMIS, all CoCs using the state's HMIS system have representatives on the HMIS advisory committee. In the fall of 2014, DCED implemented a new HMIS system and has re-established the HMIS committee comprised of members of the merged BoS CoCs, entitlement CoC, HMIS lead (DCED) and other agencies using the HMIS system, such as the US Veteran's Administration and PA Department of Human Service's PATH program. This group forms the HMIS governing board and has developed the governance charter, user policies and procedures. It is expected that the use of the HMIS system will grow over the next three years and this governing board will be essential for the smooth and secure use of the system, while meeting HUD's ever-changing standards.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	PENNSYLVANIA HOUSING FINANCE AGENCY		
	Agency/Group/Organization Type	Housing Other government - State Regional organization Planning organization		
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis		
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Pennsylvania Housing Finance Agency serves as the co chairman of the PHAC, has membership on the Central RHAC and the Homelessness Program Coordination Committee. PHFA also assists in the evaluation of housing requests under the HOME program with DCED. PHFA has provided staff time and previously produced plans and reports for the development of this plan. PHFA will be the administrator of the National Housing Trust Fund and is the lead agency for the State Housing Trust Fund and Low-Income Housing Tax Credit Program as designated by PA Act 105 of 2010.		
2	Agency/Group/Organization	NW Regional Housing Advisory Committee		
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons	Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Other government – State	Other government - Local Regional organization Business Leaders Civic Leaders Grantee Department Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Fair housing, Changes to method of Distribution		

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Regional Housing Advisory Committees provide the base consultation on the needs and issues of their regions of the state. They also serve as the first group to hear of the proposed changes to the state's administration of programs and give input on how it will affect their areas. The RHAC meets prior to the draft of the Consolidated Plan and annual action plans being published. They are also given notice of all public hearings and the citizen comment periods.		
3	Agency/Group/Organization	Central Regional Housing Advisory Committee		
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless	Services-Health Services-Education Services-Employment Services - Victims Other government - Federal Other government - State Other government - County Other government - Local	Regional organization Planning organization Business Leaders Civic Leaders Immigrant & Refugee Services Grantee Department Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Fair Housing and Changes to Method of Distribution		
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Regional Housing Advisory Committees provide the base consultation on the needs and issues of their regions of the state. They also serve as the first group to hear of the proposed changes to the state's administration of programs and give input on how it will affect their areas. The RHAC meets prior to the draft of the Consolidated Plan and annual action plans being published. They are also given notice of all public hearings and the citizen comment		
4	Agency/Group/Organization	NE Regional Housing Advisory Committee		

	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless	Services-Health Services-Education Services-Employment Other government - State Other government - County Other government - Local Regional organization	Planning organization Business Leaders Civic Leaders Council of Churches Grantee Department Neighborhood Organization Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Fair housing and Changes to Method of Distribution		
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Regional Housing Advisory Committees provide the base consultation on the needs and issues of their regions of the state. They also serve as the first group to hear of the proposed changes to the state's administration of programs and give input on how it will affect their areas. The RHAC meets prior to the draft of the Consolidated Plan and annual action plans being published. They are also given notice of all public hearings and the citizen comment periods.		
5	Agency/Group/Organization	SE Regional Housing Advisory Committee		
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities	Services-Victims of Domestic Violence Services-homeless Services-Health Other government - State Other government - County Other government - Local Regional organization	Planning organization Business Leaders Civic Leaders Foundation Grantee Department Neighborhood Organization Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Changes to Method of Distribution		

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Regional Housing Advisory Committees provide the base consultation on the needs and issues of their regions of the state. They also serve as the first group to hear of the proposed changes to the state's administration of programs and give input on how it will affect their areas. The RHAC meets prior to the draft of the Consolidated Plan and annual action plans being published. They are also given notice of all public hearings and the citizen comment periods		
6	Agency/Group/Organization	SW Regional Housing Advisory Committee		
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless	Services-Health Services-Education Services - Victims Health Agency Other government - State Other government - County Other government - Local Regional organization	Planning organization Business Leaders Civic Leaders Minority Organization Grantee Department Neighborhood Organization Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Fair Housing and Changes to the Method of Distribution		
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Regional Housing Advisory Committees provide the base consultation on the needs and issues of their regions of the state. They also serve as the first group to hear of the proposed changes to the state's administration of programs and give input on how it will affect their areas. The RHAC meets prior to the draft of the Consolidated Plan and annual action plans being published. They are also given notice of all public hearings and the citizen comment periods		
7	Agency/Group/Organization	Lehigh Valley Housing Advisory Committee		

Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless	Services-Health Services-Education Services - Victims Health Agency Other government - State Other government - County Other government - Local Regional organization	Planning organization Business Leaders Civic Leaders Minority Organization Grantee Department Neighborhood Organization Private Sector Banking / Financing
What section of the Plan was addressed by Consultation?	Fair Housing and Changes to the Method of Distribution		
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Regional Housing Advisory Committees provide the base consultation on the needs and issues of their regions of the state. They also serve as the first group to hear of the proposed changes to the state's administration of programs and give input on how it will affect their areas. The RHAC meets prior to the draft of the Consolidated Plan and annual action plans being published. They are also given notice of all public hearings and the citizen comment periods		
8	Agency/Group/Organization Pennsylvania Housing Advisory Committee		
Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence	Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - State Other government - County	Other government - Local Regional organization Planning organization Business Leaders Civic Leaders Community Development Financial Institution Grantee Department Private Sector Banking / Financing

What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The PHAC serves as the policy organization for both housing and homelessness in the state. This group meets annually to review the Consolidated Plan and Action Plan and discusses effects on housing and homelessness. The outcome of the consultation is that agencies take back the discussion of needs and policies approved and implement them in their program.

Identify any Agency Types not consulted and provide rationale for not consulting

All agency types were consulted through the committees stated above.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Continuum of Care - Western and Eastern	This 5-year Plan developed the program goals, method of distribution of allocation, and outcomes for the ESG program.
3-year Community Development Plan	Pennsylvania Act 179 CDBG Grantees	Due to PA's required method of distribution for the majority of the CDBG funding, each grantee must include a 3-year plan of intended goals to be addressed in the next 3 years of funding. These plans were reviewed to determine the goals of the state program.

Table 3 - Other local / regional / federal planning efforts

AP-12 Participation - 91.115, 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The Commonwealth continued to provide citizens an opportunity to comment on the use of federal funds through meetings, public notices, electronic notifications and availability of the plan on DCED's website. In developing the Plan, DCED utilized its new citizen participation process which utilizes the electronic media to broaden its public participation process. The six Regional Housing Advisory Committees met in October 2015. The meetings were open to the public and duly advertised. The 2014 CAPER, regional concerns and needs, the Analysis of Impediments to Fair Housing Choice and new monitoring process were reviewed as part of the planning stage

The Commonwealth conducted two 30-day public comment periods. One, during the month of November 2015, to take citizens' needs and concerns for the consideration of the plan and the other for the citizens to review the plan before submission, March/April 2016. DCED published a summary of the Plan in the *Pennsylvania Bulletin* on March 12, 2016. Notice of these comment periods were sent to all grantees, interested parties, CoC, RHAC, PHAC, and Advisory Committee the week of March 15, 2016. It was also placed on the website.

DCED provided two electronic public meetings, one on November 2, 2015 to take citizen comments for planning of the document and one on April 6, 2016 to take comments on the draft Plan. The 2016 Action Plan is available on DCED's website at: <http://dced.pa.gov> .

Citizen comments were received during the planning stage of the plan and are attached in Appendix D. Most of the comments were about affordable housing, especially for the disabled. This agreed with the findings of the Analysis of Impediments to Fair Housing Choice and is being incorporated into the recommendations for that document.

There were comments provided by attendees of the Pennsylvania Housing Advisory Committee. These mostly dealt with the HOME priorities for Targeting, Leverage, and Impact and the need for affordable housing.

One comment was received during the second comment period held after the draft action plan was made available for review. This comment also dealt with providing affordable housing and services for the seniors of the state.

All comments may be found in Appendix D of the plan and are discussed in detail in section AP-05.

SA 9-12-2017 - DCED followed its established citizen participation process to complete the substantial amendment for the 2016 Annual Action Plan. The dates and outcomes are listed in the chart below behind the identifier of SA 9-12-2017.

Amend I – (11-6-17) – No citizen participation was required for an amendment. The public was made aware of the changes via a Notice in the *PA Bulletin* (11-4-2017) and a CD & H Alert (11-3-2017).

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of Comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/ broad community	Web-based meetings were held in the six DCED regions as part of the RHAC meetings. Conference Call capabilities were also available.	The primary concerns were the more affordable housing, especially in areas of high growth and/or economic development. They also mentioned the need for better, affordable transportation, especially in the same areas, for low-income persons to go from affordable housing to their jobs.	All were accepted	
2	PA Bulletin	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/ broad community	No response. This mode was used to advertise the RHAC meetings, the public hearing, and the availability of the draft for citizen comment. SA 9-12-2017 - July 1, 2017 Amend I (11-6-17) – 11-4-2017	None SA 9-12-2017 None	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of Comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/ broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The draft 2016 Action Plan was placed on the DCED website</p> <p>SA 9-12-2017 CD & H Alert went out the week of July 3, 2017</p>	<p>No comments were received via this mode of citizen participation.</p> <p>SA 9-12-2017 One comment was received from the Housing Alliance of PA. Please refer to Appendix D</p>	<p>N/A</p> <p>SA 9-12-2017 Please refer to AP -5 (6) above</p>	<p>http://dced.pa.gov</p>
4	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Held electronically November 2, 2015 and April 6, 2016</p> <p>SA 9-12-2017 Public hearing was held July 27, 2017</p>	<p>11/2/2015 – 3 citizens present – no comment</p> <p>4/6/2016 - 2 citizens present – no comment during hearing but sent letter during the comment period (LeadingAge PA)</p> <p>SA 9-12-2017 No one attended</p>	<p>None</p>	<p>N/A</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of Comments not accepted and reasons	URL (If applicable)
5	Electronic mailings	Minorities Persons with disabilities Non-targeted/ broad community Residents of Public and Assisted Housing	All notices of public meetings, public hearings, citizen comment period, and availability of the draft plan on the website are sent out electronically to all of interested contacts. Amend I (11-6-17)– 11-3-2017	Three persons/group responded to the first citizen comment period. Comments are included in Appendix D. One agency responded to the second citizen comment period. Comments are included in Appendix D. SA 9-12-2017 - None	None	N/A
6	Public Meeting	Agencies of the State	PHAC Meetings – October 28, 2015 And March 7, 2016 SA 9-12-2017 PHAC mtg. July 26, 2017 Twelve persons were in attendance with another six on the phone.	10/28/2015 – Comments made about affordable housing especially for the disabled 3/7/2016 – A number of members had comments on the HOME and ESG program. Please see summary in Appendix D. SA 9-12-2017 Please refer to Appendix D for a complete summary of comments	See AP-05	N/A

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.320(c)(1,2)

Introduction

The Commonwealth is expecting a total of \$59,934,739 of federal funding in 2016 (less Allentown HOPWA funds to NJ and excluding CDBG-DR & NSP Program Income) to be used for the needs of the non-entitled communities in Pennsylvania. The CDBG, HOME, ESG and CDBG-DR funds will be used to address many different eligible needs across the state as determined by the units of local government. For HOPWA all eligible uses of the program may be addressed by the regional units. The NSP Recapture program will utilize approximately \$3 million in recaptured grant funds and program income to complete additional units of affordable housing that meet the original NSP regulations. The Commonwealth doesn't formally place any other resources to be used directly with these funds for projects but rather allows the local government to package their own projects which could include the use of other federal resources, state, local and private funding. To meet the required HOME match, tax credits are used through the Pennsylvania Housing Finance Agency. With ESG programs, the grantees are required to provide their own match. Many grantees use other sources of homelessness funding such as Homeless Assistance Program (HAP) and Community Services Block Grant (CSBG) or rely on local funding through donations and in-kind services.

Beginning in 2016, funds became available to PHFA for the National Housing Trust Fund (HTF) and these funds will be included in the Annual Action Plan including the goals and outcomes. The actual amount to be allocated to the HTF for 2016 will be \$3,868,768 and will be used to support development of rental housing to benefit very low- and extremely low-income households. For 2016 PHFA expects to provide funding to rental housing properties which are also supported through federal Low-Income Housing Tax Credit program and other federal funding sources

using priorities identified in the Tax Credit Allocation Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	37,464,741	164,654	0	37,629,395	76,000,000	2016 allocations
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	14,473,180	101,684	0	14,574,864	30,000,000	2016 adjusted allocation plus \$290,740 anticipated funds from Upper Darby

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	2,432,719	0	*	2,432,719	3,600,000	2016 - 2018 allocations of \$1,315,796 plus funds from Allentown, Harrisburg, and Bensalem Eligible Metropolitan Statistical Areas (EMSA) (Pennsylvania's share of Allentown's 2015 entitlement is \$291,766, Harrisburg EMSA of \$296,293, and Bensalem EMSA \$524,154.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	5,565,646	0	0	5,565,646	10,000,000	2016 - 2018 allocation
National Housing Trust Fund	public - federal	Acquisition Admin and Planning Multifamily rental new construction Multifamily rental rehab	3,868,768	0	0	3,868,768	11,606,304	2016 allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other CDBG-DR	public - federal	Acquisition Admin and Planning Economic Development Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Public Improvements	0	0	57,128,501	57,128,501	57,128,501	CDBG-DR Funding from 2012 Allocation – \$27,142,501 Funding from 2013 Allocation - \$29,986,000

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other NSP Recapture	public - federal	Acquisition Admin and Planning Financial Assistance Homebuyer assistance Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	0	1,800,000	1,200,000	3,000,000	0	Remainder of NSP1 Allocations plus recaptured program income

Table 5 - Expected Resources – Priority Table

**Please Note: The 2014 HOPWA grant year was 6 months in length and not 12 months due to HUD Philadelphia notifying the Pennsylvania Department of Health, Bureau of Communicable Diseases, Division of HIV/AIDS to change the grant time period from July to June to January to December. Therefore, the Prior Year Resources for 2015 are more than previous years. Additionally, the Commonwealth of Pennsylvania had a budget impasse beginning July 1, 2015 and a good amount of funding was not made available until January 2016. Therefore, the Regional Grantees used Leveraged funding to pay for much of the needed client services.*

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

HOME Match requirement of 25% will be satisfied primarily by Pennsylvania Housing Finance Agency utilizing Low Income Housing Tax Credits, Cash Non-Federal, Charges and Bond Financing to match investments of HOME dollars in communities. Units of General Local Government (UGLG) may also contribute to Pennsylvania's match requirement providing match to HOME projects using sources such as Act 137 funding - housing fees associated with the recording of deeds and mortgages at participating counties.

Emergency Solutions Grant (ESG) Match requirement is 100%. Pennsylvania requires grantees to match 100% of their sub-award grant amount with eligible finding sources. Grantees are using Homeless Assistance Program (HAP - State), United Way (Local), Pennsylvania Coalition Against Domestic Violence (PCADV - State), Federal Emergency Management Agency (FEMA - Federal), Human Services Development Fund (HSDV - Federal), Low Income Home Energy Assistance Program (LIHEAP - Federal), Victims of Crime Act (VOCA - Federal), Community Development Block Grant (CDBG - Federal), Pennsylvania Continuum of Care (COC - Federal), in-kind contributions and cash donations (Local). Pennsylvania's administration and data collection is matched using general government operations funds from the state.

CDBG federal funds, though not requiring a match, will be leveraged by local municipalities using Pennsylvania Infrastructure Investment Authority (PENNVEST - Federal and State), United States Department of Agriculture (USDA - Federal), Neighborhood Assistance Program tax credits (NAP - state), Keystone Communities (State), Act 137 - housing fees attached to mortgages (state), in-kind contributions, and cash donations. CDBG administrative expenses, after the first \$100,000, will be matched dollar for dollar using the state's General Government Operations (GGO) funds.

There are no matching requirements in the Pennsylvania HOPWA Program. For the 2015 HOPWA grant year, 571 households within the seven regions received HOPWA Housing assistance in Pennsylvania. The project sponsors expended a total of \$2,314,538.47 in leveraged funding in conjunction with HOPWA funding; of these amounts \$1,063,664.33 was leveraged for housing assistance and \$1,250,874.14 was leveraged for supportive services and other non-direct housing costs. The leveraging of funding was primarily Ryan White PART B funding, State funding and Foundation funding. The Regional Grantees plan to use leveraged funding for the 2016 grant year and going forward.

Although the Housing Trust Fund (HTF) does not require a match, funds will be used to leverage federal Low-Income Housing Tax Credit projects in Pennsylvania to increase the number of units set aside for extremely low-income tenants in the proposal.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The state of Pennsylvania does not provide state owned land or property for use with CDBG, HOME, ESG or HOPWA federal funds. Pennsylvania units of general local government may provide locally owned land or property for projects on a grant by grant basis.

Discussion

The Pennsylvania Housing Finance Agency (PHFA) is contractually required to provide the required match for the Commonwealth's HOME match requirement. PHFA accomplishes this through predominantly the use of the Low-Income Housing Tax Credit Program for multi-family rental projects. In most years the match requirement is superseded and the extra is banked for use in future years.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.320(c)(3) &(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Quality of Housing Stock	2014	2018	Affordable Housing Public Housing	HOME Non-HUD Entitlement Jurisdictions HOME PJs Pennsylvania Act 179 Formula PHFA – National Housing Trust Fund CDBG-DR	Housing Rehab Single-Unit Residential Housing Rehab Multi-Unit Residential Code Enforcement	CDBG: \$4,000,000 HOME: \$5,664,864 HTF: \$1,934,384 CDBG-DR: TBD NSP: \$3,000,000	Rental units rehabilitated: 20 Housing Units Homeowner Housing Rehabilitated: 325 Housing Unit Existing Homebuyer Units - 50
2	Construction of New Rental Units	2014	2018	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	HOME Non-HUD Entitlement Jurisdictions HOME PJs Pennsylvania Act 179 Formula PHFA- National Housing Trust Fund	Acquisition/Disposition of Real Property Clearance and Demolition Housing Construction of New Housing	HOME: \$6,800,000 HTF: \$1,934,384	Rental units constructed: 210 Household Housing Units Housing for Homeless added: 5 Household Housing Unit Buildings Demolished: 1 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Assistance for Public Infrastructure & Facilities	2014	2018	Non-Housing Community Development	Pennsylvania Act 179 Formula CDBG-DR	Acquisition/Disposition of Real Property Clearance and Demolition Public Facilities Senior Centers Public Facilities Handicapped Center Public Facilities Homeless Facilities Public Facilities Youth Centers Public Facilities Neighborhood Facilities Public Facilities Parks, Recreational Facilities Public Facilities Parking Facilities Public Facilities Solid Waste Disposal Improvement Public Facilities Flood Drainage Improvements Public Facilities Water/Sewer Improvements Public Facilities Street Improvements Public Facilities Sidewalks Public Facilities Child Care Centers Public Facilities Tree Planting Public Facilities Fire Stations/Equipment Public Facilities Health Facilities Public Facilities for Abused & Neglected Children Public Facilities for AIDS Patients Public Facilities General Improvements	CDBG: \$17,000,000 CDBG-DR: TBD	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 25,000 Households Assisted
4	Public Services for LMI Households (Non-ESG)	2014	2018	Affordable Housing Public Housing Homeless	Pennsylvania Act 179 Formula HOME Non-HUD Entitlement Jurisdictions HOME PJs	Public Services Senior Services Public Services Handicapped Services Public Services Legal Services Public Services Youth Services Public Services Transportation Systems Public Services Substance Abuse Services Public Services for Battered and Abused Persons Public Services Employment Training Public Services Crime Awareness/Prevention Public Services Tenant/Landlord Counseling Public Services Child Care Services	CDBG: \$200,000 HOME: \$10,000	Persons assisted with various service – 9100 Tenant based rental Assistance - 100

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4 (continued)	Public Services for LMI Households (Non-ESG)	2014	2018	Affordable Housing Public Housing Homeless	Pennsylvania Act 179 Formula	Public Services Health Services Public Services for Abused and Neglected Children Public Services Mental Health Services Public Services Homeownership Assistance not direct Public Services Rental Housing Subsidies Public Services Housing Counseling Public Services Neighborhood Cleanups Public Services Food Banks Public Services Operating Costs of Homeless/AIDS Public Services Other		
5	Clearance and Demolition of Substandard Units	2014	2018	Non-Housing Community Development	Pennsylvania Act 179 Formula CDBG-DR	Acquisition/Disposition of Real Property Clearance and Demolition	CDBG: \$1,500,000 CDBG-DR: TBD	Buildings Demolished: 35 Buildings
6	Housing and Services for Persons with HIV/AIDS	2014	2018	Affordable Housing Non-Homeless Special Needs	HOPWA 7 Regional Coalitions Pennsylvania Act 179 Formula	Housing for Low Income HIV/AIDS clients	HOPWA: \$2,432,719	HIV/AIDS Housing Operations: 475 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Rental Assistance and Services for the Homeless	2014	2018	Affordable Housing Public Housing Homeless	PA 601 Southwest Pennsylvania Continuum of Care PA 509 Allentown/Northeast Pennsylvania Continuum of Care	Public Services Legal Services Public Services Tenant/Landlord Counseling Public Services Health Services Public Services Rental Housing Subsidies Public Services Security Deposits Public Services Housing Counseling Public Services Operating Costs of Homeless/AIDS	ESG: \$5,000,000	Tenant-based rental assistance / Rapid Rehousing: 550 Households Assisted Homeless Person Overnight Shelter: 3650 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 5 Beds Homelessness Prevention: 450 Persons Assisted
8	Further Fair Housing and Address Impediments	2014	2018	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	HOME Non-HUD Entitlement Jurisdictions HOPWA 6 Regional Coalitions non-entitlement PA 601 Southwest Pennsylvania Continuum of Care Pennsylvania Act 179 Formula PA 509 Allentown/Northeast Pennsylvania Continuum of Care	Housing Construction of New Housing Housing Direct Homeownership Assistance Housing Rehab Single-Unit Residential Housing Rehab Multi-Unit Residential Public Services Tenant/Landlord Counseling Public Services Homeownership Assistance not direct Public Services Rental Housing Subsidies Public Services Security Deposits Public Services Housing Counseling Public Services Neighborhood Cleanups Code Enforcement Housing for Low Income HIV/AIDS clients Fair Housing Activities	CDBG: \$50,000	Local Government Units/Grantees – 10 DCED will use some of this to conduct training of grantees and begin addressing some impediments to Fair Housing Choice.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Improve the Economic Environment	2014	2018	Non-Housing Community Development Economic Development	Pennsylvania Act 179 Formula CDBG-DR	Acquisition/Disposition of Real Property Clearance and Demolition Economic Development Rehab Commercial Industrial Economic Development Infrastructure Development Economic Development Direct Financial Assistance Public Services Employment Training Code Enforcement	CDBG: \$250,000 CDBG-DR: TBD	Facade treatment/business building rehabilitation: 4 Business Jobs created/retained: 10 Jobs Businesses assisted: 2 Businesses Assisted
10	Assist New Homebuyers	2014	2018	Affordable Housing Non-Homeless Special Needs	HOME Non-HUD Entitlement Jurisdictions Pennsylvania Act 179 Formula	Housing Direct Homeownership Assistance Public Services Legal Services Public Services Homeownership Assistance not direct Public Services Housing Counseling	CDBG: \$30,000 HOME: \$1,000,000	Direct Financial Assistance to Homebuyers: 35 Households Assisted
11	Building Local Capacity	2014	2018	Administration & Planning	HOME Non-HUD Entitlement Jurisdictions HOME PJs HOPWA 6 Regional Coalitions non-entitlement PA 601 Southwest Pennsylvania Continuum of Care Pennsylvania Act 179 Formula PA 509 Allentown/Northeast Pennsylvania Continuum of Care CDBG-DR HTF	Capacity Building through Admin & Planning	CDBG: \$6,000,000 HOME: \$1,100,000 ESG: \$340,000 HOPWA: \$70,000	Other: 125 Local Governments and Coalitions

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Improve Quality of Housing Stock
	Goal Description	Improve the quality of housing stock through rehabilitation of existing single family and multi-family units.
2	Goal Name	Construction of New Rental Units
	Goal Description	Aid individuals and families with finding affordable living environments through new rental units and rental assistance.
3	Goal Name	Assistance for Public Infrastructure & Facilities
	Goal Description	Assist individuals and families in obtaining the necessary public services to improve their quality of life.
4	Goal Name	Public Services for LMI Households (Non-ESG)
	Goal Description	Provide flexibility to local government officials to meet the needs of their municipalities in preserving neighborhoods and communities by providing critical assistance for public infrastructure and community facility projects.
5	Goal Name	Clearance and Demolition of Substandard Units
	Goal Description	Provide the necessary assistance for local government officials to clear and demolish substandard units to rid their communities of hazards to the health and safety of its residents.
6	Goal Name	Housing and Services for Persons with HIV/AIDS
	Goal Description	Provide the necessary rental assistance for low income persons suffering with HIV/AIDS to be able to find decent, affordable housing.
7	Goal Name	Rental Assistance and Services for the Homeless
	Goal Description	Through coordination with the Continuum of Care, the state will address the housing needs of the homeless and provide necessary supportive services to help them attain stability.

8	Goal Name	Further Fair Housing and Address Impediments
	Goal Description	Further fair housing and address impediments to housing choice.
9	Goal Name	Improve the Economic Environment
	Goal Description	Develop economic opportunities to improve the economic environment of the state especially in the rural areas.
10	Goal Name	Assist New Homebuyers
	Goal Description	Assist families and individuals to become home buyers and encourage stability in local communities
11	Goal Name	Building Local Capacity
	Goal Description	Build capacity of community-based organizations and local governments to meet the needs of their residents and encourage planning.

Table 7 – Goal Descriptions

AP-25 Allocation Priorities – 91.320(d)

Introduction

The priorities of the Pennsylvania federal programs are based on the needs identified by the local unit of governments. Act 179 under the CDBG program entitles certain municipalities funding as long as its eligible and fundable under the CDBG program. Aside from this law, DCED does have some priorities for its competitive programs. CDBG Competitive application must show a severe need for the project, a high need in the area based on the number of people to be served and the number of LMI persons in the service area, and that the project will address and correct the problem. HOME projects must meet the Targeting, Leveraging, and Impact requirements of the program. The HTF will be targeted to rental housing for households at 30% AMI in accordance with federal regulations and approved for the PHFA program for LIHTC. Under ESG, rapid re-housing is given a priority over all other activities. If an applicant is applying for shelter rehabilitation/renovation, the following items are a priority:

- Code Deficiencies
- ADA Compliance
- Increase in Bed Capacity
- Energy Conservation
- Health and Safety Issues

Funding Allocation Priorities

	Improve Quality of Housing Stock (%)	Construction of New Rental Units (%)	Assistance for Public Infrastructure & Facilities (%)	Public Services for LMI Households (Non-ESG) (%)	Clearance and Demolition of Substandard Units (%)	Housing and Services for Persons with HIV/AIDS (%)	Rental Assistance and Services for the Homeless (%)	Further Fair Housing and Address Impediments (%)	Improve the Economic Environment (%)	Assist New Homebuyers (%)	Building Local Capacity (%)	Total (%)
CDBG	13	5	45	13	5	0	0	1	1	0	17	100
HOME	33	50	0	5	1	0	0	0	0	5	6	100
HOPWA	0	0	0	0	0	100	0	0	0	0	0	100
ESG	0	0	0		0	0	96	0	0	0	4	100

Annual Action Plan
2016

43

HTF	10	15	0	0	0	0	0	0	0	0	0	25
Other CDBG- DR	TBD	0	0	0	0	0	0	0	0	0	0	TBD
Other NSP	50	45	0	0	0	0	0	0	0	0	5	100

Table 8 – Funding Allocation Priorities

Reason for Allocation Priorities

HOPWA - The Department of Health (DOH), Bureau of Communicable Diseases, Division of HIV/AIDS will administer the HOPWA Program by allocating the funds per the previous year’s distribution which includes (a combination of the number persons living with HIV/AIDS, service utilization data, and demonstrated need) as a baseline. The regional grantees establish Grant agreements or directly disperse funds based on the need for a full range of eligible housing services. Each grantee has prioritized needs for its respective region through a formal process reflective of demographic and epidemiological differences. The regional grantees issue Requests for Proposals, to large organizations and smaller grassroots, faith based and other community organizations and the City of Philadelphia, Office of Housing and Community Development Regional Grantee uses a sole source process as it would not be practical to enter into grant agreements with different agencies each year since they would not have the institutional knowledge to manage these services effectively. The following services are provided in Pennsylvania: tenant based rental assistance; short term rent, mortgage, and utility payments; permanent housing placement and supportive services – case management.

For HTF - The Commonwealth may limit beneficiaries and/or give preferences to the following segments of the extremely low-income population. The groups listed have also been identified in the 2014-2018 Consolidated Plan and Action Plan. The Commonwealth of Pennsylvania, under the HTF program, has established preferences for certain types of developments; consistent with needs identified in the Consolidated Plan needs assessment and housing market analysis as well as PHFA’s QAP Tax Credit Plan. These limited beneficiaries/preferences include, housing for seniors (ages 62 and over), and supportive housing for persons who are homeless and non-homeless households that require supportive services, including those with mental, physical, sensory, or developmental disabilities; persons with substance abuse disorders; and persons diagnosed with HIV/AIDS and related diseases. Any activity funded with HTF funding must not violate non-discrimination

requirements at § 93.350 and the Commonwealth must not limit or give preferences to students, who qualify for assistance. Owners of rental housing assisted with HTF funds may only limit project eligibility or give preference to a particular segment of the population if it is permitted in the written agreement for the project and is consistent with one of the limitation/preferences identified above (in accordance with § 93.303(d)(3)).

How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?

HOPWA - The immediate issues remain that clientele will continue to struggle with securing safe, sanitary, and affordable housing because of low or inadequate incomes and the limited availability of such housing. The HOPWA funding allocated to each region will help many clients prevent eviction or utility shut-off. Clients will be able to move from temporary living situations to permanent housing. All households receiving HOPWA assistance are required to participate in case management to assure, when possible, that crises are being averted. They work with their case managers to develop a Housing Plan outlining a timeframe and method for stabilizing their living situations and thus, obtaining self-sufficiency.

A formal monitoring and evaluation system has been developed to ensure quality service and appropriate levels of care. Each regional grantee is responsible for the development and maintenance of a needs assessment, prioritization of services, and to monitor project sponsors and oversee the disbursement of funds.

HTF - The Commonwealth may limit beneficiaries and/or give preferences to the following segments of the extremely low-income population. The groups listed have also been identified in the 2014-2018 Consolidated Plan and Action Plan. The Commonwealth of Pennsylvania, under the HTF program, has established preferences for certain types of developments; consistent with needs identified in the Consolidated Plan needs assessment and housing market analysis as well as PHFA's QAP Tax Credit Plan.

AP-30 Methods of Distribution – 91.320(d)&(k)

Introduction

The following state agencies have the designation of “lead agency” for the state’s federal resources:

Pennsylvania Department of Community and Economic Development (DCED)

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Emergency Solutions Grant (ESG)
- Neighborhood Stabilization Program (NSP 1 & 3)
- CDBG – Disaster Recovery (CDBG – DR)

Pennsylvania Department of Health

- Housing Opportunities for Persons with Aids (HOPWA)

Pennsylvania Housing Finance Agency

- National Housing Trust Fund (HTF)

Outcomes

In 2016, activities to be carried out through grants under the CDBG, HOME, ESG, HOPWA, NSP and HTF programs further the Commonwealth’s progress toward obtaining the following goals:

Goals:

1. Improve the quality of housing stock through rehabilitation of existing single family and multi-family units.
2. Aid individuals and families with finding affordable living environments through new rental units and rental assistance.
3. Assist individuals and families in obtaining the necessary public services to improve their quality of life.
4. Provide flexibility to local government officials to meet the needs of their municipalities in preserving neighborhoods and communities by providing critical assistance for

public infrastructure and community facility projects.

5. Provide the necessary assistance for local government officials to clear and demolish substandard units to rid their communities of hazards to the health and safety of its residents.
6. Provide the necessary rental assistance for persons suffering with HIV/AIDS to be able to find affordable housing.
7. Through coordination with the Continuum of Care, the state will address the housing needs of the homeless and provide necessary supportive services to help them attain stability.
8. Further fair housing and address impediments to housing choice.
9. Develop economic opportunities to improve the economic environment of the state especially in the rural areas.
10. Assist families and individuals to become home buyers and encourage stability in local communities.
11. Build capacity of community-based organizations and local governments to meet the needs of their residents and encouraging planning.

In addition, the CDBG-DR has a goal of providing for disaster relief for unmet needs, long-term recovery and restoration of infrastructure, housing, and economic revitalization for households and communities that experienced damage through the Tropical Storm Lee and Hurricane Irene.

Distribution Methods

Table 9 - Distribution Methods by State Program

1	State Program Name:	Community Development Block Grant - Disaster Recovery
	Funding Sources:	CDBG-DR

<p>Describe the state program addressed by the Method of Distribution.</p>	<p>DCED will allocate funds in the following categories, which may be amended as data from the needs assessment indicates:</p> <ul style="list-style-type: none"> •Housing •Economic Development •Infrastructure •Planning and Services <p>More detailed information on the dollar amounts available per category and estimated outcome in each category can be found in the 2012 & 2013 Action Plans for the CDBG-DR. http://dced.pa.gov Both of these plans are currently undergoing major Substantial Amendments based on new studies completed with updated unmet needs and there will be changes in the Method of Distribution.</p>
<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>This disaster recovery funding is available to any unit of local government in the Commonwealth, including those that qualify as direct federal entitlement communities or urban counties under the CDBG program that were identified under the Presidential Declaration. The 36 declared counties are: Adams, Bedford, Berks, Bradford, Bucks, Chester, Columbia, Cumberland, Dauphin, Delaware, Huntingdon, Juniata, Lackawanna, Lancaster, Lebanon, Lehigh, Luzerne, Lycoming, Mifflin, Monroe, Montgomery, Montour, Northampton, Northumberland, Perry, Philadelphia, Pike, Schuylkill, Snyder, Sullivan, Susquehanna, Tioga, Union, Wayne, Wyoming and York. DCED is required to allot 80 percent of the allocation for the following five hardest hit counties (Bradford, Columbia, Dauphin, Luzerne and Wyoming).</p> <p>Specific guidelines and criteria for each category are listed in the application kit. The link can be found below.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>The Action Plans:</p> <p>2012 – http://dced.pa.gov</p> <p>2013 - http://dced.pa.gov</p> <p>Guidelines and Application: http://dced.pa.gov /Programs and Funding – Choose from tabs.</p> <p>Both of these plans are currently undergoing major Substantial Amendments based on new studies completed with updated unmet needs and there will be changes in the Method of Distribution.</p>

	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	Not applicable to the Community Development Block Grant - Disaster Recovery program
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Not applicable to the Community Development Block Grant - Disaster Recovery program
	Describe how resources will be allocated among funding categories.	Please refer to the 2012 and 2013 Action Plans for CDBG-DR. See #3 above.
	Describe threshold factors and grant size limits.	Please refer to the 2012 and 2013 Action Plans for CDBG-DR. See #3 above.
	What are the outcome measures expected as a result of the method of distribution?	Please refer to the 2012 and 2013 Action Plans for CDBG-DR. See #3 above.
2	State Program Name:	Community Development Block Grant Act 179 Formula
	Funding Sources:	CDBG

<p>Describe the state program addressed by the Method of Distribution.</p>	<p>DCED is authorized to administer this program under the Pennsylvania Law known as the Community Development Block Grant Entitlement Program for Non-Urban Counties and Certain Municipalities (commonly referred to as Act 179). DCED provides CDBG funding for the smaller communities and rural areas of the Commonwealth that do not receive HUD funding directly.</p> <p>DCED will administer the CDBG Program by allocating 85 percent of the funds through a formula established by state Act 179. Another 13 percent will be allocated through a competitive process. The balance of the funds (up to 2 percent) will be used for DCED's administrative expenses, including support for the Commonwealth's Section 108 loan initiative. DCED will apply the formulas of Act 179 to determine the exact allocations for each of the 28 entitlement cities, 122 entitlement Boroughs and townships and the 50 non-urban counties. There are two eligible townships that have chosen not to take their allocation, as they have no projects eligible and fundable. Appendix A lists all Act 179 entitlement entities and their populations.</p>
<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Due to PA Act 179, DCED may not implement priorities for its entitlement municipalities outside of the requirements of the program, but efforts are made to direct the municipalities in planning their CDBG eligible activities in the following manner:</p> <ol style="list-style-type: none"> 1. To assist communities in preparing Community Development Plans designed to address significant needs of low and moderate-income people. 2. To assist communities in administering community development projects designed to address a number of significant community development needs identified in their Community Development Plans. 3. To encourage and assist communities to focus upon and address housing and community facility problems; and, 4. 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.
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>The most current application guideline and toolkit can be found on http://dced.pa.gov Choose the Programs and Funding Tab or in the Federal Resource Library located at: http://dced.pa.gov/library Choose Federal Resource Library/ CDBG/Application/2015</p>

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Not applicable to the Community Development Block Grant Act 179 Formula program</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Not applicable to the Community Development Block Grant Act 179 Formula program</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>All funding categories are eligible for Pennsylvania's CDBG Entitlement Program grantees. The applicants must demonstrate each project's eligibility, fundability and compliance with one of the three National Objectives of the program in the application stage of the grant process. It is the unit of local government's responsibility to plan for the needs of their communities and allocate the annual funding to those needs.</p>

<p>Describe threshold factors and grant size limits.</p>	<p>The Department's annual allocation of CDBG funds will be sub-allocated, according to Act 179, in the following manner:</p> <ol style="list-style-type: none"> 1. Administration: Act 179 and implementing regulations provide that 2 percent of the Commonwealth's CDBG allocation will be set aside for the state's administration of the program. The Commonwealth may use up to one percent of its current allocation and past allocations to implement a technical assistance component for CDBG and other HUD programs. 2. Cities: The portion set aside for Act 179 entitlement cities is 24 percent of the Commonwealth's allocation that remains after deducting the state's administrative and competitive funds from the total allocation. In accordance with Act 179, the funds set aside for entitlement cities will be sub-allocated to each entitlement city, that is to receive a grant, in the following manner: <ul style="list-style-type: none"> • Each entitlement city to receive a grant will be allocated a minimum grant of \$300,000; ** Note - As the CDBG allocation has been cut by nearly 30% over the last ten years, 24% of the allocation is no longer enough to meet this threshold. Since the 2014 allocation, DCED has been taking 24% of the allocation and equally dividing it between the cities, which for 2016 will be 28 in number. In 2015 the cities received \$274,500 each. 3. Boroughs, Towns and Townships: The portion set aside for Act 179 entitlement Boroughs, towns and townships is 38 percent of the Commonwealth's allocation that remains after deducting the state's administrative and competitive funds from the total allocation. In accordance with Act 179, the funds set aside for entitlement Boroughs, towns, and townships will be sub-allocated to each Borough, town, and township that is to receive a grant in the following manner: <ul style="list-style-type: none"> • Each entitlement Borough, town and township to receive a grant will be allocated a minimum grant of \$50,000; ** Note in 2016 the only town eligible for funding previously became a HUD direct entitlement. And • In addition to this minimum grant each Act 179 entitlement Borough, town and township will receive an additional amount which will be 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.
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<p>Describe threshold factors and grant size limits. (continued)</p>	<p>4. Counties: The portion set aside for Act 179 entitlement counties, for use to benefit the non-entitlement municipalities, is 38 percent of the Commonwealth's allocation that remains after deducting the state's administrative and competitive funds from the total allocation. In accordance with Act 179, the funds set aside for eligible counties will be sub-allocated to each county that is to receive a grant in the following manner:</p> <ul style="list-style-type: none"> •Each eligible county will be allocated a minimum grant of \$200,000; and <p>In addition to this minimum grant, each eligible county will receive an additional amount which will be 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.</p>						
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>The 2016 outcomes expected using the CDBG funding is:</p> <ul style="list-style-type: none"> •Existing Homeowner Rehabilitation -145 units •Public Service (Not ESG) – 9,100 persons benefitting •Public Infrastructure & Facilities - 25,000 persons benefitting •Clearance & Demolition - 35 buildings •Businesses Assisted - 2 businesses •Jobs Created or Retained - 10 •Homebuyers Assisted - 5 						
<p>3</p>	<table border="1"> <tr> <td data-bbox="565 1041 883 1094"> <p>State Program Name:</p> </td> <td data-bbox="883 1041 1463 1094"> <p>Community Development Block Grant Competitive</p> </td> </tr> <tr> <td data-bbox="565 1094 883 1146"> <p>Funding Sources:</p> </td> <td data-bbox="883 1094 1463 1146"> <p>CDBG</p> </td> </tr> <tr> <td data-bbox="565 1146 883 1545"> <p>Describe the state program addressed by the Method of Distribution.</p> </td> <td data-bbox="883 1146 1463 1545"> <p>Thirteen percent (13%) of the annual CDBG allocation will be set aside for the Pennsylvania Competitive Program for projects in Borough, towns, and townships which are not eligible entitlement entities under the state CDBG program, for urgent need projects, planning projects, economic development projects and other projects eligible under the Housing and Community Development Act; or in eligible state entitlement entities with a population less than 10,000, for the same type of projects listed above. Eligible state entitlement entities applying for competitive funds must allocate 75% of its entitlement allocation towards the proposed project.</p> </td> </tr> </table>	<p>State Program Name:</p>	<p>Community Development Block Grant Competitive</p>	<p>Funding Sources:</p>	<p>CDBG</p>	<p>Describe the state program addressed by the Method of Distribution.</p>	<p>Thirteen percent (13%) of the annual CDBG allocation will be set aside for the Pennsylvania Competitive Program for projects in Borough, towns, and townships which are not eligible entitlement entities under the state CDBG program, for urgent need projects, planning projects, economic development projects and other projects eligible under the Housing and Community Development Act; or in eligible state entitlement entities with a population less than 10,000, for the same type of projects listed above. Eligible state entitlement entities applying for competitive funds must allocate 75% of its entitlement allocation towards the proposed project.</p>
<p>State Program Name:</p>	<p>Community Development Block Grant Competitive</p>						
<p>Funding Sources:</p>	<p>CDBG</p>						
<p>Describe the state program addressed by the Method of Distribution.</p>	<p>Thirteen percent (13%) of the annual CDBG allocation will be set aside for the Pennsylvania Competitive Program for projects in Borough, towns, and townships which are not eligible entitlement entities under the state CDBG program, for urgent need projects, planning projects, economic development projects and other projects eligible under the Housing and Community Development Act; or in eligible state entitlement entities with a population less than 10,000, for the same type of projects listed above. Eligible state entitlement entities applying for competitive funds must allocate 75% of its entitlement allocation towards the proposed project.</p>						

<p>Describe the state program addressed by the Method of Distribution. (continued)</p>	<p>DCED will use the following priorities in selecting CDBG Competitive applications for approval. These priorities are listed in order of the weighting given for each priority:</p> <p>1. Seriousness</p> <p>Competitive applications will be evaluated based upon the seriousness of the problem and the potential to resolve that problem. Generally, the most serious problems entail lack of potable water, severely contaminated water systems, malfunctioning on-lot systems (or lack of any wastewater treatment), and other significant risks to health and safety. 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 that 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.</p> <p>2. Critical Projects</p> <p>Critical projects facilitating major improvements in which a small infusion of funds will close a funding gap.</p> <p>3. Slum and Blight Removal</p> <p>DCED will consider funding applications in support of Community Revitalization projects that are addressing blight removal that do not meet the National Objective of Low-Moderate Benefit. These applications must include a long term (3-5 year) strategy for the comprehensive revitalization of the neighborhood/community which includes blight removal.</p> <p>4. Housing Rehabilitation</p> <p>Applications for housing rehabilitation projects will be considered as a last priority for the use of CDBG Competitive funds. Additionally, DCED may consider HOME Program application requests for CDBG Competitive funding in order to better manage its use of funds from both programs.</p> <p>DCED also reserves the right to use CDBG Competitive funds for Section 108 loan payments, on an interim basis, for economic development projects for the Pennsylvania Section 108 Loan Program if a business borrower goes into loan default.</p>
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<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Competitive applications will be evaluated based on the seriousness and resolution of the problem to be addressed. Applicants must explain how the problem affects its residents. DCED 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. DCED will determine if the proposed project will totally resolve the problem or only part of the problem in consideration of the intended beneficiaries. The following criteria will be used for the evaluation. The point value shows the importance of the criteria to funding:</p> <p>Project Need (Maximum of 55 points) - Severity of problem, effect on residents (existing/potential), frequency environmental impact, DEP mandates, economic impact, viability.</p> <p>Capacity and past Performance (Maximum of 15 points) - Describe who and how this project will be administered/implemented; concerns and past performance issues.</p> <p>Completeness/Soundness of Proposal (Maximum 10 points) - Application addresses problem, solution, eligibility and fundability</p> <p>Benefit to Low-Moderate Income (Maximum 20 points) - Based on the number of persons benefitting from the project. The more persons benefitting the points awarded based on a scale.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>The most current application guideline and toolkit can be found on http://dced.pa.gov Choose the Programs and Funding Tab or in the Federal Resource Library located at: http://dced.pa.gov/library Choose the Federal Resource Library/CDBG/Application/2016</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Not applicable to the Community Development Block Grant Competitive program</p>

	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Not applicable to the Community Development Block Grant Competitive program
	Describe how resources will be allocated among funding categories.	There is no set amount of funding per eligible activity under the competitive program. Determination of the amount of funding for each category will be based on the type of projects awarded grants. All applications submitted will be considered for funding but must have a minimum score of 50 or greater to be awarded a grant. Projects receiving the highest score will be recommended for funding first as long as resources are available. DCED reserves the right to fund all or a portion of an application to meet available resources.
	Describe threshold factors and grant size limits.	Competitive Program is \$750,000 maximum. DCED may approve a grant greater than \$750,000 if the project benefits more than one municipality and will significantly improve the health and safety of the residents of the area. DCED also reserves the right to fund a project for less than the requested amount if the sources and uses of funds are duplicative.
	What are the outcome measures expected as a result of the method of distribution?	For the 2016 CDBG Competitive allocation the outcomes will be: <ul style="list-style-type: none"> •Public Infrastructure - 200,000 persons benefitting •Clearance and demolition - 2 buildings
4	State Program Name:	Emergency Solutions Grant
	Funding Sources:	ESG

<p>Describe the state program addressed by the Method of Distribution.</p>	<p>Emergency Solutions Grant (ESG) (formerly Emergency Shelter Grant) is federal grant funding for the rehabilitation or conversion of buildings for use as emergency shelters for the homeless, for the payment of certain expenses related to operating emergency shelters, for essential services related to emergency shelters and street outreach for the homeless, and for homelessness prevention and rapid re-housing assistance, HMIS and administration. The intent of ESG assistance is to rapidly transition program participants to stability, either through their own means or through public assistance, as appropriate. Funding provided under ESG is not intended to provide long-term support, nor will it be able to address all of the financial and supportive service needs of individuals and families. All activities are to be an important part of the process for stabilization and should provide a comprehensive approach to eradicating homelessness in Pennsylvania.</p>
<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Based on DCED’s history of administering the Emergency Solutions Grant program, greater funding is requested for homelessness prevention than re-housing activities – with approximately one third being requested for re-housing activities. Further, information received by DCED has indicated that prevention activities are the greater need, especially in rural areas and smaller communities. This most likely reflects their cultural and demographic characteristics of those areas.</p> <p>For all of these reasons, DCED will establish the following priorities for its use of the 2016 allocation of Emergency Solutions Grant funds for Rapid Rehousing and Homelessness Prevention:</p> <p>Despite the preference of the Balance of State Continuums of Care (CoCs) to use the ESG funds for prevention rather than rapid rehousing, it is critical that certain subpopulations of households who are homeless receive priority due to their vulnerability. Therefore, DCED will give greater priority to applicants for rapid re-housing of those who are chronically homeless, homeless veterans, and/or homeless families and children.</p> <p>DCED will seek to use at least 45% of its allocation of ESG funds for Rapid Rehousing and Homelessness Prevention (excluding administration and HMIS) for rapid re-housing, but reserves the right to adjust this as the need becomes evident. To ensure this goal is met, applicants requesting rapid re-housing funds will receive a priority.</p>

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria. (continued)</p>	<p>For applications proposing Renovations to Shelters, DCED has established the following priorities for funding activities based mostly on the urgent need of the shelter and not just cosmetic improvements. Priority will be given to the following documented needs: Code Deficiencies, ADA Compliance, Health and Safety Issues, Increase in Bed Capacity, and Energy Conservation.</p> <p>In order to maintain adequate flexibility in responding to local needs which may vary across the state, DCED will not establish sub-priorities by activity types. Even where an applicant’s grant proposal addresses DCED's priorities for ESG funding, it must also demonstrate the intent and capacity to fulfill all program requirements.</p> <p>Direct HUD entitlements are eligible to compete for ESG funding but will not be given priority over the non-entitlement applicants. Also, DCED will only fund the top priority activities for the Direct entitlements leaving more funding flexibility for the non-entitlements.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Though not required of ESG, the guidelines and application kit may be found at: http://dced.pa.gov Choose the Programs and Funding Tab</p> <p>or</p> <p>http://dced.pa.gov/library</p> <p>Choose Federal Resource Library/ESG/Application/2016</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>The Commonwealth of Pennsylvania through the Department of Community and Economic Development (DCED) will accept applications from any general purpose units of local government, including cities, Boroughs, townships, towns, counties, home rule municipalities, and communities that desire to apply on behalf of other municipalities. Local governments must apply “on behalf of” nonprofit organizations. Non-profits are not eligible.</p> <p>Applicants should complete the ESG proposal and associated forms and attachments via DCED's Electronic Single Application, and submit certification and required documentation in accordance with instructions outlined in the guidelines as posted at ; http://dced.pa.gov Choose the Programs and Funding Tab, or</p> <p>http://dced.pa.gov/library</p> <p>Choose Federal Resource Library/ESG/Application/2016</p> <p>The application process is discussed in more detail in Part II – ESG Eligibility and Program Requirements of the document.</p>

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only) (continued)</p>	<p>Eligible activities include all activities listed in the interim rule, published in the Federal Register on December 5, 2011. Emphasis will be placed on the Rapid Rehousing and Homelessness Prevention categories of the program. As prescribed by the program regulations, no less than 40% of the state's grant allocation will be allocated to Rapid Rehousing and Homelessness Prevention. The contract period is being reduced to 18 months to allow for recapture of unused funds and reallocation to successful programs. 50% of the funding must be expended within the first 12 months of the grant even with the shorten contract period. Also, the minimum grant amount an applicant can apply for is \$25,000. This is to allow for smaller agencies with limited match to utilize the funding.</p> <p>All applications will be reviewed for completeness and eligible activities. Then the applications will be evaluated based on a 205-point scale. The evaluation chart has been reviewed and approved by the Balance of State Continuums of Care. Part of the evaluation is based on the participants' involvement in the CoC and CoC's knowledge of the programs or activities of the applicant and/or its vendors. No application will be funded with less than 75 points.</p> <p>Grants allocations may be awarded from recaptured funds if timing allows. These grants may have shorter contract timing depending on the funding year allocation being utilized. The awarded grantee will be made aware of this contract time period in the award letter and through communication with DCED's ESG staff.</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Not applicable to the Emergency Solutions Grant program</p>

<p>Describe how resources will be allocated among funding categories.</p>	<p>In accordance with the Interim Rule of December 5, 2011, Emphasis will be placed on the Rapid Rehousing and Homelessness Prevention categories of the program. As prescribed by the program regulations, no less than 40% of the state’s grant allocation will be allocated to Rapid Rehousing and Homelessness Prevention. In addition, despite the preference of many of the local Continuums of Care (CoCs) to use the ESG funds for prevention rather than rapid rehousing, it is critical that certain subpopulations of households who are homeless receive priority due to their vulnerability. Therefore, DCED will give greater priority to applicants for rapid re-housing and of those, who are chronically homeless, homeless veterans, and/or homeless families and children.</p> <p>In attempting to keep with the US Interagency Council's request to use the majority of the ESG funding for rapid-rehousing, DCED will seek to use at least 45% of its allocation of ESG funds for Rapid Rehousing and Homelessness Prevention (excluding administration and HMIS), but reserves the right to adjust this as the need becomes evident. To ensure this goal is met, applicants requesting rapid re-housing funds will receive priority funding.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>DCED intends to make grants of \$25,000 or more for the provision of the following ESG components:</p> <ol style="list-style-type: none"> 1. Street Outreach 2. Emergency Shelter 3. Homelessness Prevention 4. Rapid Re-housing 5. Homeless Management Information System (HMIS) 6. Administration <p>Or any combination of components. Applicants must demonstrate that the proposed activities will meet all program requirements and be undertaken in a timely manner. Successful applicants may be required to enter into agreements with local housing and third-party contractors to ensure all program requirements are met. The successful sub-recipients will be required to have adequate oversight and monitoring of all housing and third-party contractors.</p> <p>DCED is removing its 2-year rule for applying on Shelters</p>
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>The expected outcomes for the 2016 ESG program is:</p> <ul style="list-style-type: none"> • Shelter beds provided - 4300 persons • Rapid Rehousing - 2100 persons • Homelessness Prevention - 1200 persons

5	State Program Name:	HOME Investment Partnerships Program
	Funding Sources:	HOME
	Describe the state program addressed by the Method of Distribution.	<p>The Commonwealth will distribute the FY 2016 HOME Program allocation, in accordance with the priorities outlined in the Plan, the requirements of the National Affordable Housing Act of 1990, and the HOME regulations at 24 CFR 92 and 24 CFR part 91.</p> <p>DCED will administer the HOME Program but will transfer a portion of the Commonwealth’s allocation to the Pennsylvania Housing Finance Agency (PHFA) as a sub-recipient to administer large (ten units or more) rental projects and homebuyer projects. PHFA will not receive more than 50 percent of the 2016 HOME allocation funds for rental housing construction and development, Tenant based rental assistance, and homebuyer programs. 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 “not to exceed” 50% housing allotment that will be administered by PHFA. PHFA will also administer a predevelopment loan initiative for CHDOs, making available \$250,000 for feasibility, market analysis and site control costs. PHFA will perform the necessary underwriting reviews on all HOME rental projects and perform all subsidy layering reviews required by the HOME final rule of July 24, 2013. The balance of the HOME funds will be administered by DCED through a competitive application process performed by DCED. The capacity of the applicant, nature of the project, and compliance with the targeting, leverage, and impact requirement will be determining factors in the recommendation for funding. Ten percent of HOME funds may be used for administrative costs. DCED will share these costs with PHFA and the local administrators.</p>

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>9-12-2017 - The Second Substantial Amendment removes DCED’s utilization of the Targeting, Leveraging and Impact (TLI) priorities, it has had in place since the mid 1990’s. DCED still encourages applicants to target HOME funding to specific geographical areas or special population to maximize impact and/or leverage other funding that aides the beneficiaries with their needs. These will be reviewed when evaluating applications but no longer are priorities. In its place, the following items will be used as criteria of selection of HOME awards:</p> <ol style="list-style-type: none"> 1. DCED’s 2016 HOME Program will prioritize awards to applicants focused on the following activities. Those activities that are a higher DCED priority will receive a higher point value. <ol style="list-style-type: none"> a). Affordable Rental Housing (New Construction and or Rehab) – 10pts b). Acquisition of existing single-family housing, with HOME rehabilitation and or down payment assistance for sale to first time homebuyers. – 10 pts. c). Existing Owner-Occupied Housing Rehabilitation – 5 pts. d). Single Family New Construction – 1 Point 2. Increase maximum allowable HOME program awards to those rental projects (new construction and or rehab) of less than 10 total units that do not exceed the maximum current year HOME per unit subsidy limits. 3. Initiate a \$ 2 million set-aside Pilot program that focuses on the use of HOME funds to address residential property deferred by local Weatherization Programs due to substandard property conditions. The HOME funds would be used to correct those substandard conditions so that the Weatherization funds can be used to address the weatherization needs of the property in question. The four agencies chosen to pilot this program are: <p style="margin-left: 40px;">Lawrence County Community Action Program Schuylkill County Community Action Program SEDA-COG Center for Community Action</p> 4. DCED has opened the eligible applicants, besides the HOME non-HUD entitlement entities, for 2016 HOME funding to all of Pennsylvania HOME Participating Jurisdictions that meet one of the following criteria and all other program requirements. These PJs were previously unable to apply for the Commonwealth’s funding.
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	<ul style="list-style-type: none"> a. Prioritize those Community Housing Development Organization (CHDO) Projects where CHDO Certification has been granted by PA DCED for an award of Pennsylvania’s 15% HOME CHDO Set Aside funds by either DCED and or PHFA. b. Prioritize awards to HOME PJ’s whose annual HOME allocation is less than \$500,000 based on current year HOME allocation (5 counties and 11 cities) and who also meet DCED’s priority consideration of HOME activities as listed in the consolidated plan, action plan and HOME Application kit. c. Prioritize awards to projects that preserve affordable rental housing through HOME funded rehabilitation.
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Program guidelines may be found http://dced.pa.gov Choose the Programs and Funding Tab, or http://dced.pa.gov/library</p> <p>Choose Federal Resource Library/HOME/Application/2015</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Not applicable to the HOME Investment Partnerships Program</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Not applicable to the HOME Investment Partnerships Program</p>

<p>Describe how resources will be allocated among funding categories.</p>	<p>The Commonwealth's distribution of funds will be consistent with the priorities previously identified in this portion of the Plan. The Department will accept applications for any HOME eligible activity, other than rental housing activities for 10 units and above. Those will be submitted to PHFA as described above. HOME-eligible activities include the following: homeowner rehabilitation; rental housing rehabilitation; the new construction of one to nine rental units; group home projects or single-room occupancy (SRO); security deposit assistance; assistance for homebuyers' down payment and/or closing costs and second mortgages; and assistance for developers undertaking single-family sales housing. 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. Those will be submitted to PHFA as described above. HOME-eligible activities include the following: homeowner rehabilitation; rental housing rehabilitation; the new construction of one to nine rental units; group home projects or single-room occupancy (SRO); security deposit assistance; assistance for homebuyers' down payment and/or closing costs and second mortgages; and assistance for developers undertaking single-family sales housing. 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.</p> <p>SA -9-12-2017 - As in previous years, the Commonwealth will give non-participating jurisdictions priority. However, because it may be difficult to develop affordable housing in such jurisdictions within legislatively imposed time frames, the Commonwealth will open the competition to other Pennsylvania HOME participating jurisdictions. Funding levels will be based on individual applications on the set activities as listed in the previous section on criteria of selection.</p> <p>Two million dollars is being set aside for a pilot Weatherization Deferral Assistance Program. Four agencies with long standing successful weatherization programs that have had turn away clients due to needed rehabilitation of homes other than those covered with weatherization have been selected to execute this program for the first year. If successful, the program will be open to all weatherization programs.</p> <p>Units of local government are the only eligible applicants that may submit applications for HOME funds. Applications submitted by a unit of local government may be on its own behalf, another unit of local government without the capacity to administer the program, public agencies, non-profit organizations or private developers. Private non-profit housing organizations</p>
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		that are unable to secure their unit of local government's agreement to be an applicant should contact DCED.
	Describe threshold factors and grant size limits.	Because of the complexity of federal regulations and requirements associated with the HOME Program, a minimum application amount of \$50,000 has been established, except for CHDO operating grants and project specific predevelopment loans. HOME has a maximum grant level of \$500,000 for an application covering a single municipality or \$750,000 for assistance for multiple municipalities. DCED reserves the right to increase the contract amounts above this level for warranted reasons, but the level will not be over \$1,000,000.
	What are the outcome measures expected as a result of the method of distribution?	The expected outcomes for the 2016 HOME Program are: <ul style="list-style-type: none"> •Existing & Rental Rehabs - 345 units •Construction of New Units - 190 units •Homebuyer Assistance - 30 households
6	State Program Name:	Housing Opportunities for Persons with AIDS
	Funding Sources:	HOPWA

<p>Describe the state program addressed by the Method of Distribution.</p> <p>HOPWA Program</p>	<p>Historically, HOPWA funding for Pennsylvania’s seven Regional HIV Grantees has been distributed in proportion to the number of persons living with HIV/AIDS in each region, service utilization data, and demonstrated need. Distribution of the HOPWA award in Pennsylvania for FY2016 uses the FY2015 funding distribution as a baseline. Regions having and documenting, greater housing needs have been awarded additional funding. Since the overall housing picture in Pennsylvania has not changed significantly over the past year, distribution of HOPWA funds will remain consistent for planning purposes. The Pennsylvania HOPWA award of \$1,315,796 for the year, was applied across all Regions using the funding distribution noted above. The Pennsylvania Department of Health (DOH), Bureau of Communicable Diseases, Division of HIV/AIDS has again decided to allocate less (than entitled) to its administrative expense (0.76%) and thus make additional funding available to the Regional Grantees for housing services. Additionally, the DOH will also serve as grantee and will administer funds of \$ 296,476 on behalf of eligible persons in the designated counties of Carbon, Lehigh, and Northampton in the Allentown, PA EMSA; and the DOH will also serve as grantee and will administer funds of \$296,293 on behalf of eligible persons in the designated counties of Dauphin, Cumberland and Perry in the City of Harrisburg, PA EMSA; and the DOH will also serve as grantee and will administer funds of \$ 524,154 on behalf of eligible persons in the designated counties of Bucks, Chester and Montgomery in the Bensalem Township EMSA.</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Not applicable to the Housing Opportunities for Persons with AIDS program</p>

<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Each Regional Grantee prioritizes needs for its respective region through a formal process reflective of its demographic and epidemiological profile. The Regional Grantee, will disperse the funds based on the need for the full range of eligible services. Six of the seven regional grantees issue Requests for Proposals, to large organizations and smaller grassroots, faith based and other community organizations and the City of Philadelphia, Office of Housing and Community Development Regional Grantee uses a sole source process as it would not be practical to enter into grant agreements with different agencies each year since they would not have the institutional knowledge to manage these services effectively. In addition, each Regional Grantee has the capacity to distribute patient care funds directly if it is expedient and/or the most cost-effective method for service delivery. Sub grantees that are funded for short term rent / mortgage / utility assistance that do have caps in place, have based them on historical usage, the estimated number of clients in need of this service, and the amount typically needed to avoid eviction.</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>Each Regional Grantee provides a detailed response to the six areas delineated in the HOPWA program announcement listed below along with their Outcome measures.</p> <ol style="list-style-type: none"> 1. Estimate the number and characteristics of eligible persons who will be served by the proposed services. Provide a description of how their eligibility for participation in the program will be determined. 2. List the general locations and costs of the proposed services. 3. Describe how the proposed services will address urgent and supportive service’s needs (not currently addressed by available public and private resources) of eligible persons. Include a description of the public and private resources that are to be made available in connection with the proposed HOPWA-supported services. 4. Describe how project sponsors (providers of actual HOPWA services, sub grantees) have been, or will be, selected. If available, include a list of those already selected.
<p>Describe how resources will be allocated among funding categories. (continued)</p>	<ol style="list-style-type: none"> 5. Describe the method used (outreach, referrals, existing shelter network) to inform eligible persons of housing assistance/ services availability. Describe the process for selecting program participants. 6. Describe procedures that have been, or will be, implemented to ensure coordination of HOPWA assistance with state and local government agencies responsible for providing services to persons with AIDS or related diseases. Include, where applicable, a description of coordination efforts with Ryan White funded agencies. Describe how community-based, non-profit AIDS services organizations have been consulted and involved in the application planning process.

Describe threshold factors and grant size limits.	Historical usage of HOPWA funding for Pennsylvania's seven Regional Grantees and in proportion to the number of person living with HIV/AIDS in each respective region. Additionally, service utilization patterns have been factored into this distribution.
What are the outcome measures expected as a result of the method of distribution?	Outcome measures are the number of Persons / Households that will receive housing assistance based on established goals and objectives. The HOPWA Program will provide decent affordable housing to benefit low income persons living with HIV/AIDS by providing services to 562 households through tenant based rental assistance, short term rent, mortgage and utility assistance, permanent housing placement, and supportive services – case management. This will enable clients to establish and/or maintain a stable living environment in housing that is decent, affordable, safe and sanitary. Thus, through better access to care and support, there is an improved quality of life and increased housing stability for HIV/AIDS clients and their families.
7	State Program Name: Neighborhood Stabilization Program (NSP) Recapture
Funding Sources:	Recaptured NSP1 funds and Program Income
Describe the state program addressed by the Method of Distribution.	The purpose of the NSP Recapture program is to utilize the remaining recaptured funding from NSP 1 and any accrued Program Income (approx. \$3 million) to address the effects of the housing crisis of 2008 due to subprime mortgage lending which, nationally, resulted in significant numbers of homeowners entering foreclosure and entire neighborhoods becoming vacant or abandoned. Pennsylvania, while above the national average in numbers of subprime mortgage loans, has not experienced the same level of housing foreclosures but did have many successful programs that stabilized viable neighborhoods.
Describe the state program addressed by the Method of Distribution. (continued)	The program will be divided into two components. The first component is those existing grantees that will have more than \$100,000 in program income over the subsequent 12-month period. This will be known as Component A. If program income on-hand at project completion, when combined with projected PI during the next 12 month-period, is less than \$100,000, then the Grantee will be required to remit all PI to DCED for re-allocation. These funds will make up the funds for Component B of this program. This second component will be a competitive funding round for the use of the remaining program income by previous NSP grantees.

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Component A: Grantees that can demonstrate that it will likely receive a sufficient amount of PI over the subsequent 12 month-period to have a total of \$100,000 or more in PI may retain PI under the following conditions:</p> <ol style="list-style-type: none"> 1. Grantee can document that it has met or has a feasible plan for meeting the LH25% set-aside. Grantee must provide documentation proofing the LH25% set-aside was met. 2. Grantee has other financing in place that may be necessary for project completion. Grantee must provide a total project budget and evidence that all the funding sources to complete said project are committed 3. Grantee can demonstrate a feasible plan that assures the completion of the project not later than 18 months from project approval by DCED. Grantee must provide a realistic project timeline. 4. If the grantee cannot meet these requirements to DCED’s satisfaction, the PI must be returned to DCED within 30-days of notification by DCED. <p>Grantees falling into this component must prepare a proposal requesting the use of their remaining program income. In the proposal, they must detail the use of the PI; the number of units created or rehabilitated, a project budget, and provide a timeline of expenditures. The project must be completed within nine months.</p>
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<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria. (continued)</p>	<p>Component B (Recaptured NSP Treasury funds and returned Program Income): DCED will accept proposals to fund additional NSP eligible projects pending the requirements below can be met. Grantees that earned Program Income and returned Program Income will receive priority consideration with their proposal submission. Interested grantees will have 60 days to submit proposals based on the following criteria:</p> <ol style="list-style-type: none"> 1. Must be existing NSP grantees that are a unit of local government. 2. Must have successfully completed the original NSP contracted projects and met the projected goals. Grantee must show that original NSP goals were met. 3. Proposed project must be completed within 18 months of DCED proposal acceptance. Realistic project timelines will be required. 4. Proposed project must be located in an approved NSP target area. 5. Proposed project will receive greater consideration if it is a project that benefits households at 50% AMI or below. 6. Proposed project will receive greater consideration if other sources of funds are leveraged and committed to the project. Such documentation will be required. 7. Proposed project must be ready to proceed with full financing and environmental clearance within 60 days of DCED's acceptance of the proposal. Documentation will be required. 8. All the original NSP Program guidelines and requirements still apply.
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>As of the writing of this section the proposal packages had not been developed.</p>

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Not applicable to the NSP Recapture program</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Not applicable to the NSP Recapture program</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>There is no prescribed allocation of the NSP Recapture funds until all remaining program funds and program income is determined. Allocations for both components will be based on need of the project, other funding leveraged and those secured. Until the proposals are received and reviewed, allocation of resources is unknown.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>There will be no cap on the amount of funds that can be requested. Applicants are asked to modify the request based on what is necessary to complete the proposed project given other sources of funds and the ability to complete the project within 18 months of proposal acceptance. DCED will prioritize projects that can utilize a minimum of \$1 million and have a minimum of 15 units.</p>
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>Component A: To date, proposals have been submitted for 52 new rental units that are either new construction or rehabilitated. Component B: Undetermined until actual available funding is determined and proposals submitted.</p>

8	State Program Name:	National Housing Trust Fund
	Funding Sources:	National Housing Trust Fund
	Describe the state program addressed by the Method of Distribution.	<p>The Commonwealth, through the Pennsylvania Housing Finance Agency (PHFA), will distribute the federal Housing Trust Fund (“HTF”) in accordance with federal criteria and regulations at 24 CFR Part 93. The HTF will be used for funding affordable rental units for very low- and extremely low- income persons (30% below area median income) which are supported through the federal Low-Income Housing Tax Credit Program (“Tax Credit”) and/or other federal funding sources. PHFA will underwrite rental housing projects to meet all HTF rental housing requirements and which provide at least 30 years of affordability as evidenced by a deed restriction. PHFA will evaluate the capacity of project owners, nature of housing being funded, leveraging and impact as well as ability to serve extremely low-income housing households as determining factors in the recommendation for funding.</p> <p>Ten percent (10%) of the HTF funds may be used for administrative expenses.</p>

<p>Describe all of the criteria that will be used to select applications and relative importance of these criteria.</p>	<p>PHFA will utilize the same process for applicant selection as they have developed for their Low-Income Tax Credit program which may be found in the attached Tax Credit Allocation Plan, made part of this plan. HTF funds will only be awarded to projects that meet the guidelines and receive low income housing tax credits. Additionally, developments must meet the site and neighborhood standards set forth 24 CFR 93.150.</p> <ul style="list-style-type: none"> • Applicants must meet the Eligibility and Threshold Criteria set forth in the Tax Credit Allocation Plan which include, but are not limited to; limited displacement of low income residents, commitment to service low income residents for a period of not less than 30 years, Applicant financial capacity to complete the development, provision of specific project amenities such as community rooms, laundry facilities and management offices, Visibility, accessibility requirements and Fair Housing Act design standards and energy efficiency goals. • Applicants must meet and all requirements set forth in 24 CFR 93.2 to be eligible for funding under the HTF Program. • Developments must also meet the property standards set forth in the Tax Credit Allocation Plan and in 24 CFR 93.301. • Qualified developments must be affordable to tenants whose incomes do not exceed the federal poverty line or whose annual income do not exceed 30% of the median area income for the area, as determined by HUD with adjustment for bedroom size. • Selected developments must follow tenant protection and selection procedures set forth in 24 CFR 93.303.
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<p>If only summary criteria were described, how can potential applicants access application manual or other state publications describing the application criteria?</p>	<p>The Allocation Plan for the HTF 2016 funding and the program exhibits are located at:</p> <p>http://www.phfa.org/legislation/act105.aspx (Please scroll to the bottom of the page)</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Not applicable to the HTF program.</p>
<p>Identify the method of selection projects sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Not applicable to the HTF program.</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>The funding allocations will be determined by the applications received and upon completion of PHFA review. All the funds will be targeted to affordable rental units for the very low- income and extremely low-income renters.</p>

<p>Describe the threshold factors and grant size limits.</p>	<p>There is no established threshold of grant size limits for HTF other than; PHFA has evaluated current costs of affordable housing units and local market conditions throughout the Commonwealth for the purpose of providing HTF resources and the maximum per unit development award is aligned with Pennsylvania’s HOME program limits based on unit type. Therefore, the maximum per unit HTF subsidy will be:</p> <table data-bbox="574 495 1414 569"> <tr> <td>0 BR</td> <td>1BR</td> <td>2BR</td> <td>3BR</td> <td>4BR</td> </tr> <tr> <td>\$140,107</td> <td>\$160,615</td> <td>\$195,305</td> <td>\$252,662</td> <td>\$277,344</td> </tr> </table> <p>In 2016, PHFA anticipates providing HTF funds to approximately four developments projects or assisting 25 rental housing units among several properties throughout the Commonwealth based upon applications received and availability of resources.</p> <p>Please refer to the HTF Allocation Plan and LIHTC Allocation plan materials located at: http://www.phfa.org/legislation/act105.aspx</p>	0 BR	1BR	2BR	3BR	4BR	\$140,107	\$160,615	\$195,305	\$252,662	\$277,344
0 BR	1BR	2BR	3BR	4BR							
\$140,107	\$160,615	\$195,305	\$252,662	\$277,344							
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>Based on an initial federal award of funds in 2016 of \$3,868,768, PHFA anticipates providing funds for the new construction or rehabilitation of approximately four rental housing developments or 25 rental housing units among several properties throughout the Commonwealth.</p>										

AP-35 Projects – (Optional)

Introduction

Because of the nature of state funding under the federal program system, Pennsylvania has not determined the exact projects to utilize the 2016 funding at this time. The Act 179 Entitlement municipalities have been added as has the HOPWA programs but not any of the other funding for the CDBG Competitive program, CDBG-DR, HOME, NSP or ESG. These projects will be added once awards have been made.

With the FY 2015 applications for CDBG, DCED incorporated the criteria that all state entitlement townships or Boroughs with less than 10,000 in populations must submit their applications through their respective counties. This reduced the number of grantees submitting application to 87. This will continue in 2016 and beyond to ease the workload of the DCED staff.

Table 10 – Project Information

#	Project Name
1	2016-2018 Commonwealth of PA PAH16F999
2	2016-2018 AIDSNET PAH16F999 (AIDSNET)
3	2016-2018 AIDSNET-EMSA (3 Counties) PAH16F999 (AIDSNET-EMSA)
4	2016-2018 North Central District AIDS Coalition PAH16F999 (NCDAC)
5	2016-2018 AIDS Resource Alliance, Inc. PAH16F999 (ARA)
6	2016-2018 Caring Communities for AIDS PAH16F999 (CCFA)
7	2016-2018 United Way of Wyoming Valley PAH16F999 (UWWV)
8	2016-2018 Wyoming Valley AIDS Council, Inc. PAH16F999 (WVAC)
9	2016-2018 The Wright Center PAH16F999 (TWC)
10	2016-2018 Clarion University of PA PAH16F999 (CU)
11	2016-2018 Family Health Council of Central PA PAH16F999 (FHCCP)
12	2016-2018 Family Health Council of Central PA - EMSA (3 counties) PAH16F999 (FHCCP-EMSA)
13	2016-2018 The Jewish Healthcare Foundation PAH16F999 (JHF)
14	2016-2018 Senior Care Management PAH16F999 (SCM)
15	2016-2018 City of Philadelphia OHCD - EMSA PAH16F999 (COP-OHCD-EMSA)
16	2016-2018 Family Services of Bucks County - EMSA PAH16F999 (FSBC-EMSA)
17	2016-2018 Family Services of Chester County - EMSA PAH16F999 (FSCC-EMSA)
18	2016-2018 Family Services of Montgomery County - EMSA PAH16F999 (FSMC-EMSA)
19	ESG16 Pennsylvania
20	DCED CDBG 2016 ADMINISTRATION
21	Adams County 2016 Entitlement
22	Armstrong County 2016 Entitlement

#	Project Name
23	Bedford County 2016 Entitlement
24	Blair County 2016 Entitlement
25	Bradford County 2016 Entitlement
26	Butler County 2016 Entitlement
27	Cambria County 2016 Entitlement
28	Cameron County 2016 Entitlement
29	Carbon County 2016 Entitlement
30	Centre County 2016 Entitlement
31	Clarion County 2016 Entitlement
32	Clearfield County 2016 Entitlement
33	Clinton County 2016 Entitlement
34	Columbia County 2016 Entitlement
35	Crawford County 2016 Entitlement
36	Elk County 2016 Entitlement
37	Erie County 2016 Entitlement
38	Fayette County 2016 Entitlement
39	Forest County 2016 Entitlement
40	Franklin County 2016 Entitlement
41	Fulton County 2016 Entitlement
42	Greene County 2016 Entitlement
43	Huntingdon County 2016 Entitlement
44	Indiana County 2016 Entitlement
45	Jefferson County 2016 Entitlement
46	Juniata County 2016 Entitlement
47	Lackawanna County 2016 Entitlement
51	McKean County 2016 Entitlement
52	Mercer County 2016 Entitlement
53	Mifflin County 2016 Entitlement
54	Monroe County 2016 Entitlement
55	Montour County 2016 Entitlement
56	Northumberland County 2016 Entitlement
57	Perry County 2016 Entitlement
58	Pike County 2016 Entitlement
59	Potter County 2016 Entitlement
60	Schuylkill County 2016 Entitlement
61	Snyder County 2016 Entitlement

#	Project Name
62	Somerset County 2016 Entitlement
63	Sullivan County 2016 Entitlement
64	Susquehanna County 2016 Entitlement
65	Tioga County 2016 Entitlement
66	Union County 2016 Entitlement
67	Venango County 2016 Entitlement
68	Warren County 2016 Entitlement
69	Wayne County 2016 Entitlement
70	Wyoming County 2016 Entitlement
71	City of Arnold 2016 Entitlement
72	City of Bradford 2016 Entitlement
73	City of Butler 2016 Entitlement
74	City of Carbondale 2016 Entitlement
75	City of Connellsville 2016 Entitlement
76	City of Corry 2016 Entitlement
77	City of Dubois 2016 Entitlement
78	City of Farrell 2016 Entitlement
79	City of Franklin 2016 Entitlement
80	City of Greensburg 2016 Entitlement
81	City of Hermitage 2016 Entitlement
82	City of Jeannette 2016 Entitlement
83	City of Lock Haven 2016 Entitlement
84	City of Meadville 2016 Entitlement
85	City of Monessen 2016 Entitlement
86	City of Nanticoke 2016 Entitlement
87	City of New Castle 2016 Entitlement
88	City of New Kensington 2016 Entitlement
89	City of Oil City 2016 Entitlement
90	City of Parker 2016 Entitlement
91	City of Pittston 2016 Entitlement
92	City of Pottsville 2016 Entitlement
93	City of Shamokin 2016 Entitlement
94	City of St. Mary's 2016 Entitlement
95	City of Sunbury 2016 Entitlement
96	City of Titusville 2016 Entitlement
97	City of Uniontown 2016 Entitlement

#	Project Name
98	City of Warren 2016 Entitlement
99	Coal Township 2016 Entitlement
100	Conshohocken Borough 2016 Entitlement
101	Dunmore Borough 2016 Entitlement
102	Limerick Township 2016 Entitlement
103	Logan Township 2016 Entitlement
104	Loyalsock Township 2016 Entitlement
105	Sandy Township 2016 Entitlement
106	Scottsdale Borough 2016 Entitlement
107	WaynesBoro. Borough 2016 Entitlement

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

PA Act 179 dictates the use of the majority of the Commonwealth's CDBG allocation and leaves the units of local governments the responsibility to address the needs of the underserved in their communities. The HOPWA funding is allocated to the same regional programs each year as they are trained to administer the program properly. The CDBG-DR funding is prescribed where the funding may be spent. Only the 36 counties designated as Presidential Disaster Areas during 2011 are eligible for funding. The NSP Recapture program will only allocate funding in areas with current contracts for NSP funding with the state and have completed their existing program and can prove a need for additional funding. The allocation priority for the other programs is part of the method of distribution which can be found in AP-30.

AP-38 Project Summary

Project Summary Information

Table 11 – Project Summary

1	Project Name	2016-2018 Commonwealth of PA PAH16F999
	Target Area	HOPWA 6 Regional Coalitions non-entitlement
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Administration of the HOPWA Program
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	2016-2018 AIDSNET PAH16F999 (AIDSNET)
	Target Area	HOPWA 6 Regional Coalitions non-entitlement
	Goals Supported	Housing and Services for Persons with HIV/AIDS
	Needs Addressed	Housing for Low Income HIV/AIDS clients
	Funding	:
	Description	To provide decent affordable housing to low income HIV/AIDS clients
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	Assist with housing support to low income HIV/AIDS Clients: Tenant Based Rental Assistance (TBRA), Short-Term Rent, Mortgage, and Utility (STRMU) assistance, Permanent Housing Placement (PHP), Supportive Services and Administration
3	Project Name	2016-2018 AIDSNET-EMSA (3 Counties) PAH16F999 (AIDSNET-EMSA)
	Target Area	HOPWA 6 Regional Coalitions non-entitlement
	Goals Supported	Housing and Services for Persons with HIV/AIDS
	Needs Addressed	Housing for Low Income HIV/AIDS clients
	Funding	:
	Description	To provide decent affordable housing to low income HIV/AIDS clients
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Assist with housing support to low income HIV/AIDS Clients: Tenant Based Rental Assistance (TBRA), Short-Term Rent, Mortgage, and Utility (STRMU) assistance, Permanent Housing Placement (PHP), Supportive Services and Administration
4	Project Name	2016-2018 North Central District AIDS Coalition PAH16F999 (NCDAC)
	Target Area	HOPWA 6 Regional Coalitions non-entitlement
	Goals Supported	Housing and Services for Persons with HIV/AIDS
	Needs Addressed	Housing for Low Income HIV/AIDS clients
	Funding	:
	Description	To Provide Decent affordable housing to Low Income HIV/AIDS Clients
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administration for the HOPWA Program in the North Central Region
5	Project Name	2016-2018 AIDS Resource Alliance, Inc. PAH16F999 (ARA)
	Target Area	HOPWA 6 Regional Coalitions non-entitlement
	Goals Supported	Housing and Services for Persons with HIV/AIDS
	Needs Addressed	Housing for Low Income HIV/AIDS clients
	Funding	:
	Description	To Provide Decent affordable housing to Low Income HIV/AIDS Clients
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Assist with housing support to low income HIV/AIDS Clients: Tenant Based Rental Assistance (TBRA), Short-Term Rent, Mortgage, and Utility (STRMU) assistance, Permanent Housing Placement (PHP), Supportive Services and Administration
6	Project Name	2016-2018 Caring Communities for AIDS PAH16F999 (CCFA)
	Target Area	HOPWA 6 Regional Coalitions non-entitlement
	Goals Supported	Housing and Services for Persons with HIV/AIDS
	Needs Addressed	Housing for Low Income HIV/AIDS clients
	Funding	:
	Description	To Provide Decent affordable housing to Low Income HIV/AIDS Clients
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Assist with housing support to low income HIV/AIDS Clients: Tenant Based Rental Assistance (TBRA), Short-Term Rent, Mortgage, and Utility (STRMU) assistance, Permanent Housing Placement (PHP), Supportive Services and Administration
7	Project Name	2016-2018 United Way of Wyoming Valley PAH16F999 (UWWV)
	Target Area	HOPWA 6 Regional Coalitions non-entitlement
	Goals Supported	Housing and Services for Persons with HIV/AIDS
	Needs Addressed	Housing for Low Income HIV/AIDS clients
	Funding	:
	Description	To Provide Decent affordable housing to Low Income HIV/AIDS Clients
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administration of the HOPWA Program for the Northeast Region
8	Project Name	2016-2018 Wyoming Valley AIDS Council, Inc. PAH16F999 (WVAC)
	Target Area	HOPWA 6 Regional Coalitions non-entitlement
	Goals Supported	Housing and Services for Persons with HIV/AIDS
	Needs Addressed	Housing for Low Income HIV/AIDS clients
	Funding	:
	Description	To Provide Decent affordable housing to Low Income HIV/AIDS Clients
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Assist with housing support to low income HIV/AIDS Clients: Tenant Based Rental Assistance (TBRA), Short-Term Rent, Mortgage, and Utility, (STRMU) assistance, Permanent Housing Placement (PHP), and Administration
9	Project Name	2016-2018 The Wright Center PAH16F999 (TWC)
	Target Area	HOPWA 6 Regional Coalitions non-entitlement
	Goals Supported	Housing and Services for Persons with HIV/AIDS
	Needs Addressed	Housing for Low Income HIV/AIDS clients
	Funding	:
	Description	To Provide Decent affordable housing to Low Income HIV/AIDS Clients
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Assist with housing support to low income HIV/AIDS Clients: Tenant Based Rental Assistance (TBRA), Short-Term Rent, Mortgage, and Utility (STRMU) assistance, Permanent Housing Placement (PHP), Resource Identification (RI) and Administration
10	Project Name	2016-2018 Clarion University of PA PAH16F999 (CU)
	Target Area	HOPWA 6 Regional Coalitions non-entitlement
	Goals Supported	Housing and Services for Persons with HIV/AIDS
	Needs Addressed	Housing for Low Income HIV/AIDS clients
	Funding	:

	Description	To Provide Decent affordable housing to Low Income HIV/AIDS Clients
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Assist with housing support to low income HIV/AIDS Clients: Tenant Based Rental Assistance (TBRA), Short-Term Rent, Mortgage, and Utility (STRMU) assistance, Permanent Housing Placement (PHP), and Administration.
11	Project Name	2016-2018 Family Health Council of Central PA PAH16F999 (FHCCP)
	Target Area	HOPWA 6 Regional Coalitions non-entitlement
	Goals Supported	Housing and Services for Persons with HIV/AIDS
	Needs Addressed	Housing for Low Income HIV/AIDS clients
	Funding	:
	Description	To Provide Decent affordable housing to Low Income HIV/AIDS Clients
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Assist with housing support to low income HIV/AIDS Clients: Tenant Based Rental Assistance (TBRA), Short-Term Rent, Mortgage, and Utility (STRMU) assistance, Permanent Housing Placement (PHP), and Administration
12	Project Name	2016-2018 Family Health Council of Central PA - EMSA (3 counties) PAH16F999 (FHCCP-EMSA)
	Target Area	HOPWA 6 Regional Coalitions non-entitlement

	Goals Supported	Housing and Services for Persons with HIV/AIDS
	Needs Addressed	Housing for Low Income HIV/AIDS clients
	Funding	:
	Description	To Provide Decent affordable housing to Low Income HIV/AIDS Clients
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Assist with housing support to low income HIV/AIDS Clients: Tenant Based Rental Assistance (TBRA), Short-Term Rent, Mortgage, and Utility (STRMU) assistance, Permanent Housing Placement (PHP), and Administration
13	Project Name	2016-2018 The Jewish Healthcare Foundation PAH16F999 (JHF)
	Target Area	HOPWA 6 Regional Coalitions non-entitlement
	Goals Supported	Housing and Services for Persons with HIV/AIDS
	Needs Addressed	Housing for Low Income HIV/AIDS clients
	Funding	:
	Description	Administration of the HOPWA Program in the Southwest Region
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administration of the HOPWA Program in the Southwest Region
14	Project Name	2016-2018 Senior Care Management PAH16F999 (SCM)
	Target Area	HOPWA 6 Regional Coalitions non-entitlement

	Goals Supported	Housing and Services for Persons with HIV/AIDS
	Needs Addressed	Housing for Low Income HIV/AIDS clients
	Funding	:
	Description	To Provide Decent affordable housing to Low Income HIV/AIDS Clients
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Assist with housing support to low income HIV/AIDS Clients: Tenant Based Rental Assistance (TBRA), and Short-Term Rent, Mortgage, and Utility (STRMU) assistance
15	Project Name	2016-2018 City of Philadelphia OHCD - EMSA PAH16F999 (COP-OHCD-EMSA)
	Target Area	HOPWA 6 Regional Coalitions non-entitlement
	Goals Supported	Housing and Services for Persons with HIV/AIDS
	Needs Addressed	Housing for Low Income HIV/AIDS clients
	Funding	:
	Description	Administration of the HOPWA Program in the South-East Region
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administration of the HOPWA Program in the South-East Region
16	Project Name	2016-2018 Family Services of Bucks County - EMSA PAH16F999 (FSBC-EMSA)

	Target Area	
	Goals Supported	Housing and Services for Persons with HIV/AIDS
	Needs Addressed	Housing for Low Income HIV/AIDS clients
	Funding	:
	Description	To Provide Decent affordable housing to Low Income HIV/AIDS Clients
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Assist with housing support to low income HIV/AIDS Clients: Tenant Based Rental Assistance (TBRA), Short-Term Rent, Mortgage, and Utility (STRMU) assistance, Permanent Housing Placement (PHP), Supportive Services - Case Management and Administration
17	Project Name	2016-2018 Family Services of Chester County - EMSA PAH16F999 (FSCC-EMSA)
	Target Area	HOPWA 6 Regional Coalitions non-entitlement
	Goals Supported	Housing and Services for Persons with HIV/AIDS
	Needs Addressed	Housing for Low Income HIV/AIDS clients
	Funding	:
	Description	To Provide Decent affordable housing to Low Income HIV/AIDS Clients
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Assist with housing support to low income HIV/AIDS Clients: Tenant Based Rental Assistance (TBRA), Short-Term Rent, Mortgage, and Utility (STRMU) assistance, Permanent Housing Placement (PHP), Supportive Services Case Management and Administration.
18	Project Name	2016-2018 Family Services of Montgomery County - EMSA PAH16F999 (FSMC-EMSA)
	Target Area	HOPWA 6 Regional Coalitions non-entitlement
	Goals Supported	Housing and Services for Persons with HIV/AIDS
	Needs Addressed	Housing for Low Income HIV/AIDS clients
	Funding	:
	Description	To Provide Decent affordable housing to Low Income HIV/AIDS Clients
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Assist with housing support to low income HIV/AIDS Clients: Tenant Based Rental Assistance (TBRA), Short-Term Rent, Mortgage, and Utility (STRMU) assistance, Permanent Housing Placement (PHP), Supportive Services - Case Management and Administration
19	Project Name	ESG16 Pennsylvania
	Target Area	PA 601 Southwest Pennsylvania Continuum of Care PA 509 Allentown/Northeast Pennsylvania Continuum of Care
	Goals Supported	Rental Assistance and Services for the Homeless
	Needs Addressed	Public Facilities Homeless Facilities Public Services Tenant/Landlord Counseling Public Services Rental Housing Subsidies Public Services Security Deposits Public Services Housing Counseling Public Services Operating Costs of Homeless/AIDS Capacity Building through Admin & Planning

Funding	ESG: \$5,565,646
Description	The 2016 Federal Fiscal Year allocation of Emergency Solutions Grant funds for the state of Pennsylvania are planned to operate a shelter for the homeless, provide utility assistance and emergency rental assistance to prevent homelessness, implement rapid re-housing strategies and for program administration and data collection through the HMIS.
Target Date	3/19/2018
Estimate the number and type of families that will benefit from the proposed activities	All families and individuals will be homeless or near homeless. Their incomes will be 30% of AMI or less at time of entry into the programs.
Location Description	Programs are to be carried out throughout the state with an emphasis on the non-entitled areas. Please refer to the Planned Areas Section of this description for more finite details.
Planned Activities	<p>Allegheny County - Rapid Rehousing, HMIS, Admin. - \$445,239</p> <p>Armstrong County - Emergency Shelter, Rapid Rehousing, Homelessness Prevention, HMIS, Admin. - \$ 189,472</p> <p>Beaver County - Rapid Rehousing, Admin. - \$25,052</p> <p>Bedford County - Rapid Rehousing, Homelessness Prevention, HMIS, Admin. - \$73,834</p> <p>Blair County - Rapid Rehousing, Homelessness Prevention, HMIS, Admin. - \$30,340</p> <p>Bucks County - Rapid Rehousing, Admin. - \$53,171</p> <p>Cambria County - Emergency Shelter, Rapid Rehousing, Homelessness Prevention, HMIS, Admin. - \$120,775</p> <p>Carbon County - Emergency Shelter, Rapid Rehousing, Homelessness Prevention, HMIS, Admin. - \$77,187</p> <p>Clinton County - Emergency Shelter, Rapid Rehousing, HMIS, Admin. - \$ 65,366</p>

	Planned Activities (con't.)	<p>Crawford County - Emergency Shelter, Admin. - \$92,897</p> <p>Dauphin County - Rapid Rehousing, HMIS - \$291,559</p> <p>Erie County - Rapid Rehousing, Admin. - \$185,837</p> <p>Fayette County - Emergency Shelter, Rapid Rehousing, Homelessness Prevention, HMIS, Admin. - \$449,205</p> <p>Franklin County - Emergency Shelter, Rapid Rehousing, Homelessness Prevention, HMIS, Admin. - \$277,231</p> <p>Indiana County - Emergency Shelter, Rapid Rehousing, HMIS, Admin. - \$225,266</p> <p>Lawrence County - Emergency Shelter, Rapid Rehousing, Homelessness Prevention, HMIS, Admin. - \$543,326</p> <p>Lawrence County (Veteran's) Street Outreach, Rapid Rehousing, Homelessness Prevention, HMIS, Admin. - \$729,951</p> <p>Lehigh County - Emergency Shelter, HMIS, Admin. - \$154,483</p> <p>McKean County - Rapid Rehousing, HMIS, Admin. - \$ 49,777</p> <p>Mercer County - Emergency Shelter, Admin. - \$219,275</p> <p>Monroe County – Street Outreach, Emergency Shelter, Admin. - \$ 275,122</p> <p>Montgomery County – Rapid Rehousing - \$55,122</p> <p>City of Philadelphia – Rapid Rehousing - \$ 320,000</p> <p>Schuylkill County – Emergency Shelter, Admin. - \$101,771</p> <p>Warren County – Emergency Shelter, Rapid Rehousing, Admin. - \$103,162</p> <p>Washington County – Rapid Rehousing, HMIS, Admin. - \$ 77,415</p> <p>Wayne County – Rapid Rehousing, HMIS, Admin. - \$25,000</p>
20	Project Name	DCED CDBG 2016 ADMINISTRATION
	Target Area	
	Goals Supported	
	Needs Addressed	

	Funding	CDBG : \$749,278
	Description	The Commonwealth's allocation of 2016 CDBG funds is \$37,464,741. In accordance with Pennsylvania Act 179 of 1984, this amount is sub-allocated as follows: \$31,845,030 (85% for Entitlement entities), \$4,870,417 (13% for the Competitive program), and \$749,278 for state administration and technical assistance.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
21	Project Name	Adams County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Adams County and OBO's Gettysburg Borough and Littlestown Borough
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
22	Project Name	Armstrong County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	

	Needs Addressed	
	Funding	:
	Description	Armstrong County and OBO's East Franklin Township, Kiskiminetas Township, Kittanning Borough and Manor Township
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
23	Project Name	Bedford County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Bedford County and OBO Bedford Township
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
24	Project Name	Blair County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	

	Funding	:
	Description	Blair County and OBO's Antis Township, Blair Township, Frankstown Township, Greenfield Township, Hollidaysburg Borough, and Tyrone Borough
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
25	Project Name	Bradford County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Bradford County and OBO Sayre Borough
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
26	Project Name	Butler County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	

	Funding	: \$ 698,505
	Description	Butler County and OBO's Penn Township, Slippery Rock Township, Summit Township and Jefferson Township
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
27	Project Name	Cambria County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Improve Quality of Housing Stock Assistance for Public Infrastructure & Facilities Building Local Capacity
	Needs Addressed	Acquisition/Disposition of Real Property Public Facilities Homeless Facilities Public Facilities Parks, Recreational Facilities Public Facilities Water/Sewer Improvements Public Facilities Street Improvements Housing Rehab Single-Unit Residential Capacity Building through Admin & Planning
	Funding	: \$656,677
	Description	Cambria County and OBO's Adams Township, Cambria Township, Cresson Township and Jackson Township -C000066182
	Target Date	6/7/2022

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Adams Twp., Franklin Street Improvements - 555 persons of whom 355 are LMI.</p> <p>Cambria Twp., Reese Avenue Street Improvements - 835 persons of whom 495 are LMI.</p> <p>Cresson Twp., Short Avenue Sanitary Sewer Line Replacement - 18 persons of whom 13 are LMI.</p> <p>Cresson Twp., Housing Rehab Program - 1 LMI household.</p> <p>Jackson Twp. Housing Rehab - 3 LMI households.</p> <p>Cambria County, Homeless Shelter Operations -</p> <p>Cambria County, Blacklick Veteran's Park Accessibility -</p> <p>Cambria County, Cambria Home Rental Program (Acquisition) - 1 residential property.</p>
<p>Location Description</p>	<p>Adams Twp., Franklin Street Improvements - Along Franklin Street from Locus Street to Washington Street, Adams Twp., Cambria County, PA.</p> <p>Cambria Twp., Reese Avenue Street Improvements - Reese Avenue and its connecting neighborhood streets, First Street, Second Street, Third Street and Sixth Street in Colver, Cambria Twp., Cambria County, PA.</p> <p>Cresson Twp., Short Avenue Sanitary Sewer Line Replacement - Short Avenue, Cresson Twp., Cambria County, PA.</p>
<p>Location Description (con't)</p>	<p>Cresson Twp., Housing Rehab Program - Cresson Twp., Cambria County, PA.</p> <p>Jackson Twp. Housing Rehab - Township-wide, Jackson Twp., Cambria County, PA.</p> <p>Cambria County, Homeless Shelter Operations - Martha and Mary House, Dale Borough, Cambria County, PA.</p> <p>Cambria County, Blacklick Veteran's Park Accessibility - Blacklick Veteran's Park along Sherwood Lane, Blacklick Twp., Cambria County, PA.</p> <p>Cambria County, Cambria Home Rental Program (Acquisition) - Cambria County, PA.</p>

<p>Planned Activities</p>	<p>Adams Twp., Franklin Street Improvements - This project will include drainage control, shoulder repair, asphalt pavement and leveling and wearing course along Franklin Street from Locust Street to Washington Street.</p> <p>Cambria Twp., Reese Avenue Street Improvements – Reese Ave and its connecting neighborhood streets, First Street, Second Street, Third Street and Sixth Street in Colver, Cambria Twp., require drainage improvements and major reconstruction. Materials include Superpave 9.5 mm, PG 64-22, 50 Gyration materials, scratch, leveling, and wearing asphalt.</p> <p>Cresson Twp., Short Avenue Sanitary Sewer Line Replacement - The sewer line along Short Avenue was recently televised due to numerous backflow problems in the residences. The TV-Scope revealed a "bowing" of sewer line and several breaks causing back up and malfunction. This line will be replaced with 490 LF of 8" gravity wastewater main, 160 LF of 4" laterals and 8 new wye service connections.</p> <p>Cresson Twp., Housing Rehab Program –This revolving loan program (2014, 2015, 2016) will provide up to \$25,000 for code related improvements and lead remediation in the form of a deferred loan. Policies outlined in DCED's housing rehab guidebook will be implemented.</p> <p>Jackson Twp. Housing Rehab - This revolving loan housing rehab program will provide up to \$25,000 for code related improvements and lead remediation. It is anticipated that 3 income eligible homeowners will be assisted. Policies from the DCED Housing Rehab Guidebook will be implemented.</p> <p>Cambria County, Homeless Shelter Operations - Year 3, Public Service Activity final year (2014, 2015, 2016): Martha & Mary House is the only emergency shelter in Cambria County. This activity will fund utilities, food, equipment, supplies, insurance, case management, counseling, life skills training, education, and employment assistance. The shelter is owned by Catholic Charities, Inc.</p>
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	Planned Activities (con't)	Cambria County, Blacklick Veteran's Park Accessibility - This project will construct accessible parking spaces, walkways, seating, and new signage. Pavilion will be made accessible with a concrete floor. Benches will be replaced by ones that are accessible to elderly and handicapped. The primary beneficiaries are the presumed elderly and handicap population who will be able to use the features once they are updated to an accessible level.
28	Project Name	Cameron County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Assistance for Public Infrastructure & Facilities Clearance and Demolition of Substandard Units Building Local Capacity
	Needs Addressed	Public Facilities Senior Centers Public Facilities General Improvements Capacity Building through Admin & Planning
	Funding	: \$204,270
	Description	Cameron County -C000065038
	Target Date	3/29/2022
	Estimate the number and type of families that will benefit from the proposed activities	Northern Tier Community Action Corporation Building Improvements - Driftwood Senior Center Paving - 33 persons of whom 26 are LMI. Spot Slum/Blight - 10 buildings.
	Location Description	Northern Tier Community Action Corporation Building Improvements - Emporium, Emporium Borough, Cameron County, PA. Driftwood Senior Center Paving - Emporium, Emporium Borough, Cameron County, PA. Spot Slum/Blight - Emporium, Emporium Borough, Cameron County, PA.

	Planned Activities	<p>Northern Tier Community Action Corporation (NTCAC) Building Improvements (Emporium Borough) - CDBG funds will be used for removal of the porch enclosure, restoration of porch columns, porch floor reconstruction, installation of new entrance door, relocation of the fire escape to the rear of the building, and replace storm windows.</p> <p>Driftwood Senior Center Paving - CDBG funds will be used to pave the driveway and parking area to provide safe and accessible parking area for the elderly users. Approx 12,500 sq. ft. area will be paved with a 2.5" base coat and a 1/5" top coat of blacktop.</p> <p>Spot Slum/Blight (Emporium Borough) - CDBG funds will be used to demolish up to 10 abandoned blighted properties which will be acquired through judicial sale and managed by the County. Demolition will include asbestos testing and abatement, bidding, utility disconnection, demolition, and site clearing and finishing. There will be no planned reuse of the properties.</p>
29	Project Name	Carbon County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Carbon County and OBO's Franklin Township, Jim Thorpe Borough, Lehighon Borough, Mahoning Township, and Palmerton Borough
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
30	Project Name	Centre County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula

	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Centre County and OBO Bellefonte Borough
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
31	Project Name	Clarion County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Clarion County and OBO's Clarion Borough and Clarion Township - C000066486
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
32	Project Name	Clearfield County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula

Goals Supported	Assistance for Public Infrastructure & Facilities Building Local Capacity
Needs Addressed	Public Facilities Water/Sewer Improvements Public Facilities Street Improvements Capacity Building through Admin & Planning
Funding	: \$455,740
Description	Clearfield County and OBO Clearfield Borough and Lawrence Township – C000066183
Target Date	6/7/2022
Estimate the number and type of families that will benefit from the proposed activities	Clearfield County - New Liberty Sewer Line Extension - 103 persons of whom 55 are LMI. Clearfield Borough - Stinky Run Flood Protection/Storm Sewer/Street Improvements - 1,125 persons of whom 795 are LMI. Lawrence Township - Kerr Area Street Improvements - 127 persons of whom 81 are LMI.
Location Description	Clearfield County - New Liberty Sewer Line Extension - East side of Crago Lane in the New Liberty area of Decatur Township, Clearfield, Clearfield County, PA. Clearfield Borough - Stinky Run Flood Protection/Storm Sewer/Street Improvements - East end area of Clearfield Borough, Clearfield, Clearfield County, PA. Lawrence Township - Kerr Area Street Improvements - Good Street and Bowman Hill Road, Lawrence Township, Clearfield, Clearfield County, PA.

	Planned Activities	<p>Clearfield County - New Liberty Sewer Line Extension (Decatur Township) - CDBG funds will be used for the installation of approx. 12,300 feet of shallow placement gravity sewer line which will convey sewage from approx. 50 residential and 8 commercial EDU's to a new pump station to be located along the east side of Crago Lane in the New Liberty area of Decatur Township. CDBG is being used for the collection system; but the pump station and force main will be funded through PennVest.</p> <p>Clearfield Borough - Stinky Run Flood Protection/Storm Sewer/Street Improvements - CDBG funds will be utilized for the relocation of utility lines, engineering, storm sewer and street improvement. Clearfield Borough will work with DEP for the flood protection project after utility lines are relocated.</p> <p>Lawrence Township - Kerr Area Street Improvements - CDBG funds will be used to replace storm sewers and improve the streets for this project.</p>
33	Project Name	Clinton County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	<p>Improve Quality of Housing Stock</p> <p>Assistance for Public Infrastructure & Facilities</p> <p>Building Local Capacity</p>
	Needs Addressed	<p>Public Facilities Water/Sewer Improvements</p> <p>Public Facilities Street Improvements</p> <p>Housing Rehab Single-Unit Residential</p> <p>Capacity Building through Admin & Planning</p>
	Funding	CDBG: \$224,743
	Description	Clinton County – C000066172
	Target Date	6/7/2022

	Estimate the number and type of families that will benefit from the proposed activities	<p>Western Clinton County Municipal Authority - 2,755 persons of whom 1,750 are LMI.</p> <p>Renovo Borough - 1,245 persons of whom 890 are LMI.</p> <p>Castenea Township & Pine Creek Township - 35 LMI households.</p>
	Location Description	<p>Western Clinton County Municipal Authority - Western Clinton County, PA.</p> <p>Renovo Borough - 11th Street between Ontario Avenue and Erie Avenue, Renovo, Clinton County, PA.</p> <p>Castenea Township & Pine Creek Township - Lock Haven and Jersey Shore, Clinton County, PA.</p>
	Planned Activities	<p>Western Clinton County Municipal Authority - Installation of a chlorinator, automatic switchover device, flow pacing control valve, dual-cylinder digital scale, chlorine induction unit, effluent weir and ultrasonic water level sensor, a rail assembly an hoist will also be added to facilitate the removal of the chlorination system for servicing.</p> <p>Renovo Borough - Milling and removal of existing asphalt, resurfacing with new asphalt, as well as leveling existing brick roadway that lies beneath and supports the asphalt, damaged & improperly functioning storm water outlets will be replaced, manhole covers & water system shut off valves will be reset to meet the new finished grade.</p> <p>Castenea Township & Pine Creek Township - Preserve housing stock of affordably sized houses via code repairs, energy efficiency and accessibility improvements, furnace replacements, roofing, etc. Subrecipient STEP will manage the program and County staff will provide administrative oversight.</p>
34	Project Name	Columbia County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula

Goals Supported	Assistance for Public Infrastructure & Facilities Improve the Economic Environment Building Local Capacity
Needs Addressed	Public Facilities Street Improvements Public Facilities General Improvements Non-Residential Historic Preservation Capacity Building through Admin & Planning
Funding	CDBG: \$235,236
Description	Columbia County - C000065049
Target Date	3/29/2022
Estimate the number and type of families that will benefit from the proposed activities	Locust Township Police Station - Benton Borough, Colley Street improvements - 940 persons of whom 560 are LMI. Catawissa Borough, Pfahler Street improvements - Cleveland Township, Fisherdale School historic preservation - 1 building. Locust Township, Roaring Creek Meeting House historic preservation - 1 building.
Location Description	Locust Township Police Station - Municipal Building, Catawissa, Columbia County, PA Benton Borough, Colley Street improvements - Benton, Columbia County, PA Catawissa Borough, Pfahler Street improvements - Catawissa, Columbia County, PA Cleveland Township, Fisherdale School historic preservation - Catawissa, Columbia County, PA Locust Township, Roaring Creek Meeting House historic preservation - Catawissa, Columbia County, PA

	Planned Activities	<p>Locust Township Police Station - Currently inaccessible to disabled individuals. They propose to address the following items: 1. Current doorways and entry 2. Ramp extension and ADA compliance 3. New railings designed to specifications.</p> <p>Benton Borough, Colley Street improvements - Additional catch basins, piping and the removal of an abandoned railroad bed will address the drainage issues. Resurfacing the street will ensure its safe use by Borough residents, while addressing the current damage. Work to be completed: 1. Installation of 4 new 2x4 catch basins and 300LF of 15" ADS pipe. 2. Inlet adjusted at intersection of third and Colley Street 3. Tear out crown of old railroad bed and replace with 4" of compacted 2RC and regrade 4. Replace pipe on inlet and adjust grate. replace with new 100LF of pipe 5. Cold pave entire length of Colley St.</p> <p>Catawissa Borough, Pfahler Street improvements - Catawissa Borough - Pfahler Street located in the Borough is in need of complete resurfacing. Project consists of surface milling 1,430' x 18", 9.5 mm Bituminous Wearing and 25mm Bituminous Base Repair.</p> <p>Cleveland Township, Fisherdale School historic preservation - The sills, floor joists and a lower beam of the Fisherdale School need to be replaced or repaired. As this is a historic building, period correct materials will be used. It is assumed that current timbers supporting the roof will have experienced water damage and may also need to be replaced.</p> <p>Locust Township, Roaring Creek Meeting House historic preservation - The roof of the Meeting House needs to be replaced. It is a historic building and would require cedar shake shingles to preserve the character of the building.</p>
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35	Project Name	Crawford County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Crawford County and OBO Vernon Township- C000066482
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
36	Project Name	Elk County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Elk County and OBO Ridgway Borough
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
37	Project Name	Erie County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Improve Quality of Housing Stock Assistance for Public Infrastructure & Facilities Assist New Homebuyers Building Local Capacity
	Needs Addressed	Public Facilities Street Improvements Public Facilities Sidewalks Housing Rehab Single-Unit Residential Capacity Building through Admin & Planning
	Funding	CDBG: \$641,852

Description	Erie County and OBO's EdinBoro. Borough, Girard Township, McKean Township and North-East Borough - C000066178
Target Date	6/7/2022
Estimate the number and type of families that will benefit from the proposed activities	<p>Erie County Single Family Housing Rehabilitation Project - 10 LMI households.</p> <p>Monroe Street Reconstruction Project - 590 persons of whom 365 are LMI.</p> <p>Imperial Point Mobile Home Park Cul-De-Sacs Rehabilitation Project - 146 persons of whom 106 are LMI.</p> <p>First Time Home-Buyer Assistance Project -3 LMI households.</p> <p>Single Family Housing Rehabilitation Project - 3 LMI households.</p> <p>Lincoln Street Sidewalk and Curb Replacement Project - 62 persons of whom 39 are LMI.</p>
Location Description	<p>Erie County Single Family Housing Rehabilitation Project - Union City Borough, Erie, Erie County, PA.</p> <p>Monroe Street Reconstruction Project - EdinBoro. Borough, Erie, Erie County, PA.</p> <p>Imperial Point Mobile Home Park Cul-De-Sacs Rehabilitation Project - Girard Township, Erie, Erie County, PA.</p> <p>First Time Home-Buyer Assistance Project -McKean Township, Erie, Erie County, PA.</p> <p>Single Family Housing Rehabilitation Project - McKean Township, Erie, Erie County, PA.</p> <p>Lincoln Street Sidewalk and Curb Replacement Project - North East Borough, Erie, Erie County, PA.</p>

	Planned Activities	<p>Erie County Single Family Housing Rehabilitation Project - Rehabilitation of approximately ten (10) substandard, single family, LMI owner-occupied housing units in Union City Borough. Each unit rehabilitated will be made safe, decent, sanitary, and energy efficient.</p> <p>Monroe Street Reconstruction Project - Reimburse EdinBoro. Borough for local monies advanced for construction costs associated with the recently completed multi-year funded Monroe Street Reconstruction Project.</p> <p>Imperial Point Mobile Home Park Cul-De-Sacs Rehabilitation Project - Rehabilitation of seven (7) cul-de-sacs located within Imperial Point Mobile Home Park in Girard Township.</p> <p>First Time Home-Buyer Assistance Project - Provide down payment and/or closing cost assistance to at least three (3) credit worthy, income eligible first time home-buyers in McKean Township.</p> <p>Single Family Housing Rehabilitation Project - Provide first time home-buyers in McKean Township with rehabilitation assistance to ensure that upon move-in the newly purchased homes are safe, decent, sanitary and energy efficient.</p> <p>Lincoln Street Sidewalk and Curb Replacement Project - Replace sidewalks and curbs along both sides of Lincoln Street from South Mill Street to Robinson Street in North East Borough.</p>
38	Project Name	Fayette County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Fayette County and OBO's Bullskin Township, Dunbar Township, Georges Township, German Township, Luzerne Township, Menallen Township, North Union Township, Redstone Township and South Union Township
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
39	Project Name	Forest County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Forest County
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
40	Project Name	Franklin County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Franklin County
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
41	Project Name	Fulton County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Fulton County - C000066526
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
42	Project Name	Greene County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Improve Quality of Housing Stock Assistance for Public Infrastructure & Facilities Building Local Capacity
	Needs Addressed	Public Facilities Water/Sewer Improvements Housing Rehab Single-Unit Residential Capacity Building through Admin & Planning
	Funding	CDBG: \$516,036

Description	Greene County and OBO's Cumberland Township, Franklin Township, and Waynesburg Borough – C000065035
Target Date	3/29/2022
Estimate the number and type of families that will benefit from the proposed activities	<p>Cumberland Township housing rehab program - 4 LMI households.</p> <p>Franklin Township, Orndorff Road Water/Sewer Extensions - 31 LMI households.</p> <p>Waynesburg Borough, Sewage Characterization - 3,710 persons of whom 2,005 are LMI.</p> <p>Wayne Township-Brave Water/Sewer Extension - 35 households of which 19 are LMI.</p>
Location Description	<p>Cumberland Township housing rehab program - Cumberland Township, Greene County, PA.</p> <p>Franklin Township, Orndorff Road Water/Sewer Extensions - Franklin Township, Greene County, PA.</p> <p>Waynesburg Borough, Sewage Characterization - Waynesburg Borough, Greene County, PA.</p> <p>Wayne Township-Brave Water/Sewer Extension - Brave, Greene County, PA.</p>
Planned Activities	<p>Cumberland Township housing rehab program - Currently 66 units on the waiting list for rehab; 6 units have been selected for FY 2016 but it is anticipated that funds will be adequate to rehab only 4 units to a safe, habitable, code compliant standard. Units will be processed and cost estimated upon receipt of CDBG funds. This program is in the form of a deferred grant in the amount of \$20K with up to an additional \$5K for those units exceeding the \$20K. Also, an additional \$2K will be available for historic compliance and \$5K in case of hardships.</p> <p>Franklin Township, Orndorff Road Water/Sewer Extensions - Franklin Twp. will install 5500 feet of 8-inch waterline along Orndorff Road, a low-income area with no public water service. This project will provide public water service to these 9 homes. Additionally, fire hydrants will be added to this area and appropriately spaced for fire protection.</p>

	Planned Activities (con't)	<p>Waynesburg Borough, Sewage Characterization - This is Phase II of a project started with FY 2015. This project includes flow monitoring (completed in Phase I) and smoke and dye testing and close-circuit televising to determine storm water catch basin connectivity to the sewer system. Following this characterization, an effective plan will be made and executed to reduce sewer overflows and discharge to Ten Mile Creek.</p> <p>Wayne Township-Brave Water/Sewer Extension - This project involves 8" sanitary SDR 35 Collection System Piping, Precast Concrete Manholes, 6" Lateral Replacement, Select Backfill, and asphalt restoration.</p> <p>Anticipated completion is July 2018.</p>
43	Project Name	Huntingdon County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Huntingdon County and OBO's Huntingdon Borough and Smithfield Township
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
44	Project Name	Indiana County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Assistance for Public Infrastructure & Facilities Building Local Capacity

Needs Addressed	Public Facilities Homeless Facilities Public Facilities Flood Drainage Improvements Public Facilities Water/Sewer Improvements Capacity Building through Admin & Planning
Funding	CDBG: \$595,512
Description	Indiana County and OBO's Burrell Township, Center Township, and Indiana Borough - C000066179
Target Date	6/7/2022
Estimate the number and type of families that will benefit from the proposed activities	Burrell Twp. Water Service Extension Campbells Mill/Falling Run -27 households of which 15 households are LMI. Center Twp. Aultman 4th St Storm Water Drains - 51 persons of whom 31 are LMI. Indiana Borough Water Street Retention Pond Improvements - 11,235 persons of whom 7,145 are LMI. Indiana Borough Oak Street Culvert reconstruction - 11,235 persons of which 7,145 are LMI. White Twp., Alice Paul House Building Project -
Location Description	Burrell Twp. Water Service Extension Campbells Mill/Falling Run -27 households of which 15 households are LMI. Center Twp. Aultman 4th St Storm Water Drains - 51 persons of whom 31 are LMI. Indiana Borough Water Street Retention Pond Improvements - 11,235 persons of whom 7,145 are LMI. Indiana Borough Oak Street Culvert reconstruction - 11,235 persons of which 7,145 are LMI. White Twp., Alice Paul House Building Project -

	Planned Activities	<p>Burrell Twp. Water Service Extension Campbells Mill/Falling Run - This project would involve extending water service along 3,500 linear feet on Campbells Mill Rd to the intersection with Falling Run Road. From the intersection, the service would be extended another 4,100 linear feet. The project will provide water service and fire protection to 14 occupied residences (7,600 LF, 3,500 ft of 8" PVC line, 4,100 ft of 6" PVC line, 4 hydrants, valves, appurtences, restoration and blacktop).</p> <p>Center Twp., Aultman 4th St Storm Water Drains - This project involves the construction and installation of 1,300 LF of 12" HDPE storm sewer drainage pipe along 5 catch basins. A survey was conducted because 4th Street concludes in a dead end.</p> <p>Indiana Borough Water Street Retention Pond Improvements - This project will increase the capacity of the Water Street Retention Pond. Currently, the pond overflows and floods out the surrounding area, presenting a safety hazard to traffic and pedestrians, particularly the students of all ages in Indiana Borough who are all required to walk to school.</p> <p>Indiana Borough Oak Street Culvert reconstruction - This project includes demolition of the existing 4-foot-wide deck which serves as a sidewalk. Once the deck is removed, the abutments of the culvert will be fixed. The sidewalk will be replaced with a 4-foot-wide pre-cast concrete beam. The service area is the many elderly and low-income people who receive services in this neighborhood.</p> <p>White Twp., Alice Paul House Building Project - New domestic violence facility that can shelter all victims of domestic violence. This includes females, males, transgender, LGBTQ and victims with service animals. The existing facility is 5,000 square feet and the new facility will be 15,000 square feet. Another facility operating as Alice Paul House already exists and is overcrowded.</p>
45	Project Name	Jefferson County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:

	Description	Jefferson County and OBO's Punxsutawney Borough -C000066485
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
46	Project Name	Juniata County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Assistance for Public Infrastructure & Facilities Building Local Capacity
	Needs Addressed	Public Facilities Water/Sewer Improvements Capacity Building through Admin & Planning
	Funding	CDBG: \$220,687
	Description	Juniata County -C000065042
	Target Date	3/29/2022
	Estimate the number and type of families that will benefit from the proposed activities	Fayette Township - 78 persons of whom 56 are LMI. Port Royal - 69 persons of whom 47 are LMI.
	Location Description	Fayette Township - Village of Oakland Mills, Juniata County, PA. Port Royal - Municipal Authority 3rd and 4th Streets, Juniata County, PA.

	Planned Activities	<p>Fayette Township - Village of Oakland Mills - Design and installation of a sewer collection and treatment system to eliminate the existing wild cat sewer in the Oakland Mills area of Fayette township.</p> <p>Port Royal - Municipal Authority 3rd and 4th Streets Sanitary Sewer Rehab - The project will rehabilitate 1,925 feet of 8" clay pipe and rehab 7 manholes in the area of the pump station that only serves the 28 families on 3rd and 4th Streets. The project will install cured-in-place lining, manhole rehab and grouting sewer lateral connection to the system which will greatly reduce or eliminate the I&I issues.</p>
47	Project Name	Lackawanna County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Lackawanna County and OBO's Archbald Borough, Blakely Borough, Clarks Summit Borough, Dickson City Borough, Jessup Borough, Old Forge Borough, Olyphant Borough, Scott Township, Taylor Borough, and Throop Borough -C000066483
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
48	Project Name	Lawrence County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:

	Description	Lawrence County and OBO's Ellwood City Borough, Shenango Township and Union Township
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
49	Project Name	Lebanon County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Improve Quality of Housing Stock Public Services for LMI Households (Non-ESG) Assistance for Public Infrastructure & Facilities Assist New Homebuyers Building Local Capacity
	Needs Addressed	Acquisition/Disposition of Real Property Public Facilities Street Improvements Housing Direct Homeownership Assistance Housing Rehab Single-Unit Residential Public Services Health Services Capacity Building through Admin & Planning
	Funding	CDBG: \$410,668
	Description	Lebanon County and OBO South Lebanon Township- C000066181
	Target Date	6/7/2022

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>OBO South Lebanon Twp., Acquisition/Rehab/Resale - 1 LMI property. Lebanon County, Myerstown Borough Street Improvements - 1,750 persons of whom 1,010 are LMI. Lebanon County Health Services - Volunteers in Medicine Clinic, Lebanon County, PA (excluding Lebanon City and South Lebanon Twp.). Lebanon County 1st Time Homebuyer Assistance - 5 LMI households. Lebanon County Housing Rehab - 4 LMI households.</p>
<p>Location Description</p>	<p>OBO South Lebanon Twp., Acquisition/Rehab/Resale - South Lebanon Township, Lebanon County, PA. Lebanon County, Myerstown Borough Street Improvements - Railroad Street from the intersections of Washington to Center, Myerstown Borough, Lebanon County, PA. Lebanon County Health Services - Volunteers in Medicine Clinic, Lebanon County, PA (excluding Lebanon City and South Lebanon Twp.). Lebanon County 1st Time Homebuyer Assistance - Lebanon County, PA Lebanon County Housing Rehab - Lebanon County, PA</p>
<p>Planned Activities</p>	<p>OBO South Lebanon Twp., Acquisition/Rehab/Resale - South Lebanon Twp. intends to use CDBG FY 2016 funds to acquire a blighted or abandoned residence for the purpose of rehabilitation and resale to a low-income buyer. The rehabilitated property will be sold through the County Homebuyer Assistance Program of which South Lebanon Twp. is a participant. This activity will preserve the existing housing stock, eliminate blight, and increase homeownership opportunities for LMI people. DCED's housing rehab guidelines will be implemented. The type of rehab will range from moderate to substantial depending on the level of repair needed. Railroad Street Reconstruction - Railroad Street in Myerstown Boro., Lebanon County is severely deteriorated. This project involves milling the road to 1.5" and paving the road with a 9.5 mm wearing course which will extend the street life by 7 years.</p>

	Planned Activities (con't)	<p>Volunteers in Medicine Clinic (VIM)- Year 1 - Recently, VIM expanded its facility to include a free walk-in clinic for low-income individuals. This clinic provides medical care to uninsured and underinsured County residents. VIM is also expanding services to those with Medicare, Medicaid, and high deductible plans who lack access to medical care. Users of the clinic are surveyed for income and residential address as a record of the service area. An estimated 1,280 County residents (excluding Lebanon City and South Lebanon Twp.) are eligible to use VIM services. Currently, approximately 500 users of the clinic are from the County service area.</p> <p>County 1st Time Homebuyer Assistance - This program combines CDBG and HOME funds to provide revolving loans for new LMI homebuyers: up to \$12,500 for down-payment assistance and up to \$4,999 toward ensuring that major systems within the property are in good condition for at least the first five years of new ownership. Loans are due and payable upon sale, transfer, or lease of the property. This FY 2016 activity will aid in hard costs for 5-7 homebuyers for the first-time homebuyer program. The specific amount of assistance is based on level of LMI status. Funds will be expended within 2 years of award.</p> <p>County Housing Rehab - This rehabilitation program activity is designed to making home ownership more affordable and preserve the current housing stock in Lebanon County by rehabilitating individual homes according to DCED housing rehab standards and remediating lead hazards. Approximately 4 units will be rehabilitated under this budget item. Assistance is provided in either loan or grant form depending on level of LMI status.</p>
50	Project Name	Lycoming County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Improve Quality of Housing Stock Assistance for Public Infrastructure & Facilities Building Local Capacity
	Needs Addressed	Public Facilities Street Improvements Housing Rehab Single-Unit Residential Capacity Building through Admin & Planning
	Funding	CDBG: \$526,998

Description	Lycoming County and OBO's Jersey Shore Borough, Montoursville Borough, and South Williamsport Borough – C000066177
Target Date	6/7/2022
Estimate the number and type of families that will benefit from the proposed activities	<p>OBO Jersey Shore Boro. Street Improvements - 155 persons of whom 81 are LMI.</p> <p>OBO Montoursville Boro. Street Improvements -</p> <p>OBO South Williamsport Boro. Street Improvements - 121 persons of whom 73 are LMI.</p> <p>Lycoming County, Montgomery Borough Housing Rehab - 50 LMI households.</p> <p>Lycoming County STEP, Inc. Housing Rehab - 5 LMI households.</p>
Location Description	<p>OBO Jersey Shore Boro. Street Improvements - Meadow Alley, Jersey Shore Boro., Lycoming County, PA.</p> <p>OBO Montoursville Boro. Street Improvements - Montoursville Boro., Lycoming County, PA.</p> <p>OBO South Williamsport Boro. Street Improvements - Church Street between East Second Avenue and East Central Avenue, South Williamsport Boro., Lycoming County, PA.</p> <p>Lycoming County, Montgomery Borough Housing Rehab - Montgomery Borough, Lycoming County, PA.</p> <p>Lycoming County STEP, Inc. Housing Rehab - Lycoming County, PA.</p>
Planned Activities	<p>OBO Jersey Shore Borough, Meadow Alley Storm Drainage Improvements - The project will install approximately 850 lin. ft. of 15" pipe and 4 inlets.</p> <p>OBO Montoursville Borough, Curb Cuts - The project will replace deteriorated curb cuts as part of a continuing replacement program. The project will also include installation of truncated domes where needed.</p> <p>OBO South Williamsport Borough, Church Street Reconstruction - The project will include base repairs, storm drainage piping, catch basin repairs, underground utilities, and milling and overlay after reconstruction.</p>

	Planned Activities	<p>Lycoming County, Montgomery Borough - The West Branch Regional Sewer Authority will require property owners to replace their sewer laterals if the lateral does not meet standards for material or are otherwise improperly constructed or broken, CDBG Funds will be used to assist income eligible homeowners. Approximately 50 homeowners will qualify for this municipally driven project. The average cost will be between \$3,000.00 and \$5,000.00.</p> <p>Lycoming County - STEP, Inc. (Homes in Need Program) - STEP proposes to undertake 4 to 5 accessibility improvements and housing rehab for low-and-moderate income homeowners residing in the County's non-Entitlement communities. STEP currently has 477 households on its waiting list in Lycoming County.</p>
51	Project Name	McKean County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	McKean County and OBO Bradford Township – C000066484
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
52	Project Name	Mercer County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	<p>Improve Quality of Housing Stock</p> <p>Assistance for Public Infrastructure & Facilities</p> <p>Building Local Capacity</p>

Needs Addressed	Public Facilities Senior Centers Public Facilities Water/Sewer Improvements Public Facilities Street Improvements Public Facilities Sidewalks Housing Rehab Single-Unit Residential Capacity Building through Admin & Planning
Funding	CDBG: \$644,100
Description	Mercer County and OBO's Greenville Borough, Grove City Borough, Pine Township, Sharpsville Borough - C000066180
Target Date	6/7/2022
Estimate the number and type of families that will benefit from the proposed activities	Greenville Borough, Recreational Center - 151 persons of whom 118 are LMI. Grove City Borough, McConnell Street Water/Sewer Improvements - 145 persons of whom 79 are LMI. Pine Twp., Housing Rehab - 4 households. Sharpsville Borough, Mercer Avenue Street Improvements - 140 persons of whom 123 are LMI. Sharpsville Borough, Housing Rehab - 1 LMI household. Mercer County, Sidewalks -
Location Description	Greenville Borough, Recreational Center - Mercer County, PA. Grove City Borough, McConnell Street Water/Sewer Improvements - Mercer County, PA. Pine Twp., Housing Rehab - Mercer County, PA. Sharpsville Borough, Mercer Avenue Street Improvements - Ridge Avenue to Main Street, Mercer County, PA. Sharpsville Borough, Housing Rehab - Mercer County, PA. Mercer County, Sidewalks - North South corridors of Pitt and Otter Streets, Mercer County, PA.

	Planned Activities	<p>Greenville Borough, Recreational Center - The improvements are to replace the roofing system of the building. The roof is thirty years old and has reached the end of its functional life.</p> <p>Grove City Borough, McConnell Street - Funds will be used for the installation of a new water and sewer system. The water system replacement includes the installation of fire hydrants, 8" ductile iron water main, trench plugs service connections and 3/4" type k copper service line. The sewer system replacement includes the installation of 6 and 8-inch PVC main line and laterals, 8" HDPE slipline and manholes.</p> <p>Pine Twp., Housing Rehab - There are a few concentrations of older housing and scattered older farm dwellings in the township that could benefit from a housing rehab program. The work that will be performed as part of the township's housing rehab program involves improvements that brings the property into compliance with HUD's Minimum Housing Standards detailed in DCED's Housing Rehab Guide.</p> <p>Sharpsville Borough, Mercer Avenue Street Improvements - Mercer Avenue is in need of reconstruction. The reconstruction is from Ridge Avenue to Main Street and includes milling, leveling and bituminous paving.</p> <p>Sharpsville Borough, Housing Rehab - Sharpsville Borough plans to complete one housing rehab with the funds provided. The property will be brought up to HUD's minimum standard.</p> <p>Mercer County Sidewalks - The Borough proposes to make improvements to remove impediments to pedestrian circulation. The Borough intends to install handicapped ramps mainly along the north south corridors of Pitt and Otter Streets, effectively linking the southeast portion of the Borough with the central business district for disabled individuals.</p>
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53	Project Name	Mifflin County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:

	Description	Mifflin County and OBO's Brown Township, Derry Township, Granville Township and Lewistown Borough
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
54	Project Name	Monroe County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Improve Quality of Housing Stock Public Services for LMI Households (Non-ESG) Assistance for Public Infrastructure & Facilities Building Local Capacity
	Needs Addressed	Public Facilities Street Improvements Public Facilities Sidewalks Housing Rehab Single-Unit Residential Public Services Substance Abuse Services Capacity Building through Admin & Planning
	Funding	CDBG: \$556,430
	Description	Monroe County and OBO's East Stroudsburg Borough and Stroudsburg Borough -
	Target Date	6/7/2022
	Estimate the number and type of families that will benefit from the proposed activities	OBO East Stroudsburg Boro. Curbscut Project - OBO East Stroudsburg Boro. Heroin/Opioid Mobile Case Management - OBO Stroudsburg Boro. First Street Improvement Project - 455 persons of which 355 are LMI. OBO Stroudsburg Boro. Heroin Opioid Mobile Case Management - Monroe County Heroin Opioid Mobile Case Management - Monroe County Housing Rehab Program - 12 LMI households.

	Location Description	<p>OBO East Stroudsburg Boro. Curbscut Project - 24 intersections throughout the Borough, Monroe County, PA.</p> <p>OBO East Stroudsburg Boro. Heroin/Opioid Mobile Case Management - Pocono Medical Center, Monroe County OB/GYN Offices, Street2Feet Homeless Program, and the Monroe County Correctional Facility, Monroe County, PA.</p> <p>OBO Stroudsburg Boro. First Street Improvement Project - First Street from Garfield Street until Washington Street, Monroe County, PA.</p> <p>OBO Stroudsburg Boro. Heroin Opioid Mobile Case Management - Pocono Medical Center, Monroe County OB/GYN Offices, Street2Feet Homeless Program, and the Monroe County Correctional Facility, Monroe County, PA.</p> <p>Monroe County Heroin Opioid Mobile Case Management - Pocono Medical Center, Monroe County OB/GYN Offices, Street2Feet Homeless Program, and the Monroe County Correctional Facility, Monroe County, PA.</p> <p>Monroe County Housing Rehab Program - Monroe County, PA.</p>
	Planned Activities	<p>OBO East Stroudsburg Curbs cut Project - The Borough has allocated funds to improve pedestrian mobility by improving the accessibility of its curbs cuts. In 2016, through its CDBG program, the Borough intends to reconstruct those curbs cuts that do not meet the most current ADA and PENNDOT guidelines. The Borough intends to address the curbs cuts at twenty-four (24) intersections throughout the Borough.</p> <p>OBO East Stroudsburg Heroin/Opioid Mobile Case Management - Due to the escalating heroin/opioid crisis, Monroe County has invested funding to hire a full-time mobile case manager by the Carbon Monroe Pike Drug and Alcohol Commission (CMPDA). This will allow CMPDA to provide increased sessions of drug treatment counseling. In addition, the case manager will be working at the following locations: Pocono Medical Center, Monroe County OB/GYN Offices, Street2Feet Homeless Program, and the Monroe County Correctional Facility.</p>

	Planned Activities	<p>OBO Stroudsburg Boro. First Street Improvement Project - Stroudsburg Borough has allocated funds to reconstruct First Street from Garfield Street until Washington Street, a distance of approximately 360 feet. The portion of the street between Garfield and Washington Streets will include street reconstruction, sidewalk reconstruction, and the installation of new curbing.</p> <p>OBO Stroudsburg Boro. Heroin/Opioid Mobile Case Management - Due to the escalating heroin/opioid crisis, Monroe County has invested funding to hire a full-time mobile case manager by the Carbon Monroe Pike Drug and Alcohol Commission (CMPDA). This will allow CMPDA to provide increased sessions of drug treatment counseling. In addition, the case manager will be working at the following locations: Pocono Medical Center, Monroe County OB/GYN Offices, Street2Feet Homeless Program, and the Monroe County Correctional Facility.</p> <p>Monroe County Heroin/Opioid Mobile Case Management - Due to the escalating heroin/opioid crisis, Monroe County has invested funding to hire a full-time mobile case manager by the Carbon Monroe Pike Drug and Alcohol Commission (CMPDA). This will allow CMPDA to provide increased sessions of drug treatment counseling. In addition, the case manager will be working at the following locations: Pocono Medical Center, Monroe County OB/GYN Offices, Street2Feet Homeless Program, and the Monroe County Correctional Facility.</p> <p>Monroe County Housing Rehabilitation Program - Monroe County has allocated CDBG funds to continue its ongoing housing rehabilitation program, which targets LMI homeowners. The funds are used to ensure the existing housing stock remains safe, decent, and sanitary, in order to preserve it for future LMI homeowners. The County estimates assisting 12 units and will follow DCED's property standards in its administration of the housing rehabilitation standards.</p>
55	Project Name	Montour County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:

	Description	Montour County and OBO Danville Borough
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
56	Project Name	Northumberland County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Public Services for LMI Households (Non-ESG) Assistance for Public Infrastructure & Facilities Clearance and Demolition of Substandard Units Building Local Capacity
	Needs Addressed	Clearance and Demolition Public Facilities Flood Drainage Improvements Public Facilities Water/Sewer Improvements Public Facilities Street Improvements Public Services Employment Training Capacity Building through Admin & Planning
	Funding	CDBG: \$616,780
	Description	Northumberland County and OBO's Delaware Township, Milton Borough, Mount Carmel Borough and Ralpho Township – C000066176
	Target Date	6/7/2022

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>OBO Delaware Twp. Street Improvements - 73 persons of whom 41 are LMI.</p> <p>OBO Milton Boro. Street Improvements - 6,840 persons of whom 3,575 are LMI.</p> <p>OBO Mount Carmel Boro. Clearance and Demolition -</p> <p>OBO Ralpho Twp. Flood Drainage Improvements - 26 persons of whom 14 are LMI.</p> <p>Northumberland County Water/Sewer Improvements - 107 persons of whom 61 are LMI.</p> <p>Northumberland County Clearance and Demolition - 4 buildings.</p> <p>Northumberland County Employment Training -</p>
<p>Location Description</p>	<p>OBO Delaware Twp. Street Improvements - Blue Ball Road, Delaware Township, Northumberland County, PA.</p> <p>OBO Milton Boro. Street Improvements - Downtown area located along Front Street between Mahoning and Broad Street, Milton Boro., Northumberland County, PA.</p> <p>OBO Mount Carmel Boro. Clearance and Demolition - North Market Street area, Mount Carmel Boro., Northumberland County, PA.</p> <p>OBO Ralpho Twp. Flood Drainage Improvements - Elysburg, Ralph Twp., Northumberland County, PA.</p> <p>Northumberland County Water/Sewer Improvements - School Road to approx. 500 feet north of the Dalmatia Creek, Dalmatia, Northumberland County, PA.</p> <p>Northumberland County Clearance and Demolition - 227 S. 11th Street-Trevorton; 1018 Spruce Street- Kulpmont; 420-422 N. Maple Street-Mount Carmel Township; Northumberland County, PA.</p> <p>Northumberland County Employment Training - Susquehanna Valley Community Education, Northumberland County, PA.</p>

	<p>Planned Activities</p>	<p>OBO Delaware Twp. St. Improvements - Delaware Twp.. Supervisor's identified the need to do a full depth road reclamation to Blue Ball Rd. The project will include laying new subbase and seal coat and apply new double yellow center line striping.</p> <p>OBO Milton Boro. St. Improvements - Milton Borough proposes to use CDBG funding to design and install new sidewalks, eight curb cuts and handicapped ramps and precast truncated domes within the project area.</p> <p>OBO Mount Carmel Boro. Clearance and Demolition - The first priority is to remove the roadway material in the one block section of Market St., plant grass and add landscaping. Included would be constructing a mini-alley to be able to access a garage, constructing a parking area at the foot of the hill and taking the street off the active street list. there is a lack of parking for the property owners who live in row homes with no rear alley and no on street parking. The second priority would be to demolish a property that has been vacant for 25 years and is dilapidated. The third activity would be constructing sidewalks and curbing.</p> <p>OBO Ralpho Twp. Flood Drainage Improvements - Phase 2 of the project includes installation of a box culvert, removal of collapsing structures, removal and replacement of the retaining wall as well as clearing and grubbing.</p> <p>Northumberland Co. Water/Sewer Improvements - The project specifically includes the replacement of 2,150 linear feet of existing 4 inches and 6 inch cast iron pipe with 1750 linear feet of 8 inch PVC and 400 ft of 6 inch PVC water mains. The existing line will be abandoned in place and the new line will be installed parallel to the old line. Forty-eight new water services will be installed and connected to existing services at the PennDOT legal right of way line. Three new fire hydrants will be installed to replace the existing hydrants. New mains will be installed beyond the PennDOT Legal Right of Way at each intersection to permit future connection and to replace the facilities beyond the limits of the PennDOT paving project.</p> <p>Northumberland Co. Clearance and Demolition - Housing Authority for Northumberland Co. will use the funding to demolish 3-4 vacant and severely deteriorated properties in non-entitlement municipalities in</p>
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		<p>areas targeted for redevelopment. Properties will be owned by the municipality and the project will be performed as a continuation of the efforts already underway through the recently completed Keystone Community Grant, 2012 County Comprehensive Blight Prevention/Remediation Program and startup of the Northumberland Land Bank.</p> <p>Northumberland Co. Emplymt. Trg. - Susquehanna Valley Community Education Project seeks to influence a reduction in poverty in Northumberland Co. through community education courses targeted to the populations that need it most. The part time instructor will be Family and Consumer Science teacher from</p>
57	Project Name	Perry County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Assistance for Public Infrastructure & Facilities Building Local Capacity
	Needs Addressed	Public Facilities Water/Sewer Improvements Capacity Building through Admin & Planning
	Funding	CDBG: \$238,600
	Description	Perry County-C000065046
	Target Date	3/29/2022
	Estimate the number and type of families that will benefit from the proposed activities	<p>New Bloomfield Borough Water Main Replacement - 70 persons of whom 51 are LMI.</p> <p>Oliver Township Municipal Authority (OTMA) Sewer System Rehab - 277 persons of which 155 are LMI.</p>
Location Description	<p>New Bloomfield Borough Water Main Replacement - 100 block of McClure Street, New Bloomfield Borough, Perry County, PA.</p> <p>Oliver Township Municipal Authority (OTMA) Sewer System Rehab - Phase 7 area of Oliver Township Municipal Authority, Newport Borough, Perry County, PA.</p>	

	Planned Activities	<p>New Bloomfield Borough Water Main Replacement - This project will replace a cast iron water line under West McClure Street. The project will replace 595 feet of water main with 6" ductile iron cement lined pipe, gate valves at intersections and new curb stops.</p> <p>Oliver Township Municipal Authority (OTMA) Sewer System Rehab - The project will rehabilitate damaged mains and manholes and replace 446 feet of sewer main and lateral connections.</p>
58	Project Name	Pike County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Improve Quality of Housing Stock Building Local Capacity
	Needs Addressed	Housing Rehab Single-Unit Residential Capacity Building through Admin & Planning
	Funding	CDBG: \$ 248,173
	Description	Pike County -C0000065030
	Target Date	3/29/2022
	Estimate the number and type of families that will benefit from the proposed activities	Pike County Housing Rehabilitation Program - 7 LMI households.
	Location Description	Throughout Pike County, PA.
	Planned Activities	Pike County Housing Rehab Program - To continue its housing rehabilitation program. The program aims to address housing deficiencies, in order to maintain an adequate housing stock for low- and moderate-income individuals. It is estimated that seven (7) units will be assisted with these funds.
59	Project Name	Potter County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	

	Funding	:
	Description	Potter County – C000066492
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
60	Project Name	Schuylkill County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Schuylkill County and OBO's Butler Township, Mahanoy City Borough, Minersville Borough, Pine Grove Township, Schuylkill Haven Borough, Shenandoah Borough, Tamaqua Borough, Wayne Township and West Penn Township
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
61	Project Name	Snyder County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	

	Funding	:
	Description	Snyder County and OBO's Penn Township and Selinsgrove Borough
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
62	Project Name	Somerset County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Somerset County and OBO's Conemaugh Township, Jenner township, Somerset Borough, Somerset Township and Windber Borough - C000066480
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
63	Project Name	Sullivan County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Improve Quality of Housing Stock Assistance for Public Infrastructure & Facilities Building Local Capacity

	Needs Addressed	Public Facilities Health Facilities Housing Rehab Single-Unit Residential Capacity Building through Admin & Planning
	Funding	CDBG: \$205,398
	Description	Sullivan County – C000065044
	Target Date	3/29/2022
	Estimate the number and type of families that will benefit from the proposed activities	Sullivan County Medical Center Accessibility Improvement Project - 1,566 LMI persons. Sullivan County Housing Rehabilitation Program - 3 LMI households.
	Location Description	Sullivan County Medical Center Accessibility Improvement Project - Restrooms at the Sullivan County Medical Center, Laporte Borough, Sullivan County, PA. Sullivan County Housing Rehabilitation Program - Countywide, Sullivan County, PA.
	Planned Activities	Sullivan County Medical Center Accessibility Improvement Project - CDBG funds will be used to improve accessibility at the Sullivan County Medical Center's restrooms. Currently, there are restrooms for both male and female; however, due to a privacy wall, the space is inaccessible for those individuals in wheelchairs (elderly and disabled). In order to address the issue, the walls will be removed. Sullivan County Housing Rehabilitation Program - CDBG funds will be used to continue Sullivan County's ongoing housing rehabilitation program. The properties will be brought up to DCED's property standards. The program is administered by SEDA-COG. It is estimated the program will assist 3 properties.
64	Project Name	Susquehanna County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula

Goals Supported	<p>Improve Quality of Housing Stock</p> <p>Public Services for LMI Households (Non-ESG)</p> <p>Assistance for Public Infrastructure & Facilities</p> <p>Building Local Capacity</p>
Needs Addressed	<p>Public Facilities Water/Sewer Improvements</p> <p>Public Facilities Sidewalks</p> <p>Housing Rehab Single-Unit Residential</p> <p>Public Services Employment Training</p> <p>Capacity Building through Admin & Planning</p>
Funding	CDBG: \$236,406
Description	Susquehanna County-C000064557
Target Date	12/11/2021
Estimate the number and type of families that will benefit from the proposed activities	<p>New Milford Borough Susquehanna Street Stormwater Improvements - 65 persons of whom 37 are LMI.</p> <p>Thompson Borough-Jackson Street and Main Street Sidewalk Improvement Project - 345 persons of whom 220 are LMI.</p> <p>Susquehanna County Employment Training-Construction Trades - 15 LMI persons.</p> <p>Susquehanna County Housing Rehabilitation Program - 4 LMI households.</p>
Location Description	<p>New Milford Borough Susquehanna Street Stormwater Improvements - James and Susquehanna Streets, New Milford Borough, Susquehanna County, PA.</p> <p>Thompson Borough-Jackson Street and Main Street Sidewalk Improvement Project - Jackson Street & Main Streets, Thompson Borough, Susquehanna County, PA.</p> <p>Susquehanna County Employment Training-Construction Trades - Susquehanna County Career Technology Center, Susquehanna County, PA.</p> <p>Susquehanna County Housing Rehabilitation Program - Countywide, Susquehanna County, PA.</p>

	Planned Activities	<p>New Milford Borough Susquehanna Street Stormwater Improvements - CDBG funds will be used to excavate the current drainage ditches on James and Susquehanna Streets to remove debris and then pave to properly allow water to flow into the catch basins. The catch basins will be sized properly for the amount of flow needed.</p> <p>Thompson Borough-Jackson Street and Main Street Sidewalk Improvement Project - CDBG funds will be used to improve the sidewalks along Jackson Street and Main Street. The scope of work for the project includes approximately 1,100LF of sidewalk will be replaced through the project.</p> <p>Susquehanna County Employment Training-Construction Trades - CDBG funds have been allocated to the Susquehanna County Career Technology Center to establish an additional training program. The training program will focus on the construction industry, with a focus on basic carpentry, electrical and plumbing skills, with certifications/training in OSHA Construction and EPA Lead Renovation, Repair, and Painting. Each applicant undergoes an income eligibility screening.</p> <p>Susquehanna County Housing Rehabilitation Program - Susquehanna County has allocated CDBG funds to continue its housing rehabilitation program. The program will focus on improving properties to DCED's property standards. It is anticipated the program will assist 4 owner-occupied households with deferred loans up to \$18,000.</p>
65	Project Name	Tioga County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Assistance for Public Infrastructure & Facilities Building Local Capacity
	Needs Addressed	Public Facilities Youth Centers Capacity Building through Admin & Planning
	Funding	CDBG: \$235,251
	Description	Tioga County
	Target Date	3/29/2022

	Estimate the number and type of families that will benefit from the proposed activities	Tioga County Youth Residential Treatment Center Modernization Project -
	Location Description	Tioga County Youth Residential Treatment Center Modernization Project - WellsBoro., Tioga County, PA.
	Planned Activities	Tioga County Youth Residential Treatment Center Modernization Project - Provides intensive help for youth with serious emotional and behavioral problems. The children placed into the residential facility have all been court ordered by the juvenile court system. The scope of work for the project includes the replacement of the roof, the installation of a new heating system, installation of new accessible doorways, and installation of a new parking lot to increase accessibility.
66	Project Name	Union County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Union County and OBO's Kelly Township and Lewisburg Borough – C000066527
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
67	Project Name	Venango County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	

	Needs Addressed	
	Funding	:
	Description	Venango County and OBO's Honesdale Borough and Salem Township
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
68	Project Name	Warren County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
69	Project Name	Wayne County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:

	Description	Wayne County and OBO's Honesdale Borough and Salem Township
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
70	Project Name	Wyoming County 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$
	Description	Wyoming County 2016 Entitlement
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
71	Project Name	City of Arnold 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Assistance for Public Infrastructure & Facilities Clearance and Demolition of Substandard Units Building Local Capacity

Needs Addressed	Clearance and Demolition Public Facilities Fire Stations/Equipment Code Enforcement Capacity Building through Admin & Planning
Funding	CDBG: \$272,958
Description	City of Arnold -C000065039
Target Date	3/29/2022
Estimate the number and type of families that will benefit from the proposed activities	Ivy Alley Sewer Improvements - 77 persons of which 57 are LMI. Arnold Volunteer Fire Station/Equipment - City-wide benefit. Spot Acquisition/Demolition - 4 buildings. Code Enforcement - Section 108 Loan Repayment -
Location Description	Ivy Alley Sewer Improvements - Sixteenth Street to Eighteenth Street between Fourth and Fifth Avenue, Arnold, Westmoreland County, PA. Arnold Volunteer Fire Station/Equipment - Fire Station #1 and #2, Arnold, Westmoreland County, PA. Spot Acquisition/Demolition - Arnold, Westmoreland County, PA. Code Enforcement - CT 8001 BG1, CT 8002 BG 1, and CT 8003 BG 2, Westmoreland County, PA. Section 108 Loan Repayment - Southwest corner of the city, 1300 blocks of 3rd and 5th Avenue, Arnold, Westmoreland County, PA.
Planned Activities	Ivy Alley Sewer Improvements - Funds will be used to replace approximately 1,000lf of sanitary sewer line with new 12" PVC sewer line from Sixteenth Street to Eighteenth St. between Fourth and Fifth Ave in the City. Approximately 10 manholes will either be replaced or repaired and the area effected by the work will be repaired with concrete asphalt. This is a multi-year funded project. Arnold Volunteer Fire Station #1 & #2 - Funds will be used to purchase 20 sets of turn out fire gear (fire pants, coats, and possibly helmets).

	Planned Activities (con't)	<p>Spot Acquisition / Demolition - Funds will be used to acquire and/or demolish 3 or 4 vacant dilapidated structures that are threatening health and public safety of area resident. The Code Enforcement Officer has identified more than a dozen structures that have been vacant for at least 5 years or more and that are in extremely dilapidated condition and are unfit for human habitation.</p> <p>Code Enforcement - Funds will be used to fund a part-time assistant to the Code Enforcement Officer.</p> <p>Section 108 Loan Repayment (#11) - Funds will be used for loan repayment. March 2007 the City received a 20 year HUD Section 108 loan (\$330,000) to help undertake a \$1,128,245 redevelopment project beginning in the southwest corner of the City of Arnold. FY 2006 through 2015 and all future CDBG funds have been and will be used to make loan payments until loan is paid off. Other funds used for the redevelopment project (acquisition, relocations, and demolition) include local funds, EDI, RACP.</p>
72	Project Name	City of Bradford 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	<p>Improve Quality of Housing Stock</p> <p>Construction of New Rental Units</p> <p>Clearance and Demolition of Substandard Units</p> <p>Building Local Capacity</p>
	Needs Addressed	<p>Clearance and Demolition</p> <p>Public Facilities Sidewalks</p> <p>Housing Rehab Single-Unit Residential</p> <p>Capacity Building through Admin & Planning</p>
	Funding	CDBG: \$272,958
	Description	City of Bradford -C000065037
	Target Date	3/29/2022
	Estimate the number and type of families that will benefit from the proposed activities	<p>Elm Street Sidewalk Improvement - 25 persons of whom 23 are LMI.</p> <p>Demolition - 5 buildings.</p> <p>Repayment of Incurred Costs for Scattered Site Demolition -</p> <p>Single Family Rehab (SWN and Second Ward) - 12 LMI households.</p>

	Location Description	<p>Elm Street Sidewalk Improvement - Between South Avenue and Congress Street, Bradford, McKean County, PA.</p> <p>Demolition - Bradford, McKean County, PA.</p> <p>Repayment of Incurred Costs for Scattered Site Demolition - Scattered Sites, McKean County, PA.</p> <p>Single Family Rehab (SWN and Second Ward) - City's second, third and fifth wards, Bradford, McKean County, PA.</p>
	Planned Activities	<p>Elm Street Sidewalk Improvements - Funds will be used to replace the existing sidewalks and curbs with monolithic curb/sidewalk system with a 6' wide sidewalk. New electrical conduit and 8 new residential street lights will be installed. New decorative sign posts and street signs will be installed. Street restoration will take place where disturbed with the installation of curbs.</p> <p>Demolition - Funds will be used to demolish 5 properties that have a significant blighting influence on the surrounding neighborhoods and properties that are a health and safety hazard to the community as they are fire hazards and harbor rodents. Currently there are 14 dilapidated properties in some form of legal processing under the City's Board of Health and an additional 43 properties nominated by the City's Property Maintenance Officials for demolition.</p> <p>Repayment of Incurred Costs (Scattered Site Demolition) - Funds will be used to make the 4th installment for the June 2013 loan the City took out to undertake a more aggressive effort to address blight. Currently there are 8 dilapidated properties cleared by the City's Board of Health for demolition and an additional 50 properties nominated by the City's Property Maintenance Officials for demolition. CDBG funds from FY 2013 -2017 will be set aside to repay this loan.</p>

	Planned Activities	Single Family Rehab - Funds will be used to rehab an estimated 12 units over a 2-year period in the SWN and the Second Ward. The average cost of rehabilitation & lead pain hazard interim controls to be \$40,000 per unit. These funds will be used for housing rehab, lead pollution insurance coverage and lead paint assessment and The City will offer forgiveness grant assistance to homeowners whose household income is below 80% of Section 8 income limits. The forgiveness grant will be secured by a mortgage filed on the property for a period of time between 5-20 years.
73	Project Name	City of Butler 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Assistance for Public Infrastructure & Facilities Building Local Capacity
	Needs Addressed	Public Facilities Street Improvements Public Facilities Fire Stations/Equipment Code Enforcement Capacity Building through Admin & Planning
	Funding	CDBG: \$272,958
	Description	City of Butler -C000065036
	Target Date	3/29/2022
	Estimate the number and type of families that will benefit from the proposed activities	Street Improvements - Southside CT 9025 BG 1 - 1,375 persons of whom 755 are LMI. Street Improvements - Southside CT 9025 BG 2 - 1,565 persons of whom 985 are LMI. Street Improvements - Southside CT 9025 BG 3 - 1,020 persons of whom 580 are LMI. Purchase of Fire Truck - 13,105 persons of whom 7,925 are LMI. Code Enforcement - 13,105 persons of whom 7,925 are LMI.

	Location Description	<p>Street Improvements - Southside CT 9025 BG 1 - Pepper Street to Heim Avenue; Marvin Street - Pleasant Avenue to Slagle Avenue; Grant Street - McClain Avenue to Maple Avenue; Pepper Street meets Heim Avenue, Butler, Butler County, PA.</p> <p>Street Improvements - Southside CT 9025 BG 2 - Morton Avenue from Route 8 to East Patterson Avenue; East Patterson Avenue to City line; Ritter Street from East Patterson Avenue to East Christie Avenue; Morton Avenue; Euclid Avenue meets Morton; Somner Avenue; where Cottage Hill Avenue meets Morton Avenue; where East Patterson Avenue meets Morton Avenue; where East Christie Avenue meets Morton Avenue; where East Muntz Avenue meets Morton Avenue; Butler, Butler County, PA.</p> <p>Street Improvements - Southside CT 9025 BG 3 - Wilkins Avenue to Whippo Avenue; Hetti Avenue from Glenn Avenue to West Boyd Avenue; Wilkins Avenue; where Wilkins Avenue meets Wallula Avenue; where Wilkins Avenue meets Whippo Avenue; Butler, Butler County, PA.</p> <p>Purchase of Fire Truck - City-wide, Butler, Butler County, PA.</p> <p>Code Enforcement - Activities located in income eligible areas of the city, Butler, Butler County, PA.</p>
	Planned Activities	<p>Street Improvements, Southside CT 9025 BG 1 - Will consist of the reconstruction of several streets including Pepper Street to Heim Avenue (\$11,344); Marvin Street - Pleasant Avenue to Slagle Avenue (\$7,848); and Grant Street - McClain Avenue to Maple Avenue (\$10,360) . The project will also include 2 curb ramps where Pepper Street meets Heim Avenue (\$4,400). Each street will be milled down 3 inches and will have a 2 inch superpave material installed. Each curb ramp replacement will consist of approximately 750 sf of concrete sidewalk, 180 lf of concrete curb, and detectable warning strips.</p>

	<p>Planned Activities (con't)</p>	<p>Street Improvements, Southside CT 9025 BG 2 - Will consist of the reconstruction of several streets including Morton Avenue from Route 8 to East Patterson Avenue (\$91,783); East Patterson Avenue to City line (\$41,942); Ritter Street from East Patterson Avenue to East Christie Avenue (\$9,888). The project will also include 10 curb ramps at Morton Avenue (\$22,000). 2 curb ramps where Euclid Avenue meets Morton, 2 curb ramps where Somner Avenue, 2 curb ramps where Cottage Hill Avenue meets Morton Avenue, 2 curb ramps where East Patterson Avenue meets Morton Avenue, 2 curb ramps where East Christie Avenue meets Morton Avenue, and 2 curb ramps where East Muntz Avenue meets Morton Avenue. Each street will be milled down 3 inches and will have a 2-inch superpave material installed. Each curb ramp replacement will consist of approximately 750 sf of concrete sidewalk, 180 sf of concrete curb, and detectable warning strips.</p> <p>Street Improvements, Southside CT 9025 BG 3 - Will consist of the reconstruction of several streets including Wilkins Avenue to Whippo Avenue (\$14,944); Hetti Avenue from Glenn Avenue to West Boyd Avenue (\$37,043). The project will also include 4 curb ramps on Wilkins Avenue (\$8,800). 2 curb ramps where Wilkins Avenue meets Wallula Avenue and 2 curb ramps where Wilkins Avenue meets Whippo Avenue. Each street will be milled down 3 inches and will have a 2-inch superpave material installed. Each curb ramp replacement will consist of approximately 750 sf of concrete sidewalk, 180 sf of concrete curb, and detectable warning strips.</p> <p>Purchase of Fire Truck - The City will use a portion of its FY2016 CDBG funding to pay the annual installment on a loan for a new SMEAL 2000 GPM CAFS pumper truck for the City Fire Dept. This is a City-wide benefit as the City has a 60.46% lmi. This is year 7 of a 10-year loan.</p> <p>Code Enforcement - This will entail code enforcement expenses for activities located in income eligible areas of the City.</p>
<p>74</p>	<p>Project Name</p>	<p>City of Carbondale 2016 Entitlement</p>
	<p>Target Area</p>	<p>Pennsylvania Act 179 Formula</p>
	<p>Goals Supported</p>	<p>Assistance for Public Infrastructure & Facilities Building Local Capacity</p>

	Needs Addressed	Public Facilities Street Improvements Code Enforcement Capacity Building through Admin & Planning
	Funding	CDBG: \$272,958
	Description	City of Carbondale -C000064552
	Target Date	12/11/2021
	Estimate the number and type of families that will benefit from the proposed activities	Street Improvements - 3,105 persons of whom 1,990 are LMI. Code Enforcement - 7,130 persons of whom 3,765 are LMI.
	Location Description	Street Improvements - Belmont Street from Canaan Street to Maple Avenue, Carbondale, Lackawanna County, PA. Code Enforcement - Census Tracts: 1107.01, 1108.01 and .03, and 1109.01, 02 and .03, Lackawanna County, PA.
	Planned Activities	Street Improvements - Belmont Street from Canaan Street to Maple Avenue serves as an artery for residents of the Belmont/Canaan neighborhood to access the downtown area of Carbondale. The project will be to reconstruct the curbing and sidewalks and install new street lighting at intersections. Code Enforcement - The CDBG funds would be used to pay for the services of a code enforcement officer. Overall, on an annual basis, the code enforcement office issues three hundred (300) citations. The city measures the success of the program by documenting the number of warnings and citations issued and the rectification of the property/code issues.
75	Project Name	City of Connellsville 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Assistance for Public Infrastructure & Facilities Building Local Capacity
	Needs Addressed	Public Facilities Street Improvements Code Enforcement Capacity Building through Admin & Planning

	Funding	CDBG: \$272,958
	Description	City of Connellsville -C000065040
	Target Date	3/29/2022
	Estimate the number and type of families that will benefit from the proposed activities	York Avenue Bridge Street Improvements - 1,245 persons of whom 760 are LMI. Code Enforcement in CT 2608 - 3,865 persons of whom 2,740 are LMI.
	Location Description	York Avenue Bridge Street Improvements - York Avenue Bridge between Cummings Avenue and Connell Avenue (in Census Tract 2068 BG 2), Connellsville, Fayette County, PA. Code Enforcement in Census Tract 2608 - Connellsville, Fayette County, PA.
	Planned Activities	York Ave Bridge Street Improvements - The existing superstructure will be demolished and all defective bridge beams will be replaced. The roadway will be entirely reconstructed. Code Enforcement - Several community/economic development projects are happening within this census tract. The City aims to continue improving the overall area but most importantly, this census tract was the site of a devastating flood in 2016. Code Enforcement activities and continued project identification will help restore this area. in CT 2608 Several community/economic development projects are happening within this census tract. The City aims to continue improving the overall area but most importantly, this census tract was the site of a devastating flood in 2016. Code Enforcement activities and continued project identification will help restore this area.
76	Project Name	City of Corry 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Assistance for Public Infrastructure & Facilities Building Local Capacity

	Needs Addressed	Public Facilities Youth Centers Code Enforcement Capacity Building through Admin & Planning
	Funding	CDBG: \$272,958
	Description	City of Corry – C000064553
	Target Date	12/11/2021
	Estimate the number and type of families that will benefit from the proposed activities	Community Center Roof Replacement - 6,505 persons of whom 4,165 are LMI. Code Enforcement - 6,505 persons of whom 4,165 are LMI.
	Location Description	Community Center Roof Replacement - Community Center, Corry, Erie County, PA Code Enforcement - Corry, Erie County, PA
	Planned Activities	Community Center, roof replacement – The community center is the only facility of its type and serves the children of the community. All three existing roofs will be removed to the roof deck, installation 12,234 SF of average R20 tapered insulation system in compliance with energy code, flashing, flood coat of modified asphalt, paint all exposed flashings, installation of metal edge and fascia system. Code Enforcement - Project: code enforcement officer ensuring & promoting public health & safety including property maintenance inspection, baiting of rodents, enforcing existing ordinances and inspection of rental properties. Salaries and overhead costs directly related to code enforcement – Residential properties have fallen into grave repair; according to statistics more than 11% of the housing units in Corry are distressed or vacant and 70 units have been identified as blighted.
77	Project Name	City of Dubois 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:

	Description	City of Dubois – C000066531
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
78	Project Name	City of Farrell 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Public Services for LMI Households (Non-ESG) Clearance and Demolition of Substandard Units Building Local Capacity
	Needs Addressed	Clearance and Demolition Code Enforcement Capacity Building through Admin & Planning
	Funding	CDBG: \$272,958
	Description	City of Farrell – C000064555
	Target Date	12/11/2021
	Estimate the number and type of families that will benefit from the proposed activities	Demolition - 16 buildings. Code Enforcement - 3,235 persons of whom 2,225 are LMI. Planned Repayments of Section 108 Loans - 3,235 persons of whom 2,225 are LMI.
	Location Description	Demolition - Higher priority is given to locations that are adjacent to property owners or renters, Farrell, Mercer County, PA. Code Enforcement - In areas that have a combined LMI of 68.8%, Farrell, Mercer County, PA. Planned Repayments of Section 108 Loans - Farrell, Mercer County, PA.

	Planned Activities	<p>Demolition - The Code Enforcement staff has identified structures that are potentially unfit for human habitation. It inspects these locations, documents their condition and generates a priority listing of structures to be demolished or lots to be cleared. Higher priority is given to locations that are adjacent to property owners or renters.</p> <p>Code enforcement activities - Are to take place in areas that have a combined LMI of 68.8%. Issues to be addressed include property maintenance inspections, baiting and extermination of rodents, enforcing existing ordinances, inspections of commercial establishments and issuance of food service licenses, inspections of rental properties.</p> <p>Planned Repayments of Section 108 Loans - In the mid-2000's the city had identified numerous streets in need of repair and reconstruction in LMI neighborhoods. The problem was corrected with a 2006 Section 108 Loan, awarded to the city to draw down \$1 million to reconstruct and pave streets. The loan is to be paid back over a twenty-year period.</p>
79	Project Name	City of Franklin 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	City of Franklin
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
80	Project Name	City of Greensburg 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula

	Goals Supported	Assistance for Public Infrastructure & Facilities Clearance and Demolition of Substandard Units Building Local Capacity
	Needs Addressed	Clearance and Demolition Public Facilities Street Improvements Capacity Building through Admin & Planning
	Funding	CDBG: \$272,958
	Description	City of Greensburg -C000066184
	Target Date	6/7/2022
	Estimate the number and type of families that will benefit from the proposed activities	Street Improvements - 1,210 persons of whom 870 are LMI. Demolition -
	Location Description	Street Improvements - 4th Avenue between Main Street west to Westminister Avenue, Brown Street between College Avenue west to Westminister Avenue, and Wesminister Avenue between Otterman Street to Pittsburgh Street, Greensburg, Westmoreland County, PA. Demolition - 562 Euclid Avenue; 602 George Street; 417 Harrison Avenue; 331 W. Third Street, and 210 South Washington Street, Greensburg, Westmoreland County, PA.
	Planned Activities	Street Improvements - CDBG funds will be used to reconstruct three streets in CT8041, BG 1. Work will consist of milling down to the base course, repairs to the base or new base course as needed, and installation of a new asphalt wearing and finish coat. Work will also include ADA handicap accessible ramps at all intersections, along with curb replacement and storm drainage where necessary. Demolition - CDBG funds will be used to demolish approximately five vacant residential properties that are not habitable nor economically feasible to rehab at a cost of about \$10,960 per structure. The property owners will be unknown or unwilling to demolish them and the properties will be liened.
81	Project Name	City of Hermitage 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula

	Goals Supported	Improve Quality of Housing Stock Assistance for Public Infrastructure & Facilities Building Local Capacity
	Needs Addressed	Public Facilities Health Facilities Housing Rehab Single-Unit Residential Capacity Building through Admin & Planning
	Funding	CDBG: \$ 272,958
	Description	City of Hermitage – C000065045
	Target Date	3/29/2022
	Estimate the number and type of families that will benefit from the proposed activities	Psychiatric rehabilitation program - 6,047 persons of whom 4,246 are LMI. Housing rehabilitation program - 13 LMI households.
	Location Description	Psychiatric rehabilitation program - Mercer County Community Counseling Center, 2201 E. State Street, Hermitage, Mercer County, PA. Housing rehabilitation program - City-wide first come, first served basis program in Hermitage, Mercer County, PA.
	Planned Activities	City of Hermitage Psychiatric Rehabilitation Program - This renovation will consist of a complete reconstruction of a current unusable 500 sq. ft. storage room. The project will require re-purposing existing mechanical and storage space into a teaching/rehabilitation residential style kitchen. The new room will be equipped with appliances, cabinets and sinks and will be fully accessible to the disabled. The scope of work includes a new wall and door, floor, wall and ceiling finishes and mechanical and electrical infrastructure. City of Hermitage Housing rehabilitation program - Will continue to fully rehabilitate 13 owner-occupied deteriorating housing units. It is a city wide first come, first served basis.
82	Project Name	City of Jeannette 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Assistance for Public Infrastructure & Facilities Building Local Capacity

	Needs Addressed	Public Facilities Street Improvements Capacity Building through Admin & Planning
	Funding	CDBG: \$272,958
	Description	City of Jeannette -C000065033
	Target Date	3/29/2022
	Estimate the number and type of families that will benefit from the proposed activities	Clay Avenue Improvements Phase 2 activity - 2,225 persons of whom 1,450 are LMI.
	Location Description	Clay Avenue Improvements Phase 2 activity - Clay Avenue, South 3rd Street to South 4th Street, Jeannette, Westmoreland County, PA.
	Planned Activities	Clay Ave Improvements Phase 2 (South 3rd St to South 4th St) - The CDBG funds will be used for engineering design, analysis, preparation of construction documents, and inspection of construction; removal of deteriorated concrete walks and curbs; installation of new concrete curbs and poured concrete walls; installation of handicapped and access ramps on both sides of Clay Ave and South Fourth St; and new light fixtures and underground wiring.
83	Project Name	City of Lock Haven 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Assistance for Public Infrastructure & Facilities Building Local Capacity
	Needs Addressed	Public Facilities Street Improvements Capacity Building through Admin & Planning
	Funding	CDBG: \$272,958
	Description	City of Lock Haven – C000064556
	Target Date	12/11/2021

	Estimate the number and type of families that will benefit from the proposed activities	<p>Street Improvements - South Jones Street Paving Project - 2,620 persons of whom 1,495 are LMI.</p> <p>Street Improvements - South Fairview Street Paving Project - 1,755 persons of whom 960 are LMI.</p> <p>Street Improvements - West Third Street Paving Project - 850 persons of whom 620 are LMI.</p>
	Location Description	<p>Street Improvements - South Jones Street Paving Project - South Jones Street from Maple Street to end, Lock Haven, Clinton County, PA.</p> <p>Street Improvements - South Fairview Street Paving Project - South Fairview Street from Bellefonte Avenue to Peach Street, Clinton County, PA.</p> <p>Street Improvements - West Third Street Paving Project - West Third Street from Bellefonte Avenue to Peach Street, Clinton County, PA.</p>
	Planned Activities	<p>City of Lock Haven intends to fund the following projects with 2016 CDBG Program funds: South Fairview Street Paving Project, South Jones Street Paving Project, West Third Street Paving Project, General Program Administration. Measurable outcomes for the 2016 CDBG Program include: South Fairview Street (Bellefonte Avenue to Peach Street) - Mill and pave 2,315 lineal feet of roadway and reconstruct 5 handicap ramps; South Jones Street (Maple Street to the end) - Mill and pave 2,635 lineal feet of roadway and reconstruct 4 handicap ramps; West Third Street (N. Highland Street to Barton Street) - Mill and pave 1,545 feet of roadway and reconstruct 2 handicap ramps.</p>
84	Project Name	City of Meadville 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	<p>Assistance for Public Infrastructure & Facilities</p> <p>Clearance and Demolition of Substandard Units</p> <p>Building Local Capacity</p>

	Needs Addressed	Clearance and Demolition Public Facilities Street Improvements Code Enforcement Capacity Building through Admin & Planning
	Funding	CDBG: \$272,958
	Description	City of Meadville -C000065051
	Target Date	3/29/2022
	Estimate the number and type of families that will benefit from the proposed activities	Lord and Baldwin Street Improvement - 1,005 persons of whom 810 are LMI. Clearance and Demolition - 2 buildings. Code Enforcement - 11,955 persons of whom 6,710 are LMI.
	Location Description	Lord and Baldwin Street Improvement - City of Meadville, Crawford County, PA. Clearance and Demolition - 216 North Street and 1099 South Cottage Street, City of Meadville, Crawford County, PA. Code Enforcement - Census Tract 1115, BG 1,2,3,5; Census Tract 1116, BG 1,2,3; Census Tract 1117, BG 1, Crawford County, PA.
	Planned Activities	Lord and Baldwin Street Improvement - PennDOT is working on two streets and City funds are being used to replace the sidewalks, but no funds have been dedicated to the curbs on these roads. The City will use CDBG funds to address deteriorated curbs. Clearance Demolition - These two properties will be demolished and cleared: 216 North Street and 1099 S Cottage Street. Code Enforcement - Two-part time inspectors will handle exterior property and exterior structural violations; fire department officers will perform interior property maintenance inspections with a portion of the code enforcement funds being used as payment to the fire department for performing these inspections.
85	Project Name	City of Monessen 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	

	Funding	:
	Description	City of Monessen
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
86	Project Name	City of Nanticoke 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Assistance for Public Infrastructure & Facilities Clearance and Demolition of Substandard Units Building Local Capacity
	Needs Addressed	Clearance and Demolition Public Facilities Street Improvements Capacity Building through Admin & Planning
	Funding	CDBG: \$272,958
	Description	City of Nanticoke – C000064548
	Target Date	12/11/2021
	Estimate the number and type of families that will benefit from the proposed activities	Street Improvements - 505 persons of whom 385 are LMI. Demolition - 6 buildings.
	Location Description	Street Improvements - West Green Street from Hanover Street to Fairchild to Main Street, residents of Census Tract 2141 BG 2, Nanticoke, Luzerne County, PA. Demolition - 104-106 West Ridge Street, 319 State Street, 188 W. Noble Street, and 741 South Prospect Street, Nanticoke, Luzerne County, PA.

	Planned Activities	<p>Street Improvements - West Green Street from Hanover Street to Fairchild to Main Street has multiple areas of pave cuts, potholes and asphalt that is crumbling. ADA ramps are necessary at the corners of Main Street and Fairchild Street. The problem of street reconstruction will be corrected by partial depth reconstruction, asphalt milling, HMA leveling course, HMA wearing course and 4 ADA ramps and partial curb replacement.</p> <p>Demolition: A priority list of properties that are decaying and deteriorating will be used to remove the blighted structures.</p>
87	Project Name	City of New Castle 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Assistance for Public Infrastructure & Facilities Clearance and Demolition of Substandard Units Building Local Capacity
	Needs Addressed	Clearance and Demolition Public Facilities Sidewalks Code Enforcement Capacity Building through Admin & Planning
	Funding	CDBG: \$272,958
	Description	City of New Castle – C000065047
	Target Date	3/29/2022
	Estimate the number and type of families that will benefit from the proposed activities	<p>Handicapped Curb Ramps - 22 ramps.</p> <p>Clearance and Demolition - 24 buildings.</p> <p>Code Enforcement - 1,081 persons of whom 594 are LMI.</p>

	Location Description	<p>Handicapped Curb Ramps - Citywide, New Castle, Lawrence County, PA.</p> <p>Clearance and Demolition - Citywide, New Castle, Lawrence County, PA.</p> <p>Code Enforcement - Residents in the LMI areas of the City, Census Tract 3, Block Group 2; Census Tract 4, Block Group 1 and 2; Census Tract 6, Block Group 1; Census Tract 7, Block Group 1; Census Track 9, Block Group 1 and 2; Census Tract 10, Block Group 1, New Castle, Lawrence County, PA.</p>
	Planned Activities	<p>Handicapped Curb Ramps - CDBG funds will be used to install 22 handicapped curb ramps throughout the city.</p> <p>Clearance and Demolition - As a result of the code enforcement efforts, several vacant, blighted structures have been identified throughout the city. CDBG funds, as well as the City's General Fund, will be used to acquire and clear these structures. It is estimated these funds will allow the clearance of 24 structures.</p> <p>Code Enforcement - CDBG funds will be used to pay for the salary and overhead of the Code Enforcement Department as they address the slum/blight in eligible areas. Code Enforcement works with several programs in order to create a network of people and agencies whose goal is to provide a safe and health home and neighborhood environment.</p>
88	Project Name	City of New Kensington 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	City of New Kensington- C00006171
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	
89	Project Name	City of Oil City 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	City of Oil City
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
	90	Project Name
Target Area		Pennsylvania Act 179 Formula
Goals Supported		Assistance for Public Infrastructure & Facilities Building Local Capacity
Needs Addressed		Public Facilities Parks, Recreational Facilities Public Facilities Sidewalks Public Facilities Fire Stations/Equipment Capacity Building through Admin & Planning
Funding		CDBG: \$272,958
Description		City of Parker – C000066173
Target Date		6/7/2022

	Estimate the number and type of families that will benefit from the proposed activities	Phillips Park Cameras - 905 persons of which 495 are LMI. Phillips Park sidewalk -905 persons of which 495 are LMI. Business district sidewalk -905 persons of which 495 are LMI. Infra-red visors for the fire department - 905 persons of which 495 are LMI.
	Location Description	Phillips Park Cameras - Parker, Armstrong County, PA. Phillips Park sidewalk - Parker, Armstrong County, PA. Business district sidewalk - Parker, Armstrong County, PA. Infra-red visors for the fire department - Parker, Armstrong County, PA.
	Planned Activities	Phillips Park Cameras - CDBG funds will entail the installation of additional security cameras at Phillips Municipal Park in the City. A total of 5 additional cameras will be installed. Phillips Park Sidewalk - The city will construct approximately 4,457 square feet of concrete sidewalks from the parking area to areas throughout the Phillips Municipal Park. Wheelchair seating will be added near the baseball fields. Business District Sidewalk - CDBG funds will be used to demolish existing sidewalk and construct 13,100 square feet of concrete sidewalk, 750 lineal feet of concrete curb replacement, 8 ADA ramps, 250 square yards of bituminous pavement replacement, 2 catch basins, 1 restroom grading unit, and 50 square feet of restroom retaining wall. (all numbers are approximations) Infra-Red Visors Fire Dept. - The city will purchase five AV-3000 High Temperature face pieces; will be comprised of Kevlar head harnesses and a Scott Sight medium left comms.
91	Project Name	City of Pittston 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Improve Quality of Housing Stock Assistance for Public Infrastructure & Facilities Building Local Capacity
	Needs Addressed	Public Facilities Fire Stations/Equipment Housing Rehab Single-Unit Residential Capacity Building through Admin & Planning

	Funding	CDBG: \$272,958
	Description	City of Pittston – C000064550
	Target Date	12/11/2021
	Estimate the number and type of families that will benefit from the proposed activities	Kennedy Street Firehouse - Housing Rehabilitation - 4 LMI households.
	Location Description	Kennedy Street Firehouse - Pittston, Luzerne County, PA. Housing Rehabilitation - Pittston, Luzerne County, PA.
	Planned Activities	Kennedy Street Firehouse - To install an elevator for a 3rd floor gymnasium. Housing rehabilitation- This program will aid in the rehabilitation of income-eligible, owner occupied homes in Pittston.
92	Project Name	City of Pottsville 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Improve Quality of Housing Stock Assistance for Public Infrastructure & Facilities Clearance and Demolition of Substandard Units Building Local Capacity
	Needs Addressed	Clearance and Demolition Public Facilities Sidewalks Housing Rehab Single-Unit Residential Code Enforcement Capacity Building through Admin & Planning
	Funding	CDBG: \$272,958
	Description	City of Pottsville – C000065031
	Target Date	3/29/2022

	Estimate the number and type of families that will benefit from the proposed activities	<p>Sidewalks - 2,190 persons of whom 1,275 are LMI.</p> <p>Demolition -</p> <p>Housing Rehab - 20 households.</p> <p>Code Enforcement - 5,570 persons of whom 3,560 are LMI.</p>
	Location Description	<p>Sidewalks - Market Street between 3rd and 6th Streets, Pottsville, Schuylkill County, PA.</p> <p>Demolition - Pottsville, Schuylkill County, PA.</p> <p>Housing Rehab - Pottsville, Schuylkill County, PA.</p> <p>Code Enforcement - Census Tract 19, Block Group 2-4 and Census Tract 20, Block Group 1-3, Pottsville, Schuylkill County, PA.</p>
	Planned Activities	<p>Sidewalks - The City anticipates that the Market St. sidewalks between 4th and 6th streets (phase I) will be replaced on both sides of the street using funds from FY 2012-2015.</p> <p>Demolition - The City has an ongoing demolition program. The City is preparing a current list of properties to demolish with funding FY 2014 and FY 2015. The FY 2016 funds will allow the City to continue to demolish three additional properties that are unsuitable for rehabilitation.</p> <p>Housing Rehab - CDBG funds will be used for rehab. activity of approx. 20 low-mod homes. These funds will be used in conjunction with a HOME grant if the HOME application is approved.</p> <p>Code Enforcement -- The City will use \$25,000 of FY 2016 funds to continue code enforcement activities in CT 19, BG 2-4 and CT 20, BG1-3.</p>
93	Project Name	City of Shamokin 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	<p>Assistance for Public Infrastructure & Facilities</p> <p>Clearance and Demolition of Substandard Units</p> <p>Building Local Capacity</p>

Needs Addressed	Clearance and Demolition Public Facilities Street Improvements Public Facilities Fire Stations/Equipment Code Enforcement Capacity Building through Admin & Planning
Funding	CDBG: \$272,958
Description	City of Shamokin – C000064549
Target Date	12/11/2021
Estimate the number and type of families that will benefit from the proposed activities	Street Improvements, 4th Street from Pine to Mulberry - 720 persons of whom 480 are LMI. Street Improvements, Lincoln to Arch - 1,345 persons of whom 830 are LMI. Street Improvements, Franklin Street from Spruce to Pine - 890 persons of whom 460 are LMI. Street Improvements, Willow Street from Pearl to Shamokin St. - 605 persons of whom 475 are LMI. Fire Station Equipment - 7,455 persons of whom 4,100 are LMI. Demolition - 2 buildings. Code Enforcement - 4,240 persons of whom 2,670 are LMI.
Location Description	Street Improvements, 4th Street from Pine to Mulberry, Shamokin, Northumberland County, PA. Street Improvements, Lincoln to Arch, Shamokin, Northumberland County, PA. Street Improvements, Franklin Street from Spruce to Pine, Shamokin, Northumberland County, PA. Street Improvements, Willow Street from Pearl to Shamokin St, Shamokin, Northumberland County, PA. Fire Station Equipment - Shamokin, Northumberland County, PA. Demolition - Shamokin, Northumberland County, PA. Code Enforcement - Census Tract 816 and 817, Shamokin, Northumberland County, PA.

	Planned Activities	<p>Street Improvements - 4th Street from Pine to Mulberry is in need of resurfacing. The street is deteriorating and will have new bituminous paving applied.</p> <p>Street Improvements - City of Shamokin has identified 8th Street from Lincoln to Arch as a street that needs to be resurfaced. The street is deteriorating and will have a bituminous paving.</p> <p>Street Improvements - Franklin Street from Spruce to Pine has been identified as a street in need of resurfacing. The street is deteriorating and will have bituminous paving applied.</p> <p>Street Improvements - Willow Street from Pearl to Shamokin Street is in need of resurfacing. The street is deteriorating and will have a bituminous paving.</p> <p>Fire Station Equipment - The City has purchased an Emergency Squad Rescue Vehicle. The City would like to fund the vehicle for 5 years with the squad paying the remainder.</p> <p>Demolition - The City will select substandard vacant properties that have caused concern to the safety of the surrounding properties and residents and will be removed as a spot blight activity.</p> <p>Code Enforcement - Shamokin has passed an ordinance that allows the code officer to ticket and issue citations for code violations to property owners. The code officer has been concentrating in CT 816 and CT 817, the low/mod areas of the city. The city has undertaken infrastructures, public facilities improvements in this area, including street improvements, park improvements and demolition of blighted structures.</p>
94	Project Name	City of St. Mary's 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	City of St. Mary's
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
95	Project Name	City of Sunbury 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Assistance for Public Infrastructure & Facilities Building Local Capacity
	Needs Addressed	Public Facilities Water/Sewer Improvements Public Facilities Fire Stations/Equipment Capacity Building through Admin & Planning
	Funding	CDBG: \$272,958
	Description	City of Sunbury -C000064554
	Target Date	12/11/2021
	Estimate the number and type of families that will benefit from the proposed activities	Water/Sewer Improvements - 9,745 persons of whom 5,925 are LMI. Fire Station/Equipment - 9,745 persons of whom 5,925 are LMI.
	Location Description	Water/Sewer Improvements - Along Chestnut Street, Sunbury, Northumberland County, PA. Fire Station/Equipment - City of Sunbury volunteer Fire Department, Sunbury, Northumberland County, PA.

	Planned Activities	<p>Water/Sewer Improvements - Installation of new larger catch basins and grates will correct the current water pooling issue. Construction of a new storm water collection system, separating the sewage collection from the storm water collection, in compliance with the DEP Consent order and Agreement, will alleviate this source of I&I into the sewage treatment plant.</p> <p>Fire Station/Equipment - The city of Sunbury is served by an all volunteer Fire Department. The department requires an additional 1,500 feet of hose to operate their ladder truck at optimal capacity. The City proposes to purchase the hose and the hardware necessary.</p>
96	Project Name	City of Titusville 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Assistance for Public Infrastructure & Facilities Building Local Capacity
	Needs Addressed	Public Facilities Parks, Recreational Facilities Capacity Building through Admin & Planning
	Funding	CDBG: \$272,958
	Description	City of Titusville – C000065048
	Target Date	3/29/2022
	Estimate the number and type of families that will benefit from the proposed activities	Splash Pad - Burgress Park - 5,645 people of whom 3,030 are LMI.
	Location Description	Burgress Park, Titusville, Crawford County, PA.

	Planned Activities	Splash Pad - Burgess Park - The CDBG funding will be used for the City to coordinate installation of a no-user fee, operation and maintenance budget-friendly Community Splash Pad in the City's aging Burgess Park. This may be a multi-year CDBG project based on anticipated local match and grant awards. The splash pad will be installed on property the City currently owns. City crews will prepare the area that currently houses the deteriorating, unsustainable, and unsafe pool installed in 1950. The pool problem will be corrected with its removal and replacing it with the building of a Splash Pad. The Pad will provide 27 water features from simple spray devices for infants and toddlers to large dump buckets for teens all at a more manageable cost.
97	Project Name	City of Uniontown 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Improve Quality of Housing Stock Assistance for Public Infrastructure & Facilities Building Local Capacity
	Needs Addressed	Public Facilities Parks, Recreational Facilities Public Facilities Street Improvements Public Facilities Sidewalks Housing Rehab Single-Unit Residential Capacity Building through Admin & Planning
	Funding	CDBG: \$ 272,958
	Description	City of Uniontown -C000065032
	Target Date	3/29/2022
	Estimate the number and type of families that will benefit from the proposed activities	Park Rehabilitation, Bailey Park - 1,130 persons of whom 800 are LMI. Street Recon CT2623 BG 2 and 3 - 2,165 persons of whom 1,605 are LMI. Street Recon CT2623 BG1 - 1,685 persons of whom 1,125 are LMI. Sidewalks - 1,130 persons of whom 800 are LMI. Housing Rehab - 23 LMI households.

<p>Location Description</p>	<p>Park Rehabilitation, Bailey Park - City-wide; Bailey Park, Uniontown, Fayette County, PA.</p> <p>Street Recon CT2623 BG 2 and 3 -</p> <p>Mifflin Ave.: Coolspring St. to Searight Ave. Dunlap St.: Pershing Ct. to Searight Ave. Searight Ave: East Main St. to Varndell St. Clarke Ave.: Coolspring St. to Connellsville St. Collins Ave.: Clarke Ave. to John St. Hickle St: Pershing Ct. to Searight Ave.</p> <p>Street Recon CT2623 BG1 -</p> <p>Evans St.: Lincoln St. to Cleveland Ave. N. Gordon St.: Connellsville St. to Burwell St. Cleveland Ave.: Euclid Ave. to Felty St. Felty St.: Cleveland Ave. to Trader St.</p> <p>Sidewalk along West Main Street directly in front of the White Swan apartment building.</p> <p>Housing Rehab - City-wide, Uniontown, Fayette County, PA.</p>
<p>Planned Activities</p>	<p>Park Rehabilitation, Bailey Park - This activity includes the resurfacing of the walkway and improvement of the play areas. Baiely Park is the largest park in the City and has 2 ball fields, 2 basketball courts, a play area, a walking path, a concession stand and other amenities.</p> <p>Street Recon CT2623 BG 2 and 3 -The following neighborhood streets are deteriorated and in need of reconstruction:</p> <p>Mifflin Ave.: Coolspring St. to Searight Ave. Dunlap St.: Pershing Ct. to Searight Ave. Searight Ave: East Main St. to Varndell St. Clarke Ave.: Coolspring St. to Connellsville St. Collins Ave.: Clarke Ave. to John St. Hickle St: Pershing Ct. to Searight Ave.</p>

	Planned Activities	<p>Street Recon CT2623 BG1 - The following neighborhood streets are deteriorated and in need of reconstruction: Evans St.: Lincoln St. to Cleveland Ave. N. Gordon St.: Connellsville St. to Burwell St. Cleveland Ave.: Euclid Ave. to Felty St. Felty St.: Cleveland Ave. to Trader St.</p> <p>Sidewalk Reconstruction - The sidewalk along West Main Street directly in front of the White Swan apartment building (a senior housing high-rise operated by the Fayette County Housing Authority) is in poor condition and will be reconstructed. This project will also enhance accessibility for persons with limited mobility as a Section 504 improvement.</p> <p>Housing Rehab - This program provides funding in the form of loans for the rehab of owner occupied single family dwellings. This comes in the form of 1) a deferred loan from a minimum of \$4,800 up to a maximum of \$24,000 according to income limitations by family size. The loan is secured by a mortgage with no interest, payable upon transfer of the property. Or 2) a low interest loan (0%-3%) with payments spread up to 10 years, expendable to 15 years. Sources include Authority funds, CDBG (including previous year), and program income (loan repayments). All grants and loans are reviewed by a Rehab Review Committee.</p>
98	Project Name	City of Warren 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	City of Warren
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
99	Project Name	Coal Township 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Coal Township
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
100	Project Name	Conshohocken Borough 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Improve Quality of Housing Stock Building Local Capacity
	Needs Addressed	Housing Rehab Single-Unit Residential Capacity Building through Admin & Planning
	Funding	CDBG: \$114,441
	Description	Conshohocken Borough – C000064551
	Target Date	12/11/2021

	Estimate the number and type of families that will benefit from the proposed activities	Borough of Conshohocken Housing Rehab - 2 LMI households.
	Location Description	Borough of Conshohocken, Conshohocken, Montgomery County, PA
	Planned Activities	Conshohocken Borough Housing Rehab - CDBG funds will be used for administration and its housing rehab program. Two single family, owner occupied properties will be brought into compliance to the State Rehabilitation Standards. The Housing Rehabilitation Program provides construction services to address properties which do not meet the current building code and State established housing quality standards. Eligible activities include but are not limited to roof, window, door, and concrete replacement; plumbing and electrical upgrades; kitchen and bathroom improvements; accessibility improvements as required; and the reduction of lead based paint hazards. Construction elements will be tailored to the needs of individual properties. Two (2) properties will be rehabilitated, and funds will be used for program delivery services including eligibility determination, specification development, lead based paint testing, bidding and contracting, and construction supervision for up to 7 additional applicants. Construction for these 7 properties will be funded with HOME funds.
101	Project Name	Dunmore Borough 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Dunmore Borough
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	
102	Project Name	Limerick Township 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Improve Quality of Housing Stock Building Local Capacity
	Needs Addressed	Housing Rehab Single-Unit Residential
	Funding	CDBG: \$198,692
	Description	Limerick Township – C000065041
	Target Date	3/29/2022
	Estimate the number and type of families that will benefit from the proposed activities	Limerick Township Housing Rehab - 4 LMI households.
	Location Description	Limerick Township, multiple locations, township-wide program, Limerick, Montgomery County, PA.
	Planned Activities	Limerick Twp. Housing Rehab - The CDBG funding will be used to continue its housing rehab program township-wide. This program aims to bring eligible properties up to current code standards in compliance with local, state, and federal guidelines. Improvements are limited to \$40,000 per property and resale is forbidden for grants of \$25,000 or less within 2 years and \$25,001 or more within 5 years. There are 20 homes on the waiting list. Approximately 4 homes can be rehabilitated with the project caps and budget in place. More homes can be rehabbed if project costs are under \$40K each.
103	Project Name	Logan Township 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Logan Township

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
104	Project Name	Loyalsock Township 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Improve Quality of Housing Stock Public Services for LMI Households (Non-ESG) Building Local Capacity
	Needs Addressed	Public Facilities Street Improvements Housing Rehab Single-Unit Residential Capacity Building through Admin & Planning
	Funding	CDBG: \$140,709
	Description	Loyalsock Township – C000064558
	Target Date	12/11/2021
	Estimate the number and type of families that will benefit from the proposed activities	Curb Cuts/Handicap Ramp Installation - 30 LMC/LMI persons. Loyalsock Township - 30 LMI households.
Location Description	Curb Cuts/Handicap Ramp Installation - Township-wide, Lycoming County, PA Loyalsock Township Grants for Rehab- Township-wide, Lycoming County, PA.	

	Planned Activities	<p>Curb cuts/Handicap Ramp Installation - CDBG Funds will be used to construct curb cuts throughout Loyalsock Township.</p> <p>Loyalsock Township Grants for Rehab - CDBG funds will be used to provide grants to income-qualifying homeowners that are mandated to replace their sidewalks as part of the Township-wide enforcement effort. The township has made an outreach to homeowners that are found to have deficient sidewalks in its first two rounds of residential enforcement, and 62 property owners were identified that may qualify for assistance.</p>
105	Project Name	Sandy Township 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Improve Quality of Housing Stock Building Local Capacity
	Needs Addressed	Housing Rehab Single-Unit Residential Capacity Building through Admin & Planning
	Funding	CDBG: \$ 137,410
	Description	Sandy Township
	Target Date	3/29/2022
	Estimate the number and type of families that will benefit from the proposed activities	Repair/Replace Sanitary Sewer - 52 LMI households.
	Location Description	Sandy Township, various locations throughout the township, DuBois, Clearfield County, PA.
Planned Activities	Repair/Replace Sanitary Sewer - The CDBG funds will be used to repair or replace faulty sanitary sewer laterals. Sandy Township sewer system is undergoing a system wide evaluation to identify sources of inflow and infiltration and all resident's whose laterals are not up to Township standards will be notified.	
106	Project Name	Scottdale Borough 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	

	Needs Addressed	
	Funding	:
	Description	Scottdale Borough
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
107	Project Name	WaynesBoro. Borough 2016 Entitlement
	Target Area	Pennsylvania Act 179 Formula
	Goals Supported	Assistance for Public Infrastructure & Facilities Building Local Capacity
	Needs Addressed	Public Facilities Sidewalks Capacity Building through Admin & Planning
	Funding	CDBG: \$136,941
	Description	WaynesBoro. Borough -C000066174
	Target Date	6/7/2022
	Estimate the number and type of families that will benefit from the proposed activities	WaynesBoro. Borough Sidewalks - 41 LMI persons.
	Location Description	WaynesBoro. Borough, Borough-wide, WaynesBoro., Franklin County, PA.
	Planned Activities	WaynesBoro. Borough Sidewalks - CDBG funds will be used for the removal of materials and architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons. Approximately 41 curb ramps will be installed at intersections Borough wide.

108	Project Name	Blair County CDBG Competitive
	Target Area	
	Goals Supported	Assistance for Public Infrastructure & Facilities Building Local Capacity
	Needs Addressed	Public Facilities Sidewalks Capacity Building through Admin & Planning
	Funding	CDBG: \$750,000
	Description	Blair County - C000064947
	Target Date	3/7/2021
	Estimate the number and type of families that will benefit from the proposed activities	Logan Avenue Streetscape Project Phase 1 activity - 705 persons of whom 570 are LMI.
	Location Description	Tyrone Borough on Logan Avenue, 11th, 12th, 13th and 15th Streets, Blair County, PA.
Planned Activities	The Logan Avenue Streetscape Project Phase 1 - CDBG competitive funding will be used for construction and replacement of sidewalks, install new ADA-compliant curb ramps, remove fences, stumps, and overhanging bushes, improve drainage, and landscaping, on Logan Avenue, 11th, 12th, 13th and 15th Streets.	

109	Project Name	Snyder County CDBG Competitive
	Target Area	
	Goals Supported	Assistance for Public Infrastructure & Facilities Building Local Capacity
	Needs Addressed	Public Facilities Water/Sewer Improvements Capacity Building through Admin & Planning
	Funding	CDBG: \$131,398
	Description	Snyder County - C000064945
	Target Date	3/7/2021
	Estimate the number and type of families that will benefit from the proposed activities	Beavertown Municipal Authority Water Main Replacement Project - 1,100 persons of whom 658 are LMI.
	Location Description	Beavertown Borough, Middleburg, Snyder County, PA.
Planned Activities	Beavertown Municipal Authority Water Main Replacement –The engineer has identified 19 sections of piping, along with 10 fire hydrants to be replaced. A water main replacement priority list has been established with each section of the network being prioritized for replacement based on location, known condition, history of leaks/breaks and funding requirements. 4” PVC waterlines will be installed along with the addition of valves which will enable the system operators to shut off water to sections of the system during emergencies/repairs. Additional appurtenances, including fire hydrants, will be added to the new waterlines as necessary.	
110	Project Name	Mahanoy City CDBG Competitive
	Target Area	
	Goals Supported	Assistance for Public Infrastructure & Facilities Building Local Capacity
	Needs Addressed	Public Facilities Street Improvements Capacity Building through Admin & Planning
	Funding	CDBG: \$750,000

Description	Mahanoy City - C000064941
Target Date	3/7/2021
Estimate the number and type of families that will benefit from the proposed activities	Market Street Reconstruction Activity - 4,235 persons of whom 2,645 are LMI.
Location Description	Mahanoy City on Market Street, between Locust Street and Linden Street, Mahanoy City, Schuylkill County, PA.
Planned Activities	Mahanoy City - Market Street Reconstruction. The CDBG competitive funding will be used to reconstruct two sections of Market Street.

AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?

Yes, DCED maintains a consultant to help its non-entitlement municipalities if they would like to apply for a Section 108 loan from HUD.

Available Grant Amounts

The following are activities that will be considered priorities when allocating limited Section 108 resources

Job Creation - The federal Section 108 Program Guidelines require a minimum of one permanent full-time job equivalent (FTJE) to be created for every \$35,000 of Section 108 loan funds

National Objective - Priority consideration will be given to projects that provide a benefit to low- and moderate-income persons. However, this does not preclude worthwhile projects from being funded under the National Objective of removal of slums and blight.

Infrastructure - This could be related to the redevelopment or reuse of property or in support of an economic development purpose.

Special Economic Development -Financial assistance may be provided for a private for-profit firm under the CDBG guidelines.

Housing -Priority will also be given to proposed projects that involve the rehabilitation of existing housing and/or the construction of housing by non-profit organizations for homeownership. DCED encourages the development of affordable housing for low- and moderate-income home buyers.

Maximum Loan Amounts -The total maximum amount of Section 108 loan financial assistance that an eligible public entity may receive is limited to the following: the amount of a loan that the community's CDBG allocation could support as an annual debt service based on the average amount of the CDBG allocation for the past three (3) years, or \$7,000,000, whichever is less. This same maximum applies to both a single public entity or a joint public entity applicant. In the case of a non-entitlement public entity, the maximum amount of all Section 108 loan funds shall not exceed a total of \$3,000,000. In the case of an entitlement county which applies on behalf of multiple non-entitlement public entities, the

maximum aggregate amount of Section 108 loan assistance may not exceed \$7,000,000.

Repayment -It is anticipated that the primary source of repayment of the Section 108 loan amount will be from the projected cash flow as a result of the project, or from other sources of revenue that are pledged specifically for repayment of the Section 108 loan. As a secondary source of repayment, DCED will require additional security to be pledged for loan repayment. The maximum term of the Section 108 loan shall not exceed twenty (20) years.

Acceptance process of applications

Application Dates - Applications may be submitted at any time for the Pennsylvania Section 108 Loan Guarantee Program. Please contact:

Kristina Powell, DCED
Center for Compliance, Monitoring, and Training
400 North Street, 4th Floor-Commonwealth Keystone Building,
Harrisburg, Pennsylvania 17120-0225.
Phone number: (717) 787-5327 TDD - (717)346-0308

prior to any application submission. DCED will provide assistance to potential applicants through their consultant to verify the potential project is eligible for funding. Applications will not be accepted from any candidate without prior review by the consultant.

AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)

Will the state allow units of general local government to carry out community revitalization strategies?

Yes

State’s Process and Criteria for approving local government revitalization strategies

DCED will allow its jurisdictions' community revitalization strategies that have been approved by HUD and follow HUD's guidance for state CDBG programs as described in CPD-97-01 (February 4, 1997).

AP-50 Geographic Distribution – 91.320(f)

Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed

Pennsylvania Act 179 prescribes distribution of 85% of its CDBG allocation each year to 28 cities not directly entitled to funding through HUD or who have opted out of HUD's entitlement formula; 50 counties that are not direct HUD entitlement counties; and 122 Boroughs, town, and townships that are greater than 4,000 in population from the latest Census and meet the current UDAG eligibility guidelines. The balance of Pennsylvania's allocation, less 2% set aside for administration under Act 179, is allocated competitively among units of general local government not eligible for funding under the formula distribution or not direct HUD entitlement communities.

For HOME, competitive applications are accepted from all municipalities not entitled to HUD's direct HOME funding. This is a larger group than the CDBG because more municipalities are eligible for direct funding from HUD under the CDBG program, than HOME. The applicant targets their HOME funds as part of the application process.

ESG funds may be used statewide but priority is given to the non-HUD entitlement municipalities first.

HOPWA is also mandated by a required formula which is described in the discussion below.

The CDBG-DR funding is prescribed with where the funding may be spent. Only the 36 counties designated as Presidential Disaster Areas during 2011 are eligible for funding. 80% of funds must be allocated in the five hardest impact counties.

The NSP Recapture program will only allocate funding in areas with current contracts for NSP funding with the state and have completed their existing program and can prove a need for additional funding.

The National Housing Trust Fund will allocate funding based on the PHFA annual QAP. To the greatest extent feasible, the Agency will allocate resources in the following manner: 50% to urban communities and 50% to suburban/rural communities (as defined in the LIHTC Allocation Plan located at the following link)

<http://www.phfa.org/legislation/act105.aspx>

Geographic Distribution

Target Area	Percentage of Funds
HOME Non-HUD Entitlement Jurisdictions	100
HOPWA 7 Regional Coalitions non-entitlement	100
Pennsylvania Act 179 Formula	85
CDBG-DR	100

Table 12 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

CDBG - PA Act 179

HOME and ESG – Non-Entitlements

CDBG-DR – Presidential Disaster Declaration

HOPWA - See below

Discussion

The Department of Health (DOH), Bureau of Communicable Diseases, Division of HIV/AIDS will administer the HOPWA Program by allocating the funds on a formula basis to the seven Regional Grantees. The Philadelphia and part of the Pittsburgh region receive separate allocations directly from HUD. Additionally, the cities of Allentown, Harrisburg and Bensalem Township receive separate allocations directly from HUD. For the current 2016 HOPWA grant year, they plan to request the State of Pennsylvania to serve as the grantee and administer the funds for housing support and related services. DOH presumes that this will be the case going forward and thus the funding is included in the overall amount for the HOPWA program. Within the South West (Pittsburgh) region, the regional grantee receives funding from the Commonwealth for four counties. Within the Northeast Region, Pike County receives funding from the New Jersey grantee. The Regional Grantees establish Grant agreements or directly disperse funds based on the need for a full range of eligible housing services. Each grantee has prioritized needs for its respective region through a formal process reflective of demographic and epidemiological difference that exist within the regions. The formula to allocate these funds is primarily based on the number of persons living with HIV/AIDS in each region. A regional map is below.



Affordable Housing

AP-55 Affordable Housing – 24 CFR 91.320(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	2,700
Non-Homeless	650
Special-Needs	450
Total	3,800

Table 13 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1000
The Production of New Units	136
Rehab of Existing Units	720
Acquisition of Existing Units	10
Total	1,866

Table 14 - One Year Goals for Affordable Housing by Support Type

Discussion

The numbers above reflect the numbers associated with Affordable Housing using the ESG, HOME, CDBG, HOPWA and the HTF funding for 2016. These numbers are based on the average yearly benefit in the last five years. Consideration is given for declining grant amount for CDBG and HOME and increase in costs.

The HOPWA Program will provide decent affordable housing to benefit low-income persons living with HIV/AIDS by providing services to a projected 562 households during the 2016 program year. Supportive Services – Case Management will be provided to a projected 240 households. The DOH estimates, excluding administrative costs, that fund will be spent as follows: 96 percent for rental assistance and 4 percent for support services

In 2016, PHFA anticipates providing HTF funds to approximately four developments projects or assisting 25 rental housing units among several properties throughout the Commonwealth based upon applications received and availability of resources.

AP-60 Public Housing - 24 CFR 91.320(j)

Introduction

The Commonwealth of Pennsylvania does not manage public housing authorities, as each have their own charter with HUD. However, DCED maintains partnerships with public housing authorities through:

- Presentations at Pennsylvania Association of Housing and Redevelopment Agencies (PAHRA) Conferences on a variety of subjects of programs administered by DCED
- Ensuring adequate representation by public housing authorities on Commonwealth Regional Housing Advisory Boards and encouragement of all PHA's to be active in the Continuum of Care
- Provide to all PHAs a Certification of Consistency with the Comprehensive Plan for their agency plans.

Actions planned during the next year to address the needs to public housing

The Pennsylvania Housing Finance Agency (PHFA) continues to provide assistance to housing authorities that desire to undertake bond financing to modernize their public housing units or build new units through the Low-Income Housing Tax Credit Program, HOME allocation, PHARE program (which includes the HTF).

Actions to encourage public housing residents to become more involved in management and participate in homeownership

This is not a responsibility of the Commonwealth.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

If HUD identifies a troubled public housing agency, the Commonwealth will explore options to assist that agency through the PHFA bond financing initiative and other options available to the Commonwealth.

Discussion

Annually, Public Housing Authority (PHA) must apply to DCED for certification that their Agency Plans are consistent with the Commonwealth Consolidated Plan. In order to be found to be consistent with the Commonwealth Consolidated Plan, a Public Housing Authority must demonstrate that one or more of the following activities are included in its agency plan.

- 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.
- Conversions 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.

The Commonwealth of Pennsylvania has established a policy initiative to expand public awareness of the needs of persons with disabilities and those that are homeless. During the next five years, the State will track the progress of all housing providers in addressing the needs of persons with disabilities and alleviating homelessness.

Starting in the fall of 2016, the Agency Annual Plans and Requests for Compliance with the Comprehensive Plan, besides identifying meeting the goals of Section 504, must also identify how a PHA will be actively participating in the Continuum of Care that covers its service area. In addition, a PHA will be required to describe the actions it is taking to aid in the elimination of homelessness either by setting aside units/vouchers for rapid rehousing and homelessness prevention or through other identified activities. Failure to be so involved may indicate that the PHA is not consistent with the Commonwealth Consolidated Plan and thus not eligible for the certification.

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

Introduction

The Commonwealth is engaged in interagency planning to expand community-based housing opportunities for people with disabilities who are at risk of, or who are currently living in places such as nursing homes, mental health institutions, personal care homes, facilities for people with developmental disabilities, and other forms of congregate residential settings. This planning activity is also directed toward the needs of the homeless or at risk of homelessness, as they face similar issues when finding affordable housing. These individuals face significant barriers to accessing standard housing in the community such as: a lack of affordable accessible housing; difficulties coordinating community-based supportive services; discrimination by public and private landlords due to disabling conditions; and obstacles resulting from criminal histories and insufficient rental histories, often connected to periods of institutionalization and disability. The Commonwealth has a number of organizations within its governmental limitations that deal with the states issues on Homelessness and Special Needs. The organizations setting priorities for the federal funding discussed in this Action Plan are described below. In order to maintain adequate flexibility in responding to local needs which may vary across the state, DCED will not establish sub-priorities by activity types. Even where an applicant's grant proposal addresses DCEDs priorities for ESG funding, it must also demonstrate the intent and capacity to fulfill all program requirements.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

1. Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

DCED through its Balance of State Continuums of Care, have reorganized the governing boards of the CoC which now includes representation of the homeless population on each board. It is hoped through this interaction the Continuums will better assess the needs of the homeless in their regions and incorporate these needs into their own Work Plans, goals and objectives of the CoC and ESG Programs. This connection should also be carried to the Interagency Council on Homelessness which will concern the needs when making policy that affects all of the state's homelessness programs. DCED in 2013 funded one sub-recipient to carry out a Street Outreach activity using ESG funding. It was a successful program and had some inventive activities to reach the homeless. It is hoped through the experience of this agency; a model can be developed and training provided so other agencies may conduct meaningful Street Outreach and begin bringing these people out of their homelessness and be

able to provide them with the proper services to lead them to permanent housing and stability.

2. Addressing the emergency shelter and transitional housing needs of homeless persons

DCED will continue to address the needs of the emergency shelters and transitional housing through its Emergency Solutions Grant program. Transitional housing must have received ESG funding during the calendar year of 2010 to be eligible for these funds. No more than 60% of the state's yearly allocation may be spent for both the street outreach activities and shelter under ESG. Other funding such as the Community Services Block Grant (CSBG) and CDBG may be used to aid emergency shelters.

3. Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The 15 Continuums of Care across the state of Pennsylvania are the lead organizations who determine the needs of their areas/regions and direct the use of the CoC funding program and coordinate with DCED in the allocation of the Commonwealth's ESG funding. As prescribed by the ESG program regulations, no less than 40% of the state's grant allocation will be allocated to Rapid Rehousing and Homelessness Prevention.

Based on DCED's history of administering the Homelessness Prevention and Rapid Re-Housing (HPRP), DCED saw greater dollars allocated for homelessness prevention than re-housing activities – with approximately one third of HPRP funds used for re-housing activities. Further, the input that DCED has received in designing the Emergency Solutions Grant Program indicates that prevention activities are the greater need, especially in rural areas and smaller communities. This input likely reflects their cultural and demographic characteristics. Though DCED is also sensitive to the request made by previous HUD Secretary Donovan and URISCH to have the majority of the ESG funding be allocated to rapid rehousing.

For all of these reasons, DCED will establish the following priorities for its use of the 2016 allocation of Emergency Solutions Grant funds for Rapid Rehousing and Homelessness Prevention:

- It is critical that certain subpopulations of households who are already homeless receive priority due to their vulnerability. Therefore, DCED will give greater priority to applications for

rapid re-housing of those who are chronically homeless, homeless veterans, and/or homeless families and children.

- DCED will seek to use at least 45% of its allocation of ESG funds for Rapid Rehousing and Homelessness Prevention (excluding administration and HMIS) for rapid re-housing, but reserves the right to adjust this as the need becomes evident. To ensure this goal is met, applicants requesting rapid re-housing funds will receive a priority.

4. Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Department of Health, Division of HIV/AIDS allocates HOPWA Housing Program funds to seven Regional Grantees. In turn, the Regional Grantees disperse the funds directly or through sub-grantees (project sponsors) based on need for the full range of eligible activities. The Project Sponsors provide decent affordable housing assistance to low income HIV/AIDS clients through the following activities: tenant based or long-term rental assistance (TBRA); short term rent, mortgage, and utility payments (STRMU); supportive services – case management; permanent housing placement; and project sponsor administrative expenses.

Discussion

AP-70 HOPWA Goals – 91.320(k)(4)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	310
Tenant-based rental assistance	208
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	562*

* Includes 44 households placed in Permanent Housing Placement

The Philadelphia and part of the Pittsburgh region receive separate allocations directly from HUD. Additionally, the Eligible Metropolitan Statistical Areas (EMSAs) of Allentown, Harrisburg, and Bensalem Township receive separate allocations directly from HUD. For the current 2016 HOPWA grant year, they have chosen to request the State of Pennsylvania to serve as the grantee and administer the funds for housing support and related services. DOH presumes that this will be the case going forward and thus the funding is included in the overall amount for the HOPWA program.

AP-75 Barriers to affordable housing – 91.320(i)

Introduction

DCED works very closely with its grantees to address barriers to fair housing and promotes efforts for Fair Housing Choice. In 2016 the Commonwealth of Pennsylvania will have updated its Analysis to Impediments to Fair Housing Choice. With this update includes five (5) recommendations to assist the state in eradicating the impediments. They are:

1. Increase Public Awareness of Fair Housing Rights
2. Improve and Better Utilize Financial Assistance for Housing
3. Increase Access to Special Needs Housing
4. Strengthen Linkages between Transportation and Jobs
5. Strengthen Local Zoning Ordinances

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

DCED completed its Analysis of Impediments to Fair Housing Choice in December 2015. The final draft of the AI was submitted to HUD for comment at the end of December and placed on DCED's website for a 30-day comment period from January 6, 2016 to February 6, 2016. DCED is waiting for HUD's comments to the AI before finalizing the document.

Two of the recommendations address this action. The first being providing more education to DCED's grantees on fair housing issues and how they can work within their communities to educate the citizens of their rights and the local leaders as to poor planning policies in terms of affordable housing.

DCED requires an annual report of its sub-recipients on the actions the grantees have completed to address the impediments to fair housing in their communities. The results of these reports are part of the annual CAPER. Non-compliance to this requirement will lead to IDIS privileges being halted until the report is completed and the requirements met.

DCED will contract with a consultant in the spring of 2016 to provide training to the sub-recipients so they are well versed in the Fair Housing Laws and be able to lead their local government leaders in activities that ameliorate the barriers to affordable housing in their municipalities.

Also, DCED plans to work with its Center for Local Government, which provides courses on planning and

zoning. Through workshops provided by the center with local government leaders on Fair Housing and open discussion with groups such as the Pennsylvania Builders, Pennsylvania Housing Authorities and Redevelopment Authorities, County Commissioners, Pennsylvania State Associations of Townships and Borough, and the PA league of Cities, it is anticipated that leaders in the state that are directly involved in the planning processes of development, especially housing will have more concern over policies that are impediments to Fair Housing Choice.

Discussion

AP-85 Other Actions – 91.320(j)

Introduction

Actions planned to address obstacles to meeting underserved needs

DCED tries to keep their programs as flexible as possible within the regulations of the individual programs to allow the units of local government to decide what are their needs and how best to address them. DCED will continue to provide training on planning so the UGLGs can determine what are their true needs based on demographics and facts and not just assumptions.

With the addition of the National Housing Trust Fund (HTF) to PHFA's arsenal of programs to address the needs of affordable housing, more units can be constructed or rehabilitated throughout the state to meet the needs of the PA citizen. In 2016, PHFA anticipates providing HTF funds to approximately four developments projects or assisting 25 rental housing units among several properties throughout the Commonwealth based upon applications received and availability of resources.

Actions planned to foster and maintain affordable housing

Again, DCED allows all types of housing initiatives if they are eligible and fundable to the respective program, so as to allow the local governments the ability to use housing funding in the manner most conducive to their needs. For HOME, this is best accomplished through the use of Targeting, Leverage, and Impact concept. DCED in 2014 added the criteria that only 25% of existing housing rehabilitation funding for any one grantee may go to a "first come-first serve basis". This allows for better targeting of diminished funding to areas of the most concern.

With the addition of the National Housing Trust Fund (HTF) to PHFA's arsenal of programs to address the needs of affordable housing, more units can be constructed or rehabilitated throughout the state to meet the needs of the very low- and extremely low-income PA citizen. In 2016, PHFA anticipates providing HTF funds to approximately four developments projects or assisting 25 rental housing units among several properties throughout the Commonwealth based upon applications received and availability of resources.

Actions planned to reduce lead-based paint hazards

DCED will continue to mandate that all sub-recipients of federal funding for housing purposes (rehab, new construction, shelter, etc.) must comply with Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846) regulations. All sub-recipients sign a Statement of Assurances with the submission of their application that states they will adhere to the Act's requirements when applicable. In addition, since 2010, sub-recipients must comply with EPA's Renovation, Repair and Painting Rule as enacted in 2008. Adherence to this requirement is monitored for the CDBG and HOME programs, as well as with ESG

when funding is being used for shelter renovations or conversions. In addition, any housing unit being chosen by a homeless or at risk of homeless person is required to have a visual lead based paint inspection done prior to leasing of the unit.

Actions planned to reduce the number of poverty-level families

The Commonwealth of Pennsylvania, through the Pennsylvania Department of Human Services, has established a state plan for Temporary Assistance to Needy Families (TANF). Rather than develop a separate strategy for the Consolidated Plan, the Commonwealth relies on the TANF state plan as its anti-poverty strategy.

Actions planned to develop institutional structure

DCED will continue to work with the CoCs of the state to encourage shelters and vendors receiving ESG funding to be active participants in the governing process of the Continuum.

DCED will also continue to train and provide technical assistance to all of its sub-recipients to build capacity to plan for their communities needs and to be able to carry out a compliant program.

Actions planned to enhance coordination between public and private housing and social service agencies

DCED incorporates in their application for the Certification for Consistency to the Consolidated Plan that Public Housing Authorities must request from the state, that the PHA identify their actions to alleviate homelessness and if they are actively participating in the regional CoC.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements – 91.320(k) (1,2,3)

Introduction

Below, please find the specific requirements for each of the federal funding program affected by this Action Plan, as asked for by HUD. There are additional requirements on each of these programs, so the reader is directed to the respective Guidelines and Application Kits to make sure they are aware of all priorities, requirements, and needed attachments that are required when applying for the program. The guidelines and application kits may be found on <http://dced.pa.gov>. Choose the Programs and Funding Tab, or <http://dced.pa.gov/library>. Choose the Federal Resource Library and then the program.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.320(k)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed. <i>Grantees retain program income for use with their programs.</i>	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. <i>All loans are paid to HUD.</i>	0
3. The amount of surplus funds from urban renewal settlements <i>Not Applicable</i>	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan <i>Recaptured funds are used by other grantees that already have contracts.</i>	0
5. The amount of income from float-funded activities <i>Not applicable</i>	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. (2012, 2013, 2014)	78.74%
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**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.320(k)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The Pennsylvania Housing Finance Agency is meeting the required match with the use of Low Income Housing Tax Credits, their own local funds, which may include state housing trust fund dollars. Many sub-recipients, though not required also add to their programs through the use of the local PA Act 137, fees attached to the recording of mortgages, PA Keystone Communities funding, local funds and USDA housing rehabilitation funding.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

When HOME funds are used to assist a household in the purchase of a unit, restrictions will be placed on the unit to ensure compliance with the resale and recapture requirements as specified in 24 CFR 92.254(a)(5). Sub-recipients must choose either to recapture HOME funds upon the sale of assisted properties within the affordability period or resale the property to another HOME eligible household. It is a choice of one or the other for the entire program. This decision needs to be in the sub-recipients' application and project guidelines. It also must be stated in the recorded mortgage documents and made clear to the homebuyer before documents are signed at closing. Applicants are directed to the HOME Program Guidelines for an explanation of these actions. DCED's recommended statement on recapture or resale may be found in Appendix A.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

When HOME funds are used to assist a household in the purchase of a unit, restrictions will be placed on the unit to ensure compliance with the resale and recapture requirements as specified in

24 CFR 92.254(a)(5). Sub-recipients must choose either to recapture HOME funds upon the sale of assisted properties within the affordability period or resale the property to another HOME eligible household. It is a choice of one or the other for the entire program. This decision needs to be in the sub-recipients' application and project guidelines. It also must be stated in the mortgage documents and made clear to the homebuyer before documents are signed at closing. Applicants are directed to the HOME Program Guidelines for an explanation of these actions. DCED's recommended statement on recapture or resale may be found in Appendix A.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

There are no plans to use HOME funds in 2016 for refinancing debt secured by multifamily housing.

5. The Commonwealth will use the HOME affordable homeownership limits for the area of the project, as provided by HUD for all its homebuyer and/or rehabilitation of owner-occupied single-family housing programs.

Please refer to Appendix B for the methodology for the use of these limits.

Emergency Solutions Grant (ESG)
Reference 24 CFR 91.320(k)(3)

1. Include written standards for providing ESG assistance (may include as attachment)

Sub-recipients of ESG through the Commonwealth's program must develop and implement standard policies and procedures for the determination and verification of an applicant/family's eligibility for assistance under the Emergency Solutions Grant. These standards must evidence how sub-recipients will prioritize which eligible families and individuals will receive ESG assistance.

Minimum Standards:

- a. Consistency with the definition of homeless and at-risk homeless as stated in 24 CFR § 576.2
Restrictions: Sub-recipients shall not use the risk factor for homeless allowed under paragraph 576.2 related to "otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness."
- b. The record keeping requirements as stated in 24 CFR § 576.500 (b – e) (HUD regulations)
- c. Sub-recipients are encouraged to give preference to families with children for both Homelessness Prevention and Rapid Re-housing assistance, to the maximum extent feasible, keeping the family units intact.

***Note: For applicants applying under the Emergency Shelter Component – the age of a child under the age 18 must not be used as a basis for denying any family's admission to an emergency shelter that uses ESG funding or services and provides shelter to families with children under age 18. All children under 18 must be considered equally for admission in order to prevent involuntary family separations.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Balance of State Continuums of Care have not formalized any type of coordinated or centralized assessment system, though both are working toward having a system in place in the near future.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

DCED only allows units of local government to apply for ESG funding. DCED notifies all contacts that

are on its ESG, HOME, and CDBG contact lists when the application round is open. A Notice is also placed in the PA Bulletin. DCED has an evaluation process, which may be viewed in the application packet, and assigns points for the application based on eight different areas. DCED also coordinates the review with the regional CoCs to receive their input on the various programs requesting funding and the agencies participation in the CoC. This coordination will become more formalized once the new CoC governing boards decide on goals and objectives that affect the ESG program.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

DCED is relying on the inclusion of homeless participation on the Balance of State CoC governing boards to begin the dialogue of developing policies and funding decisions that are the most needed by the homeless population.

5. Describe performance standards for evaluating ESG.

DCED, like HUD, recognizes that performance standards will evolve over the next few years as HUD's ESG regulations are implemented and as sub-recipients improve their program outcomes through the evaluation of HMIS data and through integration of ESG-funded services into their local Continuum of Care systems. To assist in the evaluation of the 2016 ESG applications, DCED is continuing to require all applicants to complete a performance measurement of their previous ESG Programs. These measurements will be a portion of the evaluation used to determine the capacity of the sub-recipient in conducting an effective program under the 2016 ESG Program. Similar measurements will be used in future funding proposals for the ESG Program.

Using these goals as a framework, performance standards for ESG will be measured by the following:

- Number of households served
- Street Outreach - Number of households reaching shelter or permanent housing
- Shelter - Number of households entering Rapid Rehousing Program
- Shelter - Number of households attaining permanent housing and remaining in unit for more than 3 months
- Rapid Rehousing - Number of households attaining permanent housing and remaining in unit for more than 3 months
- Homelessness Prevention - Number of households retaining permanent housing and remaining in unit for more than 3 months
- Mainstream Resources - Number of households utilizing additional resources to assist needs
-

*Performance will also be measured by evidence that the sub-recipient has coordinated with the local Continuum of Care (CoC) to ensure that ESG activities are consistent with CoC's strategies and objectives for preventing and ending homelessness. The impact of ESG funds will ultimately be reported by CoCs through Point-in-Time counts and through other data collected by HUD. In addition, sub-recipients are to ensure coordination with other local organizations that are planning and carrying out activities related to prevention, rapid re-housing and to link participants to other mainstream resources.

Discussion

APPENDICES

Appendix A

RESALE/RECAPTURE

The Commonwealth of Pennsylvania receives an annual allocation of HOME Investment Partnership Program (HOME) funding from the US Department of Housing and Urban Development Department (HUD) as a designated participating jurisdiction. Through the Department of Community and Economic Development (DCED), the Commonwealth of Pennsylvania facilitates the development and preservation of affordable housing. HOME funds are distributed through an annual competitive application process. Each community making application for funding under the HOME program is required to determine and make known in their application, whether a resale or recapture provision is utilized based on the needs of the community. At application, DCED will evaluate the terms of the provision identified to ensure compliance with neighborhood standards, housing market analysis and the expectations detailed below. Grantees must select to enforce either a Recapture or Resale provision that meets the requirements established in 24 CFR 92.254(a)(5)(i) and (ii).

RECAPTURE PROVISIONS

Grantees selecting to RECAPTURE HOME funds in the event of sale within the HOME affordability period will follow the guidance noted here. The Recapture provision permits the HOME-assisted homebuyer to sell their unit at any time during the period of affordability, to any willing buyer, and at the price the market will bear. The Grantee imposes recapture provisions by written agreement and by recorded lien. In the event of a voluntary or involuntary sale during the period of affordability, the grantee must recapture the HOME net proceeds specified under its recapture provisions. Net proceed is defined as 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 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 down payment 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 subject to consideration for the purposes of determining the affordability term.

Grantee will identify its method of recapture in their competitive application and maintain a written process in its program files. One of the following models may be used:

- a. Grantee recaptures entire amount;
- b. Pro rata reduction of recapture amount during affordability period
- c. Owner recovers entire investment (down payment and capital improvements) before grantee recaptures HOME investment;
- d. Shared net proceeds in event of insufficient net proceeds; or
- e. PJ developed or modified provisions.

RESALE RESTRICTIONS

Resale provisions preserve the affordability and availability of the HOME-assisted homebuyer unit to low-income households for the entire period of affordability. In an effort to make the property affordable to a reasonable range of low-income homebuyers, the Grantee controls the resale price by establishing an objective methodology for determining a fair return to the original homebuyer. If the established resale price is not affordable to the subsequent low-income homebuyer, the Grantee may be required to provide additional assistance to that homebuyer but may not adjust the sale price as a result.

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 original owner will receive a fair return on investment, including any improvements.

Fair Return on Investment

If the unit is sold during the affordability period, the grantee shall guarantee that the price at resale provides the original HOME-assisted buyer a fair return on investment (including the original homebuyer's initial investment and any capital improvements). The value of capital improvements is defined for these purposes as the actual, documented costs of permanent structural improvements or the restoration of some aspect of a property that either will enhance the property value or will increase the useful life of the property. Capital improvements are generally non-recurring expenses such as the cost of an addition, a remodel, or a new roof. Repairs and general maintenance are not considered capital improvements. To be considered, the actual costs of the capital improvement must be documented with receipts, cancelled checks or other documents acceptable to the grantee and DCED.

A fair return on investment will be considered achieved when the original homebuyer (now the seller) receives from the sale a percentage return on investment based on the change in the Median Sale Price for the Metropolitan Statistical Area, as published periodically by HUD with the FHA Mortgage Limits (also known as the "203(b) limits.)"

$$\text{Fair Return} = (\text{Initial Investment} + \text{Value of Improvements}) \times \frac{\text{Median Sale Price (current)}}{\text{Median Sale Price (initial)}}$$

The fair return to the homebuyer is paid out of proceeds from the sale of the home; if the home is sold at a loss and no proceeds are available, the homeowner shall not be entitled to any return. If proceeds are

insufficient to provide the full amount of the calculated fair return, the homeowner shall receive a return only up to the amount of available proceeds.

Continued Affordability

In addition to ensuring that the HOME-assisted homebuyer receives a fair return on his or her investment, the grantee's resale provisions shall ensure that the housing under a resale provision will remain affordable to a reasonable range of low-income homebuyers. Accordingly, the grantee shall ensure that the sales price of a home resold under the resale provisions is within the maximum mortgage capacity of a target population of potential buyers with incomes ranging from 50% to 80% of the Area Median Income (AMI). More specifically, the grantee defines "affordable to a reasonable range of low-income homebuyers" as housing with a sales price not exceeding three times the low-income limit (80% AMI) for the Metropolitan Statistical Area corresponding to a household size equivalent to the number of bedrooms in the home.

Presumption of Affordability

DCED will not accept presumption of affordability in place of income based determination of eligibility for the resale requirement.

Housing Market Analysis

The housing market in Pennsylvania varies significantly by region. While the Commonwealth fared comparatively better than its neighboring states in terms of foreclosures during the housing crisis of 2008-2009, housing markets have not returned to a normal state of operation. According to RealtyTrac, Pennsylvania has an average foreclosure rate of 0.08%, lower than the national average of 0.09%.

The need for affordable housing has not been met by the existing housing market. . The communities with the greatest problems continue to be the same high growth areas that show significant affordability problems. In general, these areas are in counties that border New Jersey, Eastern New York and Eastern Maryland.

Given the extensive geographic area of the Commonwealth, DCED instructs its grantees to assess and analyze local housing markets in developing project applications. DCED prioritizes projects that are targeted for middle markets (also known as transitional neighborhoods), officially designated redevelopment areas, and locations that meet a strategic need.

Pennsylvania also has an older housing stock on average compared to the nation as a whole. Based on 2012 ACS data, 50% of Pennsylvania's occupied housing stock was built prior to 1940; over 70 years old. Only 31% of the entire U.S. occupied housing stock was built prior to 1940.

Appendix B

New 2015 Limits for HOME Maximum Per-Unit Subsidies

HUD has published the 2015 HOME Maximum Per-Unit Subsidy Limits (Formerly 221(d)(3) Limits) In accordance with Section 206A of the National Housing Act, HUD has adjusted the basic statutory mortgage limits for Multifamily Housing Programs for calendar year 2015. The effective date for the new limits was November 18, 2015. You can view the limits and guidance by clicking on the link below.

[View the 2015 Section 234 limits and guidance on the HOME maximum per-unit subsidy limits.](#)

The 2015 Per-Units Subsidy Limits and or the Section 234—Condominium Housing limits are as listed below;

Bedrooms	Elevator
0	\$58,378
1	\$66,923
2	\$81,377
3	\$105,276
4+	\$115,560

HUD has also Published CPD Notice 15-003 for additional guidance in determining the Maximum Per-Unit Subsidy Limits. Please review the guidance in CPD Notice 15-003 by clicking the link below.

[CPD Notice 15-003: Interim Policy on Maximum Per-Unit Subsidy Limits for the HOME Program](#)

Pa DCED HOME sub-grantees should use the High Cost Percentage **(HCP) of 240% as the multiplier to attain the correct Maximum Per-Unit Subsidy Limit.**

Any questions should be directed to Mike Carpenter, Pa. DCED HOME program manager at micarpente@pa.gov or (717)720-7471.

Methodology for Calculating HOME Maximum Purchase Price or After-rehab Value Limits – FY 2015 (revised March 5, 2015)

The HOME Rules establishes the maximum purchase price a grantee may set for a HOME subsidized homeownership unit as follows:

“If a participating jurisdiction intends to use HOME funds for homebuyer assistance or for the rehabilitation of owner-occupied single-family properties, the participating jurisdiction must use the HOME affordable homeownership limits provided by HUD for newly constructed housing and for existing housing. HUD will provide limits for affordable newly constructed housing based on 95 percent of the median purchase price for the area using Federal Housing Administration (FHA) single family mortgage program data for newly constructed housing, with a minimum limit based on 95 percent of the U.S. median purchase price for new construction for nonmetropolitan areas. HUD will provide limits for affordable existing housing based on 95 percent of the median purchase price for the area using Federal FHA single family mortgage program data for existing housing data and other appropriate data that are available nation-wide for sales of existing housing, with a minimum limit based on 95 percent of the state-wide nonmetropolitan area median purchase price using this data.”

PJs continue to have the option to determine the actual 95 percent of area median value limit for their jurisdiction using the methodology in the regulation [at §92.254(a)(2)(iii)].

AFFORDABLE EXISTING HOUSING

The FY 2015 Existing Housing Limits are based on combining two data sources:

- 1) FHA data on the purchase price of existing homes insured by FHA from October 2006 through June 2014
- 2) Federal Housing Finance Agency (FHFA) data on purchase mortgages securitized by Fannie Mae and Freddie Mac between October 2006 through June 2014. GSE purchase mortgages exceeding the FHA high cost maximum loan limit of \$650,000 are excluded from the file.

For each geographic area (metropolitan area, county within a metropolitan area, or non-metropolitan county), a median purchase price is calculated. The Median purchase price is based on the most recent data that aggregates to 500 or more sales in the specific geography. If there have been 500 or more sales in the most recent 12 months (July 2013 to June 2014), then the median for those 12 months are used. If fewer than 500, then 24 months of sales are used. If fewer than 500 sales over 24 months, then

36 months are used. If fewer than 500 sales over 36 months, then 8 year period is used. The result is the “Unadjusted Median Purchase Price”.

The rule states that there is “a minimum limit based on 95 percent of the state-wide nonmetropolitan area median purchase price”. There are two states and the District of Columbia that have no non-metropolitan areas. As such, HUD made a technical correction in 2013 to the rule that sets this minimum purchase prices as the lesser of the state non-metro or the US non-metro median. HUD calculates for each state its non-metropolitan median purchase price as well as the US non-metropolitan median purchase price. This serves as the “state floor price” for maximum purchase price limits on existing homes.

The HOME maximum purchase price for EXISTING housing is set as follows:

- (1) Calculate the greater of the unadjusted median sales price or the “state floor price”
- (2) This is multiplied times 0.95 and rounded to the nearest thousand to create the 1-unit purchase price limit.
- (3) The 2-unit, 3-unit, and 4-unit limits are a function of the 1-unit limit. Based on FHA standard practice, the following multipliers are used for 2-, 3-, and 4-unit properties: 1.28, 1.55, and 1.92 times the 1-unit limit respectively.
- (4) If a county within a metropolitan area has a higher calculated HOME Limit than the amount calculated for the metropolitan area, the county HOME Limit is used.

AFFORDABLE NEW HOUSING

The FY 2015 New Housing Limits are based only on FHA data on the purchase price of new homes insured by FHA from October 2005 through June 2014.

For each geographic area (metropolitan area, county within a metropolitan area, or non-metropolitan county), a median purchase price is calculated. The Median purchase price is based on the most recent data that aggregates to 50 or more sales in the specific geography. If there have been 50 or more sales in the most recent 12 months, then the median for those 12 months are used. If fewer than 50, then 24 months of sales are used. If fewer than 50 sales over 24 months, then 36 months are used. This process repeats for up to 3 years of sales. If fewer than 50 sales over 3 years, then all records from 2006 forward are used to calculate the median purchase price. The result is the “Unadjusted Median Purchase Price”. The rule states that there is “a minimum limit based on 95 percent of the U.S. median purchase price for new construction for nonmetropolitan areas”. This minimum limit was calculated by HUD using micro data from the Census Bureau data collected on sales price for new homes constructed in 2013 in non-metropolitan areas. In 2013, HUD calculates the non-metropolitan purchase price for a new home in the US as \$210,000. Micro data are available at the Census website:

<https://www.census.gov/construction/chars/microdata.html>

The HOME maximum purchase price for NEW housing is set as follows:

Annual Action Plan
2016

208

(1) Calculate the greater of the unadjusted median sales price or the 2013 national non-metro median (\$210,000).

(2) If the existing home median for the area exceeds the new home median, the new home median is raised to the existing home median.

(3) This is multiplied times 0.95 to create the 1-unit purchase price limit

(4) The 2-unit, 3-unit, and 4-unit limits are a function of the 1-unit limit. Based on FHA standard practice, the following multipliers are used for 2-, 3-, and 4-unit properties: 1.28, 1.55, and 1.92 times the 1-unit limit respectively.

(5) If a county within a metropolitan area has a higher calculated HOME Limit than the amount calculated for the metropolitan area, the county HOME Limit is used

Appendix C

Program Income and How It's Used by the Programs:

**CDBG –
Program Income Policy
CDBG Policy Directive CM-01-2017
May 2017**

In an effort to streamline management and reporting of Program Income generated as a result of an investment of Community Development Block Grant funds granted through the Commonwealth of Pennsylvania program, the guidelines that follow shall become effective for **Program Income received** or **non-Program Income received** after January 1, 2017. For the purposes of these new guidelines, DCED has put into place the following definitions of Program Income, non-Program Income and procedures for reporting, tracking and use of the funds. Grantees with questions about the use of Program Income or non-Program Income should contact their grant manager or compliance specialist.

DEFINITIONS–

Program Income (PI) - gross income received by the unit of general local government or sub-grantee of the unit of general local government that was generated from the use of Community Development Block Grant (CDBG) funds, regardless of when the CDBG funds were appropriated and whether the activity has been closed out. Program Income is the total amount of funds, which equals or exceeds \$35,000.00 received in a single year from activities, other than revolving loan funds, that is retained by a unit of general local government and its subgrantees (all funds received from revolving loan funds are considered program income, regardless of amount).

This definition is more specifically defined in the State CDBG regulations found at 24 CFR 570.489 (e) and included for reference at the end of this policy directive. Under this policy, DCED permits units of general local government grantees to retain program income earned in a designated CDBG local account maintained at the unit of general local government. Income earned by sub-grantees of the unit of local government shall remit such income to the unit of general local government.

Program Income shall be treated as additional CDBG funds and is subject to all applicable requirements of CDBG, regardless of whether the activity that generated the program income has been closed out.

Non-program income – DCED will consider income received up to \$35,000.00 by the unit of general local government or sub-grantee that **does not** meet the definition of Program Income above as “non-program income.”

This is more specifically defined in the State CDBG regulations found at 24 CFR 570.489 (e) (2) and included for reference at the end of this policy directive. DCED will allow grantees to retain non-

program income that meets this category. Grantees must report on such income quarterly as detailed in Reporting and Receipting Income Procedures below.

Once the annual total (January 1-December 31) of **all** income earned equals or exceeds \$35,000, the entire amount shall be receipted and treated as program income and required to follow all applicable requirements of CDBG.

CDBG Local Account - is the financial account held by the unit of local government that is interest-bearing and where CDBG deposits from the US Treasury are made. This account must be maintained and tracked with a separate ledger than that of the municipal general fund.

Anticipated PI definition – income generated as a result of a planned activity and investment of CDBG funds with a structured or known repayment schedule (excluding payments made to a revolving loan account).

Unanticipated PI definition – unplanned income generated as a result of CDBG investment without a planned or known repayment schedule. (An example may be sale of a property that was encumbered with a municipal lien as a result of a CDBG investment.)

CASH MANAGEMENT

Program Income: Grantees must notify DCED of the receipt of program income as defined above and provide the proper documentation necessary to demonstrate its receipt for tracking in IDIS no less than monthly, as detailed below. Grantees must expend program income prior to the request of additional grant funds from the US Treasury. Grantees shall have in place a cash management procedure to ensure that minimal time elapses between the transfer of funds from the US Treasury and disbursement by grantees and subgrantees whenever advance payment procedures are used.

Non-Program Income: Grantees must establish reasonable procedures to ensure the receipt of non-program income generated by CDBG investment is deposited to a local account established by the unit of local government and maintained separately of the CDBG account and/or revolving fund accounts as detailed in 24 CFR 570.489(e)(3)(ii)(A) and (B). **At the point when the \$35,000 annual threshold is met all non-program income should be transferred to the CDBG local account and recorded as program income and receipted following the procedures detailed below in the Reporting and Receipting procedures.**

*Please note: until income earned takes on the identity of program income (\$35,000 annual earned income), grantees will not be required to expend these funds before a draw of funds from the US Treasury.

Interest Earned – Interest earned on federal funds must be treated in accordance with the rules defined by §200.305 of the Part 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. Annually the total of all interest earned exceeding \$500.00 from **ALL** federal sources shall be remitted to the Department of Health and Human Services Payment

Management System. Instructions for payment may be found at 2 CFR 200.305(b)(9). Interest earned on ALL federal funds that is less than \$500.00 may be transferred to the unit of general local government's general fund.

All interest earned must be reported quarterly (see below in Reporting and Receipting Procedures). This guidance takes the place of prior DCED guidance on the treatment of interest earned.

REPORTING AND RECEIPTING PROCEDURES

Program reporting year shall be designated as the program year, January 1 through December 31, regardless of when or which contract the CDBG funds were appropriated from that generated the income or whether or not that activity has been closed out.

Grantees shall report quarterly on all income earned as a result of CDBG activity using the DCED report "Additional Fund Receipt Report" (CMT 154). The report will include earnings in the quarter of non-program income (\$0.01-\$34,999.99), program income (amounts \$35,000 and greater), interest, and funds retained in an approved revolving account.

DCED Form– CMT-154 is attached to this policy and may be found in the Federal Resource Library: [http://dced.pa.gov/library/Federal Programs Resource Library/Annual Reports](http://dced.pa.gov/library/Federal%20Programs%20Resource%20Library/Annual%20Reports).

Reports shall be submitted as described on the Annual Reporting Schedule, no later than the 10th calendar day following the end of each calendar quarter. The CMT-154 will record the amount of income earned during the quarter, as well as the cumulative amount to date for the program year. The final report for the program year is due in January of the following year. Failure to remit quarterly income reports may result in a hold or denial of invoices submitted for approval

Once the cumulative total of non-program income earned equals or exceeds \$35,000, the entire amount (including funds earned up to \$35,000) shall be considered program income and shall be receipted and treated as program income.

Grantees are required to receipt program income (\$35,000.00 +) in IDIS at least monthly. Pursuant to 24 CFR 570.489(e)(3)(ii)(C), program income is to be disbursed ahead of grant funds and must be used before requesting additional funds from the US Treasury through IDIS. Because the functionality of IDIS does not allow grantees to receipt program income retained in their local account, grantees shall provide to DCED appropriate documentation to receipt program income on its behalf.

Documentation submitted to receipt CDBG PI shall include, but is not limited to:

- a. Subgrantee name
- b. Source IDIS Activity number or grantee program equivalent activity identification; of the activity generating the program income when an activity was set up prior to the implementation of IDIS,

- c. Date of receipt as identified by the financial institution and/or grantee local account ledger, dollar amount of deposit and evidence of the payment of funds to the local account (i.e. a cancelled check(s), copy of deposit slip(s), and/or bank ledger.)
- d. Grantees must identify if administration dollars will be allocated from the deposit of program income at the time of program income receipt submission taking consideration not to exceed the program administrative maximum requirement as identified in Federal Register Notice 5797-I-01.

The Federal Program Receipt Collection Form (DCED-CMT-153 used to receipt program income into IDIS is attached to this policy and may be found in the Federal Resource Library: <http://dced.pa.gov/library> Federal Programs Resource Library/IDIS & Invoicing. All supporting documentation must be no more than 90 days old.

DCED expects records to be maintained of any and all income earned as a result of CDBG investment to be retained for monitoring and compliance in accordance with 2 CFR 200.336 and 2 CFR 200.337.

Income Reuse Policy– All grantees shall put in place a local Income Reuse Policy that addresses program income, non-program income, interest earned on Federal Funds and CDBG revolving loans as part of their administrative policies and procedures in the event such income is realized. The policy shall address how the income generated will be reported, receipted and reused pursuant to the requirements of this DCED policy.

PROGRAM INCOME PROCEDURES

CDBG Program Income earned when a grantee has an open CDBG contract - Program income should be deposited and receipted into the local CDBG bank account of the unit of local government. The unit of local government is permitted to use the program income on activities in their municipality following their Income Reuse Policy and in accordance with the special conditions and appendixes of the latest CDBG award.

OBO Contracts – Effective upon the issuance of this guidance, program income and non-program income earned by a unit of general local government that no longer directly administers CDBG funds must transfer the program income and non-program income earned to the County administering “on behalf of” (OBO) the unit of general local government. Program income shall be deposited into the county local account to be used for activities on behalf of the OBO municipality. The county’s reportable annual (program) income shall be reported as the aggregate of all income earned by the county and its OBOs during the reporting year. The County will be responsible for development of the Income Reuse Policy, all quarterly and annual reporting of income, and monitoring requirements. Refer to the OBO agreement between the County and the OBO for the administration and use of non-program income.

CDBG Program Income earned when a state grant recipient becomes a HUD Direct Entitlement – If the unit of general local government ceases to be an Act 179 recipient due to an increase in population thus being eligible for CDBG funds as a HUD direct entitlement, program income should be reported under the newly awarded direct entitlement contract regardless if the program income was generated from an

activity originating from a Pennsylvania subgrantee contract. In accordance with HUD CPD Notice 04-11, all program income awarded after the date the grantee becomes a HUD direct entitlement would be reported as program income under the HUD direct entitlement contract and follow the CDBG HUD direct entitlement regulations and not that of the state. The HUD direct entitlement should report the funds in IDIS as program income on their own annual Consolidated Annual Performance and Evaluation Report (CAPER).

CDBG Program Income earned when a grantee no longer has an open CDBG contract - Program income should be deposited and receipted into the local CDBG bank account of the County. The County is permitted to use the program income on activities in the County following their Income Reuse policy and in accordance with the special conditions and appendixes of the latest CDBG award.

Administration Expenses Charged to Program Income – As conveyed in Federal Register Notice 5797-I-01 detailing total allowable administrative expenditures per federal allocation, effective December 14, 2015, DCED may allow grantees to charge eligible administrative expenses to program income earned, **HOWEVER** grantees must request authorization in advance of using program income for administrative expenses. As FR Notice 597-I-01 limits the total administrative funds allowed to be charged per year to 20% of the total state allocation, regardless of PI earned, thus limiting DCED’s ability to allow grantees to unilaterally use PI for administrative costs.

Revolving Funds – DCED may permit grantees to establish a revolving fund to carry out specific, identified activities. Grantees shall seek DCED approval before establishing a new revolving fund. Such approval shall be detailed in the grantee’s annual application submission. A revolving fund, for this purpose, is a separate fund established to carry out specific activities which generate payments to the fund for use in carrying out such activities. A revolving fund must be set up in a separate account, independent of other income or the CDBG program funds. Payments made to the revolving fund are program income and must be substantially disbursed for the purpose for which it was established (ex. Housing rehab revolving fund) before additional grant funds are drawn for the specific activity. Revolving funds must follow the rules of 570.489(f) and activities funded through the revolving fund must meet all CDBG eligibility requirements. Grantees shall report on the receipt and expenditure of revolving funds, not less than quarterly, in the above referenced income report.

Monitoring – DCED shall monitor tracking, use of program income and revolving funds, and submission of interest over \$500.00 during regular monitoring visits. A record of cash management procedures followed by the grantee will be reviewed and tested as it relates to cash on hand and program income earned and expended.

Rev. 05/2017

HOME –

a. Grantees May Retain HOME Program Income

HOME grantees may retain HOME program income, which must be used for HOME eligible affordable housing activities, including delivery costs, and comply with all applicable HOME Program requirements. HOME grantees may use program income for administrative costs – subject to the 10% cap on administrative costs. Program Income must be used prior to drawing down any HOME funds from IDIS. Program Income must be tracked and logged into IDIS. Program Income must be listed and included on the Annual Fiscal Status Report for each open HOME contract. Each grantee is to report on the program income they have received during the calendar year.

Caution: Remember that when HOME Program income is used by for-profit developers or nonprofit housing development corporations for acquisition, construction, or rehabilitation of affordable housing, for either sale or rental, all applicable HOME requirements apply and are required prior to incurring costs to be paid with HOME funds.

This flexibility in maximizing the use of HOME grant funds provides HOME grantees the opportunity to meet additional affordable housing needs of low and very low-income persons. However, with this flexibility comes the responsibility to comply with the HOME statutes and regulations governing program income, as well as ongoing reporting and monitoring responsibilities. Statutory and regulatory references governing the use, disbursement and accounting for program income are found in the National Affordable Housing Act of 1990, as amended, in the HOME Program Final Rule of July 24, 2013, and in other regulations such as 24 CFR Part 85 and 84 and OMB Circular A-87. These requirements are defined in the HUD Notice-CPD-97-9, issued September 12, 1997, which is available on the OneCPD Resource Exchange website found at <https://www.onecpd.info/home/home-cpd-notice/>

b. Summary of HOME Program Income Requirements

A brief summary of each of the aspects of the program income requirements follows.

i. Definition of Program Income

HOME Program income is defined in the Definitions section of the HOME Final Rule at 24 CFR 92.2. Program income means gross income the grantee or sub-recipient receives that is directly generated from the use of HOME funds (including HOME program income) and matching contributions. When program income is generated by housing that is only partially assisted with HOME funds or matching funds, the income shall be prorated to reflect the percentage of HOME funds or match used. Following is a list of examples of program income. (This is not an exclusive list):

- Proceeds received from the disposition by sale or long-term lease of real property acquired, rehabilitated, or constructed with HOME funds or matching contributions.
- Gross income received from the use of rental of real property, owned by the grantee or sub-recipient, that was acquired, rehabilitated, or constructed with HOME funds or

matching contributions, less costs incidental to generation of the income. (Note: rental income from property owned by entities other than the grantee or sub-recipient does not constitute program income).

- Payments that are received on the principal and interest of loans that are made using HOME funds or matching contributions.
- Proceeds that are received from the sale of loans made with HOME funds or matching contributions.
- Proceeds that are received from the sale of obligations secured by loans made with HOME funds or matching contributions.
- Interest earned on program income pending its disposition.
- Receipt of any other interest or return on the investment that is permitted under 92.205(b) of HOME funds or matching contributions.
- Interest earned on funds in the grantees' or sub-recipients' HOME account.
- Income generated by a project that is funded with program income is also HOME program income. The Final Rule at 24 CFR 92.2 defines HOME funds as funds made available through allocations and reallocations, plus program income.
- Recaptured Funds: Recaptured funds are HOME funds which are recouped by the participating jurisdiction (or sub-recipient, State recipient or CHDO) when HOME assisted homeownership housing does not continue to be the principal residence of the assisted homebuyer for the full affordability period required by 24 CFR 92.254(a)(4). Recaptured funds deposited in the local HOME account (or sub-recipient, State recipient or CHDO account pursuant to the Written Agreement), become part of the HOME funds available for payment of the next program cost. Thus, recaptured funds must be used for eligible HOME activities in accordance with the requirements of the HOME statute and regulations, in the same manner as program income must be used. However, unlike program income, since recaptured funds represent a return of the original HOME investment, 10% of the recaptured funds may not be used for eligible administrative and planning costs.
- Repayments: Repayments are HOME funds which the participating jurisdiction must repay because the funds were invested in a project which was terminated before completion (either voluntarily or involuntarily), or invested in housing which failed to comply with the affordability requirements specified in 24 CFR 92.252 or 92.254. Repayments also include the repayment of project specific CHDO technical assistance, site control and seed money loans pursuant to 24 CFR 92.301, when the participating jurisdiction does not waive loan repayment and the project is terminated before completion.

NOTE: *If a grantee is no longer a grantee when the program income is received by the grantee or sub-recipient, the funds are not subject to the HOME program income requirements, pursuant to 24 CFR 92.503. (a)(2) and must be returned to DCED.*

ii. Accounting for Program Income and Recaptured Funds

Grantees must maintain records that adequately identify the source and application of their HOME funds (including program income) as part of the financial transactions of their HOME program. The records must be consistent with generally accepted accounting principles and the requirements of 24 CFR part 85.20. Grantees must record program income and recaptured funds in IDIS and maintain a separate log outside of IDIS that distinguishes between program income and recaptured funds since recaptured funds are not eligible for administrative and planning costs.

The grantee is required to identify program income by program funding year. The grantee must also, be able to identify which projects, including the amount, generated the program income. The grantee must also be able to anticipate program income for the next program year. The grantee's financial management system must be able to track program income receivable (such as the amount and date of principal and interest due on a HOME loan). 24 CFR 92.508 identifies the records that must be maintained.

iii. Interest Earned on HOME Accounts

The grantees' HOME account must be interest bearing. In accordance with 24 CFR 92.502(c)(2), HOME allocation funds drawn from the U. S. Treasury account must be expended for eligible costs within 15 days from the date the funds are drawn down.

iv. Disbursement of Program Income

To comply with 24 CFR 92.502(c)(3), program income deposited into the local HOME account must be used before additional HOME funds are drawn down from the U.S. Treasury. A grantee may not draw down HOME funds while allowing program income to accumulate in its local HOME account. Available program income must be used to pay the next eligible program cost (or portion thereof).

v. Sub-recipients

In accordance with 24 CFR 92.503(a) (1), a grantee may authorize a sub-recipient to retain program income for additional HOME projects.

As specified on the Written Agreement, any program income on hand, as well as any future program income (accounts receivable), must be returned to the grantee upon expiration of a Written Agreement.

In accordance with 24 CFR 92.504(a), the grantee retains responsibility for HOME activities that are carried out by its sub-recipients. The grantee must account for the source and application of HOME funds that are received by its sub-recipients. The grantee must ensure that its financial management systems meet the requirements of 24 CFR part 85.20 or 24 CFR part 84.21, as applicable, including controls for the receipt and expenditure of program income. The grantee's Written Agreement with its sub-recipients should clearly identify the procedures that are to be followed.

vi. Use of Program Income

Activities that are assisted with HOME program income are treated the same as those that are assisted with the DCED HOME contract allocation. All HOME Program rules and requirements apply. This includes other federal requirements, such as labor standards (12 or more units), environmental, procurement, fair housing and equal opportunity, etc.

For example, all costs that are financed with program income must be HOME eligible. In addition, the amount of assistance the program income provides must be included when determining compliance with the following requirements:

- 24 CFR 92.250(a) concerning the maximum per-unit subsidy amount.
- 24 CFR 92.250(b) concerning subsidy layering, underwriting.
- 24 CFR 92.250 (b)(2) assessment of market demand for affordable housing.
- 24 CFR 92.252(b) concerning additional rent limitations.
- 24 CFR 92.252(e) concerning applicable affordability periods for rental housing.
- 24 CFR 92.254 concerning applicable affordability periods for homeownership housing.
- 24 CFR 92.254 (a)(3) homebuyers must receive housing counseling.

vii. Program Income and Income Targeting

In accordance with 24 CFR 92.216 "Income Targeting: Tenant-based rental assistance and rental units," HOME funds that are made available during a fiscal year must be invested so that not less than 90% of all families receiving rental assistance or occupying rental units are families whose annual incomes do not exceed 60% of the median family income for the area. Program income must be included in calculating whether the income targeting requirement has been met. Program income that is used in combination with HOME allocation funds for the same rental assistance or rental units does not require separate record keeping for the program income investment. For such activities, the income targeting requirement is met for the program income investment to the same extent that it is met for the investment of the fiscal year HOME allocation.

When the grantee or sub-recipient funds a rental assistance activity or activities solely with program income, the following documentation must be provided to show that the income targeting requirements have been met:

- A record of all rental assistance activities that are wholly set-up or committed with program income during a fiscal year.
- Upon completion of these activities, a record of the income of the families that are receiving the rental assistance or occupying the rental units.

Combine this data with the data on families who are assisted with the corresponding fiscal year HOME allocation. The combined total of assisted families is used to determine whether the income targeting requirement has been met for the fiscal year HOME allocation plus program income.

When program income for homeownership activities is used in combination with the HOME grant funds for the same homeownership activity, no separate record keeping for the program income is required. When program income funds an entire activity, the grantee must document that 100% of the program income is used for dwelling units occupied by households that qualify as low-income families.

viii. Program income, repayments, and recaptured funds, 24 CFR 92.503.8

a.) Program income.

1.) Program income must be used in accordance with the requirements of this part. Program income must be deposited in the participating jurisdiction's HOME Investment Trust Fund local account unless the participating jurisdiction permits the State recipient or sub-recipient to retain the program income for additional HOME projects pursuant to the written agreement required by §92.504.

2.) If the jurisdiction is not a participating jurisdiction when the program income is received, the funds are not subject to the requirements of this part.

3.) Program income derived from consortium activities undertaken by or within a member unit of general local government which thereafter terminates its participation in the consortium continues to be program income of the consortium.

b.) Repayments.

1.) Any HOME funds invested in housing that does not meet the affordability requirements for the period specified in §92.252 or §92.254, as applicable, must

be repaid by the participating jurisdiction in accordance with paragraph (b)(3) of this section.

2.) Any HOME funds invested in a project that is terminated before completion, either voluntarily or otherwise, must be repaid by the participating jurisdiction in accordance with paragraph (b)(3) of this section except for repayments of project specific community housing development organization loans which are waived in accordance with §§92.301(a)(3) and 92.301(b)(3).

3.) HUD will instruct the participating jurisdiction to either repay the funds to the HOME Investment Trust Fund Treasury account or the local account. Generally, if the HOME funds were disbursed from the participating jurisdiction's HOME Investment Trust Fund Treasury account, they must be repaid to the Treasury account. If the HOME funds were disbursed from the participating jurisdiction's HOME Investment Trust Fund local account, they must be repaid to the local account. If the jurisdiction is not a participating jurisdiction at the time the repayment is made, the funds must be remitted to HUD, and reallocated in accordance with §92.454.

c.) Recaptures.

1.) HOME funds recaptured in accordance with §92.254(a)(5)(ii) must be used in accordance with the requirements of this part. Recaptured funds must be deposited in the participating jurisdiction's HOME Investment Trust Fund local account unless the participating jurisdiction permits the State recipient, sub-recipient, or community housing development organization to retain the recaptured funds for additional HOME projects pursuant to the written agreement required by §92.504. If the jurisdiction is not a participating jurisdiction when the recaptured funds are received, the funds must be remitted to HUD and reallocated in accordance with §92.454.

ESG –

Costs paid by program income shall count toward meeting the recipient's matching requirements, provided the costs are eligible ESG costs that supplement the recipient's ESG program.

APPENDIX D

CITIZEN COMMENTS

Michael, Jody

From: Linda Costal <l_costal@yahoo.com>
Sent: Tuesday, October 27, 2015 1:43 AM
To: DC, CDBG & Home Questions
Subject: Hud housing plan.

A lot more accessible housing is needed for people with disabilities as well as housing for single middle aged adults. Linda Costal

Michael, Jody

From: Diana Myers <diana@dma-housing.com>
Sent: Wednesday, October 28, 2015 5:01 PM
To: Smith, Mary; Snyder, Megan L; DC, CDBG & Home Questions
Cc: Krot, Harry; Leigh Howard
Subject: Comments on Need for the 2016 Consolidated Plan
Attachments: Full Report FINAL REVISIONS 6-18-15.pdf; Executive Summary FINAL REVISIONS 6-18-15.pdf

TO: MJ Smith

From: Diana T. Myers and Associates, Inc.

RE: Comments on Needs for the 2016 Consolidated Plan

The following unmet needs have emerged from our experience with communities throughout the Commonwealth, including work on homelessness and focus groups with persons with disabilities and their family members:

1- 1- A need for additional affordable accessible housing for people with disabilities.

People with disabilities have been identified as a protected class facing significant discrimination in housing. A major barrier to redressing this is the lack of affordable accessible housing in locations of their choice for both younger people with disabilities and for seniors aging in place. The following are needed:

- a. Increased resources for home modifications
- b. Increased subsidies for LIHTC funded units to make them affordable to households with incomes below 30% AMI
- c. Increased rental assistance (possibly through Section 811) for accessible non-LIHTC funded units so that people with disabilities can live in locations of their choice

2- 2- Technical and financial support for planning and implementation of housing for people with disabilities and their family members

Many individuals with disabilities want to explore individual housing options within their communities but lack the technical and financial resources to successfully do so.

- a. Quality housing needs assessment tools, housing models, up-to-date training in housing options (including non-traditional options such as shared housing, ECHO housing and housing cooperatives), need to be available statewide to assist in planning efforts.
- b. Technical and financial assistance must be available to ensure that individuals with disabilities and their family members have the tools needed to implement their desired option.

3- 3- Match dollars for local homeless housing and service programs

In the Balance of State it is becoming more and more challenging to find providers willing to apply for federal funds to undertake additional homeless housing initiatives due to the lack of the required local match. As the Collaborative Applicant for the Balance of State Continuums of Care, DCED needs to work on the state and local levels to bring both match dollars and leveraged resources to the table to ensure the maximum use of these resources.

For your reference, I am also attaching a copy of the report on the Statewide Survey of Housing for People with Disabilities that was done for the PA Developmental Disabilities Council.

Thanks for the opportunity to comment, and please let me know if you have any questions or need additional information.

Diana Myers
Diana T. Myers and Associates, Inc.
215-576-7970, -8650 fax
diana@dma-housing.com
7900 Old York Road, Suite 108B
Elkins Park, PA 19027

Ms. Megan Snyder
Department of Community and Economic Development
Center for Community Financing
400 North Street, 4th Floor,
Commonwealth Keystone Building
Harrisburg, PA 17120-0225

November 9, 2015

VIA Department's mail box at: RA-DCEDcdbg&homequestions@pa.gov

The Centers for Disease Control and Prevention reports that one in four women will have been the victim of severe physical violence by an intimate partner in their lifetime, while one in seven men will have experienced the same form of abuse.¹ In cases of domestic violence, research has found that more than a third of survivors report becoming homeless immediately after separating from their partners.² Housing is one of the primary needs identified by survivors when seeking domestic violence services.³ In just one day in 2014, 1,373 individuals (713 children and 660 adults) found refuge in emergency shelters or transitional housing provided by a network of 60 domestic violence centers serving all 67 counties in Pennsylvania.⁴

In light of the undeniable link between homelessness and domestic violence, the Pennsylvania Coalition Against Domestic Violence appreciates the opportunity to make the following comments on the 2016 Pennsylvania Action Plan to the U.S. Department of Housing and Urban Development (HUD) for federal funds administered by the Commonwealth. PCADV is a private nonprofit organization that provides services and advocacy on behalf of victims of domestic violence and their children. PCADV was established in 1976 and nearly 40 years later, has grown to a membership of 60 organizations across Pennsylvania consisting of shelters, hotlines, counseling programs, safe home networks, legal and medical advocacy projects, and transitional housing projects.

PCADV urges the 2016 Action Plan to be guided by a commitment to victim safety. The following recommendations support victim safety by designing systems and tools that foster communication and collaboration among service providers, prioritizing domestic violence programs continuing to provide transitional housing, and maintaining the highest standards of confidentiality. Domestic violence service providers play too vital a role in ending homelessness for their needs—and the needs of the victims they serve every day—to be marginalized.

¹ Breiding, M.J., Chen J., & Black, M.C. (2014). *Intimate Partner Violence in the United States-2010*. Atlanta, GA: National Center for Injury Prevention and Control, Centers for Disease Control and Prevention.

² Baker, C.K., Cook, S.L., & Norris, F.H. (2003). Domestic violence and housing problems: A contextual analysis of women's help-seeking, received informal support, and formal system response. *Violence Against Women*, 9, 754-783.

³ Lyon, E., Lane, S., & Menard, A. (2008). *Meeting Survivors' needs: A multi-state study of domestic violence shelter experiences*. Washington, DC: National Institute of Justice. Retrieved October 28, 2010, from http://www.vawnet.org/Assoc_Files_VAWnet/MeetingSurvivorsNeeds-FullReport.pdf.

⁴ National Network to End Domestic Violence. (2015). *Domestic Violence Counts 2014: Pennsylvania Summary*. Washington, DC. Available at <http://nnedv.org/downloads/Census/DVCounts2014/PA.pdf>

CONFIDENTIALITY

PCADV Recommendation: Continue to examine and support confidentiality within the context of technology integration and information sharing.

Confidentiality is the cornerstone of victim safety. Unfortunately, leaving an abusive relationship does not always stop the violence. In fact, a victim is most at risk of being killed by an abusive partner when taking steps to leave the relationship.⁵ Many victims are stalked for years after having escaped from their partners. Abusers who stalk their former partners pose the highest lethality risk to their victims.⁶

Due to a fear of retaliatory violence at the hands of an abusive partner, many victims will take extraordinary and desperate steps to hide their location, including fleeing across the state, to seek safety. These measures can be jeopardized if proper confidentiality protections are not in place in the systems designed to serve victims.

A specific concern arises in collecting personally identifying information of a victim in ways that can be accessed by a technology-savvy abusive partner. As a result, significant legal protections for victims' records and information exist under the Violence Against Women Act (VAWA). VAWA-funded domestic violence and rape crisis programs are prohibited from disclosing personally identifying information about any victims served. This includes entering any personally identifying information into Homeless Management Information Systems (HMIS). Due to the uncertainty of where a victim will access services, the shared HMIS data management system continues to concern victim service providers. For example, a homeless shelter that is not a domestic violence center may capture the confidential information of a victim without policies and procedures in place. The following section identifies five measures that can be established in partnership with domestic violence service providers that will promote the confidentiality of victim information across the continuum of care.

SYSTEM DESIGN AND SHARED TOOLS

PCADV Recommendation: Develop assessment tools and procedures that are safe, non-traumatizing, and informed by domestic violence service providers.

Domestic violence service providers must be significantly involved during the design and implementation stages of systems to address homelessness in order to ensure victim safety. From inception, it is imperative that technology integration systems among providers are developed with confidentiality and safety in mind. Once confidentiality is breached, a victim is vulnerable to violence. Feedback from victim service providers on practices that are determined to be unsafe for victims should be used to create an immediate shift in that practice.

⁵ Bachman, R. and Salzman, L. (2000). Bureau of Justice Statistics, *Violence Against Women: Estimates From the Redesigned Survey*.

⁶ Campbell, J. (1995). *Prediction of Homicide of and by Battered Women*, reprinted in *Assessing Dangerousness: Violence by Sexual Offender, Batterers, and Sexual Abusers*.

PCADV recommends developing tools to assess how domestic violence service providers will safely and effectively coordinate with other homeless service providers. For example, communities can develop the following tools and practices to promote communication and collaboration safely and within the context of confidentiality:

1. Develop and share assessment tools and forms that can easily screen for domestic violence.
2. Train intake workers on trauma-informed procedures that guide victims through their options and rights, including giving referrals to and information about local victim services.
 - a. The victim should be given the option to go directly to victim services to complete intake and/or access services.
 - b. Additionally, if an individual identifies as a victim, the intake should be completed at a safe location, either with a victim advocate present at the central intake or by allowing intake to take place at a victim service location.
3. Increase timely communication about availability of resources among all service providers to minimize unmet needs.
4. Streamline the referral process between homeless service providers and victim service providers.
5. Develop waitlists that use non-identifying information.

A purposeful and specific strategy to include domestic violence service providers in the development of these tools and practices will help ensure victims are served with sensitivity to their needs regardless of where they seek services.

TRANSITIONAL HOUSING

PCADV Recommendation: Develop and incorporate a ranking system that awards priority scoring for domestic violence programs offering transitional housing.

Transitional housing has an important role in serving the unique needs of domestic violence victims. Residents are often allowed to stay from six months to two years in transitional housing programs. A longer period of time in transitional housing offers increased stability for victims and their dependent children following emergency shelter. Residents are typically required to establish goals to work toward economic stability while receiving support services that may include childcare, child development programs, financial assistance, clinical therapy, and counseling in life planning and job development. Transitional housing models used by domestic violence service providers support the empowerment of victims to live self-sufficient and safer lives while receiving tools for economic stability from trained advocates and peers.⁷

PCADV appreciates that HUD identifies domestic violence as a policy priority and seeks to address the safety needs of survivors as well as include domestic violence service providers in the Continuum of Care planning process.⁸ However, domestic violence providers offering transitional housing services are in danger of losing vital funding without a scoring preference administered in the application process. PCADV

⁷ Correia, A. & Melbin, A. (2005) Transitional Housing Services for Victims of Domestic Violence: A Report from the Housing Committee of the National Task Force to End Sexual and Domestic Violence. Available at: http://www.vawnet.org/Assoc_Files_VAWnet/TransHousingServices.pdf

⁸ Olivia, A. (2015). HUD Exchange. *SNAPS In Focus: Ensuring Access for Survivors of Domestic Violence*. Available at: <https://www.hudexchange.info/news/snaps-in-focus-ensuring-access-for-survivors-of-domestic-violence/>

urges the 2016 Action Plan to support survivor access to specialized services by ensuring that no domestic violence service provider falls within the lowest funding recipient category. This can be accomplished, for example, by awarding additional points to funding applicants that identify as domestic violence service providers. Currently, there is a similar structure in awarding priority points to nonprofits serving at-risk youth or transition-age youth.⁹ Maintaining funding for domestic violence providers offering transitional housing is especially critical as funding trends move toward permanent housing programs.

Developing and incorporating a ranking system that awards points to domestic violence applicants would help alleviate the danger of these programs being denied vital and shrinking transitional housing funds. Especially since it is unlikely, if not impossible, for transitional housing applicants to reapply for transitional dollars after being denied funding in the present cycle. It is critical that domestic violence service providers remain competitive in accessing vital transitional housing funding that allows them to support victims based on their unique needs.

Domestic violence and homelessness are inextricably linked. Intentional support is needed of survivors seeking safe, stable and affordable housing across the Commonwealth. It is critical that the Pennsylvania 2016 Action Plan promotes safe access to the array of available resources and recognizes the organizations that provide these lifesaving services for victims.

Thank you for the opportunity to offer these comments. Please do not hesitate to contact PCADV at 717-545-6400 or www.pcadv.org should you have any questions.

The Pennsylvania Coalition Against Domestic Violence is a private nonprofit organization that provides services and advocacy on behalf of victims of domestic violence and their children. PCADV was established in 1976 and nearly 40 years later, PCADV has grown to a membership of 60 organizations across Pennsylvania consisting of shelters and transitional housing, hotlines, counseling programs, safe home networks, and legal and medical advocacy services. Our network of domestic violence programs consistently serves nearly 90,000 victims each year and has assisted more than 2.5 million people since 1976.

⁹ U.S. Department of Housing and Urban Development. (October 2014) General Section to HUD's Fiscal year 2015 Notices of Funding Availability (NOFAs) for Discretionary Programs. Available at: <https://www.hudexchange.info/resources/documents/FY2015-NOFA-Policy-Requirements-and-General-Section.pdf>

PHAC Meeting
March 7, 2016
2016 Action Plan Comments

Mike Fisher, SEDA-COG, commented that their HOME program, owner occupied rehab is currently involved with 13 different municipalities and counties with HOME contracts and he finds that the targeting and leveraging criteria used with HOME, is problematic in rural PA. He thinks that this concept works well in urbanized area with high concentration in populations and many different investments going on but in many of the rural counties are now finding that there is still a need for housing rehab but not in concentrated pockets. The need is county wide. The grantees are ignoring the need and looking for the areas there are investments taking place so they are chasing the leverage first and then seeing how that leverage matches up with the need to create a target. The grantees are losing their creativity by doing this process. They are able to satisfy the commonwealth's intent, but now it just doesn't seem to be addressing the true need of the area. They are starting to struggle with trying to match up the various goals.

Mike also added that the rural areas are faced with lack of contractor base. This is one of the biggest hindrances of delivering in a timely fashion. He was not sure of a solution and have tried to streamline the programs process to save paperwork and funds. But that still did help increase the contractor's interest. In Central PA the last 5 or 6 years it's been an issue and not getting any better.

Holly Edinger, Sacred Heart Hospital in Allentown, noted the same as Mike relating to the lack of contractor base.

Rich Kisner, Columbia County Redevelopment and Housing Authority, is facing the same problems. They haven't looked at doing rehab for homeowners for quite some time. Their focus is strictly on accessibility even though the need for regular housing rehab is still there. Leveraging in the small communities is very limited with minimal funding.

Rich asked about the CDBG-DR action plan and when the housing portion would be available. MJ Smith, DCED, replied that the CDBG-DR has their own action plans submitted in 2012 and 2013. They are still under the old action plan process. Rich also asked if the resources available are going to be disclosed. MJ explained that anything over \$1 million will have to go through the process of a Substantial Amendment which will include a public hearing. He will be notified by e-mail when the document would be ready and when the public hearing will be held.

Rich also asked if there were still CHDO set asides. MJ responded that there are 15% set asides for CHDOs. Part of the 38% - 50% that goes to PHFA, is the CHDO set-aside, so PHFA works with them in developing their units. Mike Fisher asked if the CHDO's have increased. Holly Glauser, PHFA responded that no, they are working on doing some outreach and broaden capacity.

Ben Laudermilch, Cumberland County Redevelopment and Housing Authority, mentioned that ESG is problematic in part to ESG not being continuous funding each year. As a direct entitlement to HUD, he knows he gets an annual allocation and can plan on it but on the stateside he's not able to do that because the program is competitive. He mentioned it to keep it on DCED's radar as he has mentioned this in the past.

Diana Myers, DMA and Associates, added that she has experienced the same as Mike and Rich with targeting being a difficult barrier to overcome in some of the rural communities.

Sent Via E-Mail to: RA-DCEDcdbg&homequestions@pa.gov

April 12, 2016

Megan L. Snyder
Center for Compliance, Monitoring and Training
Department of Community and Economic Development
400 North Street
4th Floor, Commonwealth Keystone Building
Harrisburg, PA 17120-0225

Dear Ms. Snyder:

LeadingAge PA is a statewide association of not for profit providers of care and services for older adults. Our members include 200 nursing facilities, nearly 200 personal care homes (PCHs)/assisted living residences (ALRs), 88 sponsors of subsidized housing for the elderly and 189 Continuing Care Retirement Communities (CCRC's). Our members also provide home and community based services including 110 home care providers, 15 LIFE providers as well as adult day and hospice care providers.

LeadingAge PA appreciates the opportunity to provide comments on the 2016 Action Plan of the 2014-2018 Consolidated Action Plan. LeadingAge PA's vision of senior services includes the goal that financial sources and government regulations allow people of various financial means to access a choice of services facilitating their desired quality of life. Consumers should be able to access these services when they need them and, whenever possible, where they would like to receive them. For low-income seniors, affordable, accessible housing is often an essential element of the service package they need. Further, a combination of services is often necessary to help them maintain their tenancy.

Several of our members have built affordable housing as opportunities arose and now provide a significant number of affordable, accessible housing units for Pennsylvania seniors and have developed considerable expertise in developing and managing innovative housing programs using various funding sources. More importantly, since most of their tenants have very limited incomes, our members have expertise in helping seniors to manage chronic conditions and in finding and accessing the community resources available to help residents remain at home while improving their quality of life. These programs tend to be uniquely based on the expertise and interest available in the property and the surrounding community, as well as the resources available to provide needed supports.

In 2013, the U.S. Department of Housing and Urban Development (HUD) devoted an entire edition of its *Evidence Matters* publication https://www.huduser.gov/portal/periodicals/em/EM_Newsletter_fall_2013.pdf to the topic of aging in place. In the document, HUD discussed older persons' expressed preferences to age in place, the increasing number of seniors and the decreasing number of family members available to assist, typical limitations in income, disability status, and other factors that impede seniors from accessing needed housing and services, noting that "Despite the range of available programs and the considerable number of seniors they serve, HUD

Ms. April Leonhard

April 12, 2016

Page 2

assistance is insufficient to support all those in need. Only 35.6 percent of all renter households consisting of low-income seniors with no children receive federal rental assistance. These programs, which are unable to meet current demand, will be further pressed as the older population – and their need for services – grows.

LeadingAge PA members have focused primarily on developing multi-family rental units to meet the demand for senior housing in their communities, so our comments will focus on the development and preservation of affordable multi-family units. LeadingAge PA appreciates the goals as stated, especially the priority given to rehabilitation of existing multi-family units and to the development of new rental units and rental assistance, noting that these resources are especially important in assisting low-income seniors to remain and thrive in their communities. There is a significant need in the Commonwealth for affordable housing with services for seniors, which is expected to increase substantially as the number of seniors grows and is also expected to expand in response to the Commonwealth's Community HealthChoices managed long-term services and supports initiative, which is set to begin in 2017. LeadingAge PA encourages the department to allocate a significant portion of housing resources to assist in meeting the housing needs of seniors, in particular by preserving, building or providing rental assistance to make the units affordable to seniors. Many LeadingAge PA members are looking to expand their affordable housing offerings for low-income seniors and would appreciate the departments' consideration of these developments.

In addition, noting that supportive services are especially important in assisting low-income seniors who are striving to "age in place" in their community, we commend the department on its third goal of assisting individuals and families in obtaining the necessary public services to improve their quality of life and urge the Department to continue to work with the Department of Human Services in developing and coordinating programs that provide the housing and services needed by seniors. While LeadingAge PA appreciates the Commonwealth's interagency planning efforts to expand community-based housing opportunities for people with disabilities who are at risk of, or who are currently living in congregate residential settings., we urge the departments to recognize the consumer's current choice of living arrangement and assure that the expanded community-based housing opportunity may be an option in some cases but must not be required from the place the consumer has chosen. Further, it is an absolute necessity that the place where consumer lives must provide or coordinate both housing and services to assure their safety, security and quality of life.

Please know that LeadingAge PA would be most interested in discussing housing and service programs that have been successful in addressing the needs of low-income seniors and how such programs can be encouraged and supported. LeadingAge PA looks forward to working with the department as it continues to develop and implement the 2016 Action Plan and other ongoing planning activities and would be pleased to support the department in continuing to design successful programs that meet the housing and supportive services needs of seniors. If you have any questions about our comments, please contact me.

Sincerely,



Beth Greenberg
Director of Regulatory Affairs
beth@leadingagepa.org

Sent Via E-Mail to: RA-DCEDcdbg&homequestions@pa.gov

June 21, 2016

Megan L. Snyder
Center for Compliance, Monitoring and Training
Department of Community and Economic Development
400 North Street
4th Floor, Commonwealth Keystone Building
Harrisburg, PA 17120-0225

Dear Ms. Snyder:

LeadingAge PA is a statewide association of not for profit providers of care and services for older adults. Our members include 200 nursing facilities, nearly 200 personal care homes (PCHs)/assisted living residences (ALRs), 88 sponsors of subsidized housing for the elderly and 189 Continuing Care Retirement Communities (CCRC's). Our members also provide home and community based services including 110 home care providers, 15 LIFE providers as well as adult day and hospice care providers.

LeadingAge PA appreciates the opportunity to provide comments on the substantial amendment to the 2016 Action Plan and the 2014-2018 Consolidated Plan. LeadingAge PA's vision of senior services includes the goal that financial sources and government regulations allow people of various financial means to access a choice of services facilitating their desired quality of life. Consumers should be able to access these services when they need them and, whenever possible, where they would like to receive them. For low-income seniors, affordable, accessible rental housing is often an essential element of the service package they need. Further, a combination of services is often necessary to help them maintain their tenancy. LeadingAge PA is pleased to learn that the federal Housing Trust Fund monies have been allocated to the states and to learn that Pennsylvania has been awarded more than \$3.8 million from this source. LeadingAge PA supports the application of this funding toward the goal of affordable rental units for very low- and extremely low-income persons (30% below area median income). LeadingAge PA also appreciates that the funding will be used in conjunction with the Low Income Housing Tax Credit program which is a primary funding source used in Pennsylvania to develop affordable housing for seniors and other low-income residents, and has become very difficult to obtain due to high demand. In addition, we were pleased to see that the allocation of HOME funding has been increased slightly.

LeadingAge PA members that provide affordable, accessible housing units for Pennsylvania seniors have developed considerable expertise in developing and managing innovative housing programs using various funding sources. More importantly, since most of their residents have very limited incomes and complex health and social service needs, LeadingAge PA members have expertise in helping seniors to manage chronic conditions as well as finding and accessing community resources to help residents remain at home while improving their quality of life. These programs tend to be uniquely based on the expertise and resources available in the property and the surrounding community. One of the primary challenges of this approach is identifying sustainable, permanent ways to provide both the housing and services needed by low-income

Ms. Megan L. Snyder

June 21, 2016

Page 2

residents. LeadingAge PA supports the Commonwealth's efforts to provide additional services in the community, but notes that this cannot be accomplished without increasing the resources available to meet the growing need for affordable, accessible housing with the supportive services essential to the residents' well-being.

LeadingAge PA members also have significant expertise in operating personal care homes and assisted living residences which are community-based, but are more formally structured to provide a package of needed housing and services. LeadingAge PA encourages the Department of Community and Economic Development to explore funding that would make this important source of housing and services available to low- and very-low income seniors.

As noted earlier, there is a significant need in the Commonwealth for affordable rental housing with services for seniors, which is expected to increase substantially as the number of seniors grows and also in response to the Commonwealth's Community HealthChoices managed long-term services and supports initiative, which is set to begin in 2017. The Department of Human Services Housing Plan also indicates a significant need for affordable housing units to assist seniors and persons with disabilities who may be able to live in the community. LeadingAge PA continues to encourage the department to allocate a significant portion of housing resources to assist in meeting the housing needs of seniors, in particular by preserving, building or providing rental assistance to make the units affordable. Finally, while LeadingAge PA appreciates the Commonwealth's interagency planning efforts to expand community-based housing opportunities for people with disabilities who are at risk of, or who are currently living in congregate residential settings, we urge the departments to recognize the consumer's choice of living arrangement and assure that the expanded community-based housing opportunities may be an option but must not be required. Further, it is an absolute necessity that the place where seniors live must provide or coordinate both housing and services in a way that assures their safety, security and quality of life.

LeadingAge PA would be very interested in discussing housing and service programs that have been successful in addressing the needs of low-income seniors and how such programs can be encouraged and supported. LeadingAge PA looks forward to working with the Department as it continues to develop and implement the 2016 Action Plan and the 2014-18 Consolidated Plan and other ongoing planning activities. If you have any questions about our comments, please contact me.

Sincerely,



Beth Greenberg
Director of Regulatory Affairs
beth@leadingagepa.org

From:

Sieber, Angela

Sent:

Thursday, July 6, 2017 9:41 AM

To:

A.J. Tedesco, City of McKeesport; Allison L. Fisher, Mifflin Juniata Department of Human Services; Allyson Rose, Butler Co.; Amy Pierce, Bradford Co.; Amy Rosen, Monroe County ; Andrea (Andy) Whyte, Wayne Co.; Andrew French, Fayette Co.; Andrew Reilly, Luzerne Co.; Anne Maries, Erie County; Anne Thomas, Adams Co.; April Kopas, Westmoreland Co.; Arlene Rodriguez, Crawford Co.; Barbara Blue, Farrell; Basil Chukwunenye, Phila; Betty Conway, Northampton Co.; Bob Raible, Warren Co.; Carol Catania, Delaware Co.; Carol Jo Hinkle, Hanover Twp., York Co.; Cathy Crum, Blair Co.; Cheri Logue, Southwestern Pa; Cheryl Hyde; Chris Caba, Adams Co.; Chris Conti, Mercer Co.; Christ Cassidy, Northampton Co.; Christopher Gulotta, Easton; Christy Briggs, Franklin Co.; Chuck Richards, Armstrong County; Dan (Daniel) Dodd, Armstrong Co.; Dan Eisenhauer, Dauphin Co.; Dave Jeannerat, Erie County; Dawn Vioral, ; Deborah Clayton, Dauphin Co.; Dennis Phelps, Trehab, Susquehanna Co.; Eirmann, Elizabeth, State College; Evalina Dombrowski, Lancaster Co.; Gail Kipp, Columbia Co.; Gary Bender, Schuylkill Co.; Gay Degolier, McKean County; Gene Suski, Chester Co.; Heidi Baer, LeHigh Co., City of Allentown; Jace Feight, Bedford Co.; James Hodak, Blair Co.; Janine Kennedy, Butler Co.; Jason Bercini, Washington Co.; Jean Papay; Jeannee Mallow, Bedford Co.; Jeffrey Feeser, Schuylkill Co.; Jennifer Lewis; Joann Ruark (City of Chester); John J. Exler, Jr., Allegheny Co.; Joiann Galiano, York Co.; Joseph Chacke, City of Pittston; Joyce Gutshall; Julia Hoskins, Dauphin Co.; Karen Bennett, Greene Co. ; Kari Shrom, City of Lancaster; Kate Molinaro; Katherine de Silva, Clinton Co.; Kathy Presnar, Lawrence Co.; Kenneth Heilman, Armstrong Co.; Kenneth L. Pick, Berks Co.; Kimberly Richards; Kristin Arendash, Oil City; Lauren Martz, Bloomsburg; Laurie Livingston, Warren Co.; Laurie Moyer, Lehigh Co.; Lee C. Slusser, City of Altoona; Linda Cairns, Washington Co.; Linda Hill, Delaware Co.; Linda Thompson, McKean Co.; Lisa Kovalick, Clearfield Co.; Lisa Signore, Beaver Co.; Lisa Stalnaker, Mifflin Co.; Liz Daniels-Totten, City of Pittsburgh; Lizette Olsen, Mercer Co.; Lori Gordner, Columbia Co.; Lorri Dunlap, Warren Co.; LuAnn Zak, Indiana Co.; Marcella Kinard, York Co.; Marlene Meagher, Indiana Co.; Martha Woglom, Bucks County; Mary Linkevich, Tamaqua Borough; Mary Lou Susko, Somerset Co.; Maureen Safko, Huntingdon Co.; Megan Shreve, Adams Co.; Michael Ceci, City of Farrell, Mercer Co.; Michael Edwards, Connellsville; Michelle Faught, Indiana Co.; Michelle Robinson, Ritter, Fayette Co.; Mike McNierney, Erie County; Mya Toon, Lycoming Co.; Nancy Dunkis, Allegheny Co.; Natalie W. Corman, Centre Co.; Pam Lipski, Luzerne Co.; Pam Miller, Butler Co.; Pat DiLuzio, Jr., Northampton Co.; Patrick Bokovitz, Chester Co.; Patty Adamczyk, Somerset Co.; Patty Gabriele, Delaware Co.; Paul Geffert, Dauphin Co.; Paula S. Grubach, Connellsville Redev. Auth.; Peg Chapman, Mercer Co.; Peggy Bower, Cumberland Co.; Phyllis Holtry, Lebanon Co.; Randy Patterson, City of Lancaster; Renee Daly, City of Johnstown; Rita Masi, Fayette Co.; Robert Slaby, Coal Twp.; Roberta Cancellier, Philadelphia City; Ron Quinn, Centre Co.; Sarah T. Casey; Shalom Black, Franklin Co.; Stacy LoCastro, Clearfield Co.; Stacy Milo, Bethlehem; Stacy Tice; Steven Spochart, Somerset Co.; Sue

Colton, Armstrong County; Susan Donnan, Allegheny Co.; Tammy Pifer, Allegheny Co.; Teresa Beckner, Franklin Co.

Cc: Brennan, Theresa; Carpenter, Michael; Clay, Madra; Enrico, Donna; Frasier, Sheila; Grey, David; Guers, John; Hawthorne, Stacy; Hoffman, Mitch; Jordan, David; Michael, Jody; Miller, Robert; Polm, Kimberly; Trimble, Jessica; Weathington, David; Williams, Melissa; Possinger, Kathy; Cherry, Jonathan; Howe, Christine; Powell, Kristina; Reilly, Pamela; Roper, Nicholas; Smith, Mary; Snyder, Megan L; Stauffer, Crystal; Scutella, Ernest

Subject: FW: CD&H Alert: Availability of the Draft 2015 & 2016 Action Plan Sub. Amend: Citizen Comment Period (ESG 1)



July 6, 2017

Availability of the Draft 2015 & 2016 Action Plan Substantial Amendments : Citizen Comment Period – July 2, 2017 to August 2, 2017

Citizen Comment Period :

- A. The Draft of the 2015 and 2016 Action Plan Substantial Amendments are available for citizen review and comments from July 2, 2017 through August 2, 2017. It can be located at: <http://dced.pa.gov/>. Please scroll down to find the library segment. Each document may be found in the Quick Links or you may go to <http://dced.pa.gov/library> and open the Action Plans Tab to find the documents. There is a 30-day citizen comment period that will expire on August 2, 2017 when the document will be sent to HUD.

The main items of change in the Plans are:

2015 –

- a. Increase Pennsylvania Housing Finance Agency’s HOME award to no more than 50% of the Commonwealth’s total 2015 HOME allocation. This will bring the total allocation to PHFA to no more than \$6,857,254. This allows for additional allocations to their multi-family rental program that allows the Commonwealth to meet its commitment deadline.
- b. Open the eligible applicants to allow all of Pennsylvania’s HOME Participating Jurisdictions to apply for funding under the state program, including PHFA PennHOMES program, following set parameters. (Please refer to Substantial Amendment for more detail)

2016 - In addition to the two items listed under the 2015 Substantial Amendment, the following changes are being made:

- a. Eliminate the previous requirement to demonstrate Targeting, Leverage, and Impact for all projects applying for HOME directly through DCED. DCED will encourage that these priorities are still achieved; though it is no longer a principle requirement for funding.
- b. DCED will prioritize awards to applicants focused on a set of activities. (see Substantial Amendment for further details)
- c. Increase maximum allowable HOME Program awards for rental projects of less than 10 total units (new construction and/or rehabilitation) to an amount that does not exceed the current year maximum HOME per subsidy limits.
- d. Initiate, through a set aside of not more than \$2,000,000, the DCED Pilot Initiative to address rehabilitation needs of residential property deferred by local Weatherization Programs due to substandard property conditions. Four Weatherization agencies have been targeted and identified for this Pilot : Lawrence County Community Action Program, Schuylkill County Community Action Program, SEDACOG, and Central Pennsylvania Community Action Program.

A public hearing to take comments on the changes will be held electronically on July 27, 2017 from 10-11 AM.

Any individual or organization may give testimony or comments via the web about the proposed changes to the HOME Method of Distribution for 2015 and 2016 funding. The Commonwealth encourages public participation in this process.

Anyone who wants to participate must register in advance. Contact Megan L. Snyder at (717) 720-7404 to receive registration instructions for the web meeting at least 24 hours prior to the meeting date. During the meeting, if support is required, please call (717) 787-5327. The meeting will be shortened if there is no one to testify or there is minimal response. Persons with a disability or Limited English Proficiency who wish to participate in the public meeting should contact Megan L. Snyder, DCED, Commonwealth Keystone Building, 400 North Street – 4th Floor, Harrisburg, PA 17120-0225 or at (717) 720-7404 or TDD at (717) 346-0308 to discuss how the Department of Community and Economic Development can accommodate his/her needs.

If you have any comments or questions please e-mail: RA-DCEDcdbg&homequestions@pa.gov.

Centers for Community Development Operations and Compliance, Monitoring and Training

PA Department of Community & Economic Development
Commonwealth Keystone Building
400 North Street, 4th Floor | Harrisburg, PA 17120-0225
Phone: 717-787-5327

dced.pa.gov | www.visitPA.com



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Housing Alliance
of Pennsylvania

August 2, 2017

Thank you for the opportunity to comment on the 2015 and 2016 Action Plan Substantial Amendments. We appreciate the many ways that the Dept of Community and Economic Development works to improve the quality of lives, communities, and economies across the commonwealth of Pennsylvania.

Upon consultation with several of our members, the Housing Alliance of Pennsylvania recommends that the state HOME program **not** be open to all of Pennsylvania's HOME Participating Jurisdictions and instead continue to only consider applicants from municipalities that are not participating jurisdictions – Pennsylvania's small towns and rural communities. We believe that broadening the applicant pool will result in a significant loss of funds to small towns and rural communities because of their inability to compete against participating jurisdictions. We offer several strategies for consideration in lieu of making this change.

We recognize that DCED did not make this recommendation without significant analysis. We know that DCED faces a number of challenges in administering the HOME program including but not limited to the fact that there are few CHDOs in non-entitlement areas which puts DCED at risk of non-compliance with HUD's requirement that 15% of HOME funds be set aside for CHDOs. We also recognize that there are legislatively imposed time frames that DCED must meet.

However we also know that DCED has begun outreach and training to encourage non-profits to assess and build their capacity to obtain and maintain CHDO status and that this outreach and training has resulted in more CHDOs. We would like to partner with DCED to continue this strategy and provide more time and assistance to organizations before broadening the eligible applicants to participating jurisdictions. We would also suggest a review of methods of streamlining the process to help organizations meet the legislative imposed timeframes to spend down the funds to include a dialogue with current grantees on the challenges and potential solutions to spending down funds in a timely manner.

The two above recommendations will do more to achieve our joint goal of helping PA's small towns and rural communities compete effectively for federal and state funding. We thank you for the opportunity to comment and your consideration of alternative solutions to this challenge.

Contact: Phyllis Chamberlain, Executive Director, 215-576-7044, phyllis@housingalliancepa.org

September 11, 2017

Phyllis Chamberlain, Executive Director
Housing Alliance of Pennsylvania
309 Florence Ave. Suite 914N
Jenkintown, PA 19046

Dear Ms. Chamberlain,

Thank you for submitting your comments to the Commonwealth of Pennsylvania draft Substantial Amendments (SA) to the 2015 and 2016 Annual Action Program on August 2, 2017 regarding the proposed changes to the Pennsylvania HOME Program method of distribution on the behalf of the Housing Alliance of Pennsylvania. Your comments focused on the changes to the method of distribution which open competition for HOME funds to the local Participating Jurisdictions (PJs) in addition to the state's non-PJs. The comments from the Housing Alliance were reviewed by DCED staff and considered as part of the SA citizen participation process before making the final decision for the SA that will be delivered to HUD by the end of this week.

As you noted, DCED's decision to reopen the 2015 and 2016 Action Plan methods of distribution did not come without significant review and analysis of options. With significant changes in the federal requirements regulating the HOME program, including legislatively imposed timelines, structural requirements impacting the number of Pennsylvania Community Housing Development Organizations (CHDOs) and new requirements for committing funds to eligible projects at the state and local level, Pennsylvania is at a critical point to ensure we retain resources that need to be contracted and expended within a short window of time. The added complexity and challenge of a reduced number of CHDOs as a result of HUD's expanded requirements impact the 2015 and 2016 HOME funding years timing to accommodate the program changes. While DCED has been able to lead the conversation with several existing CHDOs to encourage and develop a new way of looking at the available HOME resources, we believe that without changes to the existing structure of the program, the challenges will be recurring.

DCED is aware of the need of affordable housing units, especially quality, affordable rental in the rural areas and small towns and cities of our Commonwealth and do not wish to jeopardize any potential for units to be developed there. In fact, when looking at the full statement of the changes to the HOME program, that can be found in the Method of Distribution section of the plan (AP-30 page 74), you can see there are specific priorities for the use of this funding where, even with opening up the competition, there is still the prioritization to the non-PJ entities for funding. The changes will allow Pennsylvania's HOME Participating Jurisdictions to apply for funding under the state program, including PHFA PennHOMES program, under the following parameters:

- a. Prioritize those Community Housing Development Organization (CHDO) Projects where CHDO Certification has been granted by PA DCED for an award of Pennsylvania's 15% HOME CHDO Set Aside funds by either DCED and or PHFA.
- b. Prioritize awards to HOME PJ's whose annual HOME allocation is less than \$500,000 and who also meet DCED's priority consideration of HOME activities as listed in the Consolidated Plan, Action Plan and HOME Application kit.
- c. Prioritize awards to projects in both PJ's (as referenced in item b) and non- PJ's that preserve affordable rental housing through HOME funded rehabilitation.

These priorities will allow existing PJ CHDOs to look at expanding their areas into the under-served parts of the state and help build the capacity of existing CHDOs to potentially expedite the process to develop affordable housing development in these areas.

As DCED implements these new priorities to allow the smaller HOME PJ's, including Beaver County (\$265,066) or Scranton (\$222,560) for example, that receive less than \$500,000 a year in HOME funding, we see opportunities to combine their current HOME funding to develop larger projects with more impact for affordable housing units. Together, we believe these changes will continue to allow DCED to address its priority for the HOME program, whether PJ or non-PJ, to ensure that affordable **rental** housing units are preserved.

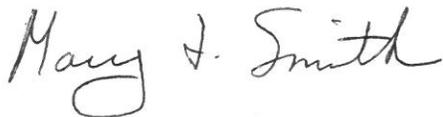
I hope this helps explain DCED's objective and the need for the changes to the HOME Program at this time. We continue to encourage the Housing Alliance and its members to remain engaged in the extensive citizen participation process as part of the development of the Annual Action Plan and Consolidated Plan. Any decisions to change our methods of distribution of funding follow that citizen participation process. DCED will monitor the impact of these proposed changes and the potential for adverse impacts to the affordable housing in our rural areas and small cities and towns. In addition, DCED staff have already begun to identify key training opportunities for our non-PJ communities, and will be interested in working with the Housing Alliance to ensure those resources reach the areas of the state in greatest need.

Over the next year, DCED will begin to update its five-year Consolidated Plan due to HUD in November, 2018. We will look forward to working with the Housing Alliance to review the program and achievements during the planning stages of the Con Plan and offer additional input into the needs of the state in housing and the direction DCED should be taking when utilizing these very valuable federal funds.

Your comments and DCED's response will be included in the final submission of the Substantial Amendments, so permanent record will be made of your concerns.

Thank you again for your comments and suggestions.

Sincerely,

A handwritten signature in cursive script that reads "Mary J. Smith". The signature is written in black ink and is positioned above the typed name and title.

Mary J. Smith, Chief
Center for Compliance, Monitoring, and Training

Cc: Kathy Possinger, Director

**PHAC Meeting Notes
July 26, 2017**

Welcome and Introductions – Kathy Possinger

**Presentation of 2015 & 2016 Substantial Amendments to Annual Action Plan – Mike Carpenter,
MJ Smith**

- Discussed the changes to the Method of Distribution for the HOME Program 2015:
 - Increase allocation to PHFA up to 50% of total funds available (\$6,857,254) for multi-family rental units
 - Open the eligible applicants to allow all of PA's HOME Participating Jurisdictions to apply for funding under the state program including PHFA PennHomes program, following set parameters.
- Discussed if the Homebuyer portion of the HOME funds will be eligible for funding. Rehab for resale but not new construction.
- Ed LeClare (State College) – Thanked DCED for opening up for PJ's getting less than \$500,000 directly from HUD. This will allow them to larger, more cost feasible, affordable units.
- Discussed the additional changes with 2016 Method of Distribution
 - Includes all of the changes to the 2015 MOD
 - Eliminate the previous requirement of Targeting, Leverage, and Impact for all projects under HOME.
 - Will prioritize awards to applicants focused on the type of activity
 - Increase the maximum allowable HOME Program awards for rental projects less than 10 units to an amount that does not exceed the current year's maximum HOME subsidy limits.
 - Set-aside an amount not to exceed \$2,000,000 for a Pilot Deferred Weatherization Projects activity. Four Weatherization agencies have been targeted for the pilot: Lawrence County Community Action program, Schuylkill County Community Action program, SEDA-COG, and Center for Community Action.
- Cathy Niederberger (PNC) – applauded DCED efforts in adjusting the HOME program to meet the needs of the rural populations in affordable housing, especially for rentals.
- Rich Kisner (Columbia Co.) – Commended DCED on the changes to the program, especially eliminating T, L, I and allowing for the maximum HOME subsidy per unit for rental projects. This will allow the smaller developments to be more cost feasible in the rural areas. Feels that there will be more impactful projects in the rural areas, now that 5-8 unit developments can be cost feasible.
- Discussion was held on Homebuyer projects and whether the loan market is easing up for persons under 80% AMI. Wondering if Homeowner caps can be raised.

Presentation of 2017 Annual Action Plan – Donna Enrico, Madra Clay, MJ Smith

- Discussed the submission of the 2017 Action Plan, allocation amounts and the Proposed changes to the Method of Distribution for various programs.

- CDBG –
Entitlements: Applicants must demonstrate that the proposed activity(s) do not benefit moderate income families to the exclusion of low income families.

Competitive:

- DCED also reserves the right to fund projects scoring less than 50 if the demand for the funds is not greater than the set-aside. These projects must be eligible and meet and national objective
 - DCED may approve a grant greater than \$750,000 if the project benefits more than one municipality and will significantly improve the health and safety of the residents of the area. DCED also reserves the right to fund a project for less than the requested amount if the sources and uses of funds are duplicative.
 - Request for administrative funds should take into consideration the type of activity and whether other entitlement funds are being used for the activity. DCED recommends that no more than 10% be allocated to administrative costs for competitive requests. DCED reserves the right to reduce the amount of administrative costs if the project is also using entitlement funding for the same project.
- CDBG-DR -
 - DCED may also contract with other state or local agencies who have the capacity to undertake these eligible activities
- ESG –
 - DCED will support the federal strategy outlined by the United States Interagency Council on Homelessness and prioritize applicants who request funding to address the specific homeless populations in Opening Doors: A Federal Plan to End Homelessness.
 - DCED will continue to permit applicants to design diverse projects to meet their local needs. However, we require each applicant to coordinate their efforts with the local Continuum of Care, address DCED’s primary priority activity, and demonstrate capacity to meet all program requirements.
 - DCED will also prioritize the Housing First model to ending homelessness with ESG funds.
 - The following funding priorities have been established for the 2017 ESG allocation:
 - Primary Priority – Rapid Rehousing
 - Secondary Priorities – Street Outreach, Homelessness Prevention, Emergency Shelter: essential services
 - Non-Priority – Emergency Shelter: Operations (applicants applying for operation funds may only request ESG funds equal to 25% of the total shelter operations budget)
 - Priority Populations – Veterans, Chronically Homeless, Families with Children or Youth
 - DCED will provide maximum support available to applicants who address these specific areas. However, no less than 40% of the state’s grant will be allocated to Rapid Rehousing, excluding administration and data collection activities for the Pennsylvania Homeless Management Information System (HMIS).

- DCED reserves the right to modify any of the priorities as deemed necessary. Decisions to modify priorities are based on data assessments.
- Funding Targets – DCED will target the following activities:
 - Street Outreach

In an effort to reduce statewide homelessness, in the 2017 application DCED is targeting Street Outreach projects in the Pennsylvania Balance of State CoC counties having participated in the 2017 Point in Time count and identified homeless individuals and families that are not housed or sheltered.
 - Housing Locator Services

Housing locator services focus on services or activities necessary to assist program participants in locating, obtaining and retaining suitable permanent housing and increasing housing stability and self-sufficiency.

Ben Lauder Milch added that the Department of Health and Human services has a Housing Locator services and is working on collaborating with the Department of Corrections.

- Direct HUD ESG entitlement entities are eligible to compete for ESG funding but will not be given priority over the non-entitlement applicants. DCED will only fund Rapid Rehousing activities for the direct ESG entitlement entities leaving more funding flexibility for the non-entitlements.
 - 50% of the ESG grant awarded to the grantee must be expended within the first 9 months of the grant even with the shorten contract period.
- Rich K. asked if transitional persons moving into permanent housing are still considered homeless? Discussion arose about funding available for transitional funding.
 - Ben L. – Questioned the decreasing the priority for essential services for shelter especially in light of the rise or correction and hospital releases having nowhere to go. This lead to a discussion on the reduction of operational allocations for shelter. Ben added that when areas embrace the Housing First model, it has been very successful.

APPENDICES

Appendix A

RESALE/RECAPTURE

The Commonwealth of Pennsylvania receives an annual allocation of HOME Investment Partnership Program (HOME) funding from the US Department of Housing and Urban Development Department (HUD) as a designated participating jurisdiction. Through the Department of Community and Economic Development (DCED), the Commonwealth of Pennsylvania facilitates the development and preservation of affordable housing. HOME funds are distributed through an annual competitive application process. Each community making application for funding under the HOME program is required to determine and make known in their application, whether a resale or recapture provision is utilized based on the needs of the community. At application, DCED will evaluate the terms of the provision identified to ensure compliance with neighborhood standards, housing market analysis and the expectations detailed below. Grantees must select to enforce either a Recapture or Resale provision that meets the requirements established in 24 CFR 92.254(a)(5)(i) and (ii).

RECAPTURE PROVISIONS

Grantees selecting to RECAPTURE HOME funds in the event of sale within the HOME affordability period will follow the guidance noted here. The Recapture provision permits the HOME-assisted homebuyer to sell their unit at any time during the period of affordability, to any willing buyer, and at the price the market will bear. The Grantee imposes recapture provisions by written agreement and by recorded lien. In the event of a voluntary or involuntary sale during the period of affordability, the grantee must recapture the HOME net proceeds specified under its recapture provisions. Net proceed is defined as 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 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 down payment 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 subject to consideration for the purposes of determining the affordability term.

Grantee will identify its method of recapture in their competitive application and maintain a written process in its program files. One of the following models may be used:

- a. Grantee recaptures entire amount;
- b. Pro rata reduction of recapture amount during affordability period
- c. Owner recovers entire investment (down payment and capital improvements) before grantee recaptures HOME investment;
- d. Shared net proceeds in event of insufficient net proceeds; or
- e. PJ developed or modified provisions.

RESALE RESTRICTIONS

Resale provisions preserve the affordability and availability of the HOME-assisted homebuyer unit to low-income households for the entire period of affordability. In an effort to make the property affordable to a reasonable range of low-income homebuyers, the Grantee controls the resale price by establishing an objective methodology for determining a fair return to the original homebuyer. If the established resale price is not affordable to the subsequent low-income homebuyer, the Grantee may be required to provide additional assistance to that homebuyer but may not adjust the sale price as a result.

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 original owner will receive a fair return on investment, including any improvements.

Fair Return on Investment

If the unit is sold during the affordability period, the grantee shall guarantee that the price at resale provides the original HOME-assisted buyer a fair return on investment (including the original homebuyer's initial investment and any capital improvements). The value of capital improvements is defined for these purposes as the actual, documented costs of permanent structural improvements or the restoration of some aspect of a property that either will enhance the property value or will increase the useful life of the property. Capital improvements are generally non-recurring expenses such as the cost of an addition, a remodel, or a new roof. Repairs and general maintenance are not considered capital improvements. To be considered, the actual costs of the capital improvement must be documented with receipts, cancelled checks or other documents acceptable to the grantee and DCED.

A fair return on investment will be considered achieved when the original homebuyer (now the seller) receives from the sale a percentage return on investment based on the change in the Median Sale Price for the Metropolitan Statistical Area, as published periodically by HUD with the FHA Mortgage Limits (also known as the "203(b) limits.")

$$\text{Fair Return} = (\text{Initial Investment} + \text{Value of Improvements}) \times \frac{\text{Median Sale Price (current)}}{\text{Median Sale Price (initial)}}$$

The fair return to the homebuyer is paid out of proceeds from the sale of the home; if the home is sold at a loss and no proceeds are available, the homeowner shall not be entitled to any return. If proceeds are insufficient to provide the full amount of the calculated fair return, the homeowner shall receive a return only up to the amount of available proceeds.

Continued Affordability

In addition to ensuring that the HOME-assisted homebuyer receives a fair return on his or her investment, the grantee's resale provisions shall ensure that the housing under a resale provision will remain affordable to a reasonable range of low-income homebuyers. Accordingly, the grantee shall ensure that the sales price of a home resold under the resale provisions is within the maximum mortgage capacity of a target population of potential buyers with incomes ranging from 50% to 80% of the Area Median Income (AMI). More specifically, the grantee defines "affordable to a reasonable range of low-income homebuyers" as housing with a sales price not exceeding three times the low-income limit (80% AMI) for the Metropolitan Statistical Area corresponding to a household size equivalent to the number of bedrooms in the home.

Presumption of Affordability

DCED will not accept presumption of affordability in place of income based determination of eligibility for the resale requirement.

Housing Market Analysis

The housing market in Pennsylvania varies significantly by region. While the Commonwealth fared comparatively better than its neighboring states in terms of foreclosures during the housing crisis of 2008-2009, housing markets have not returned to a normal state of operation. According to RealtyTrac, Pennsylvania has an average foreclosure rate of 0.08%, lower than the national average of 0.09%.

The need for affordable housing has not been met by the existing housing market. . The communities with the greatest problems continue to be the same high growth areas that show significant affordability problems. In general, these areas are in counties that border New Jersey, Eastern New York and Eastern Maryland.

Given the extensive geographic area of the Commonwealth, DCED instructs its grantees to assess and analyze local housing markets in developing project applications. DCED prioritizes projects that are targeted for middle markets (also known as transitional neighborhoods), officially designated redevelopment areas, and locations that meet a strategic need.

Pennsylvania also has an older housing stock on average compared to the nation as a whole. Based on 2012 ACS data, 50% of Pennsylvania's occupied housing stock was built prior to 1940; over 70 years old. Only 31% of the entire U.S. occupied housing stock was built prior to 1940.

Appendix B

New 2015 Limits for HOME Maximum Per-Unit Subsidies

HUD has published the 2015 HOME Maximum Per-Unit Subsidy Limits (Formerly 221(d)(3) Limits) In accordance with Section 206A of the National Housing Act, HUD has adjusted the basic statutory mortgage limits for Multifamily Housing Programs for calendar year 2015. The effective date for the new limits was November 18, 2015. You can view the limits and guidance by clicking on the link below.

[View the 2015 Section 234 limits and guidance on the HOME maximum per-unit subsidy limits.](#)

The 2015 Per-Units Subsidy Limits and or the Section 234—Condominium Housing limits are as listed below;

Bedrooms	Elevator
0	\$58,378
1	\$66,923
2	\$81,377
3	\$105,276
4+	\$115,560

HUD has also Published CPD Notice 15-003 for additional guidance in determining the Maximum Per-Unit Subsidy Limits. Please review the guidance in CPD Notice 15-003 by clicking the link below.

[CPD Notice 15-003: Interim Policy on Maximum Per-Unit Subsidy Limits for the HOME Program](#)

Pa DCED HOME sub-grantees should use the High Cost Percentage **(HCP) of 240% as the multiplier to attain the correct Maximum Per-Unit Subsidy Limit.**

Any questions should be directed to Mike Carpenter, Pa. DCED HOME program manager at micarpente@pa.gov or (717)720-7471.

Methodology for Calculating HOME Maximum Purchase Price or After-rehab Value Limits – FY 2015 (revised March 5, 2015)

The HOME Rules establishes the maximum purchase price a grantee may set for a HOME subsidized homeownership unit as follows:

“If a participating jurisdiction intends to use HOME funds for homebuyer assistance or for the rehabilitation of owner-occupied single-family properties, the participating jurisdiction must use the HOME affordable homeownership limits provided by HUD for newly constructed housing and for existing housing. HUD will provide limits for affordable newly constructed housing based on 95 percent of the median purchase price for the area using Federal Housing Administration (FHA) single family mortgage program data for newly constructed housing, with a minimum limit based on 95 percent of the U.S. median purchase price for new construction for nonmetropolitan areas. HUD will provide limits for affordable existing housing based on 95 percent of the median purchase price for the area using Federal FHA single family mortgage program data for existing housing data and other appropriate data that are available nation-wide for sales of existing housing, with a minimum limit based on 95 percent of the state-wide nonmetropolitan area median purchase price using this data.”

PJs continue to have the option to determine the actual 95 percent of area median value limit for their jurisdiction using the methodology in the regulation [at §92.254(a)(2)(iii)].

AFFORDABLE EXISTING HOUSING

The FY 2015 Existing Housing Limits are based on combining two data sources:

- 1) FHA data on the purchase price of existing homes insured by FHA from October 2006 through June 2014
- 2) Federal Housing Finance Agency (FHFA) data on purchase mortgages securitized by Fannie Mae and Freddie Mac between October 2006 through June 2014. GSE purchase mortgages exceeding the FHA high cost maximum loan limit of \$650,000 are excluded from the file.

For each geographic area (metropolitan area, county within a metropolitan area, or non-metropolitan county), a median purchase price is calculated. The Median purchase price is based on the most recent data that aggregates to 500 or more sales in the specific geography. If there have been 500 or more sales in the most recent 12 months (July 2013 to June 2014), then the median for those 12 months are used. If fewer than 500, then 24 months of sales are used. If fewer than 500 sales over 24 months, then 36 months are used. If fewer than 500 sales over 36 months, then 8 year period is used. The result is the “Unadjusted Median Purchase Price”.

The rule states that there is “a minimum limit based on 95 percent of the state-wide nonmetropolitan area median purchase price”. There are two states and the District of Columbia that have no non-metropolitan areas. As such, HUD made a technical correction in 2013 to the rule that sets this minimum purchase prices as the lesser of the state non-metro or the US non-metro median. HUD calculates for each state its non-metropolitan median purchase price as well as the US non-metropolitan median purchase price. This serves as the “state floor price” for maximum purchase price limits on existing homes.

The HOME maximum purchase price for EXISTING housing is set as follows:

- (1) Calculate the greater of the unadjusted median sales price or the “state floor price”
- (2) This is multiplied times 0.95 and rounded to the nearest thousand to create the 1-unit purchase price limit.
- (3) The 2-unit, 3-unit, and 4-unit limits are a function of the 1-unit limit. Based on FHA standard practice, the following multipliers are used for 2-, 3-, and 4-unit properties: 1.28, 1.55, and 1.92 times the 1-unit limit respectively.
- (4) If a county within a metropolitan area has a higher calculated HOME Limit than the amount calculated for the metropolitan area, the county HOME Limit is used.

AFFORDABLE NEW HOUSING

The FY 2015 New Housing Limits are based only on FHA data on the purchase price of new homes insured by FHA from October 2005 through June 2014.

For each geographic area (metropolitan area, county within a metropolitan area, or non-metropolitan county), a median purchase price is calculated. The Median purchase price is based on the most recent data that aggregates to 50 or more sales in the specific geography. If there have been 50 or more sales in the most recent 12 months, then the median for those 12 months are used. If fewer than 50, then 24 months of sales are used. If fewer than 50 sales over 24 months, then 36 months are used. This process repeats for up to 3 years of sales. If fewer than 50 sales over 3 years, then all records from 2006 forward are used to calculate the median purchase price. The result is the “Unadjusted Median Purchase Price”. The rule states that there is “a minimum limit based on 95 percent of the U.S. median purchase price for new construction for nonmetropolitan areas”. This minimum limit was calculated by HUD using micro data from the Census Bureau data collected on sales price for new homes constructed in 2013 in non-metropolitan areas. In 2013, HUD calculates the non-metropolitan purchase price for a new home in the US as \$210,000. Micro data are available at the Census website:

<https://www.census.gov/construction/chars/microdata.html>

The HOME maximum purchase price for NEW housing is set as follows:

(1) Calculate the greater of the unadjusted median sales price or the 2013 national non-metro median (\$210,000).

(2) If the existing home median for the area exceeds the new home median, the new home median is raised to the existing home median.

(3) This is multiplied times 0.95 to create the 1-unit purchase price limit

(4) The 2-unit, 3-unit, and 4-unit limits are a function of the 1-unit limit. Based on FHA standard practice, the following multipliers are used for 2-, 3-, and 4-unit properties: 1.28, 1.55, and 1.92 times the 1-unit limit respectively.

(5) If a county within a metropolitan area has a higher calculated HOME Limit than the amount calculated for the metropolitan area, the county HOME Limit is used

Appendix C

Program Income and How It's Used By the Programs:

CDBG –

Due to Grant Based Accounting starting with the 2015 applications and in light of HUD's Directive on the recording of Program Income (12-14-2015). DCED is currently reviewing its policy on program income and recapture to be in accordance with the regulations.

HOME –

a. Grantees May Retain HOME Program Income

HOME grantees may retain HOME program income, which must be used for HOME eligible affordable housing activities, including delivery costs, and comply with all applicable HOME Program requirements. HOME grantees may use program income for administrative costs – subject to the 10% cap on administrative costs. Program Income must be used prior to drawing down any HOME funds from IDIS. Program Income must be tracked and logged into IDIS. Program Income must be listed and included on the Annual Fiscal Status Report for each open HOME contract. Each grantee is to report on the program income they have received during the calendar year.

Caution: Remember that when HOME Program income is used by for-profit developers or nonprofit housing development corporations for acquisition, construction, or rehabilitation of affordable housing, for either sale or rental, all applicable HOME requirements apply and are required prior to incurring costs to be paid with HOME funds.

This flexibility in maximizing the use of HOME grant funds provides HOME grantees the opportunity to meet additional affordable housing needs of low and very low income persons. However, with this flexibility comes the responsibility to comply with the HOME statutes and regulations governing program income, as well as ongoing reporting and monitoring responsibilities. Statutory and regulatory references governing the use, disbursement and accounting for program income are found in the National Affordable Housing Act of 1990, as amended, in the HOME Program Final Rule of July 24, 2013, and in other regulations such as 24 CFR Part 85 and 84 and OMB Circular A-87. These requirements are defined in the HUD Notice-CPD-97-9, issued September 12, 1997, which is available on the OneCPD Resource Exchange website found at <https://www.onecpd.info/home/home-cpd-notices/>

b. Summary of HOME Program Income Requirements

A brief summary of each of the aspects of the program income requirements follows.

i. Definition of Program Income

HOME Program income is defined in the Definitions section of the HOME Final Rule at 24 CFR 92.2. Program income means gross income the grantee or sub-recipient receives that is directly generated from the use of HOME funds (including HOME program income) and matching contributions. When program income is generated by housing that is only partially assisted with HOME funds or matching funds, the income shall be prorated to reflect the percentage of HOME funds or match used. Following is a list of examples of program income. (This is not an exclusive list):

- Proceeds received from the disposition by sale or long-term lease of real property acquired, rehabilitated, or constructed with HOME funds or matching contributions.
- Gross income received from the use of rental of real property, owned by the grantee or sub-recipient, that was acquired, rehabilitated, or constructed with HOME funds or matching contributions, less costs incidental to generation of the income. (Note: rental income from property owned by entities other than the grantee or sub-recipient does not constitute program income).
- Payments that are received on the principal and interest of loans that are made using HOME funds or matching contributions.
- Proceeds that are received from the sale of loans made with HOME funds or matching contributions.
- Proceeds that are received from the sale of obligations secured by loans made with HOME funds or matching contributions.
- Interest earned on program income pending its disposition.
- Receipt of any other interest or return on the investment that is permitted under 92.205(b) of HOME funds or matching contributions.
- Interest earned on funds in the grantees' or sub-recipients' HOME account.
- Income generated by a project that is funded with program income is also HOME program income. The Final Rule at 24 CFR 92.2 defines HOME funds as funds made available through allocations and reallocations, plus program income.
- Recaptured Funds: Recaptured funds are HOME funds which are recouped by the participating jurisdiction (or sub-recipient, State recipient or CHDO) when HOME assisted homeownership housing does not continue to be the principal residence of the assisted homebuyer for the full affordability period required by 24 CFR 92.254(a)(4). Recaptured funds deposited in the local HOME account (or sub-recipient, State recipient or CHDO account pursuant to the Written Agreement), become part of the HOME funds available for payment of the next program cost. Thus, recaptured funds must be used for eligible HOME activities in accordance with the requirements of the HOME statute and regulations, in the same manner as program income must be used. However, unlike program income, since recaptured funds represent a return of the original HOME

investment, 10% of the recaptured funds may not be used for eligible administrative and planning costs.

- **Repayments:** Repayments are HOME funds which the participating jurisdiction must repay because the funds were invested in a project which was terminated before completion (either voluntarily or involuntarily), or invested in housing which failed to comply with the affordability requirements specified in 24 CFR 92.252 or 92.254. Repayments also include the repayment of project specific CHDO technical assistance, site control and seed money loans pursuant to 24 CFR 92.301, when the participating jurisdiction does not waive loan repayment and the project is terminated before completion.

NOTE: *If a grantee is no longer a grantee when the program income is received by the grantee or sub-recipient, the funds are not subject to the HOME program income requirements, pursuant to 24 CFR 92.503.(a)(2) and must be returned to DCED.*

ii. Accounting for Program Income and Recaptured Funds

Grantees must maintain records that adequately identify the source and application of their HOME funds (including program income) as part of the financial transactions of their HOME program. The records must be consistent with generally accepted accounting principles and the requirements of 24 CFR part 85.20. Grantees must record program income and recaptured funds in IDIS and maintain a separate log outside of IDIS that distinguishes between program income and recaptured funds since recaptured funds are not eligible for administrative and planning costs.

The grantee is required to identify program income by program funding year. The grantee must also be able to identify which projects, including the amount, generated the program income. The grantee must also be able to anticipate program income for the next program year. The grantee's financial management system must be able to track program income receivable (such as the amount and date of principal and interest due on a HOME loan). 24 CFR 92.508 identifies the records that must be maintained.

iii. Interest Earned on HOME Accounts

The grantees' HOME account must be interest bearing. In accordance with 24 CFR 92.502(c)(2), HOME allocation funds drawn from the U. S. Treasury account must be expended for eligible costs within 15 days from the date the funds are drawn down.

iv. Disbursement of Program Income

To comply with 24 CFR 92.502(c)(3), program income deposited into the local HOME account must be used before additional HOME funds are drawn down from the U.S. Treasury. A grantee

may not draw down HOME funds while allowing program income to accumulate in its local HOME account. Available program income must be used to pay the next eligible program cost (or portion thereof).

v. Sub-recipients

In accordance with 24 CFR 92.503(a) (1), a grantee may authorize a sub-recipient to retain program income for additional HOME projects.

As specified on the Written Agreement, any program income on hand, as well as any future program income (accounts receivable), must be returned to the grantee upon expiration of a Written Agreement.

In accordance with 24 CFR 92.504(a), the grantee retains responsibility for HOME activities that are carried out by its sub-recipients. The grantee must account for the source and application of HOME funds that are received by its sub-recipients. The grantee must ensure that its financial management systems meet the requirements of 24 CFR part 85.20 or 24 CFR part 84.21, as applicable, including controls for the receipt and expenditure of program income. The grantee's Written Agreement with its sub-recipients should clearly identify the procedures that are to be followed.

vi. Use of Program Income

Activities that are assisted with HOME program income are treated the same as those that are assisted with the DCED HOME contract allocation. All HOME Program rules and requirements apply. This includes other federal requirements, such as labor standards (12 or more units), environmental, procurement, fair housing and equal opportunity, etc.

For example, all costs that are financed with program income must be HOME eligible. In addition, the amount of assistance the program income provides must be included when determining compliance with the following requirements:

- 24 CFR 92.250(a) concerning the maximum per-unit subsidy amount.
- 24 CFR 92.250(b) concerning subsidy layering, underwriting.
- 24 CFR 92.250 (b)(2) assessment of market demand for affordable housing.
- 24 CFR 92.252(b) concerning additional rent limitations.
- 24 CFR 92.252(e) concerning applicable affordability periods for rental housing.
- 24 CFR 92.254 concerning applicable affordability periods for homeownership housing.
- 24 CFR 92.254 (a)(3) homebuyers must receive housing counseling.

vii. Program Income and Income Targeting

In accordance with 24 CFR 92.216 "Income Targeting: Tenant-based rental assistance and rental units," HOME funds that are made available during a fiscal year must be invested so that not less than 90% of all families receiving rental assistance or occupying rental units are families whose annual incomes do not exceed 60% of the median family income for the area. Program income must be included in calculating whether the income targeting requirement has been met. Program income that is used in combination with HOME allocation funds for the same rental assistance or rental units does not require separate record keeping for the program income investment. For such activities, the income targeting requirement is met for the program income investment to the same extent that it is met for the investment of the fiscal year HOME allocation.

When the grantee or sub-recipient funds a rental assistance activity or activities solely with program income, the following documentation must be provided to show that the income targeting requirements have been met:

- A record of all rental assistance activities that are wholly set-up or committed with program income during a fiscal year.
- Upon completion of these activities, a record of the income of the families that are receiving the rental assistance or occupying the rental units.

Combine this data with the data on families who are assisted with the corresponding fiscal year HOME allocation. The combined total of assisted families is used to determine whether the income targeting requirement has been met for the fiscal year HOME allocation plus program income.

When program income for homeownership activities is used in combination with the HOME grant funds for the same homeownership activity, no separate record keeping for the program income is required. When program income funds an entire activity, the grantee must document that 100% of the program income is used for dwelling units occupied by households that qualify as low income families.

viii. Program income, repayments, and recaptured funds, 24 CFR 92.503.8

a.) Program income.

- 1.) Program income must be used in accordance with the requirements of this part. Program income must be deposited in the participating jurisdiction's HOME Investment Trust Fund local account unless the participating jurisdiction permits the State recipient or sub-recipient to retain the program income for additional HOME projects pursuant to the written agreement required by §92.504.

2.) If the jurisdiction is not a participating jurisdiction when the program income is received, the funds are not subject to the requirements of this part.

3.) Program income derived from consortium activities undertaken by or within a member unit of general local government which thereafter terminates its participation in the consortium continues to be program income of the consortium.

b.) Repayments.

1.) Any HOME funds invested in housing that does not meet the affordability requirements for the period specified in §92.252 or §92.254, as applicable, must be repaid by the participating jurisdiction in accordance with paragraph (b)(3) of this section.

2.) Any HOME funds invested in a project that is terminated before completion, either voluntarily or otherwise, must be repaid by the participating jurisdiction in accordance with paragraph (b)(3) of this section except for repayments of project specific community housing development organization loans which are waived in accordance with §§92.301(a)(3) and 92.301(b)(3).

3.) HUD will instruct the participating jurisdiction to either repay the funds to the HOME Investment Trust Fund Treasury account or the local account. Generally, if the HOME funds were disbursed from the participating jurisdiction's HOME Investment Trust Fund Treasury account, they must be repaid to the Treasury account. If the HOME funds were disbursed from the participating jurisdiction's HOME Investment Trust Fund local account, they must be repaid to the local account. If the jurisdiction is not a participating jurisdiction at the time the repayment is made, the funds must be remitted to HUD, and reallocated in accordance with §92.454.

c.) Recaptures.

1.) HOME funds recaptured in accordance with §92.254(a)(5)(ii) must be used in accordance with the requirements of this part. Recaptured funds must be deposited in the participating jurisdiction's HOME Investment Trust Fund local account unless the participating jurisdiction permits the State recipient, sub-recipient, or community housing development organization to retain the recaptured funds for additional HOME projects pursuant to the written agreement required by §92.504. If the jurisdiction is not a participating jurisdiction when the recaptured funds are received, the funds must be remitted to HUD and reallocated in accordance with §92.454.

ESG –

Costs paid by program income shall count toward meeting the recipient's matching requirements, provided the costs are eligible ESG costs that supplement the recipient's ESG program.

AP 50 Pennsylvania - REGIONAL GRANTEE LISTING

AP 50

AIDSNET
AIDSNET

31 South Commerce Way
Bethlehem, PA 18017

FAMILY HEALTH COUNCIL OF CENTRAL PA, INC.

Family Health Council of Central Pennsylvania, Inc.
3461 Market Street, Suite 200
Camp Hill, PA 17011

NORTH CENTRAL DISTRICT AIDS COALITION

North Central District AIDS Coalition
7930 Nittany Valley Drive
Suite B
Mill Hill, PA 17751

The UNITED WAY OF WYOMING VALLEY

United Way of Wyoming Valley
100 North Pennsylvania Avenue
2nd Floor
Wilkes-Barre, PA 18701

CLARION UNIVERSITY

Clarion University
15870 Route 322
Clarion, PA 16214

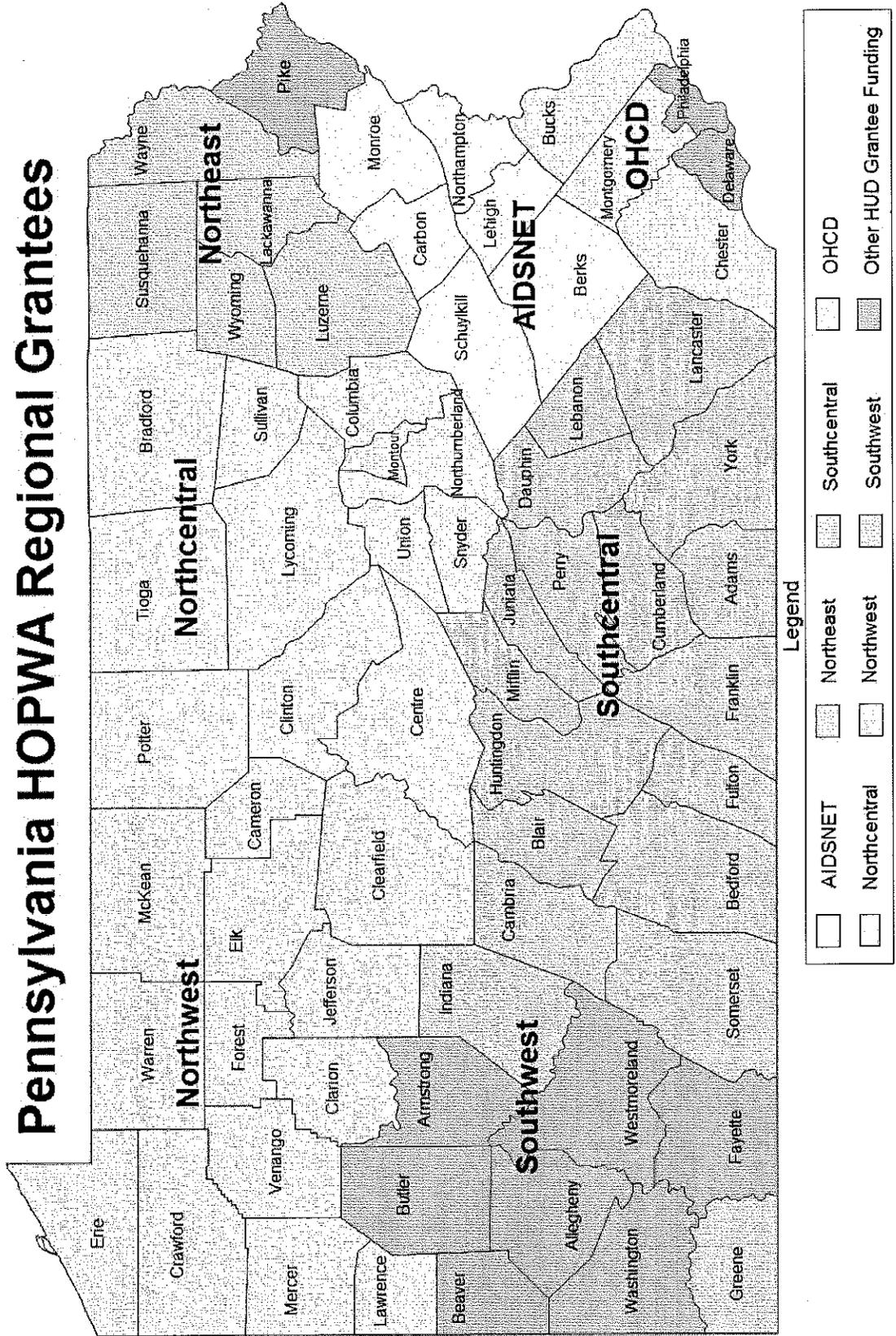
THE JEWISH HEALTHCARE FOUNDATION

The Jewish Healthcare Foundation of Pittsburgh, Inc.
650 Smithfield Street, Suite 2400
Pittsburgh, PA 15222

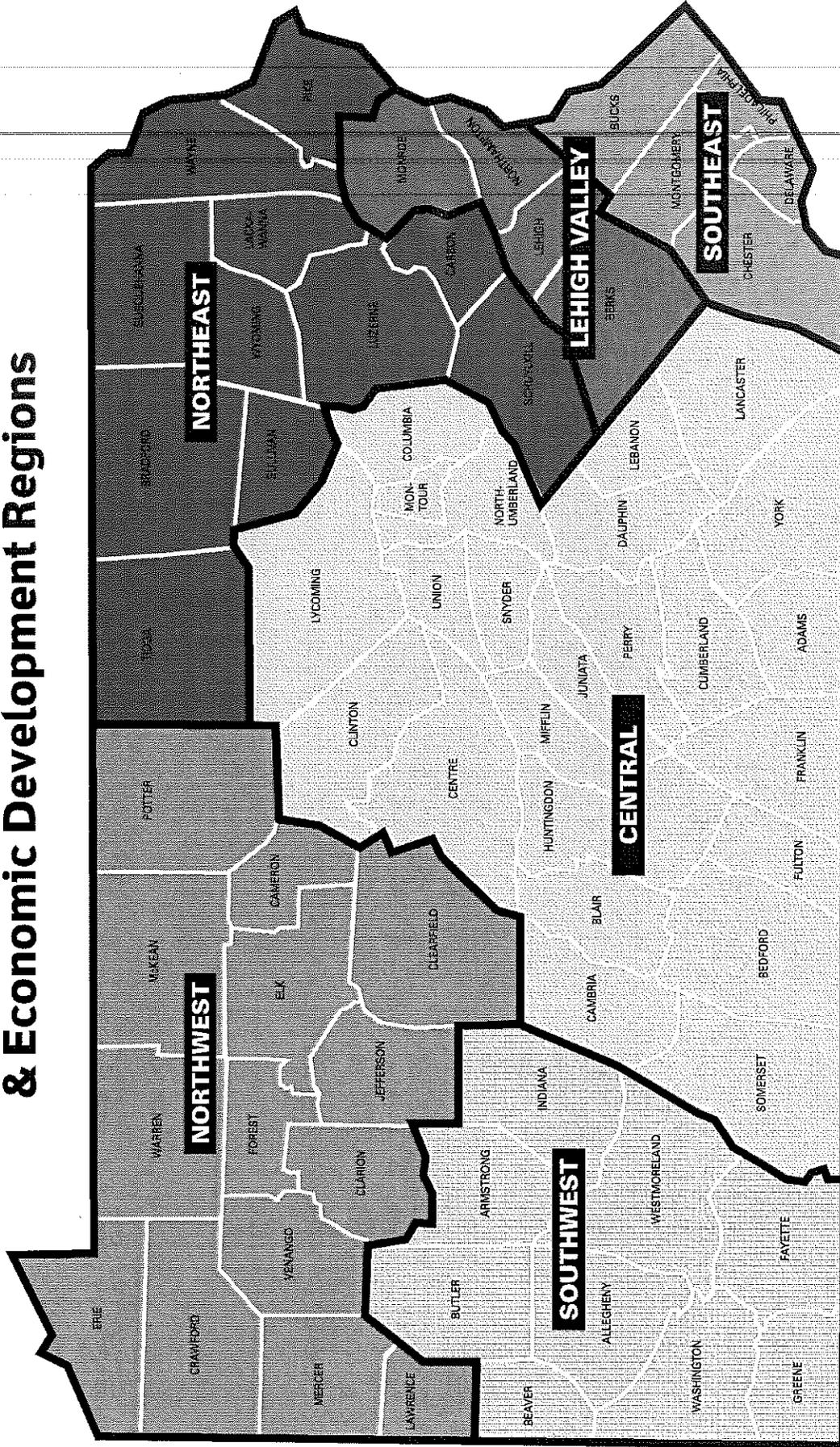
THE OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT

City of Philadelphia
1234 Market Street, Floor 17
Philadelphia, PA 19107

Pennsylvania HOPWA Regional Grantees



Pennsylvania Department of Community & Economic Development Regions



Region	Address	Contact Name	Phone
Northwest (NW)	100 State Street, Suite 205 Erie, PA 16507	Kim Thomas	814.871.4245
Southwest (SW)	301 5th Avenue, Suite 250 Pittsburgh, PA 15222	Johnna Pro	412.565.5098
Central (C)	400 North Street, 4th Fl Commonwealth Keystone Bldg. Harrisburg, PA 17120-0225	Kerry Kirkland	717.720.7300
Southeast (SE)	200 South Broad Street, 11th Fl Philadelphia, PA 19102	Aliyah Furman	215.560.5830
Lehigh Valley (LV)	4530 Bath Pike Bethlehem, PA 18017	Fadia Halma	717.877.8481
Northwest (NE)	409 Lackawanna Avenue Oppenheim Building, 3rd Fl Scranton, PA 18503	Paul Macknosky	570.963.4122

Pennsylvania Housing Trust Fund Allocation Plan

December, 2016

As Administered by the Pennsylvania Housing Finance Agency

Commonwealth of Pennsylvania
Tom Wolf, Governor

Department of Community and Economic Development
Dennis M. Davin, Secretary

Pennsylvania Housing Finance Agency
Brian Hudson, Executive Director

Pennsylvania
DEPARTMENT OF COMMUNITY AND
ECONOMIC DEVELOPMENT

<http://dced.pa.gov>

TABLE OF CONTENTS

I. Grantee Information.....	4
II. Consolidated Plan Requirements.....	4
A. Citizen Participation Plan	4
B. Consolidated Plan Screen(s) Revised	4
III. Strategic Plan Requirements	5
A. Strategic Plan Screen(s) Revised.....	5
IV. Annual Action Plan Requirements	5
A. Annual Action Plan Screen(s) Revised	5
B. HTF Funding Priorities	7
C. Recipient Application Requirements	8
D. Performance Goals and Benchmarks.....	9
V. Other Requirements	9
A. Maximum Per-unit Development Subsidy Amount	9
B. Rehabilitation Standards	9
C. Resale and/or Recapture Provisions	9
D. HTF Affordable Homeownership Limits	10
E. Commonwealth Limited Beneficiaries or Preferences	10
F. Refinancing of Existing Debt.....	10
VI. Grantee Certifications.....	10

VII. Required Forms 11

VIII. Appendices..... 11

 Maximum Per Unit Subsidy Amount 11

 Rehabilitation Standards..... 11

I. GRANTEE INFORMATION

Commonwealth:

FY 2016 HTF Allocation Amount:

Pennsylvania

\$3,868,768

II. CONSOLIDATED PLAN REQUIREMENT

A. Citizen Participation Plan

The consolidated plan regulation at § 91.115 requires the Commonwealth to include HTF in its citizen participation plan. Essentially, before adopting a consolidated plan, the Commonwealth is required to adopt a citizen participation plan that describes the process for providing and encouraging citizens to participate in the development of the consolidated plan, the amendments to the consolidated plan and the performance report (CAPER). For the purposes of HTF, the Commonwealth is required to make the following information available to the public:

- the amount of HTF assistance the Commonwealth expects to receive,
- the range of activities the Commonwealth may undertake, including the estimated amount that will benefit extremely low-income households, and
- the Commonwealth's plans to minimize displacement of persons and to assist any persons displaced.

Pennsylvania Bulletin Notice Published:

PHAC meeting Notice – March 5, 2016

Draft Availability of Action Plan Notice – March 12, 2016

2nd Public Hearing Notice for Action Plan – March 12, 2016

Draft Availability of Substantial Amendment on the HTF specifications Notice -
May 22, 2016

Citizen Participation Notice:

CD & H Alert-PHAC Meeting Notice – February 25, 2016

CD & H Alert- Availability of Draft Action Plan and Public Hearing – March 17, 2016

CD & H Alert – Availability of Draft Substantial Amendment and Public Hearing –
May 25, 2016

Citizen Comment Period:

Original Action Plan submission (including HTF) – March 12, 2016 – April 12, 2016

Specific HTF Amendment - May 23, 2016 to June 21, 2016

Public Hearing:

PHAC meeting – March 7, 2016

2nd Public Hearing for the 2016 Action Plan – April 6, 2016

Specific HTF Amendment - June 9, 2016

B. Consolidated Plan Screen(s) Revised

The following screen(s) in the eCon Planning Suite consolidated plan template in IDIS have been revised to include HTF.

- ✓ **ES-05 / AP-05 Executive Summary:** § 91.320(b)- The Executive Summary includes seven narratives: (1) Introduction; (2) Summary of Objectives and Outcomes; (3) Evaluation of Past Performance; (4) Summary of the Citizen Participation and Consultation Process; (5) Summary of Public Comments; (6) Summary of Comments Not Accepted; (7) Summary.
- ✓ **PR-15 Citizen Participation:** § 91.115 and § 91.300(c)- revised this screen to provide a summary of the citizen participation efforts made for HTF, including efforts to broaden public participation, a summary of citizen comments or views on the plan, and a written explanation of comments not accepted and the reasons why these comments were not accepted.

III. STRATEGIC PLAN REQUIREMENTS

The Commonwealth has amended the affordable housing section of the strategic plan to include specific objectives that describe proposed accomplishments the Commonwealth hopes to achieve and has specified the number of extremely low-income families to which the Commonwealth will provide affordable housing to (homeownership- § 93.302; rental- § 93.304) over a specific period of time.

A. Strategic Plan Screen(s) Revised

In addition to updating the affordable housing section of the strategic plan, the following screens in the eCon Planning Suite consolidated plan template in IDIS have been revised to include HTF.

- ✓ **SP-10 Geographic Priorities:** § 91.315(a)(1) - revised this screen to discuss how investments are allocated geographically.
- ✓ **SP-25 Priority Needs:** § 91.315(a)(2) - revised this screen to indicate the general priorities for allocating investment of available resources among different needs.
- ✓ **SP-30 Influence of Market Conditions:** § 93.315(b) - revised this screen to describe how the characteristics of the housing market influenced the Commonwealth's decisions regarding allocation priorities among the types of housing assistance.
- ✓ **SP-35 Anticipated Resources:** § 91.315(a)(4); § 91.320(c)(1) and (2) - revised this screen to identify the federal, Commonwealth, local, and private resources expected to be available to the Commonwealth to address priority needs and specific objectives identified in the strategic plan.

- ✓ **SP-45 Goals:** § 91.315(a)(4) and § 91.315 (b)(2) - revised this screen to summarize the Commonwealth's priorities and the specific goals it intends to initiate and/or complete within the term of the strategic plan.

VI. ANNUAL ACTION PLAN REQUIREMENTS

The Commonwealth has included HTF in its annual action plan and has amended the original submission to include HTF information as required in § 93.320(k)(5). The action plan includes an HTF allocation plan that describes the distribution of HTF funds, and establishes the application requirements and selection criteria of applications submitted by eligible recipients that meet the Commonwealth's priority housing needs.

A. Annual Action Plan Screen(s) Revised

The following screens in the eCon Planning Suite consolidated plan template in IDIS must be revised to include HTF.

- ✓ **AP-15 Expected Resources:** § 91.320(c)(1) and (2) - this screen has been revised to provide a concise summary of the federal resources expected to be available.
- ✓ **AP-20 Annual Goals and Objectives:** § 91.320(c)(3) and (e)- this screen has been revised to summarize the specific goals the Commonwealth intends to initiate and/or complete within the term of the program year.
- ✓ **AP-25 Allocation Priorities:** § 91.320(d)- this screen has been revised to describe the reasons for the Commonwealth's allocation priorities and how the proposed distribution of funds will address the priority needs and goals of the strategic plan.
- ✓ **AP-30 Method of Distribution:** § 91.320(d) and (k5)- this screen has been revised to include a description of its method(s) for distribution for the "Other - Housing Trust Fund".
- ✓ **AP-50 Geographic Distribution:** § 91.320(f)- this screen has been revised to describe the geographic areas of the Commonwealth in which it will direct assistance during the ensuing program year and provide rationale for its priorities in allocating investment geographically.
- ✓ **AP-55 Affordable Housing:** § 91.320(g)- this screen has been revised to specify goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing within the program year.
- ✓ **AP-65 Homeless and Other Special Needs Activities:** § 91.320(h)- this screen has been revised to describe how HTF will help to address the Commonwealth's one-year goals and actions for reducing and ending homelessness, if applicable.
- ✓ **AP-75 Barriers to Affordable Housing:** § 91.320(i)- this screen has been revised to describe how HTF will help with any actions the Commonwealth will take during the next year to reduce barriers to affordable housing, if applicable.
- ✓ **AP-85 Other Actions:** § 91.320(j)- this screen has been revised to describe how HTF will help

with any actions the Commonwealth will take during the next year to carry out the following strategies outlined in the consolidated plan:

- Foster and maintain affordable housing;
- Evaluate and reduce lead-based paint hazards;
- Reduce the number of poverty-level families;
- Develop institutional structure; and
- Enhance coordination.

In addition, the Commonwealth must identify obstacles to meeting underserved needs and propose actions to overcome those obstacles using HTF funds, if applicable.

B. HTF Funding Priorities – § 91.320 (k)(5)(i)

The Commonwealth is responsible for distributing HTF funds throughout the Commonwealth according to its housing priority needs. In addition to revising the **AP- 30 Method of Distribution** screen in IDIS, the Commonwealth must respond to the following questions:

1. *Will the Commonwealth distribute HTF funds through grants to sub-grantees? If yes, describe the method for distributing HTF funds through grants to sub-grantees and how the Commonwealth will make those funds available to units of general local governments. If no, state N/A.*

N/A, through the Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (Act 105 of 2010) (PHARE) , the Commonwealth of Pennsylvania has identified the Pennsylvania Housing Finance Agency, as its administrator for the NHTF. PHFA will not fund sub-grantees.

2. *Will the Commonwealth distribute HTF funds by selecting applications submitted by eligible recipients? If yes, describe the eligibility requirements for applicants as defined in § 93.2- definition of recipient. If no, state N/A.*

Yes, PHFA will utilize the same process for applicant selection as they have developed for their Low Income Tax Credit program which may be found in the attached Tax Credit Allocation Plan, made part of this plan. HTF funds will only be awarded to projects that meet the guidelines and receive low income housing tax credits. Additionally, developments must meet the site and neighborhood standards set forth 24 CFR 93.150.

Furthermore, Applicants must meet the Eligibility and Threshold Criteria set forth in the Tax Credit Allocation Plan which include, but are not limited to, limited displacement of low income residents, commitment to service low income residents for a period of not less than 30 years, Applicant financial capacity to complete the development, provision of specific project amenities such as community rooms, laundry facilities and management offices, Visibility, accessibility requirements and Fair Housing Act design standards and energy efficiency goals.

Additionally, Applicants must meet and all requirements set forth in 24 CFR 93.2 to be eligible for funding under the HTF Program. Developments must also meet the property standards set forth in the

Tax Credit Allocation Plan and in 24 CFR 93.301.

Qualified developments must be affordable to tenants whose incomes do not exceed the federal poverty line or whose annual income do not exceed 30% of the median area income for the area, as determined by HUD with adjustment for bedroom size.

Selected developments must follow tenant protection and selection procedures set forth in 24 CFR 93.303.

3. *Will the Commonwealth distribute HTF funds by selecting applications submitted by eligible recipients? If yes, describe all the criteria that will be used to select applications and the relative importance of these criteria. At a minimum, as required in § 91.320(k)(5)(i), the selection criteria must include:*

HTF funding decisions will be made based on the following criteria, in order of importance:

- a Applicant's ability to enter into a commitment for HTF funds and to undertake eligible activities in a timely manner.

PHFA will select applicants submitted by eligible recipients as set forth in the Tax Credit Allocation Plan, made part of this plan and 24 CFR 93.2. Recipients will be evaluated and must demonstrate the following:

- 1) make acceptable assurances that it will comply with the requirements of the HTF program during the entire period that begins upon award of HTF funds and ends at the conclusion of all HTF funded activities;
- 2) demonstrate the capacity to undertake, comply and manage the eligible activity;
- 3) demonstrate familiarity with Federal, State or local affordable housing programs that may be used in conjunction with HTF funds;
- 4) demonstrate experience and capacity to conduct the HTF activity as evidenced by its ability to own, construct, or rehabilitate, and manage and operate an affordable multifamily rental housing development and;
- 5) the extent to which the application makes use of non-federal funding sources..

All projects will be reviewed to determine their ability to proceed. This review includes environmental clearances, local zoning process review, identification and commitment of all necessary financing to support the development budget, corporate authorization and formal action by governmental authorities. PHFA will determine ability to proceed and will prioritize funding for applicants who demonstrate commitments and financial feasibility and a timeframe consistent with timely completion of the development and which meet HTF commitment and expenditure deadlines.

- b. Geographic distribution for HTF funds throughout the Commonwealth in urban, suburban and rural communities.

To the greatest extent feasible, the Agency will allocate resources in the following manner: 50% to urban communities and 50% to suburban/rural communities (as defined in the Tax Credit Allocation Plan)

- c. The extent to which the project has Federal, State, or local project-based rental assistance so rents are affordable to extremely low income families.

All developments will be evaluated based on the commitment of project based rental housing assistance as part of the overall funding. Projects will be evaluated for committed resources in the form of internal rent subsidy funding to support developments housing extremely low income tenants and other programs designed to provide direct assistance to targeted income eligible households.

- d. The merits of the application should meet the Commonwealth's specific housing needs such as those that target supportive housing, senior housing for persons age 62 and above with services, preservation of existing housing, developments which demonstrate community impact and developments in areas of opportunities .
- e. The duration of the unit's affordability period as further set forth herein.

Projects supported with HTF funds will be required to enter into restrictive covenant agreements pledging to maintain the units assisted in the program for a 30 year period from the date the units are placed in service. This restrictive covenant agreement will be recorded in the real estate records of the county where the property is located. PHFA will monitor the projects for compliance through the affordability period.

C. Recipient Application Requirements - § 91.320(k)(5)(9)(ii)

- 1. Will the Commonwealth require that all recipient applications contain a description of the eligible activities to be conducted with HTF funds as required in § 93.200- Eligible activities?

Yes No

2. Will the Commonwealth require that each eligible recipient certify that housing assisted with HTF funds will comply with HTF requirements?

Yes No

D. Performance Goals and Benchmarks- § 91.320(k)(5)(iii)

The plan must include performance goals and benchmarks against which the Commonwealth will measure its progress, consistent with the Commonwealth's goals established at § 91.315(b)(2).

V. OTHER REQUIREMENTS

A. Maximum Per-unit Development Subsidy Amount - § 91.320(k)(5) and § 93.300(a)

PHFA has evaluated current costs of affordable housing units and local market conditions throughout the Commonwealth for the purpose of providing HTF resources and the maximum per unit development award is aligned with Pennsylvania's HOME program limits based on unit type. Therefore, the maximum per unit HTF subsidy will be:

0 BR	1BR	2BR	3BR	4BR
\$140,107	\$160,615	\$195,305	\$252,662	\$277,344

In 2016, PHFA anticipates providing HTF funds to approximately four developments projects or assisting 25 rental housing units among several properties throughout the Commonwealth based upon applications received and availability of resources.

B. Rehabilitation Standards - § 91.320(k)(5)(iv) and § 93.301(b)

Eligible activities and project costs for new construction, substantial rehabilitation and preservation of qualified rental housing projects are set forth in §93.200, §93.201 and §93.301 and shall be consistent with the activities, costs and standards set forth in the 2016 PHFA Multifamily Program Guidelines with specific sections applicable to HTF awards attached as Appendix B which specifically set forth applicable building codes, health and safety deficiency correction protocols, disaster mitigation requirements and Uniform Physical Condition Standards. PHFA's construction standards for new construction and rehabilitation developments are also available at www.phfa.org/mhp/technicalservices.

Furthermore, Applications must specify the eligible activities to which HTF funds will be allocated which may include costs related to wiring the property for broadband infrastructure (re: HUD proposed rule dated May 18, 2016). Additionally, for rehabilitation developments, the useful life of systems must be determined through a capital needs assessment that determines the work to be performed and identifies the long-term physical needs of the project. If the remaining useful life of one or more major system is less than the 30 year period of affordability, the systems(s) must be either included in the scope of work or a replacement reserve must be established and monthly deposits made to the reserve account to adequately repair or replace the systems as needed. Specific guidance on PHFA's capital needs assessment requirements can be found at:

http://www.phfa.org/forms/multifamily_application_guidelines/submission/tab_34/2016_34_physcl_cptl_nds.pdf.

C. Resale and/or Recapture Provisions - § 91.320(k)(5)(v) and § 93.304(f)

If the Commonwealth intends to use HTF funds to assist first-time homebuyers, it must set forth the guidelines for resale or recapture and obtain HUD specific, written approval, as required in § 93.304(f).

- ✓ **The Commonwealth will not use HTF funds to assist first-time homebuyers.**

D. HTF Affordable Homeownership Limits - §91.320(k)(5)(vi) and §93.305

HTF funds may only be invested for the provision of modest housing for homeownership. This means the housing has a purchase price for the type of single family housing that does not exceed 95 percent of the median purchase price for the area for newly constructed or standard housing. If the Commonwealth plans to use HTF funds for homebuyer assistance, and does not use the HTF affordable homeownership limits established by HUD, it must determine 95 percent of the median purchase price for single family housing for designated areas across the Commonwealth.

- ✓ **The Commonwealth will not use HTF funds for homeownership housing.**

E. Commonwealth Limited Beneficiaries or Preferences - § 91.320(k)(5)(vii)

The Commonwealth may limit beneficiaries and/or give preferences to the following segments of the extremely low-income population. The groups listed have also been identified in the 2014-2018 Consolidated Plan and Action Plan. The Commonwealth of Pennsylvania, under the HTF program, has established preferences for certain types of developments, consistent with needs identified in the Consolidated Plan needs assessment and housing market analysis as well as PHFA's QAP Tax Credit Plan. These limited beneficiaries/preferences include, housing for seniors (ages 62 and over), and supportive housing for persons who are homeless and non-homeless households that require supportive services, including those with mental, physical, sensory, or developmental disabilities; persons with substance abuse disorders; and persons diagnosed with HIV/AIDs and related diseases.. Any activity funded with HTF funding must not violate non-discrimination requirements at § 93.350 and the Commonwealth must not limit or give preferences to students, who qualify for assistance. Owners of rental housing assisted with HTF funds may only limit project eligibility or give preference to a particular segment of the population if it is permitted in the written agreement for the project and is consistent with one of the limitation/preferences identified above (in accordance with § 93.303(d)(3)).

- ✓ **The Commonwealth will limit beneficiaries and/or give preferences to the segments of the extremely low-income population** as stated above. The HTF criteria stated above, will be the basis for awards of HTF funds and will be consistent with §93.303.

F. Refinancing of Existing Debt - § 91.320(k)(5)(viii) and § 93.201(b)

If the Commonwealth will use HTF funds for refinancing of existing debt, it must establish refinancing guidelines and include them in its consolidated plan. The Commonwealth's refinancing guidelines must describe the conditions under which it will refinance existing debt. At a minimum, the guidelines must demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and

refinancing. Refinancing of existing debt is only eligible if it is necessary to reduce the overall housing costs and to make the housing more affordable.

- ✓ **The Commonwealth will not use HTF to refinance existing debt.**

VI. GRANTEE CERTIFICATIONS

In addition to submitting an HTF allocation plan, the Commonwealth must submit all the required certifications identified at § 91.225 (for new action plans). If the Commonwealth is amending the action plan to include HTF, it must resubmit the following certification to include HTF:

- ✓ Consistency with plan-

VII. REQUIRED FORMS

In addition to submitting an HTF allocation plan, the Commonwealth must submit and/or complete the following standard forms for its HTF program.

- ✓ Standard form- 424: [Application for Federal Assistance](#) (§ 91.320(a))
- ✓ Standard form- 1199 A : [Direct Deposit Sign up Form](#) - Will be submitted by PHFA directly to HUD as directed in HUD Exchange Notice.

VIII. APPENDICES

A. PHFA TAX CREDIT ALLOCATION PLAN

B. NEW CONSTRUCTION AND REHABILITATION STANDARDS FOR TAX CREDIT/HTF PROJECTS

Appendix A

PENNSYLVANIA HOUSING FINANCE AGENCY ALLOCATION PLAN FOR YEAR 2016 LOW INCOME HOUSING TAX CREDIT PROGRAM

PROCESSING OVERVIEW AND PROCEDURES FOR 2016

The Pennsylvania Housing Finance Agency (the "Agency") administers the Federal Low Income Housing Tax Credit Program ("Tax Credit Program") in the Commonwealth of Pennsylvania. Pursuant to federal law governing the Tax Credit Program, each year, the Agency adopts a plan (the "Allocation Plan") outlining the allocation priorities and procedures to be followed in distributing Federal Low Income Housing Tax Credits ("Tax Credits") based on the housing needs of the Commonwealth. Adoption of the Allocation Plan requires approval by the Governor after a public hearing.

The Agency intends to review the Applications for Tax Credits ("Applications") it receives and to select among the Applicants based on the selection ranking criteria, with **priority given to projects which fill an object need or which best demonstrate an ability to move forward**. The Selection Criteria has been amended to reflect specific needs and market conditions which may differ based on type of property, targeted populations and housing needs.

The Agency may issue supplemental policy and guideline announcements affecting this Allocation Plan. Please refer to the Agency's website at www.phfa.org.

SUBMISSION REQUIREMENTS

All information submitted by the Applicant or requested by the Agency in the review of the Application is the sole property of the Agency and may be made public. The Agency's processing procedures, fee schedules and limitations, and current rent and income limits are set forth in the Agency's 2016 Multifamily Housing Application Package and 2016 Multifamily Housing Program Guidelines (the "2016 Guidelines"), which will be available on the Agency's website at www.phfa.org, and may be amended from time to time. It is the Applicant's responsibility to be familiar and compliant with all Tax Credit Program requirements, the regulations, and the Internal Revenue Code (the "Code"), in effect both now and in the future, as applicable to any Application in this Program.

For a development to be considered for a reservation of Tax Credits, the entire Application package, including all exhibits, must be received by the Agency no later than **3:00 p.m. on March 4, 2016 (or such other deadline as may be established by the Agency on its website)**. Applications not received by the closing date of the submission cycle will not be considered (except that the Agency may provide supplemental allocations to qualified projects at any time). **In advance of submitting the entire Application package on March 4, 2016, Applicants must submit an Intent to Submit a Tax Credit Application - Fact Sheet (see 2016 Guidelines for form) and Development Synopsis on or before January 8, 2016.** This submission is a mandatory requirement for the 2016 Tax Credit Program. The Agency will evaluate the Applications based upon the requirements set forth herein and may request additional information from Applicants at any time during the processing of an Application in its discretion. Applications for additional Tax Credits will be accepted at any time awarded on a first-come, first-served basis to feasible Applications until the Additional Tax Credit Set-Aside is depleted.

The entity(ies) identified as an Applicant(s) in the Application must have a general partner interest in the final ownership entity of the development. The Applicant(s) must be actively involved in both the development

and ongoing control and management of the development as evidenced in the partnership agreement governing the ownership entity for the development Applications. Sale, transfer or assignment of an Applicant's interest in the proposed Tax Credit development is prohibited while the Application is pending. For 2016, the Agency may impose a limit of no more than six (6) total per year per entity serving as a general partner, either solely or as a co-general partner, or four (4) Applications per Pool (as further described herein) excluding Applications for Additional Tax Credits. Depending on application volume, the Agency may limit the number or size of awards per developer. Furthermore, the Agency may require an Applicant to submit in a subsequent year any proposed development which is part of a previously approved multiple phase project that has not yet proceeded to a closing. After reservation of Tax Credits, any such transfers, sales and assignments prior to placement in service and issuance of an IRS Form 8609 require prior written approval by Agency staff and may require submission of a new Application, additional processing fees and/or may result in recapture of Tax Credits by the Agency.

The Application package submitted for review must include all of the information in the order set forth in the Application Checklist. **Any material deficiency in the Application or omission from the mandatory submissions set forth in the Application Checklist may result in immediate rejection.** In addition, the Application must meet program eligibility requirements set forth in the Code. Applications and required exhibits may not be submitted via fax or email to the Agency. Any Application which does not contain sufficient information to be reviewed will be returned. The Agency reserves the right to reject or return any Application at any time during the Application processing period.

Any Application, once received by the Agency, may not be altered, amended or modified except as approved by staff during underwriting and program review or except for developments participating in an Agency financing program, which may undergo subsequent substitute processing and ranking by the Agency. Applications will be ranked based only upon the information contained in the Application package. Agency staff will review the development's construction costs, fees, sources of funds, operating income and expenses to determine the development's financial feasibility and long term viability. The Agency may review local and/or state analysis of impediments to fair housing prepared in connection with federal funding programs and **may prioritize Applications which evidence opportunities to affirmatively further fair housing.** Applications that meet all threshold requirements, need and marketability and are financially feasible and viable will then be ranked according to the Selection Criteria. Applications that do not meet threshold requirements, are financially infeasible, do not demonstrate long term viability, or which exceed the maximum number of Applications per Applicant may be returned at any time. The Agency also reserves the right, in its sole discretion, to reject any Application in the event that the costs or fees associated with the proposed development are deemed to be excessive or unreasonable. Additionally, the Agency may discontinue processing any Application if the Agency determines in its sole discretion that the development will not be able to receive a reservation of Tax Credits due to the oversubscription of Tax Credits in any Set-Aside, Pool or Preference.

Upon review of the Application, Agency staff may, but is under no obligation to, advise the Applicant of incongruities, discrepancies or incomplete items and may allow the Applicant to clarify or supplement the original submission. Such requests will be made in writing to the Applicant and response will be required within the timeframe set forth therein, which will generally be no later than five business days from notification by staff. Applicants are urged to review their original Applications carefully prior to submission to the Agency. Corrections allowed during the staff review process will neither include replacement, substitution or amendment of material items used by staff in the ranking of an Application nor remedy the scoring of an Application as an incomplete submission. See the 2016 Guidelines for additional guidance and information about processing Applications.

Notwithstanding the above, Agency staff may take any actions deemed necessary by the Agency to process Applications and administer this program, which may include modifying and adjusting any allocation as it deems necessary to promote housing goals including its goal of creating and enhancing housing choices in areas of opportunity (maximizing leveraging of available program resources, and encouraging geographic distribution), and to respond to specific market needs and/or program objectives.

Furthermore, Agency staff is specifically instructed and authorized to make *de minimis* adjustment to any Application in processing, at any time as deemed appropriate and necessary, to carry out the housing goals of the Agency. (For these purposes, *de minimis* means an adjustment of approximately 5% of the conditional reservation or allocation.)

APPLICATION ELIGIBILITY CRITERIA

In order to be considered for a conditional reservation of Tax Credits, all Applicants must submit an Application. The Agency will not accept or process requests for Tax Credits without the submission of an Application, and will only process Applications meeting all of the following eligibility criteria. Failure to meet any of these eligibility criteria may result in rejection of the Application.

1. Agency staff will review the Tax Credit Program compliance history and performance of the Applicant (or any related entity or material participant) and the management agent of the proposed development. The Applicant must certify that it is in compliance with all Tax Credit Program requirements for each Tax Credit development in which it has a material ownership interest. If the Applicant (or any related entity) or management agent of the proposed development is currently involved in a Tax Credit development that has been reported to the Internal Revenue Service ("IRS") as being out of compliance with any Agency program requirement (or has an outstanding Restrictive Covenant Agreement violation) and said noncompliance has not been brought back into compliance prior to the submission of the Application, the Application may be rejected at any time prior to reservation of Tax Credits. In the alternative (or in addition, as determined by the Agency), attendance and satisfactory completion of an Agency-approved course in the compliance requirements of the Tax Credit Program may be required. The Agency will determine whether a compliance issue is of a material or nonmaterial nature and whether it is of a recurring nature based on the facts and circumstances. Note that while any material compliance issue may result in rejection of an Application, nonmaterial noncompliance issues may result in the adjustment of points during the ranking process. The Agency may reject any Application from an Applicant who fails to submit and maintain timely unit and project information on the Agency's interactive database ("PA Housing Search").
2. If the Applicant (or any related entity or material participant) is involved or has been involved in an Agency funded development that is delinquent in payments to the Agency or has materially defaulted on any of its obligations to the Agency or has misrepresented any material information on a previous application, the Agency may reject the Application.
3. Applications may be returned if the Applicant (or any related entity or material participant) has failed to meet any established program deadline date which resulted in loss or recapture of Tax Credits or potential loss of other financial assistance or funding resources.
4. Applicants (or any related entities or material participants) who have unpaid fees due to the Agency or with outstanding state tax liability may be ineligible to participate in the Tax Credit Program.
5. Developments that have resulted from or will result in the permanent displacement of low income residents will be ineligible for Tax Credit Program participation unless the Applicant provides evidence satisfactory to the Agency that an appropriate relocation plan has been developed. Furthermore, to the greatest extent feasible, all existing low income residents must be offered their choice to either be temporarily relocated until such time, upon completion of the development, as they are able to return to an appropriately sized affordable unit in the development, or receive relocation benefits. Applicants are required to document the efficacy of notice given to residents to the satisfaction of the Agency.
6. Applications for Acquisition Tax Credits will not be accepted for any existing occupied Tax Credit development during its initial compliance period unless the initial compliance period will have expired

prior to the end of 2016 and the property meets all other Acquisition Tax Credit rules.

7. Applicant must provide evidence satisfactory to the Agency of its financial and organizational capacity to ensure the completion of the development in accordance with the requirements of the Code. The Agency will consider the total cost and number of projects owned or managed by the Applicant in making this determination. Additionally, the Agency reserves the right to review supporting documentation, including annual audited financial statements, to evaluate the Applicant's financial capacity.
8. Applications for 2016 Tax Credits must demonstrate a commitment to serve low income residents for a period of not less than 30 years or, in the alternative, offer homeownership opportunities to qualified residents after the initial 15 year compliance period. For the commitment to serve low income residents for a period of not less than 30 years, Applicant will certify this commitment in the Application and the Restrictive Covenant Agreement will contain a provision waiving any right to petition the Agency to terminate the extended use term (as described in the Code). If the alternative of homeownership opportunities is selected, proposals must present a financially viable homeownership program for residents who inhabit the units during the compliance period. The program must incorporate an exit strategy, homeownership counseling and a minimum amount of funds (not less than \$1,000 per unit) set aside by the developer to assist the residents with the purchase. This amount may not be included in the project budget. The only types of units eligible for consideration are townhouse and single family attached and detached structures. The Agency may approve other unit types conducive for these purposes if structured as cooperative or condominium ownership. The Applicant will certify this commitment in the Application and the Restrictive Covenant Agreement will contain provisions ensuring enforcement of the related covenants by affected qualified residents. Should the units not be converted to homeownership, the Restrictive Covenant Agreement will contain a provision waiving any right to petition the Agency to terminate the extended use term for all units remaining as rental units. A certification from the design architect verifying the units are townhouse or single family attached or detached structures (or otherwise appropriate for homeownership by tenants as determined by the Agency) will be required as part of the Application.
9. The development team must have sufficient experience, as determined in the sole discretion of the Agency, to effectively own, design, construct, manage and operate a Tax Credit development. The development team members include the Applicant, architect, general contractor, attorney, and the management agent. As appropriate, the experience of a housing consultant (including their ability to secure equity investment) or a housing management consultant may be considered in lieu of the Applicant or management agent, respectively.

In addition to the above threshold eligibility criteria, the Agency reserves the right to take any action it deems appropriate if the Applicant (or any related entity), proposed management agent, or other material participant has been found to be in violation of fair housing, housing accessibility or nondiscrimination laws or has been found to discriminate against Section 8 voucher and certificate holders or recipients of any state or local tenant or project based rental assistance, and such violation or discriminatory actions have not been remedied to the satisfaction of the governmental agency or entity with jurisdiction. The Agency specifically reserves the right to take any appropriate action and to deny any future Tax Credit Application from any Applicant (or related entity) who evicts or terminates the tenancy of low income residents, except for good cause, throughout the entire project compliance period (including the extended use period) applicable to any existing Tax Credit development. Such action may include rejection of the Application, termination of processing, recapture of Tax Credits (if an IRS Form 8609 has not been issued) or, if applicable, issuance of an IRS Form 8823 or notification to the appropriate governmental authorities. As evidence of such finding of violation, the Agency may rely upon its own investigations or may rely upon any order of a court with jurisdiction or upon notice of such a finding from any federal or state agency with investigative or regulatory jurisdiction regarding the subject matter, such as the Internal Revenue Service, U.S. Department of Justice, U.S. Department of Treasury, U.S. Department of Housing and Urban Development, Pennsylvania Human Relations Commission or Pennsylvania Office of Attorney General or may make a determination based upon the failure to report or affirmatively disclose information to the Agency.

“Material participant” for purpose of this section includes any entity who by written agreement may significantly affect, in the opinion of the Agency, the development or operation of the property. Such written agreement may include ground leases, operating subsidiaries, partnership agreements, management contracts or operating regulatory agreements.

10. Applications must demonstrate that the housing needs of local public housing waiting lists have been met. Applicants may meet this requirement by providing either: (1) a current letter from the local public housing authority stating how the development is specifically meeting the housing needs of residents on the public housing waiting list; (2) a copy of the comprehensive plan outlining the current local public housing authority waiting list and evidence that the development will meet such resident needs; or (3) evidence of receipt of mailing to the local public housing authority prior to the date of the Tax Credit Application a letter which evidences the commitment of the developer to work cooperatively to meet the needs of persons on the local public housing waiting list.
11. Applications must include evidence, satisfactory to the Agency, that an equity investor has been secured for the development at a market pay-in value.

SET-ASIDES, POOLS AND PREFERENCES

In Year 2016, the Agency will provide Tax Credits through several Set-Asides, Pools and Preferences. An outline of these Set-Asides is provided below. Should additional Tax Credits become available for whatever reason at any time in 2016, the Agency will not issue an amendment to this Allocation Plan but will instead make allocations of such additional Tax Credits based upon priorities and preferences set forth in this Allocation Plan as it deems appropriate. The amounts available in each Set-Aside may be adjusted by the Agency to ensure adequate and appropriate funding of the Applicants meeting the Program criteria.

Set-Aside Percentages

<u>Set-Asides</u>	<u>Percentage of Tax Credits to be Allocated</u>
Geographic Set-Aside	
Urban Pool*	47.50%
Suburban/Rural Pool	47.50%
Additional Tax Credits	5.00%
Total	100.00%

* See “Exhibit Urban Areas” for complete list of the applicable municipalities. Fifty percent (50%) of this amount will initially be set aside to fund developments located in municipalities other than Philadelphia.

The Agency has established preferences for certain types of developments in each Pool which include general occupancy, senior occupancy (ages 62 and over), properties furthering the preservation of affordable housing, applications for supportive housing, community revitalization developments, areas of opportunity and Strategic Investment developments (as more fully described herein). **The Agency may also provide a preference to developments using Commonwealth-sponsored pilot programs, developments providing employment opportunities for property or community residents, developments or Applicants evidencing meaningful participation in Section 811 program or meeting specific market needs or Agency housing goals.**

Preferences for certain types of housing have been established as minimum goals by the Agency in meeting certain housing needs of the Commonwealth. Applicants may be considered in more than one category and will have been deemed to have met both for purposes of meeting the stated housing goals. Due to the limited

amount of 2016 Tax Credits which may be available, these minimum goals may be adjusted or modified accordingly. Applicants meeting more than one of these categories may be advantaged during the ranking/scoring process.

1. General Occupancy - The Agency will reserve Tax Credits to, at a minimum, three (3) general occupancy properties in each Pool.
2. Senior Occupancy 62+ with Services - The Agency will reserve Tax Credits to, at a minimum, two (2) senior occupancy developments targeting persons 62 years of age and above in each Pool. Eligibility for this preference will require demonstration that services will be provided to residents to enable them to continue to live independently.
3. Preservation Developments – The Agency will reserve Tax Credits to, at a minimum, three (3) preservation properties in each Pool. To be considered eligible for this preference, existing affordable properties should demonstrate that Tax Credits are necessary to extend the long term affordability and habitability of the development or that there is a likelihood of conversion to market rate housing (which must be supported by a current market study in a form and substance acceptable to the Agency). The Agency will conduct a comprehensive site visit on all preservation properties and will review the capital needs assessment, occupancy and financial reports and supplemental information to identify those properties which demonstrate the greatest need of preservation.
4. Supportive Housing – The Agency will reserve Tax Credits to, at a minimum, two (2) developments in each Pool which promote supportive housing opportunities to targeted populations including persons who are homeless; non-homeless households that require supportive services including those with mental, physical, sensory, or developmental disabilities; persons with substance abuse disorders; persons diagnosed with HIV/AIDs and related diseases; and other special populations approved by the Agency on a case-by-case basis (which may include consideration for the specialized needs associated with affordable housing for veteran households). Designated units must be rented only to the target population (subject to fair housing laws). The Agency may determine to fund only one Supportive Housing development from this preference each pool if the Application has a very high score and the amount of tax credits requested exceeds \$1,200,000. Eligible Applicants may include those which would be eligible to participate in the HUD Section 811 Demonstration Program.
5. Innovation in Design - The Agency will hold a juried competition encouraging demonstrated innovation in housing which could be illustrated through excellence in design, implementation of current and future energy efficient technologies and materials and leveraging community and capital resources and will reserve Tax Credits to the winning development(s). See Checklist in 2016 Guidelines for materials needed to participate in the competition. The selected Applicant will work with the Agency to establish, document and employ the best practices for future housing policies and standards.
6. Strategic Investment – The Agency will reserve Tax Credits to, at a minimum, three (3) Applicants in each Pool which the Agency determines support specific housing economic opportunities (such as areas of housing shortage due to Marcellus Shale, urgent community needs or other unusual economic development pressures) or the overall housing goals of the Commonwealth, as determined by the Agency.

The Agency, in its discretion, may consider any Application for Strategic Investment. The Agency may consider regional distribution, scale of community impact, extraordinary market and population needs, unique funding and leveraging opportunities, (such as HUD's Choice Neighborhoods Initiative), disaster recovery response and competitive rankings of Applications, in making Strategic Investment awards including how the development maximizes the inclusion of affordable accessible units in its design.

7. Community Revitalization/Mixed Income (**Urban Pool only**) –The Agency will reserve Tax Credits to, at a minimum, three (3) developments which support a broader community revitalization program which has the capability of changing fundamentally the character of a neighborhood, enhancing the lives and

amenities available to residents of the community, are focused on implementing a "mixed income" strategy, and/or which seeks to counteract the pattern through which some metropolitan areas are being segregated by income or race.

The Agency will look at how, in measurable terms, the following aspects are associated with the comprehensive revitalization program of which the development is a part:

- Supports the construction and rehabilitation of housing to meet the needs of households of all income types, including the very low income
 - If the development proposes to offer rents at or close to the Tax Credit program maximum (i) the availability of housing choice vouchers to make some of its units affordable to the area's lowest income households and/or (ii) the projected existence elsewhere in the neighborhood of development(s) that can be expected to provide such affordability
 - Access to public transportation
 - Access to public parks and open space
 - Access to community serving enterprises
 - Encourages the reuse and rehabilitation of existing infrastructures
 - Coordination of proposed site amenities that enhance the overall neighborhood
 - Coordination with an overall community revitalization effort
 - Of sufficient size and scope to have a significant and lasting positive impact on the community (including increasing or stabilizing tax base)
 - Expands quality of life and fulfills a need for health care choices and other crucial service opportunities for residents of the community
 - Municipal support articulated in a publicly approved community plan or in the form of significant funding commitments
 - Presence of supporting local neighborhood initiatives
 - Consistent with the local community's plan to affirmatively further fair housing.
8. Areas of Opportunity (**Suburban/Rural Pool only**) - The Agency will reserve Tax Credits to, at a minimum, three (3) developments which expand housing opportunities and design choices in areas suitable for long-term economic growth with an existing or planned infrastructure to support future growth in the area, in order to promote mixed-use and/or mixed-income development within a community setting. These developments will be located in areas of strong schools and employment opportunities and in communities which may have not received representative resources in the past.

Nonprofit Set-Aside

The Agency will continue to encourage development by nonprofits which have demonstrated commitment to improving the living environment, public health, or safety of local populations in Tax Credit developments and will target a minimum of twenty-five percent (25%) of the state per capita allocation amount towards developments involving qualified nonprofit organizations (the "Nonprofit Set-Aside"). To be eligible, all nonprofits must meet the following requirements:

A nonprofit organization will qualify for consideration under the Nonprofit Set-Aside if it is described in paragraphs (3) or (4) of Section 501(c) of the Code, is exempt from tax under Section 501(a) and will materially participate in the Tax Credit development throughout the compliance period. In addition, the nonprofit organization must have the fostering of low income housing as one of its exempt purposes. The nonprofit organization must own (directly or through a partnership) at least a 51% interest in the general partner of the partnership entity in accordance with current laws and IRS regulations throughout the development's compliance period. The nonprofit organization may neither be an affiliate of, nor controlled by, a for profit organization. An opinion of counsel addressing the status of the nonprofit organization and qualification for the Nonprofit Set-Aside may be required.

Priority may be given to nonprofits which have a substantial base of operations within the county or municipality of the proposed development. To show a substantial base of operations, the nonprofit must demonstrate that it has provided quality charitable services to persons in the county or municipality without substantial interruption for at least the last two years, or performed other such activities which demonstrate, to the satisfaction of the Agency, that the organization will further the living environment, public health, or safety of persons in the proposed development. The Agency may require certification of IRS Form 990 filings and evidence of good standing with all nonprofit IRS filing requirements.

Requests for Additional Tax Credits Set-Aside

A Set-Aside of Tax Credits equal to five percent (5%) of the state per capita allocation will target developments that have received an initial reservation of Tax Credits in a prior year and are seeking additional Tax Credits in 2016. Developments that must be placed in service in 2016 will receive preference for the Additional Tax Credits Set-Aside. This Set-Aside is only available for developments which have closed on their equity investment or can demonstrate the capacity to secure an equity investment, satisfactory to the Agency, and qualified Applicants must neither have changed any selection criteria nor made any significant modifications, as determined by the Agency, from the initial Application. Applications will not be accepted for additional Tax Credits due solely to an increase in Maximum Basis Limits.

Such requests may not exceed the lesser of 5% of the initial Tax Credit reservation amount or \$60,000 and shall be made on a first come, first served basis based on availability through September 30, 2016.

Applicants may only request Additional Tax Credits two times subsequent to the initial reservation. Once the Additional Tax Credits Set-Aside is exhausted, the Agency may, in its discretion, reallocate Tax Credits from other set asides in an amount as determined by the Agency to developments which must be placed in service in 2016. All Applicants for Additional Tax Credits should refer to the Checklist of Exhibits in the 2016 Guidelines for resubmission requirements and processing instructions. Applications for Additional Tax Credits will be considered by the Agency upon submission of the Additional Tax Credit Application.

SELECTION OF APPLICATIONS

The Agency will strive to reserve Tax Credits in a manner which results in a geographic distribution statewide. Applications for Tax Credits will be evaluated and ranked based on the Selection Criteria. It is the Agency's intent to follow the preferences established for targeting resources and will award Tax Credits to the highest scoring Applications meeting the stated preferences. Provided Tax Credits are available after the Agency determines that the preferences have been met, the Agency will award Tax Credits to the next highest ranking Application. In the event the Agency determines that an Application has been delayed or faces substantial cost burdens due to some good cause beyond the control and dominion of the Applicant, especially in the event there is a NIMBY or legal challenge to siting of an otherwise viable project, the Agency may provide a preference to fund the Applicant for an alternative viable project which meets similar goals and housing targets in an alternative location (which meets at least a minimum score under the Allocation Plan). The Agency recognizes that lower ranking Applications may be awarded Tax Credits in order to meet the stated preferences, however, the Agency has determined that in order to receive an award of Tax Credits, an Application must meet a minimum point threshold of 85 points.

ADDITIONAL RESOURCES, SUBSEQUENT EVENTS AND SUPPLEMENTAL INFORMATION

The amounts available in each Set-Aside, Pool or Preference may be adjusted by the Agency at any time to ensure adequate and appropriate funding of the Applications meeting the Agency's goals and Program criteria. Should additional Tax Credits or additional resources become available for whatever reason at any time in 2016, especially federal or State funding program opportunities for a specific population such as veterans, emergency response, persons with special needs or persons with disabilities or unique land bank financing

opportunities, the Agency will not issue an amendment to this Allocation Plan but will instead make allocations of such additional Tax Credits or resources based upon priorities and preferences set forth in this Allocation Plan as it deems appropriate.

In the event there are changes in federal law subsequent to the adoption of this Allocation Plan or additional regulatory guidance or clarifications regarding the Tax Credit Program become available, the Agency reserves the right to modify, to supplement or to make conforming amendments to this Allocation Plan and all related documents without formal amendment or additional public hearings. In addition to notifying affected Tax Credit Program Applicants, information about such subsequent changes will be posted on the Agency's website at www.phfa.org.

The amounts available in Set Aside or Pool may be adjusted by the Agency at any time to ensure adequate and appropriate funding of the Applications meeting the Program criteria. Further, the Agency may allocate more than the available Tax Credits in each Set-Aside or Pool in order to fully fund a project reservation which has scored sufficient points to warrant funding but for which funds remaining in the Set-Aside or Pool cannot fund the full credit amount needed for feasibility. For developments returning Tax Credits from a previous or current year's allocation, the Tax Credits may be redistributed at the Agency's discretion.

After the Agency reserves Tax Credits for 2016 Applications, the Agency may allocate such 2016 Tax Credits as may be available to any Application which either did not receive a reservation or which needs additional credits to fully support its financial feasibility. In addition, the Agency may make binding commitments to allocate Tax Credits through a forward allocation process to ensure that it will be able to completely allocate year 2016 Tax Credits prior to the end of the year. Applicants may not apply for or request a forward allocation. The Agency may determine to forward allocate based on geographic distribution, specific project needs, housing goals or program considerations in the sole discretion of the Agency.

Tax Credits are not guaranteed to any party, regardless of the ranking or points achieved through the evaluation process. The Agency will review the geographic location, developers and types of projects to attempt to achieve distribution throughout the Commonwealth. In addition, the Agency may impose a \$1,200,000 per developer per cycle maximum on the Tax Credits or otherwise restrict the amount of Tax Credits to any particular developer or project. Based upon the demand for Tax Credits and development rankings, the Tax Credits reserved for any one Applicant (or related entity or material participant) or development in any specific jurisdiction or within a particular Set-Aside may be limited at the discretion of the Agency. Furthermore, Applications with costs that the Agency deems to be excessive based on the facts and circumstances may be rejected or suspended from processing. Moreover, the Agency reserves the right to amend, modify or waive specific nonmaterial submission requirements or requisite documentation to achieve affordable housing programs or affirmatively further fair housing in the Commonwealth.

MAXIMUM PER UNIT BASIS LIMITATIONS

The Agency has established a maximum basis per unit limit of \$250,000 ("Maximum Basis"). The Agency may consider a waiver of this limit for developments with a significant number of larger bedroom counts. Maximum Basis includes all depreciable costs normally included in the eligible basis determination for rehabilitation or new construction (not including the developer's fee or cost of acquisition). Maximum Basis for the purposes of this calculation may be determined after the deduction for commercial space costs but prior to the pro rata reduction for historic tax credits and other nonqualified financing and costs normally not included in eligible basis.

If the Maximum Basis per unit, as previously described, exceeds the established limits, Agency staff may waive the Maximum Basis per unit for some developments. An Agency waiver of the established limits will be based upon the demonstration of compelling circumstances and justification for the additional basis eligible costs. Compelling circumstances are limited to costs predominately related to the preservation of a designated historic building or necessitated by building in or adjacent to a designated historical district; construction costs attendant to providing supportive services to the resident population that are over and above that typically

associated with such housing, including reasonable costs related to the construction of community service facilities; costs due to structurally unsuitable subsoil conditions; costs associated with environmental remediation of an existing building that will remain in the development; up-front capital expenditures related to energy efficiency systems that exceed threshold requirement and will result in demonstrable savings in utility costs to the development, including solar, geothermal, or other innovative energy savings techniques and costs resulting from local conditions or attempts to exclude affordable housing (this may include excessive impact fees, building code requirements, restrictive zoning, extraordinary litigation costs incurred because of neighborhood opposition and planning requirements). For those properties seeking to exceed limits based on costs due to historic considerations, unsuitable subsoil conditions, costs associated with environmental remediation, or up-front capital expenditures related to energy efficiency systems that will result in demonstrable savings in utility costs evidence must be provided that such costs are in excess of expenditures required for eligibility for Tax Credits. In addition, a detailed cost breakdown must be provided indicating the difference between the costs for these items and those of typically constructed developments. Applicants must provide full explanation of all alternative site considerations and provide adequate justification of the need for the development at the identified location or a full explanation and adequate evidence of cost savings. For Applications affected by local attempts to exclude affordable housing, Agency staff will not approve Tax Credits above 30 percent of the Maximum Basis limitation. For all other circumstances, Agency staff will not approve Tax Credits above 15 percent of the Maximum Basis limitation. A waiver of the Maximum Basis limitation is solely determined by the Agency.

Developments located in a "qualified census tract" or "difficult development area", as established by HUD, may qualify for Tax Credits based on 130 percent (130%) of the eligible rehabilitation/new construction basis.

Tax Credits in an amount up to 130 percent (130%) of the eligible rehabilitation/new construction basis may also be considered where appropriate by the Agency for Applicants which demonstrate that they have excess development expenses and costs related to:

- Their location in areas of the Commonwealth with limited federal, state, local or financial resources; or
- Their provision of general occupancy units in "areas of opportunity", as defined by the Agency or are sited in order to affirmatively further fair housing or in areas that have not received representative resources in the past; or
- Their provision of supportive housing opportunities; or
- Community impact developments with mixed income (of at least 15 percent market rate units) or mixed use components (commercial space of at least 15 percent of the square footage of the development).

Applications for tax-exempt bond volume cap and the associated 4% Tax Credits are ineligible for the discretionary 30% boost of the eligible rehabilitation/new construction basis.

APPLICATION THRESHOLD CRITERIA

The Agency has determined that the following minimum development characteristics will be considered threshold criteria for all developments seeking Tax Credits in 2016. The Agency may waive the requirement of a specific amenity if compelling circumstances exist, or if the inclusion of such amenity adversely affects the financial feasibility of the development or if, due to the nature of the rehabilitation of the development, the inclusion of such amenity is cost prohibitive. The Agency will review the architectural documents submitted with the proposal to confirm the existence of the proposed amenities. A certification from the design architect verifying the inclusion of the amenities in the development must be submitted with the Application. Confirmation from the construction contract administration architect is required with the submission of the cost certification documents. For Applications not requiring the services of an architect, the certifications may be provided by the general contractor. Amenities should be appropriate for the proposed resident population. Verification of the availability of all amenities may be required by the Agency at any time and throughout the development's compliance period.

1. Development Amenities – The following Development Amenities must be included in the proposed development. (Please note that the Applicant should seek independent tax advice as all of the costs of the

following amenities may not be includible in eligible basis.)

- On-site Community Room. The community room must be one room and should be of sufficient size to accommodate the residents and services to be provided. The community room in senior housing developments should include a kitchen or kitchenette that will be available to all residents.
 - An on-site community room will not be required for developments with 11 units or less or scattered site properties. Applications which are a continuation of a phased development (or are adjacent to an existing affordable housing property serving the same targeted population group) will be required to provide space sufficient to meet the size requirements below based on the aggregate of the number of units in all phases. (For the cost of a community room or building that is shared with the tenants of multiple phases to be included in Tax Credit eligible basis, it must qualify as a community service facility. Please consult with an accountant or attorney experienced in Section 42 issues for additional information regarding this issue.) The Agency may consider a long term agreement with an existing community facility within walking distance from the development as evidence of meeting this requirement.
 - The community room should contain at least 15 net square feet per unit for properties between 12 and 50 units. Community rooms in developments with more than 50 units should be at least 750 square feet in size. The square footage required shall be in addition to the kitchen or kitchenette, where provided.
- Laundry Facilities. Common laundry facilities or the provision of individual washers and dryers in each unit are required. If a common laundry is provided in a development that will be converted to homeownership, hook-ups for a washer and dryer must be provided in each unit. If the development contains a common laundry facility, the following requirements must be met:
 - For general occupancy developments: one washer and dryer per 12 units, with a minimum of two washers and two dryers required at each laundry facility.
 - For elderly developments: one washer and dryer per 20 units, with a minimum of two washers and two dryers required at each laundry facility.
 - A minimum of one front load washer and dryer is required for each laundry facility and will be required in accessible units containing a washer and dryer in the unit.
 - All washing machines, whether development owned or vendor owned, must be Energy Star® labeled.
- Air Conditioning. For new construction or substantial rehabilitation developments, all common spaces (except stair towers, mechanical rooms and storage rooms) must be air conditioned.
 - Preservation or moderate rehabilitation properties may be required to include air conditioning as part of the proposal if financially feasible and deemed reasonable by the Agency.
- On-site Management Office. An on-site management office will be required for all developments except those containing 11 units or less or scattered site properties. Applications which are a continuation of a phased development with a total of more than 11 units that do not include a management office in the current Application will be required to provide evidence of a management office in one of the prior phases.

2. Unit Amenities – The following Unit Amenities must be included in the proposed development.

- The net area of all dwelling units must fall within the limits listed below. (Net area is measured from the interior finish surface of the unit perimeter walls, and shall include all rooms, corridors, interior walls, storage areas, and mechanical spaces.) Rehabilitation developments may vary from the maximums and minimums by 10 percent. Preservation developments shall strive, but are not

required, to meet this requirement. Accessible units may vary from the maximums as required to provide an accessible route and accessible clearances.

	FLATS	MULTI-FLOOR UNITS
SRO	90 to 200 sq.ft.	
EFF	400 to 600 sq.ft.	
1 BR	550 to 850 sq.ft.	650 to 950 sq.ft.
2 BR	700 to 1,100 sq.ft.	850 to 1,300 sq.ft.
3 BR	950 to 1,350 sq.ft.	1,000 to 1,550 sq.ft.
4 BR	1,100 to 1,550 sq.ft.	1,200 to 1,750 sq.ft.
5 BR	1,300 to 1,750 sq.ft.	1,400 to 2,000 sq.ft.

- Air conditioning shall be supplied to living areas and all bedrooms of each unit. Individual window units will not be considered as meeting this criterion, except in preservation developments.
 - Refrigerators, ranges and ovens will be required in all units except for developments containing SRO units provided that such properties have common cooking facilities containing these appliances.
 - Window treatments in all residential units are required. Window treatments include venetian blinds, vertical blinds, or other opaque blinds. Roller shades will not be considered in this category.
3. VisitAbility – The following dwelling unit types shall meet the VisitAbility requirements: 100% of newly constructed single family homes, townhouses, and units in elevator buildings; all ground floor units in walk-up apartment buildings. Rehabilitation developments should strive for 100% compliance, but at least 25% shall meet the VisitAbility requirements. Properties unable to comply with this requirement due to physical constraints or building type may apply for a waiver from this threshold requirement. To meet VisitAbility design features, the building and units must have at least one zero-step entrance with a 36-inch wide door; all doorways and passages on the entry level floor should have a width of 36 inches; there should be a clear pathway to a bathroom or powder room; such bathroom or powder room should include a minimum 24-inch grab bar beside the toilet on a reinforced wall, which can also serve as a towel bar; and there should be a clear pathway to the living room and dining area of the unit. The VisitAble powder room or bathroom must provide maneuverability clearances in accordance with the Fair Housing Act Design Manual. (Preservation developments are exempt from this requirement but are encouraged to provide VisitAble units where feasible.)
 4. Fair Housing Act - All new construction developments shall be designed in conformance with the Fair Housing Act Design Guide standards, as applicable. Substantial rehabilitation developments shall also be designed in accordance with the Fair Housing Act Design Guide, as applicable, but may seek a waiver from the Agency where existing conditions prohibit 100% compliance. Blocking for future grab bars shall be continuous behind the bar location and sized to accommodate the grab bars required by ANSI A117.1-2009.
 5. Phase I Reports – A Phase I Environmental Site Assessment prepared in accordance with ASTM E 1527-13 and the Agency requirements found in the Submission Guide for Architects is required for all developments. The report cannot be more than 12 months old at the time the Application is submitted. An update report provided by the original report’s environmental consultant may be provided when the original report is between 12 and 24 months old at the time the Application is submitted. Only the executive summary of the Phase I report shall be submitted in the Application. The summary shall be accompanied by a certification from the sponsor stating that any issues raised in the environmental review have been reviewed and budgeted for accordingly in the development budget. For existing buildings scheduled for rehabilitation or preservation developments, the Phase I report must also include the results from the

following tests: lead in water, lead-based paint, asbestos and radon. Cost estimates for any remediation work shall be provided and included with the Phase I executive summary.

6. Development Sustainability and Energy Conservation Measures –

- For 2016, all new construction and rehabilitation developments must meet the mandatory measures outlined in the 2015 Enterprise Green Communities Criteria (see www.enterprisecommunity.com/criteria) which set forth minimum standards for design, location, site improvements, water conservation, energy efficiency, materials beneficial to the environment, healthy living, and operations and maintenance of the development. Preservation developments shall meet the mandatory measures found in the “Design Architect’s/Applicant’s Certification of Threshold Criteria” in the Guidelines.
- Additionally, for new construction and rehabilitation developments, the overall U-value of the exterior building envelope must exceed the requirements of the 2009 International Energy Conservation Code Chapter 4 by 10% for buildings three stories or less in height as verified by a REScheck certificate. Buildings four or more stories in height must exceed the requirements of the 2009 International Energy Conservation Code Chapter 5 by 3%, as verified by a COMcheck certificate. Air sealing of the exterior building envelope and attic plane shall be included. Trade-offs available in the REScheck or COMcheck software for mechanical equipment will not be allowed. (Not applicable to preservation developments.)
- In new construction and rehabilitation developments, all appliances, HVAC equipment with a capacity less than 60,000 btuh, gas fired water heaters, windows, ceiling fans, exhaust fans, range hoods and exit signs shall be Energy Star® labeled when such equipment and appliances exist. (Exceptions: programmable thermostats do not need to be provided, and windows in buildings over three stories in height may comply instead with ASHRAE Standard 189.1-2009.) (Packaged terminal air conditioners (PTACs) and packaged terminal heat pumps (PTHPs) may only be used if it can be proven that they comply with the prescriptive requirements of Energy Star® Version 3.0 for air-source equipment.) In addition, 100% of the permanent room light fixtures in the dwelling units shall be equipped with compact fluorescent, LED bulbs, or high efficiency fluorescent with electronic ballasts; and 100% of the community room and common area corridor and stair lighting shall be fluorescent with electronic ballasts or shall utilize compact fluorescent or LED bulbs.
- In preservation developments, existing refrigerators more than 15 years old shall be replaced with Energy Star® labeled type. Existing heat pumps, air conditioning condensing units, and through-wall air conditioners more than 20 years old shall be replaced with Energy Star® labeled type, when such equipment exists. Existing furnaces and boilers more than 25 years old shall be replaced with Energy Star® labeled type, when such equipment exists. (Programmable thermostats do not need to be provided.) In addition, existing community room, common area corridor and stair lighting more than 15 years old shall be replaced with fluorescent fixtures with electronic ballasts or fixtures that utilize compact fluorescent or LED bulbs. Where windows are scheduled for replacement, replacement should be made with Energy Star® qualified products, except in buildings over three stories in height, where window replacement may comply instead with ASHRAE Standard 189.1-2009.
- All developers must certify that when existing equipment, appliances and products are replaced, they will be replaced with Energy Star® labeled equipment, when such equipment exists.
- All developments must meet the Additional Threshold Green Building Criteria set forth in the 2016 Guidelines.

Please review the Multifamily Housing Application and Guidelines for specific sustainability and energy conservation requirements.

7. Affordability of Units - Developments must provide a financing plan which evidences that at least ten percent (10%) of the low income units in Urban Areas and five percent (5%) of the low income units in Suburban/Rural Areas are affordable to persons at or below twenty percent (20%) of the area median income, adjusted for family size. For developments consisting of all low income units, at least half of these units must be accessible. For mixed income developments containing market rate units, 5% of the units must be accessible. (Existing affordable developments with a demonstrated average occupancy rate of 90 percent or above over last 5 years may be exempt from having to meet the twenty percent (20%) area median income requirement for these units.) The development must evidence a viable plan to charge rents at levels affordable to persons at or below twenty percent (20%) of area median income for these units throughout the compliance period. In the event the plan includes utilization of Project Based Section 8 and appropriation for such assistance is not renewed (provided that non-renewal is not due to the development's default on program obligations), the twenty percent (20%) area median income requirement may be waived with the consent of the Agency for reasons beyond the development's control. An agreement shall be in place with appropriate referring entities (including those supported through programs of the Department of Human Services) to assure that sufficient referrals for tenancy are received from households who are income-eligible and/or in need of the accessibility features. Additionally, the Agency may require additional applicable program restrictions to comply with its award of project-based subsidy from HUD of Section 811 Demonstration Program funds or similar program opportunities. The Restrictive Covenant Agreement will require that the extremely low rents are maintained and that a corresponding number of units are marketed to and set aside for such extremely low income households throughout the compliance period.

APPLICATION SELECTION CRITERIA

General Processing Information

Upon receipt of the Application, the Agency will review the site and market information contained in the Application and will conduct a development site visit if the Agency deems the development to be financially feasible based on the information submitted in the Application. For 2016, the Agency anticipates that the number of Applications will significantly exceed the amount of Tax Credits availability for allocation, therefore, the Agency may use amount of resources available and readiness to proceed and commence construction as factors in making these determinations.

The Agency will review the Application and assign points based on the Selection Criteria. Applications will be underwritten by the Agency at the adjusted gross pay-in provided by the developer in the Application but the Agency may adjust the pay-in during underwriting based upon market conditions, the targeted resident population or investor information. A development must address a substantial number in each of the six categories of Selection Criteria in order to qualify for a reservation of Tax Credits. The Agency has established a minimum point threshold of eighty-five (85) points for Applications during the Year 2016 Tax Credit Program. The Agency reserves the right, at any time, to require submission of such documentation or additional support as it deems necessary to evidence any of the items set forth herein including, without limitation, additional independent market studies, independent appraisals, evidence of property location and accurate deed and title information, investor data, independent capital needs assessments and opinions of qualified tax counsel or certified public accountants and will impose additional documentation or clarifying information as further set forth herein and in the 2016 Guidelines.

All Tax Credit reservations are made based upon the information contained in the Application. Unless specifically directed or approved by the Agency, changes or supplements to an Application during the processing period for ranking are not permitted. Changes to a development made by the Applicant after a reservation is received affecting any of the Selection Criteria features will result in reconsideration of the ranking and may lead to a "rescission" of the conditional reservation. As a reminder, certain Selection Criteria will be incorporated into the Restrictive Covenant Agreement and monitored during the compliance period. Changes in any of the Selection Criteria subsequent to issuance of an IRS Form 8609 may result in

noncompliance, may lead to specific enforcement action against the development and may result in the loss of Tax Credits to the development and its investors.

The scoring and ranking of an Application does not guarantee funding by the Agency. In the event the Agency departs significantly or materially from the ranking and scoring criteria, it shall document such departure if required by the Code. De minimus adjustments, as determined by the Agency, are authorized.

The Selection Criteria are set forth in Exhibit SC2016.

RANKING OF DEVELOPMENTS

Applications will be evaluated to determine the amount of Tax Credits required to make the Application economically feasible and to ensure the Application's long term viability. If two or more developments have the same ranking within a Set-Aside, Pool or Preference and only one Application can be awarded Tax Credits, the Agency will select the Application that has a higher percentage of units available to residents whose incomes are at or below 50 percent of area median gross income as compared to total number of Tax Credit eligible units. If the Applications have the same percentage of units serving residents at or below 50 percent of area median income, the Agency may select the Application that it determines best fits the Agency's affordable housing priorities and achieves geographic distribution. In any instance, the Agency may favor selection of an Application which best evidences an ability to proceed.

The Agency's determination as to the amount of Tax Credits reserved for or allocated to an Application shall not be construed by the developer, lender, or any other interested party to be a warranty of the Application's feasibility and viability, nor shall such determination constitute a representation of compliance with any requirements of the Code.

DEVELOPER'S FEE

The developer's fee, which is meant to compensate the developer for staff time, effort and work involved in the development of the property, includes developer's expenses, overhead, profit and consulting fees or other fees and costs that are above the maximums allowed by the Agency. Development consultant's fees and organizational costs are required to be paid from the developer's fee. These fees may not be listed and shall not be recognized as separate line items on the Application.

The maximum "base" developer fee allowable (except as limited below) is calculated on the lesser of the development's replacement cost (less all costs of acquisition) or the Agency's maximum basis. For developments that have 25 or more units, the developer's fee is limited to 15 percent of the first \$10 million of replacement cost of the development less all costs of acquisition and 10 percent on every \$1 of replacement cost thereafter. For developments of 24 units or less, the developer's fee is limited to 20 percent of the replacement cost of the development less all costs of acquisition.

In determining the maximum base developer fee the following criteria must also be considered:

- The developer's fee to be earned on Applications from existing Tax Credit properties with the same or a related party or affiliated entity as the general partner on the original Application will be limited to 10 percent of replacement cost less all costs of acquisition.
- The developer's fee to be earned on Applications from subsequent phases of a project previously awarded tax credits may be limited to 10 percent of replacement costs less all costs of acquisition.
- For rehabilitation and preservation developments that qualify for Acquisition Tax Credits, a developer's fee will be allowed on a portion of the acquisition cost that is basis eligible. The fee is limited to 10 percent of the purchase price of the property less the cost of the land. The maximum acquisition cost that will be recognized in determining the developer's fee will be the lesser of the actual amount paid for the building or the MAI appraised value. The Agency may limit the acquisition developer's fee to 5

percent if the seller and buyer are related parties.

- The Agency may impose a developer's fee cap of \$1,500,000 per development on the total developer's fee allowable for costs associated with both the rehabilitation and acquisition of the development.
- Additional developer's fee will not be available for Applications requesting Additional Tax Credits.
- Requests for an increase in the amount of the maximum base developer fee after the initial award of Tax Credits will not be accepted.

In addition to the maximum base developer fee, Applicants may request an additional 5 percent developer fee. The 5 percent is determined exclusive of acquisition costs. The Applicant must commit to provide to the development the entire amount of the equity raised for the additional developer's fee to fund an internal rent subsidy for all threshold required units set aside for persons at or below 20 percent of area median income for the initial 15 year compliance period and/or to subsidize rents to persons with income at or below 40 percent of the area median income for the initial 15 year compliance period; or to fund a supportive services escrow for the provision of social supportive services for the benefit of the residents (provided the plan for services is satisfactory to the Agency). Funds deposited in an internal rent subsidy will be limited to the difference between the 20 percent/40 percent rent and the rent at 50 percent of area median income, as applicable. The Agency reserves the right to determine the exact mechanism necessary and appropriate to ensure funding of the internal rent subsidy or supportive service escrow based on specific tax issues and ownership structure. Additionally, during the initial 15 year compliance period, the Agency may review, approve and monitor utilization of the internal rent subsidy or supportive service escrow funds. For developments not receiving Agency financing, Agency staff will only approve an increased developer's fee if the Applicant provides adequate assurances and documentation (including evidence of a third party escrow arrangement) that an amount of funds equal to the increased equity raised from the additional developer's fee is necessary to support financial operations and will be committed to the Project for at least the initial 15 year occupancy period. Whenever an increased developer's fee is allowed, the partnership or operating agreement must provide that the approved developer's fee will, in fact, be paid to the developer from available funds (which may include development sources, operating revenue and additional capital contributions). Additionally, provision of funds for supportive services or to fund various internal rent subsidies will be incorporated in the Restrictive Covenant Agreement.

TAX EXEMPT FINANCED DEVELOPMENTS

All tax exempt financed developments utilizing Tax Credits in their financing plan must submit a Tax Credit Application and must be evaluated in accordance with the 2016 Tax Credit Allocation Plan and the 2016 Guidelines. Developments receiving tax exempt financing for at least 50 percent of the aggregate basis of the property including land are not required to receive an allocation of Tax Credits through competitive allocation from the Agency. The eligible basis of the development would qualify for the Tax Credits without competing through the regular allocation process; however, the Agency may require that the Application meet the threshold criteria and minimum threshold points under the Selection Criteria. Developments receiving tax exempt financing on less than 50 percent of the aggregate basis will be eligible for Tax Credits on only that portion of the eligible basis financed by the tax exempt bonds. For the remaining portion, the owner must apply and compete for an allocation of Tax Credits from the Agency in the established allocation process, but the Agency may establish a lower threshold for qualified applicants.

Only that amount of Tax Credits that is necessary to ensure feasibility and long term viability will be issued on the IRS Form 8609. See the 2016 Guidelines for the appropriate documentation to be submitted and the applicable timeframes.

Because of the competitive nature of Tax Credits, the Agency may require certain applicants to pursue Tax Exempt financing as an alternative to seeking 9% Tax Credits. Specifically, developments which have access to federal resources may be required to provide information regarding the financial feasibility with Tax Exempt financing. Additionally, for developments seeking Tax Exempt financing, the Agency may waive such

timelines, processing and program requirements, in its discretion, to encourage and facilitate such financings. The Agency may also allow costs per unit above Maximum Basis limits and may allow higher developer's fees for developments using this funding source.

SUBSIDY LAYERING REVIEWS

Pursuant to Section 911 of the Housing Community Development Act of 1992, HUD published administrative guidelines concerning subsidy layering review of Tax Credit developments receiving assistance from the HUD's Office of Housing. The guidelines provide for the delegation of subsidy layering reviews for certain programs to Tax Credit allocating agencies. Pennsylvania requested and has been delegated this subsidy layering review responsibility. Section 911 guidelines provide the Tax Credit allocating agencies with standards for evaluating builder's profit, developer's fee, syndicator expenses, and net syndicator proceeds. The guidelines include both a safe harbor standard and ceiling standard for each category. The Tax Credit allocating agency may simply use the safe harbor standards or through the Allocation Plan may raise the safe harbor standards to the published maximum ceiling standards. The Agency has elected to raise the safe harbor guidelines to the maximum ceiling standards established for the Section 911 layering review since the ceiling standards are within the fee and cost limitations already established for the Tax Credit Program.

The Agency has also been approved to conduct subsidy layering reviews for Applications with proposed Section 8 Project-Based Voucher Housing Assistance Payments Contracts, and will conduct these reviews in accordance with the Administrative Guidelines published in the July 9, 2010, Federal Register (or as subsequently amended or supplemented).

Beginning in 2012, the Agency entered into a tri-party Memorandum of Understanding with HUD and the USDA – Rural Development wherein the Agency conducts subsidy layering reviews for Applications with Section 515 program assistance or other federal assistance subject to federal subsidy layering review requirements.

PLACED-IN-SERVICE/CARRYOVER ALLOCATION

All developments receiving a conditional reservation of Year 2016 Tax Credits must either be placed in service by December 31, 2016 or, by November 11, 2016, be eligible for a carryover allocation of Tax Credits pursuant to Section 42 (h)(1)(E) of the Code. All processing deadlines for Carryover Allocations must be met. The Agency reserves the right to update or amend the Carryover Allocation deadlines and processing timeframes and will publish any and all modifications on its website.

To qualify for a Carryover Allocation, an owner must, by the required date, have evidence of ownership of the land or the depreciable real property that is part of the proposed development. The Agency may, in its sole discretion, accept either an Attorney's Opinion Letter or a Certified Public Accountant Letter that certifies that the owner has carryover allocation basis for the development pursuant to the Code; or an owner's certification which includes sufficient identification of the property (i.e. legal descriptions, surveys, title insurance) to assign building identification numbers. In making this certification, the owner accepts full responsibility for all discrepancies, errors or omissions of properties and acknowledges that subsequent adjustments may require Internal Revenue Service approval. Additionally, no later than **November 11, 2017**, owner must incur more than 10 percent of the "reasonably expected basis" in the property, including land. The "reasonably expected basis" is that basis which is expected to be incurred as of the close of the second calendar year following the calendar year of the Carryover Allocation. See the 2016 Guidelines for further details and additional processing deadlines which will be posted to the Agency's website, www.phfa.org.

PROCESSING PROCEDURES

Developments receiving a conditional reservation of Tax Credits in 2016 are subject to the 2016 Guidelines and in the event the initial reservation is modified or amended, the 2016 Guidelines shall remain in force and effect for the property. However, the Agency may amend the 2016 Guidelines from time to time to further comply with Tax Credit Program requirements or to enable Agency staff to better fulfill its administrative duties and such changes would be applicable to the development.

The Agency reserves the right, in its sole discretion upon review and approval of a committee of the Board, to provide an allocation of Year 2016 Tax Credits to a development, without requiring re-ranking under the Year 2016 Allocation Plan. The development must be currently holding a valid allocation of Tax Credits and, due to circumstances beyond its control, be unable to meet Tax Credit program placed in service deadlines. The Year 2016 Tax Credits will be allocated upon release and return of the prior allocation. Such circumstances may include delays caused by local government's opposition to affordable housing; delays due to the failure of the federal government to release funding program guidelines or regulations in a timely manner or due to temporary freezes in federal government budget authority for program activity; or similar extraordinary and compelling basis (and but for such circumstance, Agency program deadlines and requirements would have been met). Notwithstanding the above, developments which need additional Tax Credits to be viable for their equity closing must submit a new Application for funding with the Agency. Said developments will not be considered for substitution of Tax Credits if their Application has substantially changed. Further, the Agency will generally not consider any other Applications for Tax Credits for a new development submitted by the same applicant (or related entity or material participant) during the same or subsequent funding round for Tax Credits if it provides this extraordinary relief due to the Developer's inability to meet placed in service deadlines.

DEVELOPMENTS WITH MULTIPLE BUILDINGS

A development may include multiple buildings if it has similarly constructed units, is located on the same or contiguous tracts of land, is owned by the same federal taxpayer and is financed pursuant to a common plan of financing. A development with multiple buildings that is proposing a mixed income structure must have low-income units in each building of the development. Scattered site buildings on noncontiguous tracts of land may also qualify if the development meets all of the other requirements described above and the development is 100 percent rent and income restricted, however, costs associated with the development of a separate community building may not be eligible for Tax Credits unless the building contains a residential rental unit.

COMPLIANCE

Owners are responsible for ongoing compliance with all requirements of the Code and the Agency's Compliance Program Manual, including such rules, regulations, administrative revenue proclamations and revenue rulings as may be issued from time to time.

Each owner of a Tax Credit development must execute an agreement setting forth allowable occupancy and use restrictions, owner responsibilities and continuing Section 42 qualified development characteristics. This agreement, the "Restrictive Covenant Agreement," must be recorded for the maximum period required by the Code and no Tax Credits may be claimed by a property owner in any taxable year unless the Restrictive Covenant Agreement is in effect and is appropriately recorded on the property in the county land records.

The Agency will monitor each Tax Credit development for compliance with the Code. Such requirements may change from time to time and the protocol for compliance monitoring may be adjusted as deemed necessary or appropriate by the Agency. In addition to monitoring for all federal requirements, developments will be monitored for compliance with the occupancy standards, Selection Criteria and other covenants set forth in the Restrictive Covenant Agreement. A form authorizing the release of compliance information is on the Agency's website, www.phfa.org. However, the Agency may release related information even if no release form is submitted.

The Agency has established an interactive database ("PA Housing Search") for all affordable housing units in developments participating in any of the Agency's multifamily housing programs, to provide a resource for households seeking affordable housing throughout the Commonwealth and to provide a marketing tool to owners. All developments receiving 2016 Tax Credits must participate in this data collection effort, which may also include submission of a resident survey, and will be expected to provide information including, but not limited to unit amenities, household size, household income and move-in information and any ongoing unit vacancies in a secure and timely manner. Owners are reminded that they must comply with the Agency's Accessible Unit Policy (see 2016 Guidelines).

All owners must keep the following records for each qualified low income building in the development for each year of the compliance period: the number of residential units in the building, the number of low income units in building, the number of occupants in each low income unit, the number of bedrooms in each unit, the square footage of each unit, the rent charged on each unit including the utility allowance, the low income unit vacancies in the building and the rentals of the next available unit for each building in the development including when and to whom it was rented. The owner must also keep documentation of the eligible basis and the qualified basis of the building as of the end of the first year of the Tax Credit period. Owners must also keep a record of the annual income certification of low income residents along with documentation to support the certification. (Effective January 1, 2009, Owners with 100% of the units qualified as Tax Credit units do not have to provide annual income certifications but must provide updates on household composition, student status and rent on the Agency's on-line compliance reporting system or on PA Housing Search. In addition, subsequent data collection efforts may be applicable to the Development and each Owner must agree in advance to participate in these data collection initiatives which may include availability and occupancy of accessible units and submission of tenant and project paid utility documentation for the entire development.) Owners renting to holders of Section 8 certificates or vouchers may ask the public housing authority issuing the certificates or vouchers to provide a statement declaring that the resident's income does not exceed the applicable income limit under the Code. Any nonresidential portion of a building included in the eligible basis of the building must demonstrate its availability to all residents in the building at no additional cost to the residents.

Records for the first year of the Tax Credit period must be retained for at least 6 years beyond the due date (with extensions) for filing the federal income tax return for the last year of the compliance period of the building. In all subsequent years of the Tax Credit period, records must be kept by property owners for a minimum of 6 years after the due date (with extensions) for filing the federal income tax return for the year.

The Agency will also review and monitor developments for compliance with required certification submissions. Owners must provide certification at least annually to the Agency, under penalty of perjury, through the Agency's on-line compliance reporting system, as to the following: the development meets the requirements of the elected minimum set-aside test; the applicable fraction, as defined in Section 42(c)(1)(B) of the Code, of each building in the development has not changed, or, if there was a change, a description of the change; owner has received the annual income certification from each low income resident along with supporting documentation; the low income unit is rent restricted under Section 42(g)(2) of the Code; all units are available to the general public and used on a non-transient basis and no finding of discrimination under the Fair Housing Act has occurred for the development; each building is suitable for occupancy pursuant to local health, safety and building codes and meets all habitability standards for the Tax Credit Program; the building's eligible basis pursuant to Section 42(d) of the Code has remained the same (or if there was a change, the nature of the change); and any resident facility in the building is available to all residents in the building on a comparable basis without a separate fee charged to the resident. Furthermore, owners must certify that no low-income resident of a Tax Credit property will be or has been evicted or otherwise had their lease terminated other than for good cause and owner must confirm that all leases state this affirmatively. **The Agency requires a copy of the form of lease with Agency's Lease Addendum to be submitted.** Experience as a victim of domestic violence alone may not constitute good cause for eviction under the terms of the lease (if other occupancy rules are met). Owner must also certify that if a low income unit becomes vacant, reasonable attempts will be made to rent that unit to a qualified low income resident, and while that unit is vacant no units

of comparable or smaller size may be rented to a non-qualified low income resident. If a low income resident's income rises above the limit established in Section 42(g)(2)(D)(ii) of the Code, all available units of comparable or smaller size in that building must be rented to an income qualified resident. Owner must also certify that an extended low income housing commitment, as described in Section 42(h)(6) of the Code, was in effect for all qualified low income buildings in the development. Owner must also certify that a unit lease has not been refused to a Section 8 applicant because the applicant holds a Section 8 voucher or certificate. Owner's certifications of these items must be submitted at least annually or with such greater frequency as may be required by the Agency. The Agency may adjust any and all of its compliance protocols as it deems appropriate throughout the compliance period and the extended use term covered by the Restrictive Covenant Agreement.

The Agency may review the information set forth on the certifications at any time for compliance with the Code. On-site inspections of all Tax Credit developments will be held from time to time, at the sole discretion of the Agency, for compliance with the certification requirements, habitability standards, rent records, lease provisions, supporting documentation and all record keeping requirements in the low income units. Physical inspections of all buildings and at least 20% of all low income units are performed at least once every three years. The Agency will determine which developments and which records it will inspect and how often such inspections will be conducted in its discretion. The Agency retains the right to perform on-site inspections at any time during the compliance period for any Tax Credit development or to conduct more frequent or more detailed site visits if the Agency deems it appropriate. As referenced above, the Agency may also require submission of ongoing data from each property regarding move-ins and vacant units.

Audited financial statements must be submitted annually to the Agency's Compliance Monitoring Department for all properties with twenty (20) or more units. If audited financial statements are not available, a compilation must be prepared and submitted to the Agency's Compliance Monitoring Department. (Applications for Tax Credits in any year may be rejected from organizations or individuals who have not submitted to the Agency the audited financial statements for a Tax Credit development for the preceding tax year.)

As required by the IRS, in the event the owner or the development does not comply with any of the provisions of the Code, the Agency will provide written notice to the owner that specifies a correction period that may not exceed 90 days, unless extended by the Agency in writing. Upon the expiration of the correction period set forth in the written notice to the owner, the Agency must file IRS Form 8823 "Low Income Housing Credit Agency Report of Noncompliance" ("IRS Form 8823") with the IRS to advise the IRS of the existence of an event of noncompliance with an explanation of the nature of the event and whether the owner has corrected the noncompliance. Any change in either the applicable fraction or eligible basis resulting in a decrease in the qualified basis will be treated as an event of noncompliance. In addition, any failure to provide required information to the Agency on a timely basis in accordance with its written request or the procedures established in Agency directives or set forth in its Compliance Program Manual may be treated as an event of noncompliance and may result in the filing of IRS Form 8823. Failure to continually meet the requirements of the use, occupancy and other conditions relevant to the operation of the development, as set forth in the Restrictive Covenant Agreement, may be treated as an event of noncompliance and may result in the filing of IRS Form 8823.

The Agency will assess owners an upfront compliance fee designed to cover administrative expenses associated with the performance of compliance monitoring. Additional fees may be charged, as necessary and appropriate, for any property.

The Housing and Economic Recovery Act (HERA) of 2008 requires each state Credit allocating agency to provide HUD with information on the race, ethnicity, family composition, age, income, use of federal rental assistance, disability status, and monthly rental payments of households residing in each property receiving Housing Credits. All developments receiving Tax Credits must participate in this data collection effort and will be expected to provide the required information in the form, manner and timeframe required by the Agency.

EXHIBIT URBAN

The following urban areas qualify for Application submission in the Urban Pool of the 2016 Program Year.

Allegheny County

City of Pittsburgh

Berks County

City of Reading

Blair County

City of Altoona

Cambria County

City of Johnstown

Dauphin County

City of Harrisburg

Delaware County

City of Chester

Erie County

City of Erie

Lackawanna County

City of Scranton

Lancaster County

City of Lancaster

Lawrence County

City of New Castle

Lebanon County

City of Lebanon

Lehigh County

City of Allentown

City of Bethlehem

Luzerne County

City of Hazelton

City of Wilkes-Barre

Lycoming County

City of Williamsport

Northampton County

City of Bethlehem

City of Easton

Philadelphia County

City of Philadelphia

York County

City of York

**Exhibit SC2016
Selection Criteria**

A. Community and Economic Impact

30 points

It is the goal of the Agency to encourage affordable housing in areas with job opportunities; in areas near strong and stable communities and in areas which demonstrate the capacity for community revitalization opportunities. The Market Study /Needs Assessment must identify the criteria set forth in the Community and Economic Impact Selection Criteria for ranking consideration in this category. To that end, up to 30 points may be awarded to developments located in areas that demonstrate the following relative to the immediate market area:

1. Underserved Areas – up to twenty (20) points

a. General Occupancy - Areas of Opportunity – up to eighteen (18) points

- Low poverty rates
- Limited affordable housing options, both subsidized and non-subsidized
- Limited affordable housing production in past twenty (20) years
- Close proximity to employment
- Strong housing markets
- High owner-occupied markets

b. General Occupancy – School Performance Standards – up to two (2) points

The Agency may award up to two (2) points to those developments located in a school district whose senior high school scores the following Building Level Academic Score set forth in the Pennsylvania State Performance Profile listed at www.paschoolperformance.org:

<u>Percentage</u>	<u>Points</u>
≥70%-80%	1
>80%	2

c. Senior Occupancy Developments –

- Large number of seniors eligible for affordable housing
- Limited affordable housing options, both subsidized and non-subsidized
- Limited affordable housing production in past twenty (20) years
- Close proximity to amenities for the senior population, including health and retail establishments, home health agencies, and hospitals.

AND/OR

2. Community Revitalization

a. For New Construction and Substantial Rehabilitation Properties:

Community Revitalization Plans, Evidence of Municipal and Local Support, Access to Transportation and Existing Infrastructure and Community Resources and Suitability of Site – A critical circumstance is the development's forming an important part of a broader or comprehensive program of neighborhood improvement which has the capability of changing

fundamentally the character of that neighborhood or enhancing the lives and amenities available to residents of the community. Such improvement should include the provision of mixed income housing. A program of neighborhood improvement includes municipal support articulated in a publicly approved community plan or in the form of significant funding commitments, or evidence of substantial major investment in the area that is consistent with a comprehensive plan for neighborhood improvement which may include contributing to a transit oriented design initiative. Such funding commitments or major investments cannot be derived solely from the development of Tax Credit properties and may include proposals participating in: Main Street, Elm Street, Neighborhood Partnership or other programs of the Commonwealth, the Agency's Homeownership Choice Programs; New Markets Tax Credits, the Healthy Village Initiative of the Local Initiatives Support Corporation; the Blueprint Communities Initiative of the Federal Home Loan Bank or similar community support programs. Additionally, the plan should generally include municipal support, private investment and/or private sector commitments to the area or evidence infrastructure in place to support the development. The Agency will consider in its evaluation of community impact the use of existing housing or buildings if the development is not located in a qualified census tract. Up to twenty (20) points may be awarded in this category as follows:

- Community Revitalization Plan – The Agency may award five (5) points for developments contributing to an existing community revitalization plan. To qualify for points in this category, the applicant must submit a letter from an official of the local government explaining how the development will contribute to the community revitalization plan. The letter should be specific to the proposal and must identify the official title of the community revitalization plan along with the year in which it was adopted. The Agency may accept a copy of the community revitalization plan in lieu of a letter from the local government in the event the developer is unable to obtain such a letter. A county or municipal zoning or land use plan does not qualify as a community revitalization plan.
- Significant Funding Commitments and Coordination with Other Housing and Community and Economic Development Programs – The Agency may award up to five (5) points to proposals that demonstrate further coordination between other housing and community and economic development programs stated above and evidence of significant funding commitments as part of the major investment in the area.
- Mixed-Income Housing – The Agency may award up to two (2) points for developments which incorporate market rate units as part of the unit mix. In order to qualify for points, at a minimum fifteen percent (15%) of the units shall be targeted as market rate units.
- Transit-Oriented Design – The Agency may award up to two (2) points to developments located within one-half mile of a completed or planned public transportation fixed route stop.
- Walkability – The Agency may award up to two (2) points for developments which have the following walk scores according to www.walkscore.com (for scattered site projects, a walk score will be obtained for each site and a weighted average based upon number of units at each site will be calculated):

<u>Urban</u>		<u>Suburban/Rural</u>	
<u>Percentage</u>	<u>Points</u>	<u>Percentage</u>	<u>Points</u>
≥80	2	≥70	2
≥70-79	1	≥50-69	1

- Site – The Agency may award up to four (4) points to developments based upon site suitability for the proposed use. Site suitability will be based on the following features: unit size mix, including number of efficiency units; neighborhood amenities; access to site; appropriateness of site for targeted tenant population; availability of sufficient parking; location relative to flood plain; neighborhood nuisances; condition of neighborhood; building on agricultural land; if scattered site, overall impact on the neighborhood; completed project’s improvement to or impact on the neighborhood including, but not limited to, crime reduction.

b. For Preservation Properties:

Developments seeking consideration for the Preservation Preference must demonstrate the need for Tax Credits to extend the affordability period of the existing property to ensure the continued availability of long-term subsidy or to address immediate health and safety concerns of the development. Points will be awarded based upon the following factors: ability to convert to market, loss of long-term subsidy, need for immediate health and safety improvements, good faith compliance with original extended use commitments, financial impact of proposed improvements (including energy efficiency upgrades) and economic impact on the existing community. Additional consideration will be given for those developments which include municipal support articulated in a publicly approved community plan or in the form of significant funding commitments, or evidence of substantial major investment in the area that is consistent with a comprehensive plan for neighborhood improvement which may include contributing to a transit oriented design initiative. Up to 20 points may be awarded in this category as follows:

- Significant Funding Commitments and Coordination with Other Housing and Community and Economic Development Programs – The Agency may award up to three (3) points to proposals that demonstrate further coordination between other housing and community and economic development programs stated above and evidence of significant funding commitments as part of the major investment in the area.
- Risk of Loss Due to Market Conversion or Sale – The Agency may award up to four (4) points to developments which are at risk of conversion to market rate housing. To be eligible for consideration, applications must include evidence that Section 8 project based or similar affordability restrictions expire within twelve (12) months from the date of application. Additionally, evidence of sustained occupancy greater than ninety percent (90%) over the last five (5) years must be provided.
- Risk of Loss Due to Critical Physical Needs – The Agency may award up to four (4) points to developments which are beyond fifteen (15) years of initial loan closing and tax credit placed-in-service date and at least one major physical plant component must be replaced or repaired or there is evidence of the need for an immediate health or safety improvement. Applicants must demonstrate that there has been a good faith effort to keep the property up to Uniform Physical Condition Standards.

- Mixed-Income Housing – The Agency may award up to two (2) points for developments which incorporate market rate units as part of the unit mix. In order to qualify for points, at a minimum fifteen percentage (15%) of the units shall be targeted as market rate units.
- Transit-Oriented Design – The Agency may award up to two (2) points to developments located within one-half mile of a completed or planned public transportation fixed route stop.
- Walkability – The Agency may award up to two (2) points for developments which have the following walk scores according to “www.walkscore.com” (for scattered site projects, a walk score will be obtained for each site and a weighted average based upon number of units at each site will be calculated):

<u>Urban</u>		<u>Suburban/Rural</u>	
<u>Percentage</u>	<u>Points</u>	<u>Percentage</u>	<u>Points</u>
≥80	2	≥70	2
≥70-79	1	≥50-69	1

- Site – The Agency may award up to three (3) points to developments based upon site suitability for the proposed use. Site suitability will be based on the following features: unit size mix, including number of efficiency units; neighborhood amenities; access to site; appropriateness of site for targeted tenant population; availability of sufficient parking; location relative to flood plain; neighborhood nuisances; condition of neighborhood; building on agricultural land; if scattered site, overall impact on the neighborhood; completed project’s improvement to or impact on the neighborhood.

B. Development Characteristics

25 points

The Agency may award up to twenty-five (25) points for the provision the following development amenities.

- Smart Site Selection – points may be awarded to the following types of properties:
 - up to five (5) points may be awarded to those developments located on a brownfield;
 - up to seven (7) points may be awarded to those developments considered residential infill; and
 - up to ten (10) points may be awarded to those developments consisting of an adaptive reuse of an existing building.
- Achievement of Enterprise Green Communities Optional Points Criteria - Ten (10) points may be given to those developments achieving the following optional 2015 Enterprise Green Communities Criteria points: twenty-five (25) points for new construction and twenty (20) points for substantial or moderate rehabilitation properties (which would include Preservation projects).
- Energy Efficiency Goals –
 - Reduced HERS Index – five (5) points may be awarded to those developments that exceed the requirements of Energy Star® Version 3.0 by achieving a lower HERS

Index as specified in the Guidelines. (Points in this category are not available if seeking points for Passive House.)

- Passive House – ten (10 points may be awarded to those developments which meet Passive House Requirements (nationally or internationally) for energy efficiency. (See Multifamily Housing Application and Guidelines and “www.passivehouse.us” or “www.passivehouseacademy.com” for additional guidance.)

Please review the 2016 Guidelines for specific requirements for the above criteria.

The Agency will review the architectural documents submitted with the proposal to confirm the existence of the proposed amenities. A certification from the design architect verifying the inclusion of the amenities in the development must be submitted with the Application. Confirmation from the construction contract administration architect is required with the submission of the cost certification documents. Amenities should be appropriate for the proposed resident population. The appropriateness and adequacy of the proposed amenities for ranking purposes will be determined at the sole discretion of the Agency. Verification of the availability of all amenities may be required by the Agency at any time and throughout the development’s compliance period.

C. Resident Population and Services

50 points

1. Income and Rent Targeting – The Applicants may be awarded up to twenty (20) points for developments that are designed to be substantially occupied by and affordable to residents with incomes that are at or below 50 percent of the area median income. Points will be considered for the following percentages of units affordable to and occupied by residents whose incomes are at or below 50 percent of area median income:

<u>Percentage</u>	<u>Points</u>
>10-20%	4
>20-30%	8
>30-40%	12
>40-50%	16
>50%	20

2. Designated Populations & Supportive Services – To receive points in this category, the development will provide evidence that appropriate services will be provided for the entire resident population for the duration of the compliance period. Evidence consists of a supportive services plan that:

- Is specific to the development and effectively addresses the anticipated service needs of the target resident population.

General occupancy developments should deliver or coordinate services that: improve building and unit maintenance; stabilize occupancy by improving residents’ ability to uphold their lease obligations; and enhance quality of life through increased self-sufficiency and programs that improve life skills, employment, education, income/asset building, child and youth development, community building, and access to services.

Senior occupancy developments should deliver or coordinate services that: stabilize occupancy by improving residents’ ability to uphold their lease obligations throughout the aging process and enhance quality of life through improved access to services and benefits, health promotion, community building, and socialization.

Developments for populations with special needs should deliver or coordinate services that stabilize occupancy by improving residents’ ability to uphold their lease obligations and enhance quality of life through improved access to services that support the needs of the targeted population.

- Includes sufficient funds to implement the described plan of services. It is recommended that this funding be set aside in a supportive services escrow account. However, funding through the development's annual operating budget, collaboration with a community-based service provider (include letter of intent or Memorandum of Understanding) or funds from other identified sources may be used. If currently committed funds fall short of the cost of services for at least the first fifteen year period, identify how services will be funded for the remainder of the compliance period.
- Utilizes a service provider/coordinator with the capacity to implement described plan of services. The recommended minimum is one hour of on-site dedicated staffing per week for every five units. Services staff should have access to a computer with Internet and email capabilities. There should be sufficient space to carry out the described services, including adequate office and community space.

Satisfactory completion of the above three factors are the minimum requirements for 5 points. Demonstrated commitment of sufficient funds for at least 15 years and meeting or exceeding the recommended minimum on-site staffing may result in an additional 5 points.

Confirmation from the service provider regarding the availability of applicable services at initial occupancy of the development will be required prior to issuing the IRS Form 8609. To ensure the continued provision of supportive services, the Restrictive Covenant Agreement will reflect such commitment.

3. Accessible Units – Consideration may be given to developments where the developer agrees to provide twice as many fully accessible units as are otherwise required (under local, state, or federal mandate, whichever is greater) in the development. All employee units and market rate units must be included in the total unit count when calculating the required number of accessible units. The developer must certify that these units are accessible and that, during initial lease up, the developer will exclusively reserve the units for occupancy by persons needing the accessible units for the first thirty days. Thereafter, the developer will include certain provisions in the lease to allow the units to be occupied by persons who need the accessible features of the units, to the greatest extent feasible. Evidence of enforcement of the lease provisions will be required and implementation and adherence to additional outreach programs to identify and match qualified residents who need the accessible features within the development may be required throughout the compliance period which may include contacting the Agency prior to renting the unit to persons who do not require the accessible features in accordance with the Agency's Accessible Unit Policy.

Terms addressing the accessible units and the subsequent rental of these units will be incorporated in the Restrictive Covenant Agreement. In addition, a certification from the design architect verifying the inclusion of the accessible units in the development will be required at the time of application. Confirmation from the construction contract administration architect will be required with the submission of the cost certification documents. For preservation developments, consideration will be given for points under this category if the development increases the number of fully accessible units which meet current standards in the development by at least 5 percent of the total units available. If an existing development already has twice the federal minimum number of accessible units that meet current accessibility standards, they will be eligible to receive points in this category. (All other requirements applicable to rental and long term occupancy of these units are the same.) (Ten (10) points)

4. Large Families – Up to ten (10) points may be awarded for those developments providing units with three or more bedrooms for large families. High rise developments and senior housing cannot qualify for this category. Points will be considered for developments that include the following percentages of units with three or more bedrooms:

<u>Urban</u>		<u>Suburban/Rural</u>	
<u>Percentage</u>	<u>Points</u>	<u>Percentage</u>	<u>Points</u>
>15-20%	6	>10-15%	6
>20-25%	8	>15-20%	8
>25%	10	>20%	10

A certification from the design architect verifying the number of large family units in the development will be required at the time of application. Confirmation from the construction contract administration architect will be required with the submission of the cost certification documents. For developments not requiring the services of an architect, the certifications may be provided by the general contractor.

D. Development Process

30 points

1. Noncompliance – The Agency may deduct up to ten (10) points from the score for proposals involving either an Applicant (or any related entity) that owns a managing or controlling interest in a Pennsylvania Tax Credit development or a management agent of such development who has unresolved IRS Form 8823 noncompliance issues, has not met the requirements of the Restrictive Covenant Agreement, has failed to submit a timely Placed-in-Service/Cost Certification package which resulted in a loss of Tax Credits to the Agency, or failed to meet the selection criteria for which an allocation of Tax Credits was made.
2. Development Team – Material Participation of Minority, Women’s and Veteran’s Businesses – The Agency may award up to ten (10) points for material participation in the development team by a minority-owned business, woman-owned business, veteran-owned business or service-disabled veteran-owned business which meets eligibility criteria of the Small Diverse Business Program (“SBD”) operated by the Department of General Services. A non-profit entity is eligible to receive points as an Owner/Developer or Management Agent if a minimum of fifty-one percent (51%) of the members of their board are minorities, women or veterans as evidenced by the non-profit’s organizational documents. Furthermore, the Agency encourages business opportunities for new or underutilized small diverse businesses in the development team.

<u>Firm/Entity</u>	<u>1%-4.99% of Total Development Cost</u>	<u>≥5% of Total Development Cost</u>
Professional Services	1 point	2 points
General Contractor	1 point	2 points
Sub-Contractors/Vendors	1 point	2 points

<u>Firm/Entity</u>	<u>Points for Participation</u>
Owner/Developer	3 points
Management Agent - (Minimum 2 year contract)	2 points

3. Ability to Proceed – Points may be awarded for zoning and committed funding sources. As the Agency strives to make resources available to those projects which can quickly and effectively utilize its resources, consideration will be given to those properties which can demonstrate the ability to proceed. A total amount of 20 points may be awarded in this category.

- Zoning (up to ten (10) points)
 - Up to five (5) points will be available for developments which demonstrate that current zoning is in place to allow for the proposed construction or rehabilitation on all sites included in the Application, to the satisfaction of the Agency. Consideration of points in this category will be given to those developments which provide evidence that all variances and special exceptions will be in place on or before November 11, 2016. Failure to submit evidence of full zoning approval by said date may result in negative ranking points assessed to future Applications.
 - Up to ten (10) points will be available for developments that provide evidence that zoning is in place for all sites included in the Application and that all variances/special exceptions have been approved.
- Commitment of Funds (Up to ten (10) points) – The developer must provide evidence, satisfactory to the Agency, that all funding commitments from public and private lenders have been secured. A minimum level of funding as determined by the Agency based upon availability in both Participating Jurisdictions and Non-Participating Jurisdictions will be required for consideration in this category. Evidence of said commitments shall include a firm commitment of funding and shall set forth the terms and conditions of said funding. Points will be awarded as follows:
 - Inclusion of Private Capital and Soft Debt Funds – The Agency may award up to eight (8) points for the inclusion of permanent amortizing debt and soft financing which may include financing from state or local programs, nonprofit organizations, private capital, and permanent funding from foundations and/or federal programs. This category includes equity from historic tax credits and land and/or building donation (subject to verification by a current appraisal). This category does not include a PennHOMES or PHARE Program request that has not been approved. Applications with a donation or a reduction in development-related fees (i.e., tap-in, impact, recreational and/or other development rights by the local government unit/municipality) may also be included. The reduction must be measurable and based upon an existing fee schedule that applies to all developments.

Comparison will be made between total qualifying soft financing and total development costs, with possible points granted as follows:

Participating Jurisdiction Percentage	Nonparticipating Jurisdiction Percentage	Points
5-10%	2-5%	2
>10-20%	>5-10%	4
>20-30%	>10-20%	6
>30%	>20%	8

- Inclusion of Assumed Debt on Preservation or Related Party Financing – The Agency may award up to two (2) points for the existing debt on preservation projects or related party financing on new or substantial rehabilitation projects as follows:

<u>Percentage</u>	<u>Points</u>
≥10-30%	1
>30%	2

- Inclusion of Project Based Unit Subsidy – The Agency may award up to two (2) points for the inclusion of Project Based Section 8 assistance or ACC subsidy for at least fifty percent (50%) of the units in the development.
- Evidence of Tax Abatement – The Agency may award up to one (1) point for developments that provide evidence of receipt of a real estate tax abatement from the municipal taxing authority.

E. Development Cost Savings

10 points

The Agency may award up to ten (10) points to Applications which demonstrate costs less than the median total development costs of the total Applications submitted. The Agency will determine the median total development cost per square foot (less the cost of acquisition, reserves and commercial space) and will award points based on certain ranges as stated below. Preservation Applications and those located in Philadelphia will not be included when determining the median costs in a cycle. The Agency will award points to Preservation and Philadelphia Applications as they compare against each other. For all other developments, the Agency will award points based upon the construction type: single family/townhouse, multi-story multifamily buildings, and adaptive re-use buildings as they compare against each other. In addition to submission of certifications that the building as designed and as constructed will meet/meets all labor and material standards set forth in applicable local or statewide codes (without sacrificing unit size and other building amenities), the Agency reserves the right to require additional certifications from local officials or building design professionals prior to the issuance of an IRS Form 8609 for the building or to conduct its own site visits during construction to ensure that the quality of construction is not compromised by cost savings.

<u>Percentage Below Median Total Development Cost</u>	<u>Points</u>
At least 10%	5
≥15%	10

Total Points Available

145 points

Appendix B

Pennsylvania National Housing Trust Fund Guidelines for New Construction and Rehabilitation

New Construction and Rehabilitation Standards:

The goal of the Pennsylvania Housing Finance Agency's (PHFA) National Housing Trust Fund (HTF) program, the Low Income Housing Tax Credit (Tax Credit or LIHTC) program and all of PHFA's housing programs is to provide decent, safe and sanitary housing. At a minimum, this is any residential building that meets the Pennsylvania Uniform Construction Code (PA UCC), all local codes and ordinances, and the requirements of PHFA's Submission Guide for Architects as applicable. The dwellings shall have all of the following features:

- Be structurally sound, weather-tight, and in good repair and contain a safe electrical wiring system adequate for lighting and other customary electrical devices.
- Contain a heating system capable of sustaining a temperature of 70 degrees.
- Be adequate in size related to the number of rooms and area needed to accommodate the number of occupants.
- Include a separate, well lighted and ventilated bathroom that provides privacy to the user and contains a sink, bathtub or shower stall, and a toilet, all in good working order and properly connected to appropriate sources of water and to a sewage drainage system.
- Include a kitchen area that includes a sink, properly connected to potable hot and cold water and to a sewage drainage system, an appropriately sized range and refrigerator, and adequate storage and counter area.
- Contain an unobstructed exit to safe, open space at ground level. If located in a multifamily building, it shall have direct access to a common corridor, with the code required number of means of egress.

The Pennsylvania Uniform Construction Code (PA-UCC) consists of the 2009 International Building Codes as modified by specific portions of the 2015 International Building Codes and as noted below:

The PA-UCC Administration and Enforcement regulation has adopted the following codes for use throughout the Commonwealth of Pennsylvania, effective 12/31/2015. Only the appendices specified after each code name have been adopted (in addition to the code itself).

International Building Code 2015 Sections:

- Section 304.1 concerning "Business Group B" uses and occupancies.
- Section 306.2 concerning "moderate-hazard factory industrial, Group F-1" uses and occupancies.
- Section 2902.3 concerning exceptions for "employee and public toilet facilities."
- Section 902.1 (relating to definitions) to the extent that "Automatic Water Mist System" was added.
- Section 904.2 (relating to installation of automatic fire-extinguishing systems).

- Section 904.2.1 (relating to restrictions on using automatic sprinkler system exceptions or reductions).
- Section 904.11 (relating to automatic water mist systems).
- Section 904.11.1 (relating to design and installation requirements).
- Section 904.11.1.1 (relating to general requirements for design and installation).
- Section 904.11.1.2 (relating to actuation).
- Section 904.11.1.3 (relating to water supply protection).
- Section 904.11.1.4 (relating to secondary water supply).
- Section 904.11.2 (relating to water mist system supervision and alarms).
- Section 904.11.2.1 (relating to monitoring).
- Section 904.11.2.2 (relating to alarms).
- Section 904.11.2.3 (relating to floor control valves).
- Section 904.11.3 (relating to testing and maintenance).
- Section 907.2.11.3 (relating to installation of smoke alarms near cooking appliances).
- Section 907.2.11.4 (relating to installation of smoke alarms near bathrooms).
- Chapter 11 is adopted and requires that buildings and facilities also comply with the accessibility requirements found in other chapters of the International Building Code 2015 and in the ICC/ANSI A117.1 2009 Accessible and Usable Buildings and Facilities standard.
- Appendix E (Supplementary Accessibility Requirements) is adopted.

International Building Code 2009 (base code, except for accessibility, for all buildings and structures not regulated by the *International Residential Code*)

- Chapter 1 is not adopted (most of its requirements are incorporated in Chapter 403 of the UCC regulation).
- Chapter 27 (Electrical) requires that all electrical components, equipment and systems in buildings and structures covered by the IBC comply with the requirements of NFPA 70-2008, National Electric Code.
- Chapter 30 (Elevators) is not adopted. Elevator requirements are found in Chapter 405 of UCC.
- Only Appendix H (Signs) is adopted.

International Energy Conservation Code 2015 Sections:

- Section R202 only to the extent that this section contains the definition of "insulated siding."
- Section R402.2.4 (relating to access hatches and doors).
- Section R402.2.8 (relating to floors).
- Table R402.4.1.1 only to the extent the row for "floors" was amended.
- Section 402.1.3 (relating to r-value computation).

International Energy Conservation Code 2009 (One & two family detached dwellings and townhouses may instead comply with the Pennsylvania Alternative Residential Energy Provisions developed by the Pennsylvania Housing Research Center)

International Existing Building Code 2015

- Section 406.3 (relating to replacement window emergency escape and rescue opening).

All accessibility provisions as follows:

- Section 107.2 (relating to Temporary Structures and Uses);
- Section 410 (relating to the Prescriptive Compliance Method);
- Section 605 (relating to Repairs);
- Section 705 (relating to Level 1 Alterations);
- Section 801.1 (relating to Level 2 Alterations);
- Section 806 (relating to Level 2 Alterations);
- Section 901.2 (relating to Level 3 Alterations);
- Section 906 (relating to Level 3 Alterations);
- Section 1006 (relating to Change of Occupancy);
- Section 1012.1.4 (relating to Change of Occupancy);
- Section 1012.8 (relating to Change of Occupancy);
- Section 1101.2 (relating to Additions);
- Section 1105 (relating to Additions);
- Section 1204.1 (relating to Historic Buildings);
- Section 1205.15 (relating to Historic Buildings);
- Section 1401.2.5 (relating to Performance Compliance Methods);
- Section 1508 (relating to Construction Safeguards); and
- Appendix B.

International Existing Building Code 2009

- Work on existing, non-residential buildings can comply with these code requirements or Chapter 34 of the *International Building Code 2009*.
- All appendices and resource information are adopted.

International Fire Code 2015 Sections:

- Section 202 limited to changes to definitions for "Business Group B" and "Automatic Water Mist System."
- Section 902.1 (relating to definitions) to the extent that "Automatic Water Mist System" was added.
- Section 904.2 (relating to relating to installation of automatic fire-extinguishing systems).
- Section 904.2.1 (relating to restrictions on using automatic fire extinguisher systems exceptions or reductions).
- Section 904.11 (relating to automatic water mist systems).

- Section 904.11.1 (relating to design and installation requirements).
- Section 904.11.1.1 (relating to general requirements for design and installation).
- Section 904.11.1.2 (relating to actuation).
- Section 904.11.1.3 (relating to water supply protection).
- Section 904.11.1.4 (relating to secondary water supply).
- Section 904.11.2 (relating to water mist system supervision and alarms).
- Section 904.11.2.1 (relating to monitoring).
- Section 904.11.2.2 (relating to alarms).
- Section 904.11.2.3 (relating to floor control valves).
- Section 904.11.3 (relating to testing and maintenance).
- Section 907.2.11.3 (relating to installation of smoke alarms near cooking appliances).
- Section 907.2.11.4 (relating to installation of smoke alarms near bathrooms).

International Fire Code 2009

- Adopted only **to the extent referenced** in the *International Building Code 2009*.

International Fuel Gas Code 2009

- Any LPG requirements are superseded by the requirements of Pennsylvania's Propane and Liquefied Petroleum Gas Act (and regulations)
- No Appendices are adopted.

International Mechanical Code 2015 Section:

- Section 507.2 of the International Mechanical Code of 2015 (relating to commercial kitchen hoods, "Type 1")

International Mechanical Code 2009

- No Appendices are adopted.

International Performance Code for Buildings and Facilities 2009 (provides alternative compliance approach)

International Plumbing Code 2009

- No Appendices are adopted.

International Residential Code 2015 Sections:

- Section N1101.6 only to the extent that this section contains the definition of "insulated siding."
- Section N1102.2.4 (relating to access hatches and doors).
- Section N1102.2.8 (relating to floors).
- Table N1102.4.1.1 only to the extent that amendments were made to the "Floors" row of this table.

- Section N1102.1.3 (relating to r-value computation).
- Table R302.1(1) (relating to requirements for exterior walls).
- Section R316.5.11 (relating to sill plates and headers).
- Section R317.1.4 (relating to wood columns).
- Section R507.1 (relating to decks).
- Section R507.2.4 (relating to deck lateral load connection).
- Section R507.4 (relating to decking).
- Section R507.5 (relating to deck joists).
- Section R507.5.1 (relating to lateral restraint at supports).
- Section R507.6 (relating to deck beams).
- Section R507.7 (relating to deck joist and deck beam bearing).
- Section R507.7.1 (relating to deck post to deck beam).
- Section R507.8 (relating to deck posts).
- Section R507.8.1 (relating to deck post to deck footing).
- Table R507.4 (relating to maximum joist spacing).
- Table R507.5 (relating to deck joist spans for common lumber species).
- Table R507.8 (relating to deck post height).
- Figure R507.2.3(2) (relating to deck attachment for lateral loads).
- Figure R507.5 (relating to typical deck joist spans).
- Figure R507.6 (relating to deck beam span lengths).
- Figure R507.7.1 (relating to deck beam to deck post).
- Figure R507.8.1 (relating to typical deck posts to deck footings).
- Section M1503.4 (relating to "make-up air required" for range hoods).
- Section M1601.4.1 (relating to "joints, seams, and connections" for duct construction) is adopted only with regards to Exception No. 3.

International Residential Code 2009 (code for one- and two-family dwellings no more than 3 stories in height)

- Only Appendix G (Swimming Pools, Spas and Hot Tubs) is adopted.

International Wildland-Urban Interface Code 2009 (supplementary requirements that may be used to mitigate fire- and life-safety hazards in unique wildland areas)

LIHTC and HTF Requirements:

All Tax Credit and HTF projects are required to be designed by and all drawings must bear the appropriate seal of a Registered Architect or Professional Engineer.

All applications for Tax Credits and HTF must include a certification from the project architect stating that certain threshold criteria will be included in the development. The list of threshold criteria can be seen at:

http://www.phfa.org/forms/multifamily_application_guidelines/submission/tab_08/2016_08d_archtcts crt thrshld crtr.pdf

PHFA Standards:

New Construction and Substantial Rehabilitation:

Standards for new construction and substantial rehabilitation for projects receiving HTF, HOME funds and an allocation of Tax Credits can be found in the following Tabs of the PHFA Submission Guide for Architects:

Tab 1: PHFA Policies and Procedures

http://www.phfa.org/forms/technical_services/2016/2016_tab01.pdf

Tab 2: Architectural Submissions

http://www.phfa.org/forms/technical_services/2016/2016_tab02.pdf

Tab 5: Requirements During Construction

http://www.phfa.org/forms/technical_services/2016/2016_tab05.pdf

Standards for new construction and substantial rehabilitation projects receiving HTF funds and an allocation of Tax Credits can be found in the following Tab of the PHFA Submission Guide for Architects:

Tab 6: Submission Requirements for LIHTC Developments Not Receiving or Assuming a PHFA Loan

http://www.phfa.org/forms/technical_services/2016/2016_tab06.pdf

Preservation (Moderate rehabilitation of existing affordable housing):

Standards for preservation of existing affordable housing receiving HTF, HOME funds and an allocation of Tax Credits can be found in the following Tabs of the PHFA Submission Guide for Architects:

Tab 1: PHFA Policies and Procedures

http://www.phfa.org/forms/technical_services/2016/2016_tab01.pdf

Tab 4: Submission Requirements for Preservation Developments

http://www.phfa.org/forms/technical_services/2016/2016_tab04.pdf

Tab 5: Requirements During Construction

http://www.phfa.org/forms/technical_services/2016/2016_tab05.pdf

Standards for the preservation of existing affordable housing receiving HTF funds and an allocation of Tax Credits can be found in the following Tab of the PHFA Submission Guide for Architects:

Tab 6: Submission Requirements for LIHTC Developments Not Receiving or Assuming a PHFA Loan

http://www.phfa.org/forms/technical_services/2016/2016_tab06.pdf

The scope of work for all preservation developments is based on the recommendations of a Project Capital Needs Assessment (PCNA). The PCNA must be prepared by a firm with experience in preparing such reports for the affordable housing industry (HUD, Rural

Development, other Housing Finance Agencies, etc.) and deemed acceptable by PHFA. In addition to evaluating all major building systems and components of the development, the PCNA must include an energy audit prepared by a Building Performance Institute (BPI) certified Multifamily Analyst which evaluates the merits of suggested energy savings upgrades. Measures that prove to save an amount, over their expected life, equal or greater than the cost of their installation, will be included in the scope of work. The PCNA must also include a 20 year Reserve For Replacement schedule to analyze the financial needs of the development. PHFA encourages applicants to include all, or most of, the work shown in the first five years of the RFR in the scope of work of the preservation development. The requirements of the PCNA can be found at:

http://www.phfa.org/forms/multifamily_application_guidelines/submission/tab_34/2016_34_phy_scl_cptl_nds.pdf

Lead Based Paint & Other Hazards:

All preservation and substantial rehabilitation applications are required to perform a Phase I Environmental Site Assessment as part of the application. The results of testing for lead based paint, asbestos, radon and lead in the water supply must be included in the application. Remediation is required to be included in the scope of work if positive results are found for any of these hazards.

Health and Safety:

The following hazards, if discovered during the inspection of the development, must be brought to the building owner's attention and repaired immediately:

- Gas leak or flue leak
- Exposed electrical wiring/missing outlet or switch cover plates
- Evidence of water leaks (storm or domestic)
- Blocked means of egress
- Inoperable fire alarm or smoke detector
- Inoperable egress windows
- Rodent/insect infestation
- Non-functional heating/water heating/electrical system

Accessibility:

All new construction and substantial rehabilitation projects that include a federal funding source are required to comply with Section 504 of the Rehabilitation Act of 1973. All PHFA developments are required to make 5% of the dwelling units accessible to individuals with mobility impairments, and provide devices for the hearing and vision impaired in an additional 2% of the dwelling units. Because PHFA awards ranking points in its LIHTC application for doubling these percentages, the majority of its developments have twice the required number of accessible units.

Additionally the PA UCC requires compliance with the ANSI A117.1-2009 accessibility standards. This is verified at the design stage during drawing review by both the Technical Services staff at PHFA and certified accessibility analysts as part of the building permitting

process. Construction is also inspected by state certified building inspectors and PHFA Technical Services staff to confirm compliance.

Disaster Mitigation:

Fortunately Pennsylvania is not prone to earthquakes or wildfires, and therefore mitigation of these hazards has not been considered. The state is also not prone to a direct hit from a hurricane, but hurricane caused rain has caused extensive flooding on several occasions. Therefore flood mitigation is an important issue. Since 2015, PHFA's LIHTC application and Multifamily Program Guidelines state that tax credits will not be allocated to any development located within the 100 year flood plain. This should greatly diminish the chance of flood damage on any new projects.

However, if an exception is made to this policy, the project shall comply with the management requirements of the Flood Plain Disaster Protection Act of (42 U.S.C. 4106) 4106) and the Pennsylvania Flood Plain Management Act (32. P.S. 679.101 -679.601), which includes the following requirements:

- All flood-prone communities are required by the Pennsylvania Flood Plain Management Act to gain eligibility to participate in the National Flood Insurance Program (16 Pa. Code 38.3(a).
- A flood-prone community is also required by the Pennsylvania Flood Plain Management Act to adopt flood plain management regulations which, at a minimum, comply with requirements of the National Flood Insurance Program and the Pennsylvania Flood Plain Management Act (16 Pa. Code 38.4 (a)
- These flood plain management requirements compel flood-prone communities to adopt local ordinances requiring that all new construction and "substantial improvements" of residential structures within identified flood plains be flood-proofed or elevated above the base flood level, depending upon the level of flood plain mapping available to the community. (44 CFR 60.3)
- The term "substantial improvements" is defined as any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the improvement or repair is started. (16 Pa. Code 38.1)

State and Local Codes:

As stated previously all work anticipated through the HTF program will be reviewed by state certified plans examiners, permitted, and inspected by state certified building inspectors. In addition, all work will be reviewed and inspected by PHFA staff. All work will be performed in accordance with the Pennsylvania Uniform Construction Code and PHFA requirements.

CERTIFICATIONS

General Certifications

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

Affirmatively Further Fair Housing

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

Anti-Displacement and Relocation Plan

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

Drug-Free Workplace

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

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about:
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.
3. Making it a requirement that each employee engaged in the performance of the grant will receive a copy of the statement required by paragraph 1.
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will:
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.
5. Notifying the agency in writing, within 10 calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant.
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee whom is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

- (b) Requiring such employee to participate satisfactorily in drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.
- 7. Making a good faith effort to continue to maintain a drug-free workplace through the implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying

To the best of the state's knowledge and belief:

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

Authority of State

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

Consistency with Plan

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

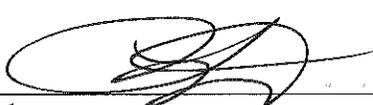
Section 3

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



Dennis M. Davin
Secretary
Department of Community and Economic Development

Date _____



Lori Stubbs
Chief Financial Officer
Department of Health

Date 4/12/2016

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Application for Federal Assistance SF-424*** 1. Type of Submission:**

- Preapplication
 Application
 Changed/Corrected Application

*** 2. Type of Application:**

- New
 Continuation
 Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:**6. Date Received by State:**

7. State Application Identifier:

8. APPLICANT INFORMATION:*** a. Legal Name:**

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

*** c. Organizational DUNS:**

d. Address:*** Street1:**

Street2:

*** City:**

County/Parish:

*** State:**

Province:

*** Country:**

*** Zip / Postal Code:**

e. Organizational Unit:**Department Name:**

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:**Prefix:**

*** First Name:**

Middle Name:

*** Last Name:**

Suffix:

Title:

Organizational Affiliation:

*** Telephone Number:**

Fax Number:

*** Email:**

Application for Federal Assistance SF-424

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

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.231

CFDA Title:

State-Administered Emergency Solutions Grant Program

*** 12. Funding Opportunity Number:**

NA

* Title:

NA

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

State-Administered Community Development Block Grant Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

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

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="37,464,741.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="37,464,741.00"/>

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

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

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

- Yes No

If "Yes", provide explanation and attach

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

** I AGREE

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

Authorized Representative:

Prefix: * First Name:

Middle Name:

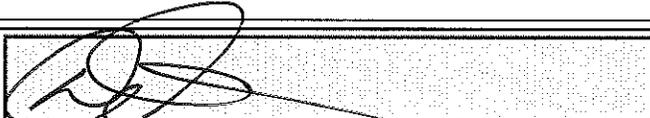
* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

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 any given program year covered by this certificate shall principally benefit persons of low-income and moderate-income in a manner that ensures that at least 70% of the amount is expended for activities that benefit such persons during the designated period.

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

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

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

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

Excessive Force

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

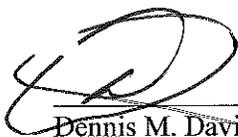
1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and
2. A policy of enforcing applicable state and local laws against physically barring entrance to or exit from a facility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

Compliance with Anti-Discrimination

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

Compliance with Laws

It will comply with applicable laws.



Dennis M. Davin
Secretary
Department of Community and Economic Development

4-15-2016
Date

Application for Federal Assistance SF-424

* 1. Type of Submission:

- Preapplication
 Application
 Changed/Corrected Application

* 2. Type of Application:

- New
 Continuation
 Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Commonwealth of Pennsylvania

* b. Employer/Taxpayer Identification Number (EIN/TIN):

38-3849352

* c. Organizational DUNS:

0881157200000

d. Address:

* Street1:

Commonwealth Keystone Building

Street2:

400 North St. 4th Floor

* City:

Harrisburg

County/Parish:

* State:

PA: Pennsylvania

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

17120-0225

e. Organizational Unit:

Department Name:

Dept. Community and Econ Dev.

Division Name:

Center for CD Operations

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Mary

Middle Name:

J.

* Last Name:

Smith

Suffix:

Title:

Compliance and Training

Organizational Affiliation:

Government

* Telephone Number:

717-214-9754

Fax Number:

717-214-5416

* Email:

majsmith@pa.gov

Application for Federal Assistance SF-424

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

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

State-Administered HOME Investment Partnerships Program

*** 12. Funding Opportunity Number:**

NA

* Title:

NA

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

State-Administered HOME Investment Partnerships Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="14,471,633.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="14,471,633.00"/>

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

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

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

- Yes
- No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

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

** I AGREE

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

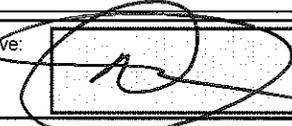
Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

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 M. Davin, Secretary

Department of Community and Economic Development

Date 4-15-2016

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
---	---	--

* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>
--	---

5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>
---	--

State Use Only:

6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>
--	--

8. APPLICANT INFORMATION:

* a. Legal Name: Commonwealth of Pennsylvania	
* b. Employer/Taxpayer Identification Number (EIN/TIN): 38-3849352	* c. Organizational DUNS: 0881157200000

d. Address:

* Street1: Commonwealth Keystone Building
Street2: 400 North St. 4th Floor
* City: Harrisburg
County/Parish: <input type="text"/>
* State: PA: Pennsylvania
Province: <input type="text"/>
* Country: USA: UNITED STATES
* Zip / Postal Code: 17120-0225

e. Organizational Unit:

Department Name: Dept. Community and Econ Dev.	Division Name: Center for CD Operations
---	--

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms.	* First Name: Mary
Middle Name: J.	
* Last Name: Smith	
Suffix: <input type="text"/>	

Title: Compliance and Training

Organizational Affiliation: Government

* Telephone Number: 717-214-9754	Fax Number: 717-214-5416
---	---------------------------------

* Email: majsmith@pa.gov

Application for Federal Assistance SF-424

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

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.231

CFDA Title:

State-Administered Emergency Solutions Grant Program

*** 12. Funding Opportunity Number:**

NA

* Title:

NA

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

State-Administered Emergency Solutions Grant Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: All

* b. Program/Project: All

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

17. Proposed Project:

* a. Start Date: 01/01/2016

* b. End Date: 12/31/2016

18. Estimated Funding (\$):

* a. Federal	5,565,646.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	5,565,646.00

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

- a. This application was made available to the State under the Executive Order 12372 Process for review on .
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

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

Yes No

If "Yes", provide explanation and attach

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

** I AGREE

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

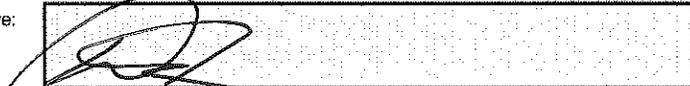
Authorized Representative:

Prefix: Mr. * First Name: Dennis
Middle Name: Mark
* Last Name: Davin
Suffix:

* Title: Secretary, Dept. of Community and Econ. Dev

* Telephone Number: 717-720-1355 Fax Number: 717-783-4662

* Email: ddavin@pa.gov

* Signature of Authorized Representative: 

* Date Signed: 04/14/2016

ESG Certifications

Each State that seeks funding under the Emergency Solutions Grants Program must provide the following certifications:

Matching Funds – The State will obtain any matching amounts required under 24 CFR 576.201 in a manner so that its subrecipients that are least capable of providing matching amounts receive the benefit of the exception under 24 CFR 576.201(a)(2).

Discharge Policy – The State will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Confidentiality – The State 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.

The State will ensure that its subrecipients comply with the following criteria:

Major rehabilitation/conversion – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – If ESG funds are used for shelter operations or essential services related to street outreach or emergency shelter, the subrecipient 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, so long the applicant serves the same type of persons (e.g., families with children, unaccompanied youth, veterans, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

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

Application for Federal Assistance SF-424

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

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

11. Catalog of Federal Domestic Assistance Number:

14-241

CFDA Title:

HOPWA Program

*** 12. Funding Opportunity Number:**

Formula Grantee

* Title:

HOPWA Program

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Commonwealth of Pennsylvania.docx

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Housing Opportunities for Persons with AIDS (HOPWA)

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

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

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="2,432,719.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="2,432,719.00"/>

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Yes No

If "Yes", provide explanation and attach

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** I AGREE

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

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

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.



Lori Stubbs
Chief Financial Officer
Department of Health

3/4/16

Date

Application for Federal Assistance SF-424

* 1. Type of Submission:

- Preapplication
 Application
 Changed/Corrected Application

* 2. Type of Application:

- New
 Continuation
 Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Commonwealth of Pennsylvania

* b. Employer/Taxpayer Identification Number (EIN/TIN):

38-3849352

* c. Organizational DUNS:

0881157200000

d. Address:

* Street1:

PO Box 8029

Street2:

* City:

Harrisburg

County/Parish:

* State:

PA: Pennsylvania

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

17105-8029

e. Organizational Unit:

Department Name:

PA Housing Finance Agency

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Holly

Middle Name:

* Last Name:

Glauser

Suffix:

Title: Director of Development

Organizational Affiliation:

Government

* Telephone Number: 717-780-3994

Fax Number: 717-614-2590

* Email: hglauser@phfa.org

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Center for Community Development
1000 University Avenue, Suite 1000
Berkeley, CA 94702-1000
Tel: 415.863.8800
Fax: 415.863.8801
www.ccd.org

Application for Federal Assistance SF-424

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

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.275

CFDA Title:

Housing Trust Fund

*** 12. Funding Opportunity Number:**

NA

* Title:

NA

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

State-Administered Housing Trust Fund

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

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Operations and Compliance Monitoring & Training

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant ALL-PA

* b. Program/Project ALL-PA

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

Add Attachment Delete Attachment View Attachment

17. Proposed Project:

* a. Start Date: 01/01/2016

* b. End Date: 12/31/2016

18. Estimated Funding (\$):

* a. Federal	3,868,768.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	3,868,768.00

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

- a. This application was made available to the State under the Executive Order 12372 Process for review on .
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

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

Yes No

If "Yes", provide explanation and attach

Add Attachment Delete Attachment View Attachment

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

** I AGREE

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

Authorized Representative:

Prefix: Mr. * First Name: Brian
Middle Name:
* Last Name: Hudson
Suffix:

* Title: Executive Director

* Telephone Number: 717-780-3911 Fax Number: 717-614-2522

* Email: bhudson@phfa.org

* Signature of Authorized Representative: 

* Date Signed: 01/31/2017

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