

# FOURTH YEAR OF THE 2014 - 2018 CONSOLIDATED ACTION PLAN 2017 ACTION PLAN with Substantial Amendments III

May 8, 2020







**Substantial Amendment I – 8-16-2017** Housing Trust Fund Allocation added to Action Plan.

**Substantial Amendment II 8-14-2017** - 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:

1. DCED’s 2017 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.
  - 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:

Lawrence County Community Action Program  
Schuylkill County Community Action Program  
SEDA-COG  
Center for Community Action

4. DCED has opened the eligible applicants, besides the HOME non-HUD entitlement entities, for 2017 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.
  - 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.

**Substantial Amendment (SA)III – 5-8-2020 –**

Due to the COVID 19 crisis in Pennsylvania and to allow more flexibility of the use of \$49,613 remaining 2017 Emergency Solutions Grant funding, the proposed amendment for the 2017 Annual Action Plan is as follows:

- a. Remove the DCED minimum allocation percentage for the rapid rehousing activity (40%) from each ESG grant Method of Distribution;
- b. Add, no more than 60% of the annual federal allocation may be used for Emergency Shelter activities (including operations, essential services and street outreach)
- c. Remove DCED maximum of 20% of allocation for emergency shelter activities (operations, essential services, and street outreach) and remove cap of operational support as a percentage of overall operating budget;
- d. Allow Balance of State (non-federal entitlement) subgrantees to apply for this funding, based on specific and locally identified needs, to any allowable ESG activity. (Allocation may not exceed HUD threshold for emergency shelter activity at 60%); and;
- e. Allow federal direct-entitlement ESG grantees to seek this additional funding for either rapid rehousing activities or homeless prevention activities. Rapid rehousing must still represent at least 40% of the overall use of ESG funds for direct entitlement communities only.

## **Executive Summary**

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

#### **1. Introduction**

The 2017 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 2017 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 the number of affordable housing units either through construction and/or renovation of rental units or assistance in first time homebuyer's needs through use of existing housing stock. For ESG these priorities include the use of funding for Rapid Rehousing of Homeless persons and specific populations including veterans, chronically homeless, families with children, and/or Youth. The Action Plan for FFY 2017 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.**

- a. 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 in all of the programs to determine the projects of most need for their respective municipalities. In 2017, the Commonwealth has decided to establish set priorities in the HOME and ESG Programs, so as to have more impact on the populations they serve and address specific goals established in the Consolidated Plan.
- b. 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. The Commonwealth has determined that there is a greater need in some of the areas of housing and homelessness and has chosen to begin targeting funds to those specific areas.
- c. 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 completed updating their Fair Housing and Equal Opportunity manual for its grantees and conducted three training sessions statewide to educate its grantees on the laws of FHEO, as well as informing them of what is expected for compliance. From the five recommendations made in the AI, DCED is working with its grantees in formulating new viable and attainable activities to eradicate the impediments to Fair Housing Choice in our non-entitlement municipalities.

#### **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 now utilizes 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. DCED continues to have more interaction and comments from stakeholders on the programs than in previous years.

DCED reviewed statewide and regional needs and programmatic changes with the six Regional Housing Advisory Committees (RHACs) in November, 2016 as the beginning of the citizen review process for this plan. DCED conducted an online/conference call public hearing on December 8, 2016 for citizen comment on need and to go over the results of the 2015 CAPER. This meeting was announced in the November 19, 2016 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 December 16, 2016 and July 26, 2017 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 the 2015 CAPER was discussed and needs from the regions were provided. At the second meeting the allocations and use of the 2017 funds were discussed, along with discussions on the changes to the method of distribution for the CDBG, CDBG-DR, HOME and ESG programs.

Due to the lateness of the Federal Budget, a waiver was granted by HUD to reduce the 30-day public comment period to 14 days. The comment period for the draft 2017 Action Plan began on July 23, 2017

and concluded on August 7, 2017. DCED published a summary of the Plan in the Pennsylvania Bulletin on July 22, 2017. The summary was also sent to all electronic contacts as listed above during the week of July 24, 2017. A copy of the draft Plan was placed on the website for review on July 22, 2017. 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 July 27, 2017 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. *(Summary of Comments will be added at the end of the citizen comment period)*

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.

### **SA III– 5-8-2020**

The 30-day public comment period for the draft Substantial Amendment for the 2017 Action Plan begins on April 5, 2020 and concludes on May 5, 2020. DCED published a summary of the SA in the *Pennsylvania Bulletin* on April 4, 2020. The summary was also sent to all electronic contacts as listed above on April 3, 2020. A copy of the full SA was placed on the website for review on April 3, 2020. 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 will be held on April 22, 2020 at 1:00 pm, virtually. As this public hearing is taking place during the COVID19 crisis and under a national emergency declaration, the hearing will only be held via Skype and/or conference call. There will be no in person attendance. This hearing was announced in the April 4, 2020 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 will be open to the public virtually for discussion about the substantial amendment to the Action Plan.

## **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.

**SAIII -5-8-2020** - Public comments from the hearing or written will be added after the citizen comment period and before submission to HUD on May 8, 2020.

### **RHAC meetings**

Some needs that came from the RHAC meetings:

- The need for a variety of affordable housing options, especially for those with special needs
- Additional resources and education on municipalities being able to land bank current under-utilized properties
- Concern over affordable housing when a large industry comes into the area. Marcellus Shale in the northeast and the Shell Cracker Plant in the southwest.
- The recent decision of Labor and Industry on the use of prevailing wage rates on the programs for housing rehabilitation that are funded with the programs under the Consolidated Plan and its effects on the retention of affordable housing.

### **First Public Comment Period**

Public comments from the first citizen comment period – November 6, 2016 – January 6, 2017 and public hearing – December 8, 2017 on the needs of the state and where the funding should be targeted.

The comments received during the public hearing included:

- The need for Housing for Seniors that also provide services.
- In small rural communities, development of small, single family homes for elderly and persons with special needs. The residents can be totally integrated into the surrounding community.
- Let stakeholders know of changes in the method of distribution. (*DCED response: This is done through the use of CD & H Alerts that summarize the changes.*)
- Consider immigrant and refugee population when developing new set-asides with the HOME funds.

### **PHAC Meeting**

From the Pennsylvania Housing Advisory Committee (PHAC) meeting held December 12, 2016, there was a complaint on the fact that CDBG contracts are being withheld from counties because of issues with “OBO” activities.

During the discussion period on the reports from the RHAC meetings the following comments were lodged as needs:

- More attention to accessibility and visitability, both in rehabilitation of existing units and new construction. Ten percent of the housing stock should be set aside for persons with special needs.
- The need for services for the elderly and those with special needs.
- More options in terms of housing including more robust service packages and recreation services
- The utilization of the Labor and Industry Prevailing Wage rates for housing rehabilitation. The need for residential rates instead of using commercial building rates.
- More rental assistance for immigrants and correctional facility release persons.
- The Department of Health and Human Services has released its Housing Strategies document. It provides for \$200 million for housing or housing services for the disabled.
- Look into the use of Medicaid, as a funding source for housing

On the topic of targeting small set asides in HOME for specific projects, the following comments were made:

- There needs to be continued flexibility in the program so communities can address their areas' needs.
- HOME can't be used for a match with many programs because the regulations the program brings with it affect the affordability of the units.
- Homebuyer funds and clients are drying up because of the downturn in the market since 2008. DCED should look at restarting the program since housing is moving once again and at a tremendous rate
- Need to look at housing in the floodplains and what can be done.
- Immigrant/migrant housing and the number of persons in a unit.
- Targeting may not be the answer to getting the most out of HOME because there will always be populations or types of housing not addressed.

### **Second Comment Period**

The second citizen comment period was held from July 23 to August 7, 2017 with the public hearing held on July 27, 2017. Comments will be added once the comment period is closed.

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

Summary of comments and views not utilized will be discussed here after the end of the citizen comment period on August 7, 2017.

#### **7. Summary**

## 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 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 2017 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 2017 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

- a. The Annual Action Plan for 2017 can be viewed and downloaded on the web at <http://dced.pa.gov>
- b. CD copies of the Action Plan can be obtained by calling: (717) 720-7404.
- c. Questions and comments may be electronically submitted to DCED via the following mailbox: [RA-DCEDcdbghomequestions@pa.gov](mailto:RA-DCEDcdbghomequestions@pa.gov).
- d. Written questions or comments should be submitted to Megan L. Snyder, Center for Community and Housing Development, 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 2017 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 November 2016 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 December 12, 2016 and July 26, 2017.

The Department of Health (DOH), Bureau of Communicable Diseases, Division of HIV Disease 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 and administer 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; however, for the HOPWA grant year, they have requested 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 understands 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 DOH allocates funding to a regional grantee for four counties; Cambria, Greene, Indiana, and Somerset. Within the North East 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 consulted with PHFA about their allocation of the National Housing Trust Fund for 2017. As nothing has changed with their Allocation Plan from that submitted to HUD for the 2016 program, nothing else needs updating. PHFA did participate in the PHAC meetings and public hearings to determine if any changes needed to be made.

### **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 and 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.

**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.

**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. The CoCs were consulted on the development of a policy on residency requirements for assistance for the ESG program. Though not banning it, as much of the 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. The HMIS committee is comprised of members of the 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	<b>Agency/Group/Organization</b>	PENNSYLVANIA HOUSING FINANCE AGENCY		
	<b>Agency/Group/Organization Type</b>	Housing Other government - State Regional organization Planning organization		
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis		
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Pennsylvania Housing Finance Agency serves as the co chairman of the PHAC and has membership on the Central RHAC PHFA has provided staff time and previously produced plans and reports for the development of this plan. PHFA is 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	<b>Agency/Group/Organization</b>	NW Regional Housing Advisory Committee		
	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	Fair Housing, Changes to Method of Distribution		

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Central Regional Housing Advisory Committee		
	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	Fair Housing and Changes to Method of Distribution		
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	NE Regional Housing Advisory Committee		
	<b>Agency/Group/Organization Type</b>	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

	<b>What section of the Plan was addressed by Consultation?</b>	Fair housing and Changes to Method of Distribution		
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	SE Regional Housing Advisory Committee		
	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	Changes to Method of Distribution		
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	SW Regional Housing Advisory Committee		

	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	Fair Housing and Changes to the Method of Distribution		
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Lehigh Valley Housing Advisory Committee		
	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	Fair Housing and Changes to the Method of Distribution		

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Pennsylvania Housing Advisory Committee		
	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy		
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The PHAC serves as the policy organization for both housing and homelessness in the state. This group meets bi-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 then 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 citizen participation process which utilizes the electronic media to broaden its public participation process. The six Regional Housing Advisory Committees met in November, 2016. The meetings were open to the public and duly advertised. The 2015 CAPER, regional concerns and needs, update on the Fair Housing initiatives and discussion on the potential use of set-asides for the HOME program were part of the planning stage.

The Commonwealth conducted one 30-day public comment period and one 14 days as a waiver was provided by HUD due to the lateness of the federal budget. The first was during the month of November/December 2016, to take citizens' needs and concerns for the consideration of the plan. The other for the citizens to review the plan before submission, July/August 2017. DCED published a summary of the Plan in the *Pennsylvania Bulletin* on July 22, 2017. Notice of these comment periods were sent to all grantees, interested parties, CoC, RHAC, PHAC, and Advisory Committee the week of July 24, 2017. It was also placed on the website.

DCED provided two electronic public meetings, one on December 8, 2016 to take citizen comments for planning of the document and one on July 27, 2017 to take comments on the draft Plan. The 2017 Action Plan is available on DCED's website at: <http://dced.pa.gov> . It was announced 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. The items on DCED's website meet the requirements for Section 504, so the Plan was available to the disabled in numerous methods. To aid those residents who have Limited English Proficiency, a Spanish version of the plan was placed on the website and all public notices included a statement that translators can be provided at the public hearing if DCED is given 72-hour notice.

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 and the requirement of using the Pennsylvania prevailing Wage rates on federal projects not required to use Davis Bacon wage rates and over \$25,000. 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 again dealt with the housing and services for the elderly and persons with special needs, the need for affordable housing especially for immigrants and persons being released from jail, and the Prevailing Wage rate issue.

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

### **SA III-5-8-2020**

The 30-day public comment period for the draft Substantial Amendment for the 2017 Action Plan begins on April 5, 2020 and concludes on May 5, 2020. DCED published a summary of the SA in the *Pennsylvania Bulletin* on April 4, 2020. The summary was also sent to all electronic contacts as listed above on April 3, 2020. A copy of the full SA was placed on the website for review on April 3, 2020. 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 will be held on April 22, 2020 at 1:00 pm, virtually. As this public hearing is taking place during the COVID19 crisis and under a national emergency declaration, the hearing will only be held via Skype and/or conference call. There will be no in person attendance. This hearing was announced in the April 4, 2020 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 will be open to the public virtually for discussion about the substantial amendment to the Action Plan.

Public comments from the hearing or written will be added after the citizen comment period and before submission to HUD on May 8, 2020.

## 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	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/ broad community</p>	<p>Web-based meetings were held in the six DCED regions as part of the RHAC meetings. Conference Call capabilities were also available.</p>	<p>The need for a variety of affordable housing options, especially for those with special needs</p> <p>Additional resources and education on municipalities being able to land bank current under-utilized properties</p> <p>Concern over affordable housing when a large industry comes into the area. Marcellus Shale in the northeast and the Shell Cracker Plant in the southwest.</p> <p>The recent decision of Labor and Industry on the use of prevailing wage rates on the programs for housing rehabilitation that are funded with the programs under the Consolidated Plan and its effects on the retention of affordable housing.</p>	All were accepted for consideration	

## 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)
2	PA Bulletin	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/ broad community</p>	No response. This mode was used to advertise the RHAC meetings, the public hearing, and the availability of the draft for citizen comment.	None	N/A	
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>	The draft 2017 Action Plan was placed on the DCED website	To Be Completed once the citizen comment period is completed	N/A	<a href="http://dced.pa.gov">http://dced.pa.gov</a>

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>	Held electronically November 2, 2015 and April 6, 2017	<p>12/8/2017 – 2 citizens present – The need for Housing for Seniors that also provide services. In small rural communities, development of small, single family homes for elderly and persons with special needs. The residents can be totally integrated into the surrounding community. Let stakeholders know of changes in the method of distribution. <i>(DCED response: This is done through the use of CD &amp; H Alerts that summarize the changes.)</i></p> <p>Consider immigrant and refugee population when developing new set-asides with the HOME funds.</p> <p>7/27/2017 - To Be Completed once the public hearing is held.</p>	None	N/A
5	Electronic mailings	<p>Minorities</p> <p>Persons with disabilities</p>	All notices of public meetings, public hearings, citizen comment period, and availability of the draft	No citizens or organizations responded to first citizen comment period.	None	N/A

## 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)
		Non-targeted/ broad community  Residents of Public and Assisted Housing	plan on the website are sent out electronically to all of interested contacts.	Response for second citizen comment period will be added upon conclusion of time period.		
6	Public Meeting	Agencies of the State	PHAC Meetings – October 28, 2015 And March 7, 2017	12/12/2016 – See AP05 PHAC Meeting for all comments. 7/26/2017 – will be added upon conclusion of time period		N/A
<b>SA III-5-8-2020</b>						
1	PA Bulletin	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/ broad community	This mode was used to advertise the public hearing, and the availability of the draft for citizen comment.	None	N/A	

## 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)
2	Internet Outreach	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/ broad community  Residents of Public and Assisted Housing	The Substantial Amendment 2017 Action Plan was placed on the DCED website	To Be Completed once the citizen comment period is completed	N/A	<a href="http://dced.pa.gov">http://dced.pa.gov</a>

### 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)
3.	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>	Held electronically April 22, 2020	To Be Completed once the public hearing is held.	None	N/A
4.	Electronic mailings	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/ broad community</p> <p>Residents of Public and Assisted Housing</p>	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.	.	None	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 2017 (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 2017, 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 2017 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 2017 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 4				Expected Amount Available Reminder of ConPlan \$	Narrative Description  *** Includes unallocated previous year's funds, repayment and recaptured funds yet to be allocated
			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	26,293	5,587	37,496,621	38,000,000	2017 allocations for: PA Entitlements – 85% Competitive – 13%
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	14,597,297	442,929	299,303	15,339,529	15,000,000	2017 state allocation plus \$293,620 anticipated funds from Upper Darby

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Reminder of ConPlan \$	Narrative Description  *** Includes unallocated previous year's funds, repayment and recaptured funds yet to be allocated
			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	2,772,007	0	1,864,078	4,636,085	2,700,000	2017 allocation for the state, Harrisburg, Bensalem, and partial Allentown
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services	6,061,665	0	0	6,061,665	5,000,000	2017 allocation plus \$499,788 Extra 2017 ESG funds

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Reminder of ConPlan \$	Narrative Description  *** Includes unallocated previous year's funds, repayment and recaptured funds yet to be allocated
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$  ***	Total: \$		
National Housing Trust Fund	public - federal	Acquisition Admin and Planning Multifamily rental new construction Multifamily rental rehab	5,863,425	0	3,868,768	9,732,193	5,803,152	2017 allocation plus the 2016 allocation that has not been contracted.
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	49,803,824	49,803,824	0	CDBG-DR  Funding from 2012 Allocation – \$20,068,104  Funding from 2013 Allocation - \$29,735,720

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Reminder of ConPlan \$	Narrative Description  *** Includes unallocated previous year's funds, repayment and recaptured funds yet to be allocated
			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	307,386	2,827,348	3,134,7348	0	Remainder of NSP1 Allocations plus recaptured program income

Table 5 - Expected Resources – Priority Table

**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. Actual totals of the match that the UGLG utilize in any given year is recorded in the annual CAPER.

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. Every invoice from the grantees requires the match to be listed to be accepted and approved.

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 2016 HOPWA grant year, 593 households within the seven regions received HOPWA Housing assistance in Pennsylvania. The project sponsors expended a total of \$2,835,331.31 in leveraged funding in conjunction with HOPWA funding; of these amounts \$1,757,513.79 was leveraged for housing assistance and \$1,077,817.52 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 2017 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 publically 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: \$6,873,673 HOME: \$5,000,000 HTF: \$3,866,096 CDBG-DR: TBD NSP: \$3,000,000	Rental units rehabilitated: 30 Housing Units Homeowner Housing Rehabilitated: 225 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: \$7,795,576 HTF: \$5,866,097	Rental units constructed: 225 Household Housing Units Housing for Homeless added: 5 Household Housing Unit Buildings Demolished: 1 Buildings
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	CDBG: \$20,000,000 CDBG-DR: TBD	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 7,500 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3 (continued)	Assistance for Public Infrastructure & Facilities	2014	2018	Non-Housing Community Development	Pennsylvania Act 179 Formula CDBG-DR	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		
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	CDBG: 1,500,000 HOME: \$10,000	Persons assisted with various services – 8500 Tenant based rental Assistance -50

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 for Battered and Abused Persons Public Services Employment Training Public Services Crime Awareness/Prevention Public Services Tenant/Landlord Counseling Public Services Child Care Services 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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Housing and Services for Persons with HIV/AIDS	2014	2018	Affordable Housing Non-Homeless Special Needs	HOPWA 7 Regional Grantees Pennsylvania Act 179 Formula	Affordable Housing for Low Income HIV/AIDS clients	HOPWA: \$2,772,007	HIV/AIDS Housing Operations: 609 Households are planned to receive decent affordable housing assistance.
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: \$5,607,040	Tenant-based rental assistance / Rapid Rehousing: 3100 Households Assisted Homeless Person Overnight Shelter: 3650 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 5 Beds Homelessness Prevention: 1500 Persons Assisted Street Outreach to 1200 persons

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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.
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: \$100,000	Facade treatment/business building rehabilitation: 1 Business Jobs created/retained: 5 Jobs Businesses assisted: 1 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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: 24 Households Assisted
11	Building Local Capacity	2014	2018	Administratio n & 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: \$7,442,948 HOME: \$1,533,953 ESG: \$454,625	Other: 106 Local Governments and Coalitions

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Improve Quality of Housing Stock
	<b>Goal Description</b>	Improve the quality of housing stock through rehabilitation of existing single family and multi-family units.
2	<b>Goal Name</b>	Construction of New Rental Units
	<b>Goal Description</b>	Aid individuals and families with finding affordable living environments through new rental units and rental assistance.
3	<b>Goal Name</b>	Assistance for Public Infrastructure & Facilities
	<b>Goal Description</b>	Assist individuals and families in obtaining the necessary public services to improve their quality of life.
4	<b>Goal Name</b>	Public Services for LMI Households (Non-ESG)
	<b>Goal Description</b>	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	<b>Goal Name</b>	Clearance and Demolition of Substandard Units
	<b>Goal Description</b>	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	<b>Goal Name</b>	Housing and Services for Persons with HIV/AIDS
	<b>Goal Description</b>	Provide the necessary rental assistance for low income persons suffering with HIV/AIDS to be able to find decent, affordable housing.
7	<b>Goal Name</b>	Rental Assistance and Services for the Homeless
	<b>Goal Description</b>	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	<b>Goal Name</b>	Further Fair Housing and Address Impediments
	<b>Goal Description</b>	Further fair housing and address impediments to housing choice.
9	<b>Goal Name</b>	Improve the Economic Environment
	<b>Goal Description</b>	Develop economic opportunities to improve the economic environment of the state especially in the rural areas.
10	<b>Goal Name</b>	Assist New Homebuyers
	<b>Goal Description</b>	Assist families and individuals to become home buyers and encourage stability in local communities
11	<b>Goal Name</b>	Building Local Capacity
	<b>Goal Description</b>	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	15	3	53	5	5	0	0	1	1	0	17	100
HOME	32	51	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
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 have 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 is it 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?**

HOME – With the newly instituted priorities of funding, DCED will allocated HOME funds in a more consistent method with the Con Plan. Housing for special needs populations and rental units are now a top priority, which is reflected in the needs portion of the Con Plan. Rather the applicants may choose to apply for funding that is a top priority of the Commonwealth and receive more points during evaluation, than a program that only addresses a lower priority. Though not setting specific set-asides for types of housing, DCED’s HOME program will now rank those programs that best address the priorities of the state higher, thus assuring funding of projects that addresses the needs.

ESG – This program too is moving away from funding every type of project without setting up specific set asides. This allows flexibility of getting all of the funds allocated within the time constraints of the program while rewarding those applications that best address the needs of the Commonwealth when dealing with the homeless.

**SA III 5-8-2020** – Removing some of the DCED placed limitations on the allocation of these grant funds will allow for the spending of the remaining funding quickly and for agencies who may be dealing with the COVID19 crisis.

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 2017, 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**

<b>1</b>	<b>State Program Name:</b>	Community Development Block Grant - Disaster Recovery
	<b>Funding Sources:</b>	CDBG-DR
	<b>Describe the state program addressed by the Method of Distribution.</b>	<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"> <li>•Housing</li> <li>•Economic Development</li> <li>•Infrastructure</li> <li>•Planning and Services</li> </ul> <p>More detailed information on the dollar amounts available per category and estimated outcome in each category can be found in the Substantial Amendments to the 2012 &amp; 2013 Action Plans for the CDBG-DR. <a href="http://dced.pa.gov">http://dced.pa.gov</a></p>

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></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>DCED may also contract with other state or local agencies who have the capacity to undertake the eligible activities.</p> <p>Specific guidelines and criteria for each category are listed in the application kit. The link can be found below.</p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>The Action Plans for both the PL-112-55 and PL-113-2 have been amended and approved as of September 2016. For detailed information on the methods of distribution and projects, the approved amendments may be found at:</p> <p>2012 PL-112-55 – <a href="http://dced.pa.gov/download/pl-112-55-cdbg-dr-action-plan-substantial-amendment-7-2016/?wpdmdl=64098">http://dced.pa.gov/download/pl-112-55-cdbg-dr-action-plan-substantial-amendment-7-2016/?wpdmdl=64098</a></p> <p>2013 - PL-113-2 <a href="http://dced.pa.gov/download/pl113-2-cdbg-dr-action-plan/?wpdmdl=64101">http://dced.pa.gov/download/pl113-2-cdbg-dr-action-plan/?wpdmdl=64101</a></p> <p>Guidelines and Application: <a href="http://dced.pa.gov/download/cdbg-disasterrecovery-2015f-pdf/?wpdmdl=57883">http://dced.pa.gov/download/cdbg-disasterrecovery-2015f-pdf/?wpdmdl=57883</a></p>
<p><b>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)</b></p>	<p>Not applicable to the Community Development Block Grant - Disaster Recovery program</p>

	<b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b>	Not applicable to the Community Development Block Grant - Disaster Recovery program
	<b>Describe how resources will be allocated among funding categories.</b>	Please refer to the Substantial Amendments to the 2012 and 2013 Action Plans for CDBG-DR. See #3 above.
	<b>Describe threshold factors and grant size limits.</b>	Please refer to the Substantial Amendments to the 2012 and 2013 Action Plans for CDBG-DR. See #3 above.
	<b>What are the outcome measures expected as a result of the method of distribution?</b>	Please refer to the Substantial Amendments to the 2012 and 2013 Action Plans for CDBG-DR. See #3 above.
2	<b>State Program Name:</b>	Community Development Block Grant Act 179 Formula
	<b>Funding Sources:</b>	CDBG
	<b>Describe the state program addressed by the Method of Distribution.</b>	<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 identified eligible and fundable projects. Appendix A lists all Act 179 entitlement entities and their populations.</p>

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></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"> <li>1. To assist communities in preparing Community Development Plans designed to address significant needs of low and moderate-income people.</li> <li>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.</li> <li>3. To encourage and assist communities to focus upon and address housing and community facility problems; and,</li> <li>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.</li> </ol>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>The most current application guideline and toolkit can be found on <a href="http://dced.pa.gov/download/cdbg-program-guidelines/?wpdmdl=65545">http://dced.pa.gov/download/cdbg-program-guidelines/?wpdmdl=65545</a> or in the Federal Resource Library located at: <a href="http://dced.pa.gov/download/2016-cdbg-application-kit/?wpdmdl=65937">http://dced.pa.gov/download/2016-cdbg-application-kit/?wpdmdl=65937</a></p>
<p><b>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)</b></p>	<p>Not applicable to the Community Development Block Grant Act 179 Formula program</p>
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>Not applicable to the Community Development Block Grant Act 179 Formula program</p>

<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>All funding categories are eligible for Pennsylvania's CDBG Entitlement Program grantees. The applicants must demonstrate each project's eligibility 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>Besides meeting one of the three National Objectives, applicants must also support that the proposed activities do not benefit moderate income families to the exclusion of low income families.</p>
<p><b>Describe threshold factors and grant size limits.</b></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"> <li>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.</li> <li>2. Cities: The portion set aside for Act 179 entitlement cities is 24 percent of the Commonwealth's 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"> <li>•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 more than 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 2017 will be 28 in number. In 2016 the cities received \$272,958 each.</li> </ul> </li> <li>3. Boroughs and Townships: The portion set aside for Act 179 entitlement boroughs, towns and townships is 38 percent of the Commonwealth's total allocation. In accordance with Act 179, the funds set aside for entitlement boroughs and townships will be sub-allocated to each borough and township that is to receive a grant in the following manner: <ul style="list-style-type: none"> <li>•Each entitlement borough and township to receive a grant will be allocated a minimum grant of \$50,000; And</li> <li>•In addition to this minimum grant each Act 179 entitlement borough 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</li> </ul> </li> </ol>

<p><b>Describe threshold factors and grant size limits. (continued)</b></p>	<p>boroughs and townships after each receives its minimum grant, by a fraction, the numerator of which shall be each entitlement borough and township's population and the denominator of which shall be the total population of all entitlement boroughs and townships.</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 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"> <li>• Each eligible county will be allocated a minimum grant of \$200,000; and <ul style="list-style-type: none"> <li>• 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.</li> </ul> </li> </ul>						
<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>The 2017 outcomes expected using the CDBG funding are:</p> <ul style="list-style-type: none"> <li>• Existing Homeowner Rehabilitation - 180 units</li> <li>• Public Service (Not ESG) - 7,500 persons benefitting</li> <li>• Public Infrastructure &amp; Facilities - 65,000 persons benefitting</li> <li>• Clearance &amp; Demolition - 75 buildings</li> <li>• Businesses Assisted - 1 businesses</li> <li>• Jobs Created or Retained - 4</li> <li>• Homebuyers Assisted - 2</li> </ul>						
<p><b>3</b></p>	<table border="1"> <tr> <td data-bbox="233 1377 561 1430"> <p><b>State Program Name:</b></p> </td> <td data-bbox="561 1377 1463 1430"> <p>Community Development Block Grant Competitive</p> </td> </tr> <tr> <td data-bbox="233 1430 561 1482"> <p><b>Funding Sources:</b></p> </td> <td data-bbox="561 1430 1463 1482"> <p>CDBG</p> </td> </tr> <tr> <td data-bbox="233 1482 561 1883"> <p><b>Describe the state program addressed by the Method of Distribution.</b></p> </td> <td data-bbox="561 1482 1463 1883"> <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><b>State Program Name:</b></p>	<p>Community Development Block Grant Competitive</p>	<p><b>Funding Sources:</b></p>	<p>CDBG</p>	<p><b>Describe the state program addressed by the Method of Distribution.</b></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><b>State Program Name:</b></p>	<p>Community Development Block Grant Competitive</p>						
<p><b>Funding Sources:</b></p>	<p>CDBG</p>						
<p><b>Describe the state program addressed by the Method of Distribution.</b></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><b>Describe the state program addressed by the Method of Distribution. (continued)</b></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 based on the application submission. 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 competitive 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 a low 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 in the event that a business borrower goes into loan default.</p>
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<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></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>Contracts will only be for four years.</p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>The most current application guideline and toolkit can be found on <a href="http://dced.pa.gov/download/cdbg-program-guidelines/?wpdmdl=65545">http://dced.pa.gov/download/cdbg-program-guidelines/?wpdmdl=65545</a> or in the Federal Resource Library located at: <a href="http://dced.pa.gov/download/2016-cdbg-application-kit/?wpdmdl=65937">http://dced.pa.gov/download/2016-cdbg-application-kit/?wpdmdl=65937</a></p>
<p><b>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)</b></p>	<p>Not applicable to the Community Development Block Grant Competitive program</p>

<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>Not applicable to the Community Development Block Grant Competitive program</p>				
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>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 generally 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. 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 a national objective</p>				
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>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.</p> <p>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.</p>				
<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>For the 2017 CDBG Competitive allocation the outcomes will be:</p> <ul style="list-style-type: none"> <li>•Public Infrastructure – 10,500 persons benefitting</li> </ul>				
<p><b>4</b></p>	<table border="1"> <tr> <td data-bbox="233 1654 565 1709"> <p><b>State Program Name:</b></p> </td> <td data-bbox="565 1654 1463 1709"> <p>Emergency Solutions Grant</p> </td> </tr> <tr> <td data-bbox="233 1709 565 1759"> <p><b>Funding Sources:</b></p> </td> <td data-bbox="565 1709 1463 1759"> <p>ESG</p> </td> </tr> </table>	<p><b>State Program Name:</b></p>	<p>Emergency Solutions Grant</p>	<p><b>Funding Sources:</b></p>	<p>ESG</p>
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<p><b>Funding Sources:</b></p>	<p>ESG</p>				

<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>The Emergency Solutions Grant (ESG) is a federal funding source designated for rapid rehousing assistance, street outreach, homelessness prevention assistance, operation costs of and the rehabilitation or conversion of buildings for use as emergency shelters for the homeless, costs associated with the Homeless Management Information System (HMIS), and administration expenses.</p> <p>The intent of ESG assistance is to rapidly move individuals and families to stability. Funding provided with ESG funds are not intended for long-term support, or to address all of the financial and supportive service needs of individuals and families. All funded activities should be designed to enable a family's stabilization in permanent housing as part of a comprehensive approach to ending homelessness in Pennsylvania.</p>
<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>DCED will prioritize the needs of Pennsylvania's homeless populations and move individuals and families from the street into a permanent housing situation. 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. Opening Doors established goals to prevent and end veteran homelessness in 2015; to end chronic homelessness in 2017; to prevent and end homelessness for families, youth, and children in 2020; and to set a path to end all types of homelessness. Applicants to DCED's Emergency Solutions Grant (ESG) program are encouraged to participate in their local Continuum of Care (CoC)'s planning to develop a systematic response to prevent homelessness. If homelessness is unpreventable, communities should plan that instances are rare, brief, and non-recurring.</p> <p>DCED will also prioritize the Housing First model to ending homelessness with ESG funds. Housing First is an approach to provide permanent housing immediately and with few to no preconditions, behavioral contingencies, or barriers. The outcomes of the model will align with the coordinated entry quick access to housing and services, identifying and implementing low barriers to entry or service, utilizing data to drive decisions about housing prioritization, establishing relationships with housing providers to ensure a direct referral from the coordinated entry process, standardizing application screening processes, consistent involvement in the planning process with the CoC, using mainstream systems to support the housing first approach, and ensuring staff are adequately trained to employ evidenced-based systems. Communities are expected to prioritize individuals and families with the highest needs and vulnerabilities, work effectively to engage landlords and property owners to ensure housing availability, and to ensure programs are client-centered with all barriers removed for entering and remaining in the program.</p>

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria. (continued)</b></p>	<p>The following funding priorities have been established for the 2017 ESG allocation:</p> <p>Primary Priority – Rapid Rehousing</p> <p>Secondary Priorities – Street Outreach, Homelessness Prevention, Emergency Shelter: essential services</p> <p>Non-Priority – Emergency Shelter: Operations (applicants applying for operation funds may only request ESG funds equal to 25% of the total shelter operations budget)</p> <p>Priority Populations – Veterans, Chronically Homeless, Families with Children or Youth</p> <p>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.</p> <p>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.</p> <p><b>SA III – 5-8-2020 –</b></p> <ul style="list-style-type: none"> <li>a. Remove the DCED minimum allocation percentage for the rapid rehousing activity (40%) ;</li> <li>b. Add no more than 60% of the annual federal allocation may be used for Emergency Shelter activities (including operations, essential services and street outreach)</li> <li>c. Remove DCED maximum of 25% of allocation for emergency shelter activities (operations, essential services, and street outreach) and remove cap of operational support as a percentage of overall operating budget;</li> <li>d. Allow Balance of State (non-federal entitlement) subgrantees to apply for the remaining funding based on specific and locally identified needs, to any allowable ESG activity. and;</li> <li>e. Allow federal direct-entitlement ESG grantees to seek the remaining funding for either rapid rehousing activities or homeless prevention activities. Rapid rehousing must still represent at least 40% of the overall use of ESG funds for direct entitlement communities only.</li> </ul> <p><b>Funding Targets – DCED will target the following activities:</b></p> <ul style="list-style-type: none"> <li>1. <b>Street Outreach</b> In an effort to reduce statewide homelessness, in the 2017 application DCED is targeting Street Outreach projects in the Pennsylvania Balance</li> </ul>
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	<p>of State CoC counties having identified numbers of homeless individuals and families at 50 or above during the 2017 Point in Time count. Counties identified for priority targeted Street Outreach in the Eastern CoC are: Adams, Blair, Centre, Cumberland, Franklin, Lebanon, Lehigh, Lycoming, Monroe, Northampton, Perry, and Schuylkill. Counties identified for priority targeted Street Outreach in the Western CoC are: Armstrong, Butler, Fayette, Greene, Lawrence, McKean, Washington, and Westmoreland. Street Outreach initiatives may include one or more of the counties listed. All eligible activities under a Street Outreach project will be considered but the majority of funds are expected to be awarded for Outreach staff. In making funding decisions, DCED will seek to avoid duplicative efforts.</p> <p><b>2. Housing Locator Services</b>  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. Services should include: assessment, arranging, coordinating, housing stability plan development; with an emphasis on acting as a liaison to secure and maintain housing; employment; a connection to mainstream resources and services; coordination with other providers; monitoring of progress; and advocating on behalf of the client. Services should also focus on building a set of supports that can help prevent the recurrence of a housing crisis.</p> <p>Although Emergency Shelter renovations is important, it will not receive preference to the aforementioned activities. DCED will continue to fund the most urgent needs of a 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>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.</p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>Though not required of ESG, the guidelines and application kit may be found at: <a href="http://dced.pa.gov/download/emergency-solutions-grant-guidelines-2015-pdf/?wpdmdl=57924">http://dced.pa.gov/download/emergency-solutions-grant-guidelines-2015-pdf/?wpdmdl=57924</a></p>

<p><b>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)</b></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 application 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: <a href="http://dced.pa.gov/download/emergency-solutions-grant-guidelines-2015-pdf/?wpdmdl=57924">http://dced.pa.gov/download/emergency-solutions-grant-guidelines-2015-pdf/?wpdmdl=57924</a></p>
<p><b>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)</b></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 Street Outreach 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. The contract period is 18 months to allow for recapture of unused funds and reallocation to successful programs. 50% of the funding must be expended within the first 9 months of the grant even with the shorten contract period. Also the minimum grant an applicant can apply for is \$25,000. This is to allow smaller agencies with limited match to utilize the funding.</p> <p>All applications will be reviewed for completeness and eligible activities. 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>Grant 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><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>Not applicable to the Emergency Solutions Grant program</p>

<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>Emphasis will be placed on the Rapid Rehousing and Street Outreach 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. 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><b>SA III 5-8-2020</b></p> <ul style="list-style-type: none"> <li>a. Remove the DCED minimum allocation percentage for the rapid rehousing activity (40%) ;</li> <li>b. Add no more than 60% of the annual federal allocation may be used for Emergency Shelter activities (including operations, essential services and street outreach)</li> <li>c. Remove DCED maximum of 25% of allocation for emergency shelter activities (operations, essential services, and street outreach) and remove cap of operational support as a percentage of overall operating budget;</li> <li>d. Allow Balance of State (non-federal entitlement) subgrantees to apply for the remaining funding based on specific and locally identified needs, to any allowable ESG activity. and;</li> <li>e. Allow federal direct-entitlement ESG grantees to seek the remaining funding for either rapid rehousing activities or homeless prevention activities. Rapid rehousing must still represent at least 40% of the overall use of ESG funds for direct entitlement communities only.</li> </ul>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>DCED intends to make grants of \$25,000 or more for the provision of the following ESG components:</p> <ul style="list-style-type: none"> <li>1. Rapid Rehousing</li> <li>2. Street Outreach</li> <li>3. Homelessness Prevention</li> <li>4. Emergency Shelter</li> <li>5. Homeless Management Information System (HMIS)</li> <li>6. Administration</li> </ul> <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>

	<b>What are the outcome measures expected as a result of the method of distribution?</b>	<p>The expected outcomes for the 2017 ESG program are:</p> <ul style="list-style-type: none"> <li>• Rapid Rehousing - 3100 persons</li> <li>• Street Outreach - 1200 persons</li> <li>• Housing Prevention – 1500 persons</li> </ul>
<b>5</b>	<b>State Program Name:</b>	HOME Investment Partnerships Program
	<b>Funding Sources:</b>	HOME
	<b>Describe the state program addressed by the Method of Distribution.</b>	<p>The Commonwealth will distribute the FY 2017 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 2017 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><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p><b>SA II 8-14-2017</b> - 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"> <li>1. DCED’s 2017 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"> <li>a). Affordable Rental Housing (New Construction and or Rehab) – 10pts</li> <li>b). Acquisition of existing single family housing, with HOME rehabilitation and or down payment assistance for sale to first time homebuyers. – 10 pts.</li> <li>c). Existing Owner Occupied Housing Rehabilitation – 5 pts.</li> <li>d). Single Family New Construction – 1 Point</li> </ol> </li> <li>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.</li> <li>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> </li> <li>4. DCED has opened the eligible applicants, besides the HOME non-HUD entitlement entities, for 2017 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. <ol style="list-style-type: none"> <li>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.</li> </ol> </li> </ol>
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	<ul style="list-style-type: none"> <li>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.</li> <li>c. Prioritize awards to projects that preserve affordable rental housing through HOME funded rehabilitation.</li> </ul>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>Program guidelines may be found</p> <p><a href="http://dced.pa.gov/programs/home/">http://dced.pa.gov/programs/home/</a></p> <p>or</p> <p><a href="http://dced.pa.gov/library">http://dced.pa.gov/library</a></p> <p>Federal Resource Library/HOME/application</p>
<p><b>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)</b></p>	<p>Not applicable to the HOME Investment Partnerships Program</p>
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>Not applicable to the HOME Investment Partnerships Program</p>

<p><b>Describe how resources will be allocated among funding categories.</b></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. Applicants are cautioned in applying for programs that have limited point value on priority, as described previously. Please contact the HOME Program Manager for further discussion.</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 that are unable to secure their unit of local government's agreement to be an applicant should contact DCED.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>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.</p>
<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>The expected outcomes for the 2017 HOME Program are:</p> <ul style="list-style-type: none"> <li>•Existing &amp; Rental Rehabs - 345 units</li> <li>•Construction of New Units - 190 units</li> <li>•Homebuyer Assistance - 30 households</li> </ul>
<p><b>6 State Program Name:</b></p>	<p><b>Housing Opportunities for Persons with AIDS</b></p>
<p><b>Funding Sources:</b></p>	<p>HOPWA</p>

<p><b>Describe the state program addressed by the Method of Distribution.</b></p> <p><b>HOPWA Program</b></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 FY2017 uses the FY2016 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 \$2, 772,007 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 Disease has again decided to allocate less (than entitled) to its administrative expense (0.36%) 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 \$ 337,825 on behalf of eligible persons in the designated counties of Carbon, Lehigh, and Northampton in the Allentown, PA EMSA; and will administer funds of \$337,617 on behalf of eligible persons in the designated counties of Dauphin, Cumberland and Perry in the City of Harrisburg, PA EMSA; and will administer funds of \$ 597,257 on behalf of eligible persons in the designated counties of Bucks, Chester and Montgomery in the Bensalem Township EMSA.</p>
<p><b>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)</b></p>	<p>Not applicable to the Housing Opportunities for Persons with AIDS program</p>

<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>Each Regional Grantee prioritizes needs for its respective region through a formal process reflective of its demographic and epidemiological profile. 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 who 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><b>Describe how resources will be allocated among funding categories.</b></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 for the 2017 grant year.</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. List the general locations and costs of the proposed services.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>Service utilization patterns have been factored into the distribution of HOPWA funding for Pennsylvania's seven Regional Grantees, taking into consideration the number of persons living with HIV/AIDS in each respective region.</p>

<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>Outcome measures are the number of Households/Persons 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 609 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.</p>
<p><b>7 State Program Name:</b></p>	<p><b>Neighborhood Stabilization Program (NSP) Recapture</b></p>
<p><b>Funding Sources:</b></p>	<p>Recaptured NSP1 funds and Program Income</p>
<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>The purpose of the NSP Recapture program is to utilize the remaining recaptured funding from NSP 1 and any accrued Program Income (approx. \$3.3 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.</p>
<p><b>Describe the state program addressed by the Method of Distribution. (continued)</b></p>	<p>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>

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></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"> <li>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.</li> <li>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</li> <li>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.</li> <li>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. 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 eighteen months.</li> </ol> <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"> <li>1. Must be existing NSP grantees that are a unit of local government.</li> <li>2. Must have successfully completed the original NSP contracted projects and met the projected goals. Grantee must show that original NSP goals were met.</li> <li>3. Proposed project must be completed within 18 months of DCED proposal acceptance. Realistic project timelines will be required.</li> </ol>
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<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria. (continued)</b></p>	<ol style="list-style-type: none"> <li>4. Proposed project must be located in an approved NSP target area.</li> <li>5. Proposed project will receive greater consideration if it is a project that benefits households at 50% AMI or below.</li> <li>6. Proposed project will receive greater consideration if other sources of funds are leveraged and committed to the project. Such documentation will be required.</li> <li>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.</li> <li>8. All the original NSP Program guidelines and requirements still apply.</li> </ol>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>As of the writing of this section the proposal packages had not been developed.</p>
<p><b>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)</b></p>	<p>Not applicable to the NSP Recapture program</p>

	<b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b>	Not applicable to the NSP Recapture program
	<b>Describe how resources will be allocated among funding categories.</b>	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.
	<b>Describe threshold factors and grant size limits.</b>	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 nine months of proposal acceptance. DCED will prioritize projects that can utilize a minimum of \$1 million and have a minimum of 15 units.
	<b>What are the outcome measures expected as a result of the method of distribution?</b>	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.
8	<b>State Program Name:</b>	<b>National Housing Trust Fund</b>
	<b>Funding Sources:</b>	National Housing Trust Fund

<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<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 Commonwealth will distribute HTF funds through an application process to eligible recipients. 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><b>Describe all of the criteria that will be used to select applications and relative importance of these criteria.</b></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"> <li>• 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.</li> <li>• Applicants must meet and all requirements set forth in 24 CFR 93.2 to be eligible for funding under the HTF Program.</li> <li>• Developments must also meet the property standards set forth in the Tax Credit Allocation Plan and in 24 CFR 93.301.</li> <li>• 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.</li> <li>• Selected developments must follow tenant protection and selection procedures set forth in 24 CFR 93.303.</li> </ul>

<p><b>If only summary criteria were described, how can potential applicants access application manual or other state publications describing the application criteria?</b></p>	<p>The Allocation Plan for the HTF 2017 funding and the program exhibits are located at:</p> <p>In the Appendices of this Plan, or</p> <p><a href="http://www.phfa.org/legislation/act105.aspx">http://www.phfa.org/legislation/act105.aspx</a> (Please scroll to the bottom of the page)</p>
<p><b>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)</b></p>	<p>Not applicable to the HTF program.</p>
<p><b>Identify the method of selection projects sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>Not applicable to the HTF program.</p>
<p><b>Describe how resources will be allocated among funding categories.</b></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><b>Describe the threshold factors and grant size limits.</b></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 1338 558"> <tr> <td>0 BR</td> <td>1BR</td> <td>2BR</td> <td>3BR</td> <td>4BR</td> </tr> <tr> <td>\$158,725</td> <td>\$181,956</td> <td>\$221,257</td> <td>\$286,235</td> <td>\$314,196</td> </tr> </table> <p>In 2017, PHFA anticipates providing HTF funds to approximately four developments projects or assisting 45 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: <a href="http://www.phfa.org/legislation/act105.aspx">http://www.phfa.org/legislation/act105.aspx</a></p>	0 BR	1BR	2BR	3BR	4BR	\$158,725	\$181,956	\$221,257	\$286,235	\$314,196
0 BR	1BR	2BR	3BR	4BR							
\$158,725	\$181,956	\$221,257	\$286,235	\$314,196							
<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>Based on an initial federal award of funds in 2017 of \$5,863,425, PHFA anticipates providing funds for the new construction or rehabilitation of approximately four rental housing developments or 45 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 2017 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 2017 and beyond to ease the workload of the DCED staff.

**Table 10 – Project Information**

#	Project Name
1	2017-2018 Commonwealth of PA PAH16F999
2	2017-2018 AIDSNET PAH16F999 (AIDSNET)
3	2017-2018 AIDSNET-EMSA (3 Counties) PAH16F999 (AIDSNET-EMSA)
4	2017-2018 North Central District AIDS Coalition PAH16F999 (NCDAC)
5	2017-2018 AIDS Resource Alliance, Inc. PAH16F999 (ARA)
6	2017-2018 Caring Communities for AIDS PAH16F999 (CCFA)
7	2017-2018 United Way of Wyoming Valley PAH16F999 (UWWV)
8	2017-2018 Wyoming Valley AIDS Council, Inc. PAH16F999 (WVAC)
9	2017-2018 The Wright Center PAH16F999 (TWC)
10	2017-2018 Clarion University of PA PAH16F999 (CU)
11	2017-2018 Family Health Council of Central PA PAH16F999 (FHCCP)
12	2017-2018 Family Health Council of Central PA - EMSA (3 counties) PAH16F999 (FHCCP-EMSA)
13	2017-2018 The Jewish Healthcare Foundation PAH16F999 (JHF)
14	2017-2018 Senior Care Management PAH16F999 (SCM)
15	2017-2018 City of Philadelphia OHCD - EMSA PAH16F999 (COP-OHCD-EMSA)
16	2017-2018 Family Services of Bucks County - EMSA PAH16F999 (FSBC-EMSA)
17	2017-2018 Family Services of Chester County - EMSA PAH16F999 (FSCC-EMSA)
18	2017-2018 Family Services of Montgomery County - EMSA PAH16F999 (FSMC-EMSA)
19	ESG16 Pennsylvania
20	DCED CDBG 2017 ADMINISTRATION
21	Adams County 2017 Entitlement
22	Armstrong County 2017 Entitlement
23	Bedford County 2017 Entitlement
24	Blair County 2017 Entitlement
25	Bradford County 2017 Entitlement

#	Project Name
26	Butler County 2017 Entitlement
27	Cambria County 2017 Entitlement
28	Cameron County 2017 Entitlement
29	Carbon County 2017 Entitlement
30	Centre County 2017 Entitlement
31	Clarion County 2017 Entitlement
32	Clearfield County 2017 Entitlement
33	Clinton County 2017 Entitlement
34	Columbia County 2017 Entitlement
35	Crawford County 2017 Entitlement
36	Elk County 2017 Entitlement
37	Erie County 2017 Entitlement
38	Fayette County 2017 Entitlement
39	Forest County 2017 Entitlement
40	Franklin County 2017 Entitlement
41	Fulton County 2017 Entitlement
42	Greene County 2017 Entitlement
43	Huntingdon County 2017 Entitlement
44	Indiana County 2017 Entitlement
45	Jefferson County 2017 Entitlement
46	Juniata County 2017 Entitlement
47	Lackawanna County 2017 Entitlement
51	McKean County 2017 Entitlement
52	Mercer County 2017 Entitlement
53	Mifflin County 2017 Entitlement
54	Monroe County 2017 Entitlement
55	Montour County 2017 Entitlement
56	Northumberland County 2017 Entitlement
57	Perry County 2017 Entitlement
58	Pike County 2017 Entitlement
59	Potter County 2017 Entitlement
60	Schuylkill County 2017 Entitlement
61	Snyder County 2017 Entitlement
62	Somerset County 2017 Entitlement
63	Sullivan County 2017 Entitlement
64	Susquehanna County 2017 Entitlement
65	Tioga County 2017 Entitlement
66	Union County 2017 Entitlement
67	Venango County 2017 Entitlement

#	Project Name
68	Warren County 2017 Entitlement
69	Wayne County 2017 Entitlement
70	Wyoming County 2017 Entitlement
71	City of Arnold 2017 Entitlement
72	City of Bradford 2017 Entitlement
73	City of Butler 2017 Entitlement
74	City of Carbondale 2017 Entitlement
75	City of Connellsville 2017 Entitlement
76	City of Corry 2017 Entitlement
77	City of Dubois 2017 Entitlement
78	City of Farrell 2017 Entitlement
79	City of Franklin 2017 Entitlement
80	City of Greensburg 2017 Entitlement
81	City of Hermitage 2017 Entitlement
82	City of Jeannette 2017 Entitlement
83	City of Lock Haven 2017 Entitlement
84	City of Meadville 2017 Entitlement
85	City of Monessen 2017 Entitlement
86	City of Nanticoke 2017 Entitlement
87	City of New Castle 2017 Entitlement
88	City of New Kensington 2017 Entitlement
89	City of Oil City 2017 Entitlement
90	City of Parker 2017 Entitlement
91	City of Pittston 2017 Entitlement
92	City of Pottsville 2017 Entitlement
93	City of Shamokin 2017 Entitlement
94	City of St. Mary's 2017 Entitlement
95	City of Sunbury 2017 Entitlement
96	City of Titusville 2017 Entitlement
97	City of Uniontown 2017 Entitlement
98	City of Warren 2017 Entitlement
99	Coal Township 2017 Entitlement
100	Conshohocken Borough 2017 Entitlement
101	Dunmore Borough 2017 Entitlement
102	Limerick Township 2017 Entitlement
103	Logan Township 2017 Entitlement
104	Loyalsock Township 2017 Entitlement
105	Sandy Township 2017 Entitlement
106	Scottdale Borough 2017 Entitlement

#	Project Name
107	Waynesboro Borough 2017 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	<b>Project Name</b>	2017 Commonwealth of PA PAH17F999
	<b>Target Area</b>	HOPWA 7 Regional Grantees
	<b>Goals Supported</b>	Housing and Services for Persons with HIV/AIDS
	<b>Needs Addressed</b>	Housing for Low Income HIV/AIDS clients
	<b>Funding</b>	\$10,000
	<b>Description</b>	Administration of the HOPWA Program
	<b>Target Date</b>	2017 HOPWA Grant Year
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	All clients served Statewide - Administrative Services on the grantee level
	<b>Location Description</b>	Statewide Administration
	<b>Planned Activities</b>	Administration of the HOPWA Program
	2	<b>Project Name</b>
<b>Target Area</b>		HOPWA – AIDSNET Regional Grantee
<b>Goals Supported</b>		Housing and Services for Persons with HIV/AIDS
<b>Needs Addressed</b>		Housing for Low Income HIV/AIDS clients
<b>Funding</b>		\$40,767

	<b>Description</b>	To provide decent affordable housing to low income HIV/AIDS clients
	<b>Target Date</b>	2017 HOPWA Grant Year
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	12 Low Income HIV/AIDS client households
	<b>Location Description</b>	AIDSNET Region
	<b>Planned Activities</b>	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
<b>3</b>	<b>Project Name</b>	2017 AIDSNET-EMSA (3 Counties) PAH17F999 (AIDSNET-EMSA)
	<b>Target Area</b>	HOPWA AIDSNET – Regional Grantee
	<b>Goals Supported</b>	Housing and Services for Persons with HIV/AIDS
	<b>Needs Addressed</b>	Housing for Low Income HIV/AIDS clients
	<b>Funding</b>	\$366,089.02
	<b>Description</b>	To provide decent affordable housing to low income HIV/AIDS clients
	<b>Target Date</b>	2017 HOPWA Grant Year
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	53 Low Income HIV/AIDS client households
	<b>Location Description</b>	AIDSNET Region – Lehigh, Northampton, and Carbon counties
	<b>Planned Activities</b>	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	<b>Project Name</b>	2017 North Central District AIDS Coalition PAH17F999 (NCDAC)
	<b>Target Area</b>	HOPWA North Central Regional Grantee
	<b>Goals Supported</b>	Housing and Services for Persons with HIV/AIDS
	<b>Needs Addressed</b>	Housing for Low Income HIV/AIDS clients
	<b>Funding</b>	\$3,371.00
	<b>Description</b>	To provide decent affordable housing to low income HIV/AIDS clients
	<b>Target Date</b>	2017 HOPWA Grant Year
	<b>Estimate the number and type of families that will benefit from the proposed services</b>	Administration of the HOPWA Program for the North Central Region53 Low Income HIV/AIDS client households
	<b>Location Description</b>	North Central Region
	<b>Planned Services</b>	Administration of the HOPWA Program for the North Central Region
5	<b>Project Name</b>	2017 Clarion University of PA – North Central Region (CU-NC)
	<b>Target Area</b>	HOPWA North Central Regional Grantee
	<b>Goals Supported</b>	Housing and Services for Persons with HIV/AIDS
	<b>Needs Addressed</b>	Housing for Low Income HIV/AIDS clients
	<b>Funding</b>	\$33,270
	<b>Description</b>	To Provide Decent affordable housing to Low Income HIV/AIDS Clients
	<b>Target Date</b>	2017 HOPWA Grant Year
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 Low Income HIV/AIDS client households

	<b>Location Description</b>	North Central Region
	<b>Planned Activities</b>	Assist with housing support to low income HIV/AIDS Clients: Tenant Based Rental Assistance (TBRA), Short-Term Rent, Mortgage, and Utility (STRMU) assistance, and Administration
6	<b>Project Name</b>	2017 AIDS Resource Alliance, Inc. PAH17F999 (ARA)
	<b>Target Area</b>	HOPWA North Central Regional Grantee
	<b>Goals Supported</b>	Housing and Services for Persons with HIV/AIDS
	<b>Needs Addressed</b>	Housing for Low Income HIV/AIDS clients
	<b>Funding</b>	\$161,595.00
	<b>Description</b>	To Provide Decent affordable housing to Low Income HIV/AIDS Clients
	<b>Target Date</b>	2017 HOPWA Grant Year
	<b>Estimate the number and type of families that will benefit from the proposed services</b>	30 Low Income HIV/AIDS client households
	<b>Location Description</b>	North Central Region
	<b>Planned Services</b>	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	<b>Project Name</b>	2017 Caring Communities for AIDS PAH17F999 (CCFA)
	<b>Target Area</b>	HOPWA North Central Regional Grantee
	<b>Goals Supported</b>	Housing and Services for Persons with HIV/AIDS
	<b>Needs Addressed</b>	Housing for Low Income HIV/AIDS clients

	<b>Funding</b>	\$53,865.00
	<b>Description</b>	To Provide Decent affordable housing to Low Income HIV/AIDS Clients
	<b>Target Date</b>	2017 HOPWA Grant Year
	<b>Estimate the number and type of families that will benefit from the proposed services</b>	11 Low Income HIV/AIDS client households
	<b>Location Description</b>	North Central Region
	<b>Planned Services</b>	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
<b>8</b>	<b>Project Name</b>	2017 United Way of Wyoming Valley PAH17F999 (UWWV)
	<b>Target Area</b>	HOPWA North East Regional Grantee
	<b>Goals Supported</b>	Housing and Services for Persons with HIV/AIDS
	<b>Needs Addressed</b>	Housing for Low Income HIV/AIDS clients
	<b>Funding</b>	\$123,198.27
	<b>Description</b>	To Provide Decent affordable housing to Low Income HIV/AIDS Clients
	<b>Target Date</b>	2017 HOPWA Grant Year
	<b>Estimate the number and type of families that will benefit from the proposed services</b>	40 Low Income HIV/AIDS client households
	<b>Location Description</b>	North East Region

	<b>Planned Services</b>	Assist with housing support to low income HIV/AIDS Clients: Tenant Based Rental Assistance (TBRA), Short-Term Rent, Mortgage, and Utility (STRMU) assistance, and Administration
9	<b>Project Name</b>	2017 Wyoming Valley AIDS Council, Inc. PAH17F999 (WVAC)
	<b>Target Area</b>	HOPWA North East Regional Grantee
	<b>Goals Supported</b>	Housing and Services for Persons with HIV/AIDS
	<b>Needs Addressed</b>	Housing for Low Income HIV/AIDS clients
	<b>Funding</b>	\$24,529.43
	<b>Description</b>	To Provide Decent affordable housing to Low Income HIV/AIDS Clients
	<b>Target Date</b>	2017 HOPWA Grant Year
	<b>Estimate the number and type of families that will benefit from the proposed services</b>	8 Low Income HIV/AIDS client households
	<b>Location Description</b>	North East Region
	<b>Planned Services</b>	Assist with housing support to low income HIV/AIDS Clients: Tenant Based Rental Assistance (TBRA), Short-Term Rent, Mortgage, and Utility (STRMU) assistance, and Administration
10	<b>Project Name</b>	2017 The Wright Center PAH17F999 (TWC)
	<b>Target Area</b>	HOPWA North East Regional Grantee
	<b>Goals Supported</b>	Housing and Services for Persons with HIV/AIDS
	<b>Needs Addressed</b>	Housing for Low Income HIV/AIDS clients
	<b>Funding</b>	\$24,438.14
	<b>Description</b>	To Provide Decent affordable housing to Low Income HIV/AIDS Clients

	<b>Target Date</b>	2017 HOPWA Grant Year
	<b>Estimate the number and type of families that will benefit from the proposed services</b>	8 Low Income HIV/AIDS client households
	<b>Location Description</b>	North East Region
	<b>Planned Services</b>	Assist with housing support to low income HIV/AIDS Clients: Tenant Based Rental Assistance (TBRA), Short-Term Rent, Mortgage, and Utility (STRMU) assistance, and Administration
<b>11</b>	<b>Project Name</b>	2017 Clarion University of PA PAH17F999 (CU)
	<b>Target Area</b>	HOPWA North West Regional Grantee
	<b>Goals Supported</b>	Housing and Services for Persons with HIV/AIDS
	<b>Needs Addressed</b>	Housing for Low Income HIV/AIDS clients
	<b>Funding</b>	\$263,827.00
	<b>Description</b>	To Provide Decent affordable housing to Low Income HIV/AIDS Clients
	<b>Target Date</b>	2017 HOPWA Grant Year
	<b>Estimate the number and type of families that will benefit from the proposed services</b>	113 Low Income HIV/AIDS client households
	<b>Location Description</b>	North West Region
	<b>Planned Services</b>	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

<b>12</b>	<b>Project Name</b>	2017 Family Health Council of Central PA PAH17F999 (FHCCP)
	<b>Target Area</b>	HOPWA South Central Regional Grantee
	<b>Goals Supported</b>	Housing and Services for Persons with HIV/AIDS
	<b>Needs Addressed</b>	Housing for Low Income HIV/AIDS clients
	<b>Funding</b>	\$522,960.28
	<b>Description</b>	To Provide Decent affordable housing to Low Income HIV/AIDS Clients
	<b>Target Date</b>	2017 HOPWA Grant Year
	<b>Estimate the number and type of families that will benefit from the proposed services</b>	140 Low Income HIV/AIDS client households
	<b>Location Description</b>	South Central Region
	<b>Planned Services</b>	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
<b>13</b>	<b>Project Name</b>	2017 Family Health Council of Central PA - EMSA (3 counties) PAH17F999 (FHCCP - EMSA)
	<b>Target Area</b>	HOPWA South Central Regional Grantee
	<b>Goals Supported</b>	Housing and Services for Persons with HIV/AIDS
	<b>Needs Addressed</b>	Housing for Low Income HIV/AIDS clients
	<b>Funding</b>	\$339,678.86
	<b>Description</b>	To Provide Decent affordable housing to Low Income HIV/AIDS Clients
	<b>Target Date</b>	2017 HOPWA Grant Year

	<b>Estimate the number and type of families that will benefit from the proposed services</b>	95 Low Income HIV/AIDS client households
	<b>Location Description</b>	South Central Region – Dauphin, Cumberland and Perry counties
	<b>Planned Services</b>	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
<b>14</b>	<b>Project Name</b>	2017 The Jewish Healthcare Foundation PAH17F999 (JHF)
	<b>Target Area</b>	HOPWA South West Regional Grantee
	<b>Goals Supported</b>	Housing and Services for Persons with HIV/AIDS
	<b>Needs Addressed</b>	Housing for Low Income HIV/AIDS clients
	<b>Funding</b>	\$3,918.00
	<b>Description</b>	Administration of the HOPWA Program in the South West Region
	<b>Target Date</b>	2017 HOPWA Grant Year
	<b>Estimate the number and type of families that will benefit from the proposed services</b>	All clients within the region - Administrative Services on the regional grantee level
	<b>Location Description</b>	South West Region
	<b>Planned Services</b>	Administration of the HOPWA Program in the South West Region
<b>15</b>	<b>Project Name</b>	2017 Senior Care Management PAH17F999 (SCM)
	<b>Target Area</b>	HOPWA South West Regional Grantee

	<b>Goals Supported</b>	Housing and Services for Persons with HIV/AIDS
	<b>Needs Addressed</b>	Housing for Low Income HIV/AIDS clients
	<b>Funding</b>	\$127,700.00
	<b>Description</b>	To Provide Decent affordable housing to Low Income HIV/AIDS Clients
	<b>Target Date</b>	2017 HOPWA Grant Year
	<b>Estimate the number and type of families that will benefit from the proposed services</b>	26 Low Income HIV/AIDS client households
	<b>Location Description</b>	South West Region
	<b>Planned Services</b>	Assist with housing support to low income HIV/AIDS Clients: Tenant Based Rental Assistance (TBRA), and Short-Term Rent, Mortgage, and Utility (STRMU) assistance
16	<b>Project Name</b>	2017 City of Philadelphia OHCD - EMSA PAH17F999 (COP - OHCD - EMSA)
	<b>Target Area</b>	HOPWA South East Regional Grantee
	<b>Goals Supported</b>	Housing and Services for Persons with HIV/AIDS
	<b>Needs Addressed</b>	Housing for Low Income HIV/AIDS clients
	<b>Funding</b>	\$20,183.00
	<b>Description</b>	Administration of the HOPWA Program in the South East Region
	<b>Target Date</b>	2017 HOPWA Grant Year
	<b>Estimate the number and type of families that will benefit from the proposed services</b>	All clients within the region - Administrative Services on the regional grantee level
	<b>Location Description</b>	South East Region

	<b>Planned Services</b>	Administration of the HOPWA Program in the South East Region
<b>17</b>	<b>Project Name</b>	2017 Family Services of Bucks County - EMSA PAH17F999 (FSBC - EMSA)
	<b>Target Area</b>	HOPWA South East Regional Grantee
	<b>Goals Supported</b>	Housing and Services for Persons with HIV/AIDS
	<b>Needs Addressed</b>	Housing for Low Income HIV/AIDS clients
	<b>Funding</b>	\$330,167.00
	<b>Description</b>	To Provide Decent affordable housing to Low Income HIV/AIDS Clients
	<b>Target Date</b>	2017 HOPWA Grant Year
	<b>Estimate the number and type of families that will benefit from the proposed services</b>	31 Low Income HIV/AIDS client households
	<b>Location Description</b>	South East Region
	<b>Planned Services</b>	Assist with housing support to low income HIV/AIDS Clients: Tenant Based Rental Assistance (TBRA), Permanent Housing Placement (PHP), Supportive Services – Case Management and Administration
<b>18</b>	<b>Project Name</b>	2017 Family Services of Chester County - EMSA PAH17F999 (FSCC - EMSA)
	<b>Target Area</b>	HOPWA South East Regional Grantee
	<b>Goals Supported</b>	Housing and Services for Persons with HIV/AIDS
	<b>Needs Addressed</b>	Housing for Low Income HIV/AIDS clients
	<b>Funding</b>	\$237,450.00

	<b>Description</b>	To Provide Decent affordable housing to Low Income HIV/AIDS Clients
	<b>Target Date</b>	2017 HOPWA Grant Year
	<b>Estimate the number and type of families that will benefit from the proposed services</b>	29 Low Income HIV/AIDS client households
	<b>Location Description</b>	South East Region
	<b>Planned Services</b>	Assist with housing support to low income HIV/AIDS Clients: Tenant Based Rental Assistance (TBRA), Permanent Housing Placement (PHP), Supportive Services Case Management and Administration
19	<b>Project Name</b>	2017 Family Services of Montgomery County - EMSA PAH17F999 (FSMC - EMSA)
	<b>Target Area</b>	HOPWA South East Regional Grantee
	<b>Goals Supported</b>	Housing and Services for Persons with HIV/AIDS
	<b>Needs Addressed</b>	Housing for Low Income HIV/AIDS clients
	<b>Funding</b>	\$85,000.00
	<b>Description</b>	To Provide Decent affordable housing to Low Income HIV/AIDS Clients
	<b>Target Date</b>	2017 HOPWA Grant Year
	<b>Estimate the number and type of families that will benefit from the proposed services</b>	10 Low Income HIV/AIDS client households
	<b>Location Description</b>	South East Region

	<b>Planned Services</b>	Assist with housing support to low income HIV/AIDS Clients: Tenant Based Rental Assistance (TBRA), Permanent Housing Placement (PHP), Supportive Services - Case Management and Administration
20	<b>Project Name</b>	ESG16 Pennsylvania
	<b>Target Area</b>	
	<b>Goals Supported</b>	Rental Assistance and Services for the Homeless
	<b>Needs Addressed</b>	Public Facilities Homeless Facilities
	<b>Funding</b>	:
	<b>Description</b>	The 2017 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.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
21	<b>Project Name</b>	DCED CDBG 2017 ADMINISTRATION
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:

	<b>Description</b>	The Commonwealth's allocation of 2017 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.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>22</b>	<b>Project Name</b>	Adams County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	Assistance for Public Infrastructure & Facilities Building Local Capacity Public Service for LMI Household (Non-ESG)
	<b>Needs Addressed</b>	Public Facilities and Sidewalks Public Facilities and Water/Sewer Improvements Public and Youth Services Capacity Building through Admin and Planning Public and Health Services

<b>Funding</b>	CDBG: \$474,196.00
<b>Description</b>	Adams County and OBO's Gettysburg Borough and Littlestown Borough
<b>Target Date</b>	10/17/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Gettysburg Borough – 261 persons of whom 261 are LMI</p> <p>Littlestown Borough – 967 persons of whom 967 are LMI</p> <p>Poosum Valley Municipal Author – 291 persons of whom 201 are LMI</p> <p>Tyrone Township Sewer Screening – 331 persons of whom 185 are LMI</p>
<b>Location Description</b>	<p>Gettysburg Borough, Adams County, PA</p> <p>Littlestown Borough, Adams County, PA</p> <p>Aspers Village, Adams County, PA</p> <p>Tyrone Township, Adams County, PA</p>

	<b>Planned Activities</b>	<p>Gettysburg Borough Curb ramps that were original installed in the borough were installed prior to the Federal ADA compliance regulation for curb ramps. It is anticipated that 8 curb ramps will be reconstructed to remove materials or architectural barriers to the mobility or accessibility of elderly or severely disabled adults.</p> <p>Littlestown Borough - It is anticipated that 20 curb ramps will be reconstructed to remove materials or architectural barriers to the mobility or accessibility of elderly or severely disabled adults and handicapped persons.</p> <p>Possum Valley Municipal Authority (Aspers Village) - funds will be used for replacement of 1600 LF of old 4 inch asbestos pipe with 8" cast iron waterline on the western end of the water system, west on Gabler's Road.</p> <p>Tyrone Township Sewer Screening Device Funds will be used to for an automatic sewer screening device for the Heidlersburg Wastewater Treatment Facility. This device will remove materials that would typically interfere with the treatment process.</p> <p>Adams County Arts Council - Eat Smart/Play Hard – Countywide This program will provide cooking skills and teach the value of eating healthy to income qualified LMI residents of Adam County.</p> <p>Adams County Arts Council - Eat Smart/Play Hard - Countywide - this problem will address the issue of childhood obesity in the region.</p> <p>YWCA LMI Fitness and Wellness Scholarships - County wide - scholarships will be provided to qualified LMI individuals to participate in fitness classess held at the YWCA.</p> <p>Adams County Office of Planning &amp; Development (ACOPD) assists local municipalities in compliance issue related to Subdivision Land Development Ordinances and Subdivision Land Development Plans.</p>
<b>23</b>	<b>Project Name</b>	Armstrong County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula

<b>Goals Supported</b>	<p>Improve Quality of Housing Stock</p> <p>Building Local Capacity</p> <p>Assistance for Public Infrastructure &amp; Facilities</p>
<b>Needs Addressed</b>	<p>Housing Rehab: Single-Unit Residentials</p> <p>Capacity Building through Admin</p> <p>Public Facilities and Water/Sewer Improvements</p> <p>Public Facilities and Street Improvements</p>
<b>Funding</b>	CDBG: \$577,451.00
<b>Description</b>	Armstrong County and OBO's East Franklin Township, Kiskiminetas Township, Kittanning Borough and Manor Township -C000069225
<b>Target Date</b>	5/1/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>East Franklin, Township-wide Housing Rehab Project – 2 persons of whom 2 are LMI</p> <p>Kiskiminetas Township, Township-wide Rehab Project – 2 persons of whom 2 are LMI</p> <p>Kittanning Borough – 32 persons of whom 18 are LMI</p> <p>Manor Township Boyd Road Street Reconstruction – 24 persons of whom 18 are LMI</p> <p>Manor Township Grant Street Reconstruction 13 persons of whom 10 are LMI</p> <p>Sugarcreek Township – 67 persons of whom 40 are LMI</p>

	<b>Location Description</b>	East Franklin, Armstrong County, PA Kiskiminetas Township, Armstrong County, PA Kittanning Borough, Armstrong County, PA Manor Township, Armstrong County, PA
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<p><b>Planned Activities</b></p>	<p>East Franklin, Township-wide Housing Rehab Project the township will use these funds to rehabilitate one or two single family owner occupied homes.</p> <p>East Franklin, General Program Administration - Costs will be utilized for County staff salaries including benefits, advertising, travel, copy service, and postage. Staff salaries include general project administration for cooperation agreement and statutory plan preparation.</p> <p>Kiskiminetas Township, CDBG funds will be used to rehabilitate two single family owner-occupied housing units.</p> <p>Kiskiminetas Township, General Program Administration - Costs will be utilized for County staff salaries including benefits, advertising, travel, copy service, and postage. Staff salaries include general project administration for cooperation agreement and statutory plan preparation.</p> <p>Kittanning Borough Glenn Street Reconstruction road will be milled down, base repairs will be completed, a wearing scratch course will be laid down in addition to paving fabric, binder and wearing course.</p> <p>Kittanning Borough, General Program Administration - Costs will be utilized for County staff salaries including benefits, advertising, travel, copy service, and postage.</p> <p>Boyd Road Street Reconstruction Project The street will be reconstructed including street milling, binder base repairs, wearing scratch course, paving fabric, binder wearing course, traffic control and engineering design, and construction inspection.</p> <p>Manor Township, Grant Street Reconstruction maintenance and protection of traffic, contingency, engineering, design, construction inspection, associated restoration and related appurtenances.</p> <p>Manor Township, General Program Administration - Costs will be utilized for County staff salaries including benefits, advertising, travel, copy service, and postage.</p> <p>Sugarcreek Township Water Line Extension A water line extension will be installed of the Kittanning Suburban Joint Water Authority to 33 households.</p>
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		Sugarcreek Township, General Program Administration - Costs will be utilized for County staff salaries including benefits, advertising, travel, copy service, and postage.
24	<b>Project Name</b>	Bedford County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	Assistance for Public Infrastructure & Facilities Building Local Capacity Improve Quality of Housing Stock
	<b>Needs Addressed</b>	Public Facilities Water/Sewer Improvements Capacity Building through Admin Housing Rehab: Single-Unit Residential
	<b>Funding</b>	CDBG: \$327,933.00
	<b>Description</b>	Bedford County and OBO Bedford Township -C000068440
	<b>Target Date</b>	3/11/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Bedford Township – 12 persons of whom 9 are LMI Hyndman Borough – 102 persons of whom 55 are LMI Housing Rehab Countywide – 2 persons of whom 2 are LMI

	<b>Location Description</b>	Bedford Township, Bedford County, PA Hyndman Borough, Bedford County, PA
	<b>Planned Activities</b>	Bedford Township - (Bedford Township Municipal Authority) - Cessna area small neighborhood is without public water and sewer service. The Authority will connect 8 properties that are situated along private roads known as Hill Top Heights and West Sunset Lane.  Hyndman Borough Neighborhood Approximately 1,850 LF of waterline would be replaced including pipe, fittings, valves, fire hydrant connections. The 4" Transit or cast-iron water mains would be replaced with 8" C-900 PVC waterline.  Housing Rehab Countywide non-entitlement - funding will be used to assist 1-2 single family detached units not situated in a floodway. The County will enter into a subrecipient agreement with Center for Community Action to administer their housing rehab program which will include intake, inspections, contracting process, final inspections.
25	<b>Project Name</b>	Blair County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	Improve Quality of Housing Stock Building Local Capacity Clearance and Demolition of Substandard Units Assistance for Public Infrastructure & Facilities

<b>Needs Addressed</b>	Housing Rehab: Single-Unit Residential Capacity Building through Admin Clearance and Demolition Public Facilities and Neighborhood Facilities Public Facilities and Sidewalks Public Facilities and Street Improvements
<b>Funding</b>	:
<b>Description</b>	Blair County and OBO's Antis Township, Blair Township, Frankstown Township, Greenfield Township, Hollidaysburg Borough, and Tyrone Borough
<b>Target Date</b>	
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Antis Township-wide Housing Rehab – 3 persons of whom 3 are LMI Antis Township-wide Housing Rehab – 2 persons of whom 2 are LMI Greenfield Township – 1418 persons of whom 1480 are LMI Hollidaysburg Borough – 3 persons of whom 3 are LMI Duncansville Borough – 248 persons of whom 128 are LMI
<b>Location Description</b>	Antis Township, Blair County, PA Frankstown Township, Blair County, PA Greenfield Township, Blair County, PA Hollidaysburg Borough, Blair County, PA Logan Avenue, Blair County, PA Tyrone Borough, Blair County, PA Duncansville Borough, Blair County, PA

<p><b>Planned Activities</b></p>	<p>Antis Township-wide Housing Rehab funding will be provided to approximately 3 incomes eligible existing owner-occupied households with a maximum grant amount of \$24,000.</p> <p>Blair Township - Housing Rehab township wide - funding will be provided to approximately 2 incomes eligible existing owner-occupied households with a maximum grant amount of \$24,000 and anticipated delivery cost @ \$2,000 per unit.</p> <p>Frankstown Township it is anticipated that funds will assist with the removal and clearance of one (1) unit. The Township will comply with the 104(d) requirements and the uneconomical viability.</p> <p>Frankstown Township Housing Rehab - Township wide - funding will be provided to approximately (2) two income eligible existing owner-occupied households with a maximum grant amount of \$24,000 and anticipated delivery cost @ \$2,000 per unit.</p> <p>Greenfield Township - funds will be used for removal of material and architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons at the Claysburg Community Center.</p> <p>Greenfield Township - funds will be used for removal of material and architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons at the Claysburg Community Center. CDBG funds will be used for engineering/architecture professional services and construction of a new accessible parking area and access route will be created by relocating the accessible parking area to the opposite side of the building. A window will be removed, and a new accessible entrance will be created.</p> <p>Hollidaysburg Borough Housing Rehab - funds will be used to assist three (3) owner occupied household located within the Borough. The maximum assistance is set at \$24,000 per housing unit.</p> <p>LOGAN AVENUE STREETScape PROJECT New concrete sidewalk and curb will be poured throughout the project. At the intersections, new ADA compliant curb ramps will be installed. Fences, stumps, and overhanging bushes will be removed from the sidewalk area. Where the</p>
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		<p>curb reveal allows for a trench drain, downspout discharge will be picked up and carried to the road gutter.</p> <p>Blair County - Duncansville Borough East End project will include the installation of sidewalks, curb ramps, drainage improvements, subbase and road improvements to the following borough streets, 8th and 9th Street, Sun-brook Manor Drive and 6th Avenue.</p> <p>Clearance and Demolition - Countywide Demotion Program - funds will assist the 16 non-entitlement municipalities with the removal and clearance of approximately three units.</p> <p>Blair County Housing Rehab Program - County will contract with County of Blair Redevelopment &amp; Housing Authorities (COBRAH) to provide Housing Rehab administration.</p>
26	<b>Project Name</b>	Bradford County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	<p>Assistance for Public Infrastructure &amp; Facilities</p> <p>Building Local Capacity</p> <p>Improve Quality of Housing Stock</p>
	<b>Needs Addressed</b>	<p>Public Facilities Water/Sewer Improvements</p> <p>Capacity Building through Admin</p> <p>Housing Rehab: Single-Unit Residential</p>
	<b>Funding</b>	CDBG: \$343,855.00
	<b>Description</b>	Bradford County and OBO Sayre Borough

<b>Target Date</b>	1/10/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Holly/Higgins/Tioga Sanitary Sewer/Storm water Improvement Project – 110 persons of whom 84 are LMI</p> <p>New Albany May Street Drainage Improvement Project – 27 persons of whom 25 are LMI</p> <p>Bradford County Housing Rehabilitation Program – 2 persons of whom 2 are LMI</p>
<b>Location Description</b>	Sayre Borough, Bradford County, PA
<b>Planned Activities</b>	<p>Holly/Higgins/Tioga Sanitary Sewer/Storm water Improvement Project The project scope of work will include replacing existing clay pipe sanitary sewer main and sewer laterals with plastic pipe, replace existing curbing to improve drainage of storm water, and the street will be rebuilt after the project.</p> <p>New Albany May Street Drainage Improvement Project the project will install three (3) catch basins and 700 feet of 20" storm water pipe. The new system will connect to the existing system which drains into the South Branch Creek.</p> <p>Bradford County Housing Rehabilitation Program The purpose is to improve the existing housing stock to maintain an adequate supply of affordable housing within the county. The program will be available to all county residents except for those residing in Sayre Borough.</p>

<b>27</b>	<b>Project Name</b>	Butler County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	Improve Quality of Housing Stock Building Local Capacity Assistance for Public Infrastructure & Facilities
	<b>Needs Addressed</b>	Housing Rehab: Single-Unit Residential Capacity Building through Admin Public Facilities/ Improvements Public Facilities and Street Improvements Public Facilities and Sidewalks
	<b>Funding</b>	CDBG: \$685,470.00
	<b>Description</b>	Butler County and OBO's Penn Township, Slippery Rock Township, Summit Township and Jefferson Township
	<b>Target Date</b>	2/13/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Jefferson Township Housing Rehab – 4 persons of whom 4 are LMI Penn Township Housing Rehab – 4 persons of whom 4 are LMI Sanderson Road Reconstruction – 26 persons of whom 15 are LMI McGrady Hollow Road – 37 persons of whom 30 are LMI ADA Accessibility for North Washington Polling Place – 213 persons of whom 213 are LMI Slippery Rock Borough Sidewalk/Curb Cuts – 2925 persons of whom 1655 are LMI Sewer Laterals Harrisville/Forestville – 40 persons of whom 40 are LMI

	<b>Location Description</b>	Jefferson Township, Butler County, PA
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	<p><b>Planned Activities</b></p>	<p>Jefferson Township Housing Rehab Funds will be used to rehab 6 homes that are owned by LMI homeowners. Will use approximately \$17,000 on each home with additional funds being used if there is a need for handicapped accessibility.</p> <p>Jefferson General Program Administration: Funds will be used to reimburse wages/benefits for CDBG program for all hours worked on the program. Funds will also be used for overall project management, coordinating, monitoring, and evaluation. In addition, administration dollars will be used for training, travel incurred for official business, administrative services performed under third party contracts such as general legal services, accounting, audit services, and reports.</p> <p>Penn Township Housing Rehab Funds will be used to rehab 4 homes that are owned by LMI homeowners.</p> <p>Penn Township General Program Administration Funds will be used to reimburse wages/benefits for CDBG program for all hours worked on the program. Funds will also be used for overall project management, coordinating, monitoring, and evaluation. In addition, administration dollars will be used for training, travel incurred for official business, administrative services performed under third party contracts such as general legal services, accounting, audit services, and reports.</p> <p>Sanderson Road Reconstruction Drainage pipes will be added along with a couple of storm water inlets along the road. The project will also involve Ditch reconstruction to add the necessary slope to the road to drain correctly.</p> <p>Slippery Rock Township, General Program Administration: Funds will be used to reimburse wages/benefits for CDBG program for all hours worked on the program. Funds will also be used for overall project management, coordinating, monitoring, and evaluation. In addition, administration dollars will be used for training, travel incurred for official business, administrative services performed under third party contracts such as general legal services, accounting, audit services, and reports.</p>
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		<p>McGrady Hollow Road McGrady Hollow Road will be widened from 16.5 feet to 20 feet. Bad sections will be excavated, and under-drain will be added. approximately 2,500 feet of curb will be installed and 265 LF of guide rail. Lastly, the road will be repaved.</p> <p>Summit Township, General Program Administration: Funds will be used to reimburse wages/benefits for CDBG program for all hours worked on the program. Funds will also be used for overall project management, coordinating, monitoring, and evaluation. In addition, administration dollars will be used for training, travel incurred for official business, administrative services performed under third party contracts such as general legal services, accounting, audit services, and reports. Costs related to advertisements for public meetings, fair housing, and procurement.</p> <p>ADA Accessibility for North Washington Polling Place CDBG funds will be used to install a 20' X 50' ADA parking pad with a H/C signs at the front of the building. Steps to front entrance will be eliminated to install a concrete ramp. railing will be installed along the ramp as well. Lastly, a automated entrance systems with wireless push button will be installed to allow unassisted access to the building.</p> <p>Slippery Rock Borough Sidewalk/Curb Cuts CDBG funds will be used to construct approximately 1,100 feet of sidewalk, which will include three crosswalks with ADA complaint curb cuts. This will connect the library to Slippery Rock Elementary school.</p> <p>Sewer Laterals Harrisville/Forestville the current system in Harrisville will be extended and a new sewer collection system and waste water treatment plant for the Village of Forestville will be constructed. Both systems will use a combination of gravity and low-pressure grinder pumps.</p> <p>General Program Administration: Funds will be used to reimburse wages/benefits for CDBG program for all hours worked on the program. Funds will also be used for overall project management, coordinating, monitoring, and evaluation.</p>
<b>28</b>	<b>Project Name</b>	Cambria County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula

<b>Goals Supported</b>	Assistance for Public Infrastructure & Facilities Building Local Capacity Improve Quality of Housing Stock
<b>Needs Addressed</b>	Capacity Building through Admin Public Facilities and Street Improvements Public Facilities and Water/Sewer Improvements Clearance and Demolition Housing Rehab: Single-Unit Residential
<b>Funding</b>	CDBG: \$646,486.00
<b>Description</b>	Cambria County and OBO's Adams Township, Cambria Township, Cresson Township and Jackson Township
<b>Target Date</b>	
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Street Improvements in the Village of St. Michael - Adams Township OBO – 555 persons of whom 355 are LMI Street Improvements in the Village of Clover, Cambria Township – 835 persons of whom 495 are LMI LMI Home Rehab of single unit residences in Cresson Township – 2 persons of whom 2 are LMI Street Improvements in Jackson Township mobile home park – 95 persons of whom 71 are LMI Water/Sewer, Franklin Borough – 8 persons of whom 7 are LMI

<b>Location Description</b>	<p>Adams Township, Cambria County, PA</p> <p>Cambria Township, Cambria County, PA</p> <p>Cresson Township, Cambria County, PA</p> <p>Jackson Township, Cambria County, PA</p> <p>Franklin Borough, Cambria County, PA</p>
<b>Planned Activities</b>	<p>Street Improvements in the Village of St. Michael - Adams Township OBO This project qualifies under the LMI national objective as an LMA project. Several of the major streets in the village are deteriorated and need drainage control, pavement repair, and leveling. A visual examination has determined that Franklin and Washington Streets are the priority for repairs.</p> <p>Street Improvements in the Village of Clover, Cambria Township These funds will be used for needed improvements for the major streets in the Village of Clover, including Coleman Ave, Long Ave, Reese Ave, and Weaver Ave. The propose improvements should last the 7-year minimum according to Earth tech Inc., a consulting engineering firm.</p> <p>LMI Home Rehab of single unit residences in Cresson Township Previously CDBG funds have been used to operate an LMI housing rehab program for single family, owner occupied properties in the twp. Up to \$25000 per household is provided in the form of deferred loans for code related improvements and lead remediation activities.</p> <p>Street Improvements in Jackson Township mobile home park The CDBG funding for Jackson Township will be used to fund needed street improvements for a mobile home community. The road repairs need to be completed because of sinking pavement of the existing road structure.</p> <p>Water/Sewer - Franklin Borough owns and operates its own sanitary sewer collection system, which discharges to the Dornick Point Wastewater Treatment Plant.</p> <p>SBS - A county-wide use of CDBG funding which targets blighted and abandoned properties within Cambria County</p>
<b>Project Name</b>	Cameron County 2017 Entitlement

<b>29</b>	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	Improve Quality of Housing Stock Assistance for Public Infrastructure & Facilities Clearance and Demolition of Substandard Units Building Local Capacity
	<b>Needs Addressed</b>	Public Facilities/Improvements Public Facilities and Senior Centers Clearance and Demolition Housing Rehab: Multi-Unit Residential Capacity Building through Admin
	<b>Funding</b>	CDBG: \$203,969.00
	<b>Description</b>	Cameron County -C000067022
	<b>Target Date</b>	1/10/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Northern Tier Community Action Corporation (NTCAC) – 600 persons of whom 600 are LMI Emporium Senior Center kitchen renovation – 75 persons of whom 75 are LMI Emporium Arms Window Replacement – 75 persons of whom 75 are LMI
	<b>Location Description</b>	Emporium Borough, Cameron County, PA

	<b>Planned Activities</b>	<p>Northern Tier Community Action Corporation (NTCAC) The NTCAC serves solely low-income clientele providing housing, food, nutritional counseling, day care and weatherization services to county residents. The windows are original, and the building is eligible for National Register listing.</p> <p>Emporium Senior Center kitchen renovation - flooring, counter and cupboard replacements- flooring, counter and cupboard replacements.</p> <p>Demolition (Countywide) Cameron County will utilize funds to acquire and remove through demolition, the abandoned, blighted properties.</p> <p>Emporium Arms Window Replacement all 77 windows will be replaced with vinyl clad, 7/7" low-E argon glass insulated windows. All residents of the apartment building are low-moderate income.</p>
30	<b>Project Name</b>	Carbon County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	<p>Assistance for Public Infrastructure &amp; Facilities</p> <p>Building Local Capacity</p>
	<b>Needs Addressed</b>	<p>Public Facilities and Street Improvements</p> <p>Public Facilities Water/Sewer Improvements</p> <p>Public Facilities and Sidewalks</p> <p>Public Facilities Parks, Recreational Facilities</p>
	<b>Funding</b>	CDBG: \$676,739.00
	<b>Description</b>	Carbon County and OBO's Franklin Township, Jim Thorpe Borough, Lehigh Township, Mahoning Township, and Palmerton Borough
	<b>Target Date</b>	3/11/2022

<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>Franklin County, Red Hill Road Street (Drainage) Improvements – 95 persons of whom 69 are LMI</p> <p>Jim Thorpe Borough School St. (W. Front St - 6th St) – 1795 persons of whom 1000 are LMI</p> <p>Curb Corners Iron St – 5545 persons of whom 2885 are LMI</p> <p>Pine and Douglas Street Reconstruction – 51 persons of whom 28 are LMI</p> <p>Palmerton Borough Avenue A – 143 persons of whom 78 are LMI</p> <p>Summit Hill Borough -Ginder Field Rehabilitation Project – 12830 persons of whom 7730 are LMI</p> <p>Weissport Borough - Bridge Street Storm Water Improvements – 505 persons of whom 20 are LMI</p>
<p><b>Location Description</b></p>	<p>Franklin County, Carbon County, PA</p> <p>Jim Thorpe Borough, Carbon County, PA</p> <p>Lehighton Borough, Carbon County, PA</p> <p>Mahoning Township, Carbon County, PA</p> <p>Palmerton Borough, Carbon County, PA</p> <p>Summit Hill Borough, Carbon County, PA</p> <p>Weissport Borough, Carbon County, PA</p>

	<p><b>Planned Activities</b></p>	<p>Franklin County, Red Hill Road Street (Drainage) Improvements Drainage improvements will be done with FY15 funds, along with necessary paving to damaged road area from drainage improvements.</p> <p>Jim Thorpe Borough School St. (W. Front St - 6th St) Replacement of areas of the system prevents major deterioration or breakdown of the system causing catastrophic issues for the residents served by the system. Properly looping the system and modern piping and technology enable the Borough to provide the quality service needed for providing drinking water that is safe and reliable.</p> <p>Curb Corners Iron St existing curb corners and access ramps are deteriorating and are in need of replacement.</p> <p>Pine and Douglas Street Reconstruction conditions, along with street's age, usage and frost action weathering are causing substantial cracking on the road.</p> <p>Palmerton Borough Avenue A Super pave asphalt wearing course overlay, 500 LF of bituminous curb, 5 manhole lid replacements, and pavement marking, and crosswalk painting is included in the project.</p> <p>Summit Hill Borough -Ginder Field Rehabilitation Project The overall project includes the removal and replacement of non-compliant and unsafe equipment, fencing, and structures with installation of new playground equipment, ADA accessible parking, entry and walkways; the addition of trees, benches, a grass volleyball court, a skate and bike park, bocce ball and horseshoe alleys.</p> <p>Weissport Borough - Bridge Street Stormwater Improvements 6 new inlets will be installed along White and Allen St to tie in with the existing drainage structures on Bridge St Pipe to be connected to and tie into existing drainage swale.</p>
31	<p><b>Project Name</b></p>	<p>Centre County 2017 Entitlement</p>
	<p><b>Target Area</b></p>	<p>Pennsylvania Act 179 Formula</p>

<b>Goals Supported</b>	Assistance for Public Infrastructure & Facilities Building Local Capacity
<b>Needs Addressed</b>	Public Facilities Parks, Recreational Facilities Public Facilities Water/Sewer Improvements Capacity Building through Admin
<b>Funding</b>	CDBG: \$382,213.00
<b>Description</b>	Centre County and OBO Bellefonte Borough
<b>Target Date</b>	4/2/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Bellefonte Borough Governor's Park – 775 persons of whom 775 are LMI Bellefonte Borough Masullo Park – 775 persons of whom 775 are LMI Millheim water main replacement – 830 persons of whom 430 are LMI
<b>Location Description</b>	Bellefonte Borough, Centre County, PA
<b>Planned Activities</b>	Bellefonte Borough Governor's Park using force account labor for removal of architectural barriers in one of the two existing restrooms including larger entry door with power assist, installation of accessible sink, toilet, urinal, handrails and lighting, outside minor improvements include solid and even surfaced access pathways, large signage with braille.  Bellefonte Borough Masullo Park using force account labor for removal of architectural barriers to provide full access from the parking lot including construction of a dedicated handicapped parking spot, pathway from accessible parking to stream and a handicapped accessible fishing platform.  Millheim water main replacement ,000' of water lines will be replaced and properly buried within Penn DOT ROW to protect against natural elements and any accidental damage.

<b>32</b>	<b>Project Name</b>	Clarion County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	Assistance for Public Infrastructure & Facilities Building Local Capacity
	<b>Needs Addressed</b>	Public Facilities and Street Improvements Public Facilities Parks, Recreational Facilities Public Facilities Water/Sewer Improvements Capacity Building through Admin
	<b>Funding</b>	CDBG: \$399,268.00
	<b>Description</b>	Clarion County and OBO's Clarion Borough and Clarion Township
	<b>Target Date</b>	5/1/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Clarion Borough, Main Street Improvements – 3595 persons of whom 2410 are LMI Clarion Township, 4th Avenue Storm Sewer Improvements – 48 persons of whom 41 are LMI East Brady Borough Playground & Skatepark and Recreation Project – 1130 persons of whom 640 are LMI East Brady Borough Sanitary & Storm Sewer Improvements – 1130 persons of whom 640 are LMI North Palmer Ave (Foxburg Borough) Street Improvements – 40 persons of whom 24 are LMI
	<b>Location Description</b>	Clarion Borough, Clarion County, PA East Brady Borough, Clarion County, PA Foxburg Borough, Clarion County, PA

	<b>Planned Activities</b>	<p>Clarion Borough, Main Street Improvements funds will be used for the replacement of deteriorated decorative light poles along Main Street along with their concrete bases and anchoring systems and to replace, as necessary, of the underground electrical and wiring systems, including surface junction boxes, that serves the decorative light poles and tree well outlets.</p> <p>Clarion Township, 4th Avenue Storm Sewer Improvements - funds will be used for the installation of storm sewers, inlets and minimal paving along a short section of 4th Ave.</p> <p>East Brady Borough Playground &amp; Skatepark and Recreation Project - funds will be used for improvements at a playground Improvements will include resurfacing the basketball court and repairing of minor subbase and fencing issues, construction of a gazebo including composite picnic tables with benches, and replacement of playground equipment seats, slides, and other appurtenances.</p> <p>East Brady Borough Sanitary &amp; Storm Sewer Improvements - funds will be used improve the extreme flow increase at the new treatment plant from the excess flow from inflow and infiltration during rain events. The project will include the replacement of the old terracotta main sewer line.</p> <p>North Palmer Ave (Foxburg Borough) Street Improvements - funds will be used to mill and even out North Palmer Avenue. The remaining pot holes and uneven portion of the street will be leveled by the black top and the entire surface will be paved and the storm water drainage will be elevated by angling the surface.</p>
33	<b>Project Name</b>	Clearfield County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	<p>Assistance for Public Infrastructure &amp; Facilities</p> <p>Building Local Capacity</p>

<b>Needs Addressed</b>	Public Facilities Water/Sewer Improvements Public Facilities Street Improvements Capacity Building through Admin
<b>Funding</b>	CDBG: \$450,042.00
<b>Description</b>	Clearfield County and OBO Clearfield Borough and Lawrence Township
<b>Target Date</b>	5/1/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Clearfield Borough East End – 1125 persons of whom 795 are LMI Lawrence Township - Kerr Area Street Improvements – 147 persons of whom 89 are LMI Curwensville Borough – 656 persons of whom 338 are LMI
<b>Location Description</b>	Clearfield Borough, Clearfield County, PA Curwensville Borough, Clearfield County, PA
<b>Planned Activities</b>	Clearfield Borough East End - Stinky Run Flood Protection / Storm Sewer/Street Improvements - funds will be used for the relocation of water, sewer, and gas lines as well as obtaining permanent and temporary easements.  Lawrence Township - Kerr Area Street Improvements- funds will be used for storm water improvements on Good Street from Mapes Street to River Road which include replacement of insufficient existing drainage system components and installing new components where needed or where none exist.  Curwensville Borough replacement of existing inadequate brick manholes with construction of new manholes 136 VF, slip lining existing clay sewer line,109 LF with new HDPE piping, and restoration on Walnut and Locust Streets.

<b>34</b>	<b>Project Name</b>	Clinton County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	Construction of New Rental Units Building Local Capacity
	<b>Needs Addressed</b>	Capacity Building through Admin Disposition of Real Property
	<b>Funding</b>	CDBG: \$222,998.00
	<b>Description</b>	Clinton County
	<b>Target Date</b>	3/11/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Susquehannock Heights Senior Housing Complex – 32 persons of whom 32 are LMI
	<b>Location Description</b>	
	<b>Planned Activities</b>	Susquehannock Heights Senior Housing Complex CDBG funds will be used to acquire a 9 acre undeveloped site on Linden Street. Within easy reach of community facilities, services, medical care, shopping & cultural facilities.
<b>35</b>	<b>Project Name</b>	Columbia County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	Assistance for Public Infrastructure & Facilities Improve Quality of Housing Stock Building Local Capacity

	<b>Needs Addressed</b>	Public Facilities/Improvements Public Facilities Water/Sewer Improvements Non-Residential Historic Prevention
	<b>Funding</b>	CDBG: \$232,751.00
	<b>Description</b>	Columbia County
	<b>Target Date</b>	3/11/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3rd Street Reconstruction, Benton – 940persons of whom 560 are LMI
	<b>Location Description</b>	Main Township, Columbia County, PA
	<b>Planned Activities</b>	Main Township Municipal Building-Removal of Architectural Barriers A platform lift will be added to provide access to the second floor. One bathroom will be converted into a unisex ADA accessible bathroom. Six doorways will be widened with new doors installed. Appropriate ADA signage will be added.  3rd Street Reconstruction, Benton this includes bituminous base repair throughout in areas of need. Inlets and piping will be installed on the northern end, tying into existing drainage system. Roadway surface milling will then be completed.  Quaker Meeting House-Historic Preservation The structure is in need of repairs due to exposure to the elements and age. The issues to be addressed are replacement of two 28' log beams and replacement of chinking across the exterior as needed.
36	<b>Project Name</b>	Crawford County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula

	<b>Goals Supported</b>	Assistance for Public Infrastructure & Facilities Building Local Capacity
	<b>Needs Addressed</b>	Public Facilities and Street Improvements Public Facilities Water/Sewer Improvements Capacity Building through Admin
	<b>Funding</b>	CDBG: \$345,256.00
	<b>Description</b>	Crawford County and OBO Vernon Township
	<b>Target Date</b>	6/5/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Williams Street Reconstruction – 55 persons of whom 55 are LMI Linesville Waterline Replacement Project – 47 Persons whom are LMI
	<b>Location Description</b>	Vernon Township, Crawford County, PA Wayne Township, Crawford County, PA
	<b>Planned Activities</b>	Williams Street Reconstruction existing driveways will be tied into the new pavement and shoulders will be reinforced. Linesville Waterline Replacement Project the proposed project involves the removal of 4" cast iron pipe that will be replaced with 800' of CTS waterline, 620' of 8" waterline and 60' of 6" waterline. Additional work includes 800 CY of select backfill and 400 square yards of asphalt.
<b>37</b>	<b>Project Name</b>	Elk County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	Assistance for Public Infrastructure & Facilities Clearance and Demolition of Substandard Units Building Local Capacity

	<b>Needs Addressed</b>	Public Facilities and Sidewalks Capacity Building through Admin Clearance and Demolition
	<b>Funding</b>	CDBG: \$294,283.00
	<b>Description</b>	Elk County and OBO Ridgway Borough
	<b>Target Date</b>	2/13/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Ridgway Borough – 757 persons of whom 757 are LMI A sidewalk replacement project in Johnsonburg Borough – 2715 persons of whom 1455 are LMI
	<b>Location Description</b>	Ridgway Borough, Elk County, PA Johnsonburg Borough, Elk County, PA
	<b>Planned Activities</b>	Ridgway Borough, A sidewalk project aimed at architectural barrier removal to make sidewalks accessible for handicapped and elderly persons.  A sidewalk replacement project in Johnsonburg Borough The replacement of damaged and non-accessible sidewalks currently in place will encourage pedestrian activity and will make mobility easier. There are two blocks targeted for replacement and 7 locations of curb cuts.  Slum/Blight Spot Remediation - Elk Co Each project location will have an Environmental Review Record completed prior to demolition.
38	<b>Project Name</b>	Erie County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	Assistance for Public Infrastructure & Facilities Building Local Capacity

<b>Needs Addressed</b>	Capacity Building through Admin Public Facilities Parks, Recreational Facilities Public Facilities Street Improvements Public Facilities Water/Sewer Improvements
<b>Funding</b>	CDBG: \$632,496.00
<b>Description</b>	Erie County and OBO's Edinboro Borough, Girard Township, McKean Township and North East Borough C000068439
<b>Target Date</b>	3/11/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Darrow Road reconstruction from Heather Road to South Perry Lane – 795 persons of whom 595 are LMI Fair plain Road, from Route 20 northward to the North Folk Southern railroad crossing – 950 persons of whom 520 are LMI McKean Township, Idyll Whye Village Mobile Home Park – 167 persons of whom 129 are LMI Bothel Street & Liberty Street water line replacement – 40 persons of whom 28 are LMI Lincoln St sidewalk & curb replacement – 62 persons of whom 39 are LMI Springfield Township, Bicentennial Park 0 3390 persons of whom 1800 are LMI Lake City Borough, Rice Avenue – 117 persons of whom 66 are LMI Lawrence Park, Gindy’s Mobile Home Park – 163 persons of whom 122 are LMI
<b>Location Description</b>	Edinboro Borough, Erie County, PA Girard Township, Erie County, PA McKean Township, Erie County, PA North East Borough, Erie County, PA

<p><b>Planned Activities</b></p>	<p>Darrow Road reconstruction from Heather Road to South Perry Lane full depth reconstruction of Darrow Road from South Perry Lane to Brora Drive approximately 775' including installation of an 8" subbase, 4½" base course and 1½" wearing course and milling &amp; repaving of Darrow Road from Brora Drive to Heather Road approximately 826' including milling &amp; repaving with a 3" base course and 1½" wearing course.</p> <p>Fair plain Road, from Route 20 northward to the North Folk Southern railroad crossing full depth reclamation process will rebuild old worn out asphalt pavement by recycling the existing roadway, the old asphalt and base materials will be pulverized, mixed with cement &amp; water and compacted to produce a base which will be stronger, more uniform and more moisture resistant than the original base, a double bituminous seal coat will be placed on top the new base.</p> <p>McKean Township, Idyll Whye Village Mobile Home Park purchase and installation of functional, safe and modern playground equipment which will allow for imaginative play, enhance cognitive development and encourage outdoor exercise.</p> <p>Bothel Street &amp; Liberty Street water line replacement of water line with 8" ductile iron pipe including appurtenances, all materials will be purchased through COSTARS and installation will be undertaken using force account labor.</p> <p>Lincoln St sidewalk &amp; curb replacement removal of existing sidewalks and replacement with 4" &amp; 6" thick concrete sidewalks, installation of concrete cast-in-place curbs including constriction of concrete driveway aprons where necessary and replacement of handicapped accessible curb cut ramps at intersections where required.</p> <p>Springfield Township, Bicentennial Park installation of soffit &amp; fascia, replacement of existing sinks/toilets/mirrors with stainless steel fixtures, installation of automatic hand dryers, installation of vandal-resistant stall doors, installation of motion sensor lighting in the restrooms, installation of sink in concession area, construction of a concrete apron.</p>
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		<p>Lake City Borough, Rice Avenue Cured in Place Pipe (CIPP) trenchless method will be used to rehabilitate the existing line using a flexible fabric liner coated with thermosetting resin will be inserted into the existing pipeline and cured to form a new liner.</p> <p>Lawrence Park, Gindy's Mobile Home Park trenchless method will be used to rehabilitate the existing line using a flexible fabric liner coated with thermosetting resin will be inserted into the existing pipeline and cured to form a new liner and the manholes will be rehabilitated by lining them with a spray-on coating.</p>
39	<b>Project Name</b>	Fayette County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	<p>Assistance for Public Infrastructure &amp; Facilities</p> <p>Improve Quality of Housing Stock</p> <p>Building Local Capacity</p>
	<b>Needs Addressed</b>	<p>Capacity Building through Admin</p> <p>Public Facility and Street Improvements</p> <p>Housing Rehab: Single-Unit Residential</p> <p>Public Facilities Parks, Recreational Facilities</p> <p>Public Facilities Street Improvements</p> <p>Public Facilities Water/Sewer Improvements</p> <p>Clearance and Demolition</p>
	<b>Funding</b>	CDBG: \$1,213,195.00
	<b>Description</b>	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	
<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>Bullskin Township, Mt. Zion Rd – 15 persons of whom 11 are LMI</p> <p>Bullskin Township, Skate Lane – 1120 persons of whom 575 are LMI</p> <p>Dunbar Township, Mahoning Road – 45 persons of whom 26 are LMI</p> <p>Dunbar Township, Seaton Hill Road – 13 persons of whom 13 are LMI</p> <p>Georges Township, Township Drive – 23970 persons of whom 13880 are LMI</p> <p>German Township, Lambert Area – 5190 persons of whom 2895 are LMI</p> <p>Luzerne Township, Craft Moore Rd – 4570 persons of whom 2500 are LMI</p> <p>Menallen Township, Dunlap Creek Park – 66210 persons of whom 36585 are LMI</p> <p>North Union Township, Lemont Furnace – 301 persons of whom 207 are LMI</p> <p>Redstone Township, Cardale Area – 1305 persons of whom 860 are LMI</p> <p>South Union Township, Brownfield Road – 1535 persons of whom 790 are LMI</p> <p>South Union Township, Everheart Drive – 1135 persons of whom 580 are LMI</p> <p>Masontown Boro - South Liberty St. water system improvements – 8 persons of whom 7 are LMI</p> <p>Brownsville Township, Euclid Ave – 14 persons of whom 8 are LMI</p>

	<b>Location Description</b>	<p>Bullskin Township, Fayette County, PA</p> <p>Dunbar Township, Fayette County, PA</p> <p>Georges Township, Fayette County, PA</p> <p>German Township, Fayette County, PA</p> <p>Luzerne Township, Fayette County, PA</p> <p>Menallen Township, Fayette County, PA</p> <p>North Union Township, Fayette County, PA</p> <p>Redstone Township, Fayette County, PA</p> <p>South Union Township, Fayette County, PA</p>
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<p><b>Planned Activities</b></p>	<p>Bullskin Township, Mt. Zion Rd - The roadway is in extremely deteriorated condition, creating hazardous driving conditions for area residents. The project will place a leveling course of asphalt and overlay the surface with 2" of wearing course.</p> <p>Bullskin Township, Skate Lane - The roadway is in extremely deteriorated condition, creating hazardous driving conditions for area residents. The project will place a leveling course of asphalt and overlay the surface with 2" of wearing course.</p> <p>Dunbar Township, Mahoning Road The project will place a leveling course of asphalt and overlay the surface with 2" of wearing course. The project will reconstruct approximately 2,425 LF of roadway on Mahoning and 1,050 LF of roadway on Mahoning Rd.</p> <p>Dunbar Township, Seaton Hill Road The project will place a leveling course of asphalt and overlay the surface with 2" of wearing course. The project will reconstruct approximately 950 LF of roadway.</p> <p>Georges Township, Township Drive CDBG funds will be used to place a leveling course of asphalt and overlay the surface with 2" of wearing course. The project will reconstruct approximately 4,215 LF of roadway.</p> <p>German Township, Lambert Area - This area is extremely depressed and the infrastructure throughout the area is deteriorated and in great disrepair. All streets in the entire Village of Lambert will be impacted with approximately 6,522 LF of roadway being repaved.</p> <p>Luzerne Township, Craft Moore Rd the project will place a leveling course of asphalt and overlay the surface with 2" of wearing course. The project will reconstruct approximately 8,554 LF of roadway.</p> <p>Menallen Township, Dunlap Creek Park it is anticipated that the project will include the installation of new play equipment that is compliant with current safety and ADA standards.</p> <p>North Union Township, Lemont Furnace - Project will be completed in two phases. Phase I included installation and upgrades to the storm water system involves the placement of a leveling course of asphalt and overlay the surface with 2" of wearing course.</p>
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		<p>Redstone Township, Cardale Area, the project will reconstruct approximately 6,817 LF of roadway.</p> <p>South Union Township, Brownfield Road This road is in extremely deteriorated condition, creating hazardous driving conditions for area residents. Project will reconstruct approximately 1,614 LF of roadway.</p> <p>South Union Township, Everheart Drive this a community-wide initiative, all the streets in the South Union Township portion of the area will be improved. Will reconstruct approximately 3,493 LF of roadway.</p> <p>Masontown Boro - South Liberty St. water system improvements The project will replace 360 LF of waterline and install new valves, fittings, and residential services.</p> <p>Brownsville Township - Euclid Ave will reconstruct approximately 600 LF of roadway.</p>
40	<b>Project Name</b>	Forest County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	<p>Assistance for Public Infrastructure &amp; Facilities</p> <p>Building Local Capacity</p>
	<b>Needs Addressed</b>	<p>Public Facilities Water/Sewer Improvements</p> <p>Public Facilities Street Improvements</p> <p>Capacity Building through Admin</p>
	<b>Funding</b>	CDBG: \$206,022.00
	<b>Description</b>	Forest County
	<b>Target Date</b>	5/1/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Elm Street Waterline Replacement (Tionesta Borough) – 77 persons of whom 41 are LMI

	<b>Location Description</b>	Tionesta Borough, Forest County, PA Maple Street, Forest County, PA
	<b>Planned Activities</b>	Elm Street Waterline Replacement (Tionesta Borough) - funds will be used for waterline replacement on Elm Street between May and Bridge Streets (Phase II). The project will replace the existing 6" cast iron waterline with 8" PVC or HDPE waterline.  Maple Street Storm Sewer Phase II (Jenks Twp.) - funds will be used to replace existing undersized piping and inlet boxes and installation of additional piping and inlets in areas to eliminate flooding in the drainage basin associated with the Maple Street area.
41	<b>Project Name</b>	Franklin County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	Assistance for Public Infrastructure & Facilities Public Services for LMI Household (Non-ESG)
	<b>Needs Addressed</b>	Public Facilities Water/Sewer Improvements Public Facilities Street Improvements Public Services Public Services Homeownership Assistance Capacity Building through Admin
	<b>Funding</b>	CDBG: \$292,706.00
	<b>Description</b>	Franklin County
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Quincy Township Waterline Extension – 19 persons of whom 13 are LMI</p> <p>S. Jefferson Street- (Greencastle Borough) – 995 persons of whom 515 are LMI</p> <p>Franklin County Gleaning Program (Countywide) – 17166 persons of whom 17166 are LMI</p>
	<b>Location Description</b>	<p>Quincy Township, Franklin County, PA</p> <p>Greencastle Borough, Franklin County, PA</p>
	<b>Planned Activities</b>	<p>Quincy Township Waterline Extension the Township plans to use it force account workers and Co-Stars to construct 880 LF public water main extension.</p> <p>S. Jefferson Street- (Greencastle Borough) - is severely deteriorated and will undergo street reconstruction. If the project comes in over the estimate, the borough will cover the additional costs.</p> <p>Franklin County Gleaning Program (Countywide) This program provides fresh, local produce for distribution to low-income Franklin County residents who are food insecure.</p> <p>Path Stone First Time Homeownership Program will focus on housing stability thorough education and counseling sessions to protect the assets of the community. PHFA Housing Affordability and Rehab Enhancement Fund for the homebuyer program in Franklin County that will provide down payment and closing cost assistance to first time homebuyers. CDBG funds will be used as a match by providing salary and fringe benefits to the Director of the Homeownership Program.</p>
<b>42</b>	<b>Project Name</b>	Fulton County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	<p>Assistance for Public Infrastructure &amp; Facilities</p> <p>Building Local Capacity</p>

	<b>Needs Addressed</b>	Public Facilities/Improvements Public Facilities Water/Sewer Improvements Capacity Building through Admin
	<b>Funding</b>	CDBG: \$211,586.00
	<b>Description</b>	
	<b>Target Date</b>	5/1/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	McConnell burg Volunteer Fire Company – 1970 persons of whom 1970 are LMI Wells Tannery Water System Improvements – 63 persons of whom 37 are LMI
	<b>Location Description</b>	McConnell burg, Fulton County, PA Wells Township, Fulton County, PA
	<b>Planned Activities</b>	McConnell burg Borough (McConnell burg) - McConnell burg Volunteer Fire Company - improvements to remove barriers restricting mobility and accessibility to elderly and handicapped persons. Problem will be corrected by providing sufficient handicap parking spaces for every 50 individuals.  Wells Township - Wells Tannery Water System Improvements - The Wells Tannery Water Authority needs upgrades to both the water supply and water distribution systems. The water is located in Wells Township and serve the community of Wells Tannery. a need to find an additional location for a new well, which would include drilling of the well, supply casing, new pump and control panel to tie in existing pumps and new pump as required.
<b>43</b>	<b>Project Name</b>	Greene County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula

<b>Goals Supported</b>	Assistance for Public Infrastructure & Facilities Improve Quality of Housing Stock Building Local Capacity
<b>Needs Addressed</b>	Housing Rehab: Single-Unit Residential Capacity Building through Admin Public Facilities Water/Sewer Improvements
<b>Funding</b>	CDBG: \$511,204.00
<b>Description</b>	Greene County and OBO's Cumberland Township, Franklin Township, and Waynesburg Borough – C000067300
<b>Target Date</b>	2/13/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Housing Rehab Cumberland Township anticipates – 4 persons of whom 4 are LMI Bedilion Rd Water Line Extension – 8 persons of whom 8 are LMI Main Interceptor Sewage Line Rehab – 3710 persons of whom 2005 are LMI Sewage Characterization Waynesburg Borough Combined Sewage Characterization – 3710 persons of whom 2005 are LMI Mount Morris Rd Water Line-Whitely Township – 24 persons of whom 18 are LMI
<b>Location Description</b>	Cumberland Township, Greene County, PA Franklin Township, Greene County PA Waynesburg Borough, Greene County, PA

	<b>Planned Activities</b>	<p>Housing Rehab Cumberland Township anticipates rehabilitating approximately 4 LMI household units through their grant program the Township will follow DCED's housing rehab standards, lead standard, and uniform construction code as applicable.</p> <p>Bedilion Rd Water Line Extension This project will extend a waterline of 8" for approximately 2,800 LF and add two hydrants to accommodate these structures.</p> <p>Waynesburg Borough, Main Interceptor Sewage Line Rehab funds and a local contribution over both years, rehab to stop I&amp;I will be made at 4 locations.</p> <p>Sewage Characterization Waynesburg Borough Combined Sewage Characterization 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.</p> <p>Mount Morris Rd Water Line-Whitely Township this includes extending an 8-inch diameter PVC line approximately 4,025 LF to 8 households. This will eliminate the use of wells along this stretch.</p>
44	<b>Project Name</b>	Huntingdon County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	<p>Construction of New Rental Units</p> <p>Improve Quality of Housing Stock</p> <p>Assistance for Public Infrastructure &amp; Facilities</p> <p>Building Local Capacity</p>

<b>Needs Addressed</b>	Housing Rehab: Single-Unit Residential Construction of Housing Public Facilities Street Improvements Public Facilities/Improvements Public Facilities Neighborhood Facilities Public and Health Facilities
<b>Funding</b>	CDBG: \$419,047.00
<b>Description</b>	Huntingdon County and OBO's Huntingdon Borough and Smithfield Township
<b>Target Date</b>	
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Huntingdon Area Habitat for Humanity 3 persons of whom 3 are LMI Huntingdon Borough, Sidewalk Rehabilitation – 17 persons of whom 17 are LMI Mount Vernon Avenue storm water improvements – 301 persons of whom 162 are LMI Todd Township Municipal Building – 208 persons of whom 208 are LMI Shade Gap Community Center – 80 persons of whom 45 are LMI Shirley Home for Aged – 42 persons of whom 42 are LMI
<b>Location Description</b>	Huntingdon Borough, Huntingdon County, PA

<p><b>Planned Activities</b></p>	<p>Huntingdon Area Habitat for Humanity the borough will assist Huntingdon Area Habitat for Humanity by allocation funds to clearance and demolition for up to three blighted properties after Habitat secures the properties, after clearance and demolition is complete Habitat will construct a single-family dwelling unit on each property.</p> <p>Huntingdon Borough, Sidewalk Rehabilitation the borough’s first priority will be assisting elderly LMI homeowners with a forgiveness loan up to \$3,000 to pay for sidewalk rehabilitation, property owners that must remove a tree will be eligible to receive up to an additional \$500 or 50% of the cost of the sidewalk replacement, whichever is greater, the combined cost of the sidewalk and tree removal cannot exceed \$3,500, property owners having a corner property may be eligible to receive an additional \$3,000 forgiveness loan.</p> <p>Mount Vernon Avenue storm water improvements flooding will be resolved by the replacement of damaged storm sewer piping, installation of new inlets where needed, installation of a 4 ft concrete manhole, curbing, reconnecting the existing system and restoration of the work areas.</p> <p>Todd Township Municipal Building – removal of architectural barriers 2 handicapped accessible parking spots will be paved adjacent to the building with a walkable pathway to the main entrance, front entrance door &amp; hardware and concrete stoop will be replaced, meeting room door &amp; hardware will be replaced, restroom door &amp; hardware will be replaced, demolish existing restroom and rebuild to ADA requirements &amp; relocate water expansion tank.</p> <p>Shade Gap Community Center Site Work – sewer connection will be made to public sewer, Well Work – a water well will be drilled and pump installed, Basement – insulation will be installed in basement, Main Level – complete demolition and full reconstruction with new insulation in exterior walls, mechanical room with 2 ADA restrooms to be framed, electrical-plumbing &amp; HVAC will be installed, drywall, dropped ceiling and trim work will be installed, painting will be done and floors refinished, a permanent emergency generator will be installed, Upper Level – minimal demolition with structural improvements to be completed only where necessary, replacement of windows with energy efficient windows.</p>
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		Shirley Home for Aged personal care facility purchase and installation of commercial grade 8’x12’ freezer/cooler combo, unit will be energy efficient and installed on the outside of the facility neat the kitchen entrance on a new concrete pad.
45	<b>Project Name</b>	Indiana County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$586,996.00
	<b>Description</b>	Indiana County and OBO's Burrell Township, Center Township, and Indiana Borough
	<b>Target Date</b>	2/13/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Burrell Township, Water Service Extension Campbells Mill/Falling Run – 27 persons of whom 15 are LMI</p> <p>Center Township, Aultman 4th Street/Sewer Improvements – 51 persons of whom 31 are LMI</p> <p>Center Township, Aultman Entry Rd Street Improvements – 169 persons of whom 101 are LMI</p> <p>Indiana Borough, Water/First Street Retention Pond – 11235 persons of whom 7145 are LMI</p> <p>Indiana Borough, S. 7th St. Storm Sewer Replacement – 1525 persons of whom 1145 are LMI</p> <p>Ernest Borough Parks Project – 310 persons of whom 180 are LMI</p>

	<b>Location Description</b>	<p>Burrell Township, Indiana County, PA</p> <p>Center Township, Indiana County, PA</p> <p>Indiana Borough, Indiana County, PA</p> <p>Ernest Borough, Indiana County, PA</p> <p>Blairsville Borough, Indiana County, PA</p>
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<p><b>Planned Activities</b></p>	<p>Burrell Township, Water Service Extension Campbells Mill/Falling Run The project will provide water service and fire protection to 14 occupied residences and is expected to be completed November 2019.</p> <p>Center Township, Aultman 4th Street/Sewer Improvements This project involves the construction and installation of 1,300 LF of 12" HDPE storm sewer drainage pipe along 5 catch basins. Following the storm sewer improvements, street reconstruction will occur to alleviate damages.</p> <p>Center Township, Aultman Entry Rd Street Improvements this project will combine FYs 17, 18, and 19 funds to install 1500 LF of 12" HDPE storm sewer drainage pipe and 5 catch basins. Following the storm sewer improvement, the roads will be reconstructed with a useful life.</p> <p>Indiana Borough, Water/First Street Retention Pond - This project will increase the capacity of the Water Street Retention Pond. Currently, the pond overflows and floods out the surrounding area because of Marsh Run flooding.</p> <p>Indiana Borough, S. 7th St. Storm Sewer Replacement - This project will combine FY17 and FY18 (\$14,500) funds to reconstruct the storm sewer system along South 7th Street between Grant and Maple in Indiana Borough.</p> <p>Indiana Borough, Planning for Storm Water Management will use a portion of its admin dollars to execute a storm water management plan. Storm water and flooding are a recurring issue in Indiana Borough, an overall LMI area. This plan will help the Borough prioritize issues and mitigate long-time flooding problems.</p> <p>Ernest Borough Parks Project identified for acquisition, demolition, and park construction. Based on their locations, these parks will both serve the entire borough and therefore the projects have been combined. Both FY17 and future FY18 (\$20,000) funds will be used on this project.</p> <p>Blairsville Borough - Murphy Building Demolition has been vacant and condemned since being abandoned by its owner. The building has since been condemned by a court order commanding Blairsville Borough to take control of the site.</p>
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46	<b>Project Name</b>	Jefferson County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	Assistance for Public Infrastructure & Facilities Building Local Capacity
	<b>Needs Addressed</b>	Public Facilities and Street Improvement Public Facilities Water/Sewer Improvement Capacity Building through Admin
	<b>Funding</b>	CDBG: \$328,481.00
	<b>Description</b>	Jefferson County and OBO's Punxsutawney Borough -C000067289
	<b>Target Date</b>	2/13/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Punxsutawney Borough – 49 persons of whom 29 are LMI Sykesville Borough - Storm Sewer improvement project – 49 persons of whom 26 are LMI Big Run Borough – 24 persons of whom 20 are LMI
	<b>Location Description</b>	Punxsutawney Borough, Jefferson County, PA Sykesville Borough, Jefferson County, PA

	<b>Planned Activities</b>	<p>Punxsutawney Borough, the proposed project is for improvements to a stone retaining wall, which falls in the borough's right of way for the street and sidewalk, that is collapsing due to erosion. The project will address the cause of the erosion by using gravel infill and pipe behind the new wall to promote storm water infiltration and will replace the stone wall with a redirock block wall.</p> <p>Sykesville Borough - Storm Sewer improvement project will consist of the installation of new storm sewer piping, concrete inlets, and rock lined channels to allow for storm water infiltration. As well as the restoration of damaged lawns and pavement.</p> <p>Big Run Borough The project will be repaving the 200 block of Smyer's Street to improve the overall road surface condition. The project will have a useful life of at least seven years once completed. There will be \$7,500.00 of local funds contributed toward the construction costs. The project timetable estimates completion to be in June of 2019.</p>
47	<b>Project Name</b>	Juniata County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	Assistance for Public Infrastructure & Facilities Building Local Capacity
	<b>Needs Addressed</b>	Public Facility Water/Sewer Improvements Capacity Building through Admin
	<b>Funding</b>	CDBG: \$219,228.00
	<b>Description</b>	Juniata County
	<b>Target Date</b>	4/2/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Beale Township, Village of Walnut – 110 persons of whom 73 are LMI Fayette Township, Village of Oakland Mills – 78 persons of whom 56 are LMI

	<b>Location Description</b>	Beale Township, Juniata County, PA Fayette Township, Juniata County, PA
	<b>Planned Activities</b>	Beale Township, Village of Walnut a 50kw propane-fired generator would be permanently installed on a concrete slab, this power system would meet the entire electrical needs of the public sewer system and help in controlling long-term power outages which would prevent overflow and damage to structures and/or the environment.  Fayette Township, Village of Oakland Mills construction of public collection system and source water treatment plant.
48	<b>Project Name</b>	Lackawanna County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	Assistance for Public Infrastructure & Facilities Building Local Capacity Improve Quality of Housing Stock Clearance and Demolition of Substandard Units
	<b>Needs Addressed</b>	Capacity Building through Admin Public Facility Water/Sewer Improvements Public Facilities Street Improvements Housing Rehab: Single-Unit Residential Clearance and Demolition Public Facilities and Sidewalks
	<b>Funding</b>	CDBG: \$1,036,615.00

<b>Description</b>	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
<b>Target Date</b>	3/15/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Archbald Borough – 10 persons of whom 6 are LMI</p> <p>Blakely Borough – 4 persons of whom 4 are LMI</p> <p>Clarks Summit Borough – 4 persons of whom 4 are LMI</p> <p>Dickson City Borough – 47 persons of whom 27 are LMI</p> <p>Dunmore Borough – 38 persons of whom 23 are LMI</p> <p>Jessup Borough – 2 persons of whom 2 are LMI</p> <p>Old Forge Borough – 5 persons of whom 5 are LMI</p> <p>Scott Township – 307 persons of whom 307 are LMI</p> <p>Taylor Borough – 72 persons of whom 72 are LMI</p> <p>Throop Borough – 3 persons of whom 3 are LMI</p> <p>Jermyn Borough – 19 persons of whom 12 are LMI</p> <p>Mayfield Borough – 166 persons of whom 166 are LMI</p>

<b>Location Description</b>	
	Archbald Borough, Lackawanna County, PA
	Blakely Borough, Lackawanna County, PA
	Clarks Summit Borough, Lackawanna County, PA
	Dickson City Borough, Lackawanna County, PA
	Dunmore Borough, Lackawanna County
	Jessup Borough, Lackawanna County, PA
	Old Forge Borough, Lackawanna County, PA
	Olyphant Borough, Lackawanna County, PA
	Scott Township, Lackawanna County, PA
	Taylor Borough, Lackawanna County, PA
	Throop Borough, Lackawanna County, PA
	Jermyn Borough, Lackawanna County, PA
	Mayfield Borough, Lackawanna County, PA

	<p><b>Planned Activities</b></p>	<p>Archbald Borough the proposed solution will involve the removing the existing culvert. The new culvert, will be installed in the same location along with new wing walls, rock aprons, and roadway pavement structure.</p> <p>Archbald Borough, General Program Admin County staff will provide overall program management, oversight, coordination, monitoring, and evaluation. Program activities include, but are not limited to: monitoring program activities, preparing reports and other documents, coordinating the resolution of audit and monitoring findings, evaluating program results against stated objectives, managing or supervising persons with regard to program assignments, travel costs incurred for official business, other costs for goods and service, application preparation, and Fair Housing activities.</p> <p>Blakely Borough The borough intends to assist low-to moderate-income homeowners within the borough, who lack the funds to address code deficient properties. The scope of the program is to address the electrical service, roof, replacement windows, porch repairs, and plumbing. After the project, a five-year lien will be secured on the property.</p> <p>Blakey Borough, General Program Administration County staff will provide overall program management, oversight, coordination, monitoring, and evaluation. Program activities include, but are not limited to: monitoring program activities, preparing reports and other documents, coordinating the resolution of audit and monitoring findings, evaluating program results against stated objectives, managing or supervising persons with regard to program assignments, travel costs incurred for official business, other costs for goods and service, application preparation, and Fair Housing activities.</p> <p>Clarks Summit Borough, Existing Owner-Occupied Housing Rehabilitation the borough intends to assist low-to moderate-income homeowners within the borough, who lack the funds to address code deficient properties. The scope of the program is to address the electrical service, roof, replacement windows, porch repairs, and plumbing. After the project, a five-year lien will be secured on the property.</p>
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		<p>Clarks Summit Borough General Program Administration County staff will provide overall program management, oversight, coordination, monitoring, and evaluation. Program activities include, but are not limited to: monitoring program activities, preparing reports and other documents, coordinating the resolution of audit and monitoring findings, evaluating program results against stated objectives, managing or supervising persons regarding program assignments, travel costs incurred for official business, other costs for goods and service, application preparation, and Fair Housing activities.</p> <p>Dickson City Borough Bowman Street Reconstruction Project the scope of this project is to reconstruct sidewalks and curbing that has deteriorated beyond repair. In addition, the scope includes resurfacing the street, which has deteriorated beyond repair. As a result, the project will include the reconstruction of sidewalks on both sides of Bowman Street for approximately 650' from Main Avenue to the Northeast Rail Authority.</p> <p>Dickson City Borough, General Program Administration County staff will provide overall program management, oversight, coordination, monitoring, and evaluation. Program activities include, but are not limited to: monitoring program activities, preparing reports and other documents, coordinating the resolution of audit and monitoring findings, evaluating program results against stated objectives, managing or supervising persons with regard to program assignments, travel costs incurred for official business, other costs for goods and service, application preparation, and Fair Housing activities.</p> <p>Dunmore Borough Mill Street Reconstruction Project CDBG funds will be used to replace broken sidewalks and curbing, plus repaving Mill Street from Chestnut Street to Burke Street. The project includes 2,250SY of base repair, installing 540 SY of new sidewalk, 6 new ADA-compliant ramps, and 1,000LF of new curbing.</p> <p>Dunmore Borough General Program Administration County staff will provide overall program management, oversight, coordination, monitoring, and evaluation. Program activities include, but are not limited to: monitoring program activities, preparing reports and other documents, coordinating the resolution of audit and monitoring findings, evaluating program results against stated objectives, managing or supervising persons regarding program assignments,</p>
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		<p>travel costs incurred for official business, other costs for goods and service, application preparation, and Fair Housing activities.</p> <p>Jessup Borough Existing Owner-Occupied Housing Rehabilitation the borough intends to assist low-to moderate-income homeowners within the borough, who lack the funds to address code deficient properties. The scope of the program is to address the electrical service, roof, replacement windows, porch repairs, and plumbing.</p> <p>Jessup Borough, General Program Administration County staff will provide overall program management, oversight, coordination, monitoring, and evaluation. Program activities include, but are not limited to: monitoring program activities, preparing reports and other documents, coordinating the resolution of audit and monitoring findings, evaluating program results against stated objectives, managing or supervising persons regarding program assignments, travel costs incurred for official business, other costs for goods and service, application preparation, and Fair Housing activities.</p> <p>Old Forge Borough Existing Owner-Occupied Housing Rehabilitation the borough intends to assist low-to moderate-income homeowners within the borough, who lack the funds to address code deficient properties. The scope of the program is to address the electrical service, roof, replacement windows, porch repairs, and plumbing. After the project, a five-year lien will be secured on the property.</p> <p>Old Forge Borough General Program Administration County staff will provide overall program management, oversight, coordination, monitoring, and evaluation. Program activities include, but are not limited to: monitoring program activities, preparing reports and other documents, coordinating the resolution of audit and monitoring findings, evaluating program results against stated objectives, managing or supervising persons regarding program assignments, travel costs incurred for official business, other costs for goods and service, application preparation, and Fair Housing activities.</p> <p>Olyphant Borough Clearance of Blighted Structures CDBG funds will be used to demolish two (2) blighted structures in the borough, to prevent the blighted condition from spreading.</p>
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		<p>Olyphant Borough General Program Administration County staff will provide overall program management, oversight, coordination, monitoring, and evaluation. Program activities include, but are not limited to: monitoring program activities, preparing reports and other documents, coordinating the resolution of audit and monitoring findings, evaluating program results against stated objectives, managing or supervising persons regarding program assignments, travel costs incurred for official business, other costs for goods and service, application preparation, and Fair Housing activities.</p> <p>Scott Township Accessibility Improvement Project CDBG funds will used to install an elevator in the Scott Township Municipal Office building. Currently, there are two unused classrooms (open to the community) located in the basement of building. However, they are only accessible by stairs.</p> <p>Scott Township General Program Administration County staff will provide overall program management, oversight, coordination, monitoring, and evaluation. Program activities include, but are not limited to: monitoring program activities, preparing reports and other documents, coordinating the resolution of audit and monitoring findings, evaluating program results against stated objectives, managing or supervising persons regarding program assignments, travel costs incurred for official business, other costs for goods and service, application preparation, and Fair Housing activities.</p> <p>Taylor Borough Jefferson Street Storm Water Improvement Taylor Borough intends to expand on the separated storm collection and conveyance system. Project is anticipated to include the installation of 4 five-foot diameter concrete storm manholes, 117' of 15" diameter and 118' of 18" diameter High Density Polyethylene storm pipe, 8 new storm inlets, and associated pave, walk, curb, and lawn restoration work within the project limits.</p> <p>Taylor Borough, General Program Administration County staff will provide overall program management, oversight, coordination, monitoring, and evaluation. Program activities include, but are not limited to: monitoring program activities, preparing reports and other documents, coordinating the resolution of audit and monitoring findings, evaluating program results against stated objectives, managing or supervising persons regarding program assignments,</p>
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		<p>travel costs incurred for official business, other costs for goods and service, application preparation, and Fair Housing activities.</p> <p>Throop Borough Existing Owner-Occupied Housing Rehabilitation the borough intends to assist low-to moderate-income homeowners within the borough, who lack the funds to address code deficient properties. The scope of the program is to address the electrical service, roof, replacement windows, porch repairs, and plumbing.</p> <p>Throop Borough General Program Administration County staff will provide overall program management, oversight, coordination, monitoring, and evaluation. Program activities include, but are not limited to: monitoring program activities, preparing reports and other documents, coordinating the resolution of audit and monitoring findings, evaluating program results against stated objectives, managing or supervising persons regarding program assignments, travel costs incurred for official business, other costs for goods and service, application preparation, and Fair Housing activities.</p> <p>Jermyn Borough--Delaware Street Drainage Improvement Project the proposed scope of work to address the problem is to install 630 LF of 18" of smooth lined corrugated pipe along with 6 inlets. The new system will connect to an existing storm water conveyance system below Chestnut Street.</p> <p>Mayfield Borough the walkway provides access from the parking lot to the bleachers, fields, playground, and concession stand (which includes restrooms). The proposed scope of work includes removing the existing walkway and installing a porous pavement in accordance with current ADA standards.</p>
49	<b>Project Name</b>	Lawrence County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	<p>Assistance for Public Infrastructure &amp; Facilities</p> <p>Improve Quality of Housing Stock</p> <p>Building Local Capacity</p>

<b>Needs Addressed</b>	Capacity Building through Admin Public Facilities Water/Sewer Improvements Public Facilities Street Improvements Public Facilities and Sidewalks
<b>Funding</b>	CDBG: \$547,570.00
<b>Description</b>	Lawrence County and OBO's Ellwood City Borough, Shenango Township and Union Township
<b>Target Date</b>	
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Ellwood City Borough – 1120 persons of whom 945 are LMI Shenango Township – 100 persons of whom 100 are LMI County Housing Rehab – 3 persons of whom 3 are LMI
<b>Location Description</b>	Ellwood City Borough, Lawrence County, PA Shenango Township, Lawrence County, PA Union Township, Lawrence County, PA

	<b>Planned Activities</b>	<p>Ellwood City Borough, Boarder Avenue and 9th Street will be milled down and have fabric installed. 4" of super pave will be installed.</p> <p>Ellwood Township, Reasonable grant administration and charges related to the planning and execution of community development activities may include but are not limited to the list below.</p> <p>Shenango Township Water &amp; Sewer Water and Sewer companies have identified extension areas within township. It is estimated that 100 households in the service area may meet income eligibility guidelines.</p> <p>Shenango Township, General Program Administration - Reasonable grant administration and charges related to the planning and execution of community development activities.</p> <p>Union Township, ADA Accessibility Improvements the existing single-entry doorway will be removed and a automated double door will be installed. The universal access-way and railing network leading to the entry doorway will be rehabilitated. Additional ADA signage will be added between the parking lot and entryway.</p> <p>Union Township General Program Administration - Reasonable grant administration and charges related to the planning and execution of community development.</p> <p>Courtyard Handicapped Accessibility Improvements CDBG funds will be used to reconfigure the entrance and reduce the building footprint, remove steps in front of the courthouse, installation of ramp, ADA signage, and curbs.</p> <p>County Housing Rehab CDBG funds will be used to go through the backlog of residents in need. fund will be used to complete 3-7 single family housing rehab projects to eligible applicants throughout the county.</p>
50	<b>Project Name</b>	Lebanon County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula

<b>Goals Supported</b>	<p>Improve Quality of Housing Stock</p> <p>Assist New Homebuyers</p> <p>Building Local Capacity</p> <p>Assistance for Public Infrastructure &amp; Facilities</p> <p>Public Services for LMI Households (Non-ESG)</p>
<b>Needs Addressed</b>	<p>Capacity Building through Admin</p> <p>Housing Rehab: Single-Unit Residential</p> <p>Housing Direct Homeownership Assistance</p> <p>Public Facilities Street Improvements</p> <p>Public and Health Services</p>
<b>Funding</b>	CDBG: \$402,936.00
<b>Description</b>	Lebanon County and OBO South Lebanon Township
<b>Target Date</b>	2/13/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>South Lebanon Rehab/Resale – 1 person of whom 1 is LMI</p> <p>East Chestnut Reconstruction – 39 persons of whom 21 are LMI</p> <p>West Chestnut Reconstruction 16 persons of whom 9 are LMI</p> <p>Volunteers in Medicine – 500 persons of whom 500 are LMI</p> <p>Homebuyer Assistance- Lebanon County – 2 persons of whom 2 are LMI</p>
<b>Location Description</b>	<p>South Lebanon Township, Lebanon County, PA</p> <p>E. Chestnut Street, Lebanon County, PA</p> <p>W. Chestnut Street, Lebanon County, PA</p>

	<b>Planned Activities</b>	<p>South Lebanon, Rehab/Resale Funds will be used to acquire properties and conduct the necessary moderate to substantial rehab according to DCED and local code standards. The Township has a list of properties identified for this program.</p> <p>East Chestnut Reconstruction This includes rolled curbing to direct storm water toward inlets, 622 cubic yards of excavation, 525 yards of 2A modified stone, 448 tons of 19mm surface material, and 168 tons of 9.5 top coat. Costs also include traffic management and disposal of the excavated material.</p> <p>West Chestnut Reconstruction Costs include 257 cubic yards of excavation, 217 years of 2A modified stone, 185 tons of 19 mm surface material, and 69 tons of 9.5 top coat. Traffic management and disposal of excavated materials are also included. This project will extend the useful life of the street by 7 years. This project was separated from the E. Chestnut St. activity due to the narrow nature of the street.</p> <p>Volunteers in Medicine, as a requirement for CDBG funding, VIM services recently expanded to include a free walk-in clinic which increased overall patient numbers.</p> <p>Homebuyer Assistance- Lebanon County will be providing homebuyer assistance by subsidizing mortgage principals for income-eligible program participants.</p>
51	<b>Project Name</b>	Lycoming County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	<p>Assistance for Public Infrastructure &amp; Facilities</p> <p>Building Local Capacity</p> <p>Improve Quality of Housing Stock</p>
	<b>Needs Addressed</b>	<p>Capacity Building through Admin</p> <p>Public Facilities Street Improvements</p> <p>Public Facilities Water/Sewer Improvements</p> <p>Housing Rehab: Single-Unit Residential</p>

<b>Funding</b>	CDBG: \$520,356.00
<b>Description</b>	Lycoming County and OBO's Jersey Shore Borough, Montoursville Borough, and South Williamsport Borough
<b>Target Date</b>	2/13/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Meadow Alley Reconstruction – 155 persons of whom 81 are LMI</p> <p>Curb Cuts Phase III – 1334 persons of whom 1334 are LMI</p> <p>Homeowner Sidewalk Reconstruction – 18 persons of whom 18 are LMI</p> <p>South Williamsport Borough 7th Avenue Reconstruction – 1085 persons of whom 555 are LMI</p> <p>South Williamsport Borough Church Street Reconstruction -121 persons of whom 73 are LMI</p> <p>Franklin Township-Lairdsville Sanitary Sewer -96 persons of whom 60 are LMI</p> <p>Housing rehab and accessibility Project – 3 persons of whom 3 are LMI</p>
<b>Location Description</b>	<p>Jersey Shore Borough, Lycoming County, PA</p> <p>Montoursville Borough, Lycoming County, PA</p> <p>South Williamsport Borough, Lycoming County, PA</p>

	<p><b>Planned Activities</b></p>	<p>Meadow Alley Reconstruction the project would intercept the storm water on Meadow Alley, which is at a high-point in the Borough and prevent it from draining down the side streets and alleys, washing out those roads and impacting residents with basement flooding.</p> <p>Curb Cuts Phase III. Curb cuts and handicap ramps throughout the Borough do not meet current standards. To address this problem the Borough plans to reconstruct curb cuts and handicap ramps. The project will be undertaken in accordance with DCED's Architectural Barriers Guidance.</p> <p>Homeowner Sidewalk Reconstruction funds to provide grants to income qualifying owner occupied households that are mandated to reconstruct their sidewalks as part of the Borough wide enforcement effort.</p> <p>South Williamsport Borough 7th Avenue Reconstruction will include base repairs, any identified storm water drainage reconstruction or modification, sidewalks, curb ramps and truncated domes where necessary, milling and overlaying.</p> <p>South Williamsport Borough Church Street Reconstruction the project has corrected the street, sidewalk and curb ramp deficiencies and has reconstructed deteriorated manholes, sewers and storm drainage pipes and inlets along Church Street.</p> <p>Franklin Township-Lairdsville Sanitary Sewer the system of sanitary sewers will lead to a pump station, sewage from the pump station will be pumped to the treatment site adjacent to the Township building.</p> <p>Housing rehab and accessibility Project applications are received and funded on a first-come, first-served basis. All homes are rehabbed to meet current code standards and to install accessibility modifications where necessary.</p>
52	<p><b>Project Name</b></p>	<p>McKean County 2017 Entitlement</p>
	<p><b>Target Area</b></p>	<p>Pennsylvania Act 179 Formula</p>

<b>Goals Supported</b>	Assistance for Public Infrastructure & Facilities Building Local Capacity Improve Quality of Housing Stock
<b>Needs Addressed</b>	Capacity Building through Admin Public Facilities Street Improvements Public Facilities Water/Sewer Improvements Housing Rehab: Single-Unit Residential
<b>Funding</b>	CDBG: \$520,356.00
<b>Description</b>	McKean County and OBO Bradford Township
<b>Target Date</b>	2/13/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Meadow Alley Reconstruction – 155 persons of whom 81 are LMI Montoursville Borough Curb Cuts Phase III – 1334 persons of whom 1334 are LMI Montoursville Borough Homeowner Sidewalk Reconstruction – 18 persons of whom 18 are LMI South Williamsport Borough, 7th Avenue – 1085 persons of whom 555 are LMI South Williamsport Borough Church Street Reconstruction – 121 persons for whom 73 are LMI Franklin Township-Lairdsville Sanitary Sewer – 96 persons of whom 60 are LMI Housing rehab and accessibility – 3 persons of whom 3 are LMI
<b>Location Description</b>	Jersey Shore Borough, McKean County, PA Montoursville Borough, McKean County, PA South Williamsport Borough, McKean County, PA Franklin Township, McKean County, PA

	<b>Planned Activities</b>	<p>Meadow Alley Reconstruction the project would intercept the storm water on Meadow Alley, which is at a high-point in the Borough and prevent it from draining down the side streets and alleys, washing out those roads and impacting residents with basement flooding.</p> <p>Montoursville Borough Curb Cuts Phase III Curb cuts and handicap ramps throughout the Borough do not meet current standards.</p> <p>Montoursville Borough Homeowner Sidewalk Reconstruction the Borough proposes to utilize its CDBG funds to provide grants to income qualifying owner occupied households that are mandated to reconstruct their sidewalks as part of the Borough wide enforcement effort.</p> <p>South Williamsport Borough, 7th Avenue Reconstruction but will include base repairs, any identified storm water drainage reconstruction or modification, sidewalks, curb ramps and truncated domes where necessary, milling and overlaying.</p> <p>South Williamsport Borough Church Street Reconstruction the project has corrected the street, sidewalk and curb ramp deficiencies and has reconstructed deteriorated manholes, sewers and storm drainage pipes and inlets along Church Street.</p> <p>Franklin Township-Lairdsville Sanitary Sewer the system of sanitary sewers will lead to a pump station, sewage from the pump station will be pumped to the treatment site adjacent to the Township building. Treatment of the sewage will be accomplished by a Sequenced Batch Reactor.</p> <p>Housing rehab and accessibility Project applications are received and funded on a first-come, first-served basis. All homes are rehabbed to meet current code standards and to install accessibility modifications where necessary, this is done in accordance with DCED's most recently published Housing Rehabilitation Guidebook.</p>
53	<b>Project Name</b>	Mercer County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula

<b>Goals Supported</b>	<p>Clearance and Demolition of Substandard Units</p> <p>Improve Quality of Housing Stock</p> <p>Building Local Capacity</p> <p>Assistance for Public Infrastructure &amp; Facilities</p>
<b>Needs Addressed</b>	<p>Capacity Building through Admin</p> <p>Public Facilities Water/Sewer Improvements</p> <p>Public Facilities Street Improvements</p> <p>Housing Rehab: Single-Unit Residential</p> <p>Public Facilities/Improvements</p>
<b>Funding</b>	CDBG: \$635,939.00
<b>Description</b>	Mercer County and OBO's Brown Township, Derry Township, Granville Township, and Lewistown Borough
<b>Target Date</b>	6/19/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Greenville Borough, Housing Rehab – 3 persons of whom 3 are LMI</p> <p>Grove City Borough – 79 persons of whom 54 are LMI</p> <p>Pine Township – 4 persons of whom 100 are LMI</p> <p>Sharpsville Borough – 77 persons of whom 66 are LMI</p> <p>Mercer Borough Municipal Building – 289 persons of whom 289 are LMI</p> <p>Hempfield Township Housing Rehabilitation Program – 3 persons of whom 100 are LMI</p>

<p><b>Location Description</b></p>	<p>Greenville Borough, Mercer County, PA  Grove City Borough, Mercer County, PA  Pine Township, Mercer County, PA  Sharpsville Borough, Mercer County, PA</p>
<p><b>Planned Activities</b></p>	<p>Greenville Borough, Housing Rehab A total of three (3) homes will be rehabilitated in compliance w/ HUD'S Minimum Housing Standards detailed in the PA DCED Housing Rehabilitation Guidebook.</p> <p>Grove City Borough, the grantee will install a new water and sewer system in the areas of McConnell Street and portions of North. The water system replacement the installation of fire hydrants, ductile iron main, trench plugs, service connections.</p> <p>Pine Township the grantee will utilize grant funding to implement a community-wide Housing Rehabilitation Program for Low and Moderate Income.</p> <p>Sharpsville Borough, the grantee is proposing to use funding for reconstructing deteriorated streets and installing handicapped ramps.</p> <p>Mercer Borough Municipal Building The removal of architectural barriers at the Mercer Borough Building including the construction of two (2) handicapped stalls w/ accompanying ramps/signs; existing sidewalk and door entrance landing will be widened. In the building's interior existing doorways will be widened and current doors will have accessible handles installed. A new restroom will be reconstructed by combining two restrooms and partial closet w/ accessible toilets, sinks and grab bars installed. Also, an accessible water fountain and light switches will be installed to complete the restroom.</p> <p>Hempfield Township Housing Rehabilitation Program the housing units will be brought into compliance with HUD's Section 8 Housing Rehabilitation and DCED's Minimum Standards. The grantee will rehabilitate three (3) homes at an average cost of \$19,253 per unit.</p>
<p><b>Project Name</b></p>	<p>Mifflin County 2017 Entitlement</p>

<b>54</b>	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	Public Services for LMI Households (Non- ESG) Improve Quality of Housing Stock Building Local Capacity Clearance and Demolition of Substandard Units
	<b>Needs Addressed</b>	Public and Youth Services Housing Rehab: Single-Unit Residential Capacity Building through Admin Clearance and Demolition Public Facilities Street Improvements Public Facilities Water/Sewer Improvements Public Facilities/Improvements
	<b>Funding</b>	CDBG: 616,394.00
	<b>Description</b>	Mifflin County and OBO's Brown Township, Derry Township, Granville Township and Lewistown Borough
	<b>Target Date</b>	

<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>Brown Township, Big Brothers/Big Sisters – 20 persons of whom 20 are LMI  Derry Township, Lewistown Heights- 71 persons of whom 40 are LMI  Derry Township, Big Brothers/Big Sisters – 20 persons of whom 20 are LMI  Granville Township, Big Brothers/Big Sisters – 20 persons of whom 20 are LMI  Lewistown Borough, Grand Parkway – 8420 persons of whom 4605 are LMI  Lewistown Borough, Spring Street Reconstruction – 1035 persons of whom 535 are LMI  Armagh Township, municipal building – 833 persons of whom 833 are LMI  Juniata Terrace Borough – 480 persons of whom 275 are LMI</p>
<p><b>Location Description</b></p>	<p>Brown Township, Mifflin County, PA  Derry Township, Mifflin County, PA  Granville Township, Mifflin County, PA  Lewistown Borough, Mifflin County, PA</p>

<p><b>Planned Activities</b></p>	<p>Brown Township Big Brothers/Big Sisters of the Juniata valley, youth mentoring program the youth mentoring program with serve 20, 5-18 year old at risk youth by providing “Big” matches for the “Littles” (IE: at risk youth), these mentoring relationships address these needs by focusing on social skill building, decision making and goal setting, grant funds will pay solely for salaries and benefits for the staff who administer the youth mentoring program.</p> <p>Lewistown Heights - Ridge Ave, Fox Ave, Roosevelt Ave, Mifflin Ave &amp; Lincoln Ave installation of two new pre-cast concrete inlet boxes and replacement of four undersized and deteriorated inlet boxes with pre-cast concrete inlet boxes, piping will be resized, redirected and replaced with new corrugated PVC piping.</p> <p>Derry Township Big Brothers/Big Sisters of the Juniata valley, youth mentoring program the youth mentoring program with serve 20, 5-18 year old at risk youth by providing “Big” matches for the “Littles” (IE: at risk youth), these mentoring relationships address these needs by focusing on social skill building, decision making and goal setting, grant funds will pay solely for salaries and benefits for the staff who administer the youth mentoring program.</p> <p>Granville Township 144 Klondyke Drive Township will acquire the property and demolish the structure, site will be cleared, leveled and grass will be planted, the township will retain ownership and keep the area green space in perpetuity.</p> <p>Granville Township Big Brothers/Big Sisters youth mentoring program the youth mentoring program with serve 20, 5-18 year old at risk youth by providing “Big” matches for the “Littles” (IE: at risk youth), these mentoring relationships address these needs by focusing on social skill building, decision making and goal setting, grant funds will pay solely for salaries and benefits for the staff who administer the youth mentoring program.</p> <p>Lewistown Borough Grand Parkway North reconstruction reconstruct road surface, milling of notches at existing streets will occur first followed by a scratch course of Super pave paving and a final topcoat of Super pave paving, all joints will be seal coated as needed.</p>
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		<p>Lewistown Borough Spring Street reconstruction reconstruct road surface, milling of notches at existing streets will occur first followed by a scratch course of Super pave paving and a final topcoat of Super pave paving, all joints will be seal coated as needed.</p> <p>Armagh Township, municipal building 6 concrete ramps with truncated domes will be installed into the existing sidewalk areas around the property which will increase access to the building, a nearby walking track &amp; the parking lot.</p> <p>Juniata Terrace Borough reconstruct road surface, milling of notches at existing streets will occur first followed by a scratch course of Super pave paving and a final topcoat of Superpave paving, all joints will be seal coated as needed.</p>
55	<b>Project Name</b>	Monroe County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	<p>Assistance for Public Infrastructure &amp; Facilities</p> <p>Public Services for LMI Households (Non-ESG)</p> <p>Building Local Capacity</p> <p>Improve Quality of Housing Stock</p>
	<b>Needs Addressed</b>	<p>Capacity Building through Admin</p> <p>Public Facilities and Sidewalks</p> <p>Public Facilities and Street Improvements</p> <p>Public Services Substance Abuse Services</p>
	<b>Funding</b>	CDBG: \$544,205.00
	<b>Description</b>	Monroe County and OBO's East Stroudsburg Borough and Stroudsburg Borough
	<b>Target Date</b>	6/19/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>East Stroudsburg Borough Curb Cuts ADA Ramp Project – 1175 persons of whom 1175 are LMI</p> <p>East Stroudsburg Borough Fair Share – 150 persons of whom 120 are LMI</p> <p>Stroudsburg Borough King Street Improvement Project – 1205 persons of whom 660 are LMI</p> <p>Monroe County Heroin/Opioid Mobile Case Management – 150 persons of whom 120 are LMI</p> <p>Monroe County Housing Rehabilitation Program – 11 persons of whom 11 are LMI</p>
	<b>Location Description</b>	<p>East Stroudsburg Borough, Monroe County, PA</p> <p>Stroudsburg Borough, Monroe County, PA</p>
	<b>Planned Activities</b>	<p>East Stroudsburg Borough Curb Cuts ADA Ramp Project The borough has allocated funds to improve pedestrian mobility by improving the accessibility of its curb cuts. The borough intends to reconstruct those curb cuts that do not meet the most current ADA and PENNDOT guidelines.</p> <p>Stroudsburg Borough King Street Improvement Project the funds will be used to make physical improvements to King St, between Brown and Oak Sts, to make it compliant for access to those with disabilities.</p> <p>Monroe County Heroin/Opioid Mobile Case Management 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.</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.</p>
<b>56</b>	<b>Project Name</b>	Montour County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula

	<b>Goals Supported</b>	Assistance for Public Infrastructure & Facilities Building Local Capacity
	<b>Needs Addressed</b>	Public Facilities and Street Improvements Public Facilities Water/Sewer Improvements Capacity Building through Admin
	<b>Funding</b>	CDBG: \$298,308.00
	<b>Description</b>	Montour County and OBO Danville Borough
	<b>Target Date</b>	3/11/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Danville Borough Mill Street Beautification – 4325 persons of whom 2270 are LMI Cooper Township-Private Sewer Laterals – 50 persons of whom 50 are LMI Water Street, Washingtonville – 191 persons of whom 120 are LMI
	<b>Location Description</b>	Danville Borough, Montour County, PA
	<b>Planned Activities</b>	Danville Borough Mill Street Beautification a primary area of congregation for the residents of The Borough of Danville, has been an area of focused investment over the years. Danville proposes utilizing CDBG funds for streetscape improvements.  Cooper Township-Private Sewer Laterals Residents who meet fundability criteria through submission of an application, disclosure of income sources, certification of household income and agreement to third party verification will be eligible to receive CDBG assistance.  Water Street, Washingtonville the project will specifically include the planting of roughly 8 street trees as well as the installation of street lights along Water Street. Other improvements may be conducted as funds allow.
<b>57</b>	<b>Project Name</b>	Northumberland County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula

<b>Goals Supported</b>	Assistance for Public Infrastructure & Facilities Building Local Capacity
<b>Needs Addressed</b>	Capacity Building through Admin Public Facilities and Street Improvements Public Facilities Water/Sewer Improvements
<b>Funding</b>	CDBG: \$298,308
<b>Description</b>	Northumberland County and OBO's Delaware Township, Milton Borough, Mount Carmel Borough and Ralpho Township
<b>Target Date</b>	3/11/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Danville Borough, Mill Street Beautification – 4325 persons of whom 2270 are LMI Cooper Township-Private Sewer Laterals – 50 persons of whom 50 are LMI Water Street, Washingtonville – 191 persons of whom 120 are LMI
<b>Location Description</b>	Danville Borough, Northumberland County, PA Cooper Township, Northumberland County, PA
<b>Planned Activities</b>	Danville Borough, Mill Street Beautification proposes utilizing CDBG funds for streetscape improvements.  Cooper Township-Private Sewer Laterals funds to make grants to income eligible homeowners to cover the cost of connection. Residents who meet fundability criteria through submission of an application, disclosure of income sources, certification of household income.  Water Street, Washingtonville The Borough proposes to undertake a community revitalization project. The project will specifically include the planting of roughly 8 street trees as well as the installation of street lights along Water Street.
<b>Project Name</b>	Perry County 2017 Entitlement

58	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	Assistance for Public Infrastructure & Facilities Building local Capacity
	<b>Needs Addressed</b>	Public Facilities Water/Sewer Improvements Capacity Building through Admin
	<b>Funding</b>	CDBG: \$235,878.00
	<b>Description</b>	Perry County
	<b>Target Date</b>	4/2/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Loysville Inflow & Infiltration – 551 persons of whom 368 are LMI The Oliver Twp. Municipal Authority – 277 persons of whom 155 are LMI
	<b>Location Description</b>	
	<b>Planned Activities</b>	Loysville Inflow & Infiltration will include; televising laterals, inspecting and sealing manholes, sealing lateral and main joints, resetting risers, cutting roots, replacing lateral connections, bypassing pumping, and lining CIP sewer mains.  The Oliver Twp. Municipal Authority
59	<b>Project Name</b>	Pike County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Pike County
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
60	<b>Project Name</b>	Potter County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Potter County
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
61	<b>Project Name</b>	Schuylkill County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:

	<b>Description</b>	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
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>62</b>	<b>Project Name</b>	Snyder County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Snyder County and OBO's Penn Township and Selinsgrove Borough
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>63</b>	<b>Project Name</b>	Somerset County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula

	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Somerset County and OBO's Conemaugh Township, Jenner township, Somerset Borough, Somerset Township and Windber Borough
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>64</b>	<b>Project Name</b>	Sullivan County 2017 Entitlement
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Sullivan County
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	

65	<b>Project Name</b>	Susquehanna County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Susquehanna County
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
66	<b>Project Name</b>	Tioga County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Tioga County
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	

	<b>Location Description</b>	
	<b>Planned Activities</b>	
67	<b>Project Name</b>	Union County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Union County and OBO's Kelly Township and Lewisburg Borough
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
	68	<b>Project Name</b>
<b>Target Area</b>		Pennsylvania Act 179 Formula
<b>Goals Supported</b>		
<b>Needs Addressed</b>		
<b>Funding</b>		:
<b>Description</b>		Venango County and OBO's Honesdale Borough and Salem Township
<b>Target Date</b>		

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>69</b>	<b>Project Name</b>	Warren County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>70</b>	<b>Project Name</b>	Wayne County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:

	<b>Description</b>	Wayne County and OBO's Honesdale Borough and Salem Township
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>71</b>	<b>Project Name</b>	Wyoming County 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Wyoming County 2017 Entitlement
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>72</b>	<b>Project Name</b>	City of Arnold 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	

	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	City of Arnold
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>73</b>	<b>Project Name</b>	City of Bradford 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	City of Bradford
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
	<b>Project Name</b>	City of Butler 2017 Entitlement

74	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	City of Butler
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
75	<b>Project Name</b>	City of Carbondale 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	City of Carbondale
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	
76	<b>Project Name</b>	City of Connellsville 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	City of Connellsville
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
77	<b>Project Name</b>	City of Corry 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	City of Corry
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>78</b>	<b>Project Name</b>	City of Dubois 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	City of Dubois
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>79</b>	<b>Project Name</b>	City of Farrell 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:

	<b>Description</b>	City of Farrell
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>80</b>	<b>Project Name</b>	City of Franklin 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	City of Franklin
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>81</b>	<b>Project Name</b>	City of Greensburg 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	

	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	City of Greensburg
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>82</b>	<b>Project Name</b>	City of Hermitage 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	City of Hermitage
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
	<b>Project Name</b>	City of Jeannette 2017 Entitlement

83	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	City of Jeannette
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
84	<b>Project Name</b>	City of Lock Haven 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	City of Lock Haven
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	
85	<b>Project Name</b>	City of Meadville 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	City of Meadville
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
86	<b>Project Name</b>	City of Monessen 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	City of Monessen
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>87</b>	<b>Project Name</b>	City of Nanticoke 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	City of Nanticoke
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>88</b>	<b>Project Name</b>	City of New Castle 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:

	<b>Description</b>	City of New Castle
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
89	<b>Project Name</b>	City of New Kensington 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	City of New Kensington
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
90	<b>Project Name</b>	City of Oil City 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	

	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	City of Oil City
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
91	<b>Project Name</b>	City of Parker 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	City of Parker
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
	<b>Project Name</b>	City of Pittston 2017 Entitlement

92	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	City of Pittston
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
93	<b>Project Name</b>	City of Pottsville 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	City of Pottsville
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	
94	<b>Project Name</b>	City of Shamokin 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	City of Shamokin
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
95	<b>Project Name</b>	City of St. Mary's 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	City of St. Mary's
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
96	<b>Project Name</b>	City of Sunbury 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	City of Sunbury
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
97	<b>Project Name</b>	City of Titusville 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:

	<b>Description</b>	City of Titusville
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
98	<b>Project Name</b>	City of Uniontown 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	City of Uniontown
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
99	<b>Project Name</b>	City of Warren 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	

	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	City of Warren
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>100</b>	<b>Project Name</b>	Coal Township 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Coal Township
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
	<b>Project Name</b>	Conshohocken Borough 2017 Entitlement

101	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Conshohocken Borough
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
102	<b>Project Name</b>	Dunmore Borough 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Dunmore Borough
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	
<b>103</b>	<b>Project Name</b>	Limerick Township 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Limerick Township
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>104</b>	<b>Project Name</b>	Logan Township 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Logan Township
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>105</b>	<b>Project Name</b>	Loyalsock Township 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Loyalsock Township
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>106</b>	<b>Project Name</b>	Sandy Township 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:

	<b>Description</b>	Sandy Township
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>107</b>	<b>Project Name</b>	Scottsdale Borough 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Scottsdale Borough
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>108</b>	<b>Project Name</b>	Waynesboro Borough 2017 Entitlement
	<b>Target Area</b>	Pennsylvania Act 179 Formula
	<b>Goals Supported</b>	

<b>Needs Addressed</b>	
<b>Funding</b>	:
<b>Description</b>	Waynesboro Borough
<b>Target Date</b>	
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	
<b>Planned Activities</b>	

## **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

Target Area	Percentage of Funds
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 Disease will administer the HOPWA Program by allocating the funds on a formula basis to the seven Regional Grantees. Select counties in the South East and South West regions receive separate allocations directly from HUD. Within the North East Region, Pike county receives funding from the New Jersey HUD HOPWA grantee.

The cities of Allentown, Harrisburg and Bensalem Township receive separate allocations directly from HUD because they are designated as Eligible Metropolitan Statistical area (EMSA’s). For the current 2017 HOPWA grant year, the Commonwealth of Pennsylvania has been informed by HUD that DOH will serve as the grantee for these EMSA’s and will administer these funds moving forward for housing support and related services. Therefore, the funding is included in the overall amount for the HOPWA Program.

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 it respective region through a formal process reflective of demographic and epidemiological differences 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 Grantee list and a map may be found in the Appendices.

## 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	609
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	609
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 2017. 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 609 households during the 2017 program year. Supportive Services – Case Management will be provided to a projected 93 households with HOPWA funding and the other households will receive case management services through leveraged funding. The DOH estimates, excluding administrative costs, that HOPWA Program funds will be spent as follows: 96 percent for rental assistance and 4 percent for support services.

In 2017, 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 2017, 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 2017 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 no less than 40% 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 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)

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	197
Tenant-based rental assistance	335
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	609*

\* Includes 77 households placed in Permanent Housing Placement

## **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 2017 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, 2017 to February 6, 2017. 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 2017 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 2017, 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 2017, 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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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%

**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 2017 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 2017 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 2017 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

## Grantee Unique Appendices

### 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

## Appendix A

- 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 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

## Appendix A

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

### 2016 Limits for HOME Maximum Per Unit Subsidies

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 2016. These limits became effective for the HOME Investment Partnerships Program (HOME) on May 24, 2017, and remain in effect until such date that the basic statutory mortgage limits for Multifamily Housing Programs for calendar year 2017 are published in the Federal Register. Both the Philadelphia and Pittsburgh Regional Offices have Mortgage limits in the areas they serve that are determined by the limits for the “base cities” in their respective areas. Both Philadelphia and Pittsburgh have high cost mortgage limits of 270% of the basic limit. All Participating Jurisdictions and State Recipients in these two areas may use 240% of the basic Section 234 limit for elevator units as the maximum HOME per-unit subsidy. **Effective May 24, 2017**, the limits are:

<u>Bedrooms</u>	<u>Section 234 Elevator Basic Limit</u>	<u>240% of Basic Limit</u>
0	58,787	<b>141,089</b>
1	67,391	<b>161,738</b>
2	81,947	<b>196,673</b>
3	106,013	<b>254,431</b>
4+	116,369	<b>279,286</b>

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.**

# APPENDIX C

## **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.

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**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.

## APPENDIX C

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 10<sup>th</sup> 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

## APPENDIX C

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

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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.

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### Regulatory References

Act 179 – Pennsylvania State CDBG Entitlement Program as created by the Pennsylvania State Act 179 of 1984 Community Development Block Grant Entitlement Program for nonurban counties and certain other municipalities.

#### **24 CFR 570.489(e)**

Program income -

(1) For the purposes of this subpart, “program income” is defined as gross income received by a state, a unit of general local government, or a subgrantee of the unit of general local government that was generated from the use of CDBG funds, regardless of when the CDBG funds were appropriated and whether the activity has been closed out, except as provided in paragraph (e)(2) of this section. When income is generated by an activity that is only partially assisted with CDBG funds, the income must be prorated to reflect the percentage of CDBG funds used (e.g., a single loan supported by CDBG funds and other funds; or a single parcel of land purchased with CDBG funds and other funds). Program income includes, but is not limited to, the following:

- (i) Proceeds from the disposition by sale or long-term lease of real property purchased or improved with CDBG funds, except as provided in paragraph (e)(2)(v) of this section;
- (ii) Proceeds from the disposition of equipment purchased with CDBG funds;
- (iii) Gross income from the use or rental of real or personal property acquired by the unit of general local government or subgrantee of the unit of general local government with CDBG funds, less the costs incidental to the generation of the income;
- (iv) Gross income from the use or rental of real property, owned by the unit of general local government or other entity carrying out a CDBG activity that was constructed or improved with CDBG funds, less the costs incidental to the generation of the income;
- (v) Payments of principal and interest on loans made using CDBG funds, except as provided in paragraph (e)(2)(iii) of this section;
- (vi) Proceeds from the sale of loans made with CDBG funds, less reasonable legal and other costs incurred in the course of such sale that are not otherwise eligible costs under sections 105(a)(13) or 106(d)(3)(A) of the Act;
- (vii) Proceeds from the sale of obligations secured by loans made with CDBG funds, less reasonable legal and other costs incurred in the course of such sale that are not otherwise eligible costs under sections 105(a)(13) or 106(d)(3)(A) of the Act;
- (viii) Interest earned on funds held in a revolving fund account;
- (ix) Interest earned on program income pending disposition of the income;
- (x) Funds collected through special assessments made against nonresidential properties and properties owned and occupied by households not of low and moderate income, if the special assessments are used to recover all or part of the CDBG portion of a public improvement; and
- (xi) Gross income paid to a unit of general local government or subgrantee of the unit of general local government from the ownership interest in a for-profit entity acquired in return for the provision of CDBG assistance.

## APPENDIX C

(2) "Program income" does not include the following:

- (i) The total amount of funds, which does not exceed \$35,000 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);
- (ii) Amounts generated by activities eligible under section 105(a)(15) of the Act and carried out by an entity under the authority of section 105(a)(15) of the Act;
- (iii) Payments of principal and interest made by a subgrantee carrying out a CDBG activity for a unit of general local government, toward a loan from the local government to the subgrantee, to the extent that program income received by the subgrantee is used for such payments;
- (iv) The following classes of interest, which must be remitted to HUD for transmittal to the Department of the Treasury, and will not be reallocated under section 106(c) or (d) of the Act:

(A) Interest income from loans or other forms of assistance provided with CDBG funds that are used for activities determined by HUD to be not eligible under § 570.482 or section 105(a) of the Act, to fail to meet a national objective in accordance with the requirements of § 570.483, or to fail substantially to meet any other requirement of this subpart or the Act;

(B) Interest income from deposits of amounts reimbursed to a state's CDBG program account prior to the state's disbursement of the reimbursed funds for eligible purposes; and

(C) Interest income received by units of general local government on deposits of grant funds before disbursement of the funds for activities, except that the unit of general local government may keep interest payments of up to \$100 per year for administrative expenses otherwise permitted to be paid with CDBG funds.

(v) Proceeds from the sale of real property purchased or improved with CDBG funds, if the proceeds are received more than 5 years after expiration of the grant agreement between the state and the unit of general local government.

### **24 CFR 570.489(f)**

Revolving funds –

(1) The state may permit units of general local government to establish revolving funds to carry out specific, identified activities. A revolving fund, for this purpose, is a separate fund (with a set of accounts that are independent of other program accounts) established to carry out specific activities which, in turn, generate payments to the fund for use in carrying out such activities. These payments to the revolving fund are program income and must be substantially disbursed from the revolving fund before additional grant funds are drawn from the Treasury for revolving fund activities. Such program income is not required to be disbursed for non-revolving fund activities.

(2) The state may establish one or more state revolving funds to distribute grants to units of general local government throughout a state or a region of the state to carry out specific, identified activities. A revolving fund, for this purpose, is a separate fund (with a set of accounts that are independent of other program accounts) established to fund grants to units of general local government to carry out specific activities which, in turn, generate payments to the fund for additional grants to units of general local

## APPENDIX C

government to carry out such activities. Program income in the revolving fund must be disbursed from the fund before additional grant funds are drawn from the Treasury for payments to units of general local government which could be funded from the revolving fund.

(3) A revolving fund established by either the State or unit of general local government shall not be directly funded or capitalized with grant funds.

**APPENDIX D**  
**CITIZEN COMMENTS**

## Smith, Mary

---

**From:** Possinger, Kathy  
**Sent:** Monday, April 3, 2017 3:27 PM  
**To:** Katherine deSilva  
**Cc:** Jeffrey Snyder; Paul Conklin; Pete Smeltz; Enrico, Donna; Smith, Mary; Polm, Kimberly  
**Subject:** RE: 2016 CAPER - supportive comments from Clinton County  
**Attachments:** 2016 CAPER Comments.docx

Dear Katie,

Thank you for sharing these comments and thoughts about the Community Development Block Grant Program and some of the administrative and structural challenges of the program. As you know, several of the problems you identified are federally controlled, or imposed, but nonetheless, you are correct on the administrative burden that a lower Davis Bacon threshold or other requirements have.

The direction you are moving to address administrative challenges that many small projects and a great variety of projects create is certainly in line with the direction DCED has encouraged its grantees over the years. As the total federal resources continue to shrink, it is critical to be thoughtful in how you allocate those limited funds.

Although we received your comments outside of the 2016 CAPER public comment period, we will use your comments as part of our 2017 Action Plan. We will anticipate preparing the final Action Plan for official public comment and final submittal to HUD following the passage of the 2017 federal budget and HUD's announcement of the allocation for Pennsylvania.

We encourage you to continue to share the positive impact of the CDBG program in your community!

All my best,  
Kathy

**Kathy A. Possinger** | Director, Center for Compliance, Monitoring and Training  
PA Department of Community & Economic Development  
Commonwealth Keystone Building  
400 North Street, 4<sup>th</sup> Floor | Harrisburg, PA 17120-0225  
Phone: 717-720-7315 | [kapossinge@pa.gov](mailto:kapossinge@pa.gov)  
[dced.pa.gov](http://dced.pa.gov) | [www.visitPA.com](http://www.visitPA.com)



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**From:** Katherine deSilva [<mailto:KdeSilva@ClintonCountyPA.com>]  
**Sent:** Monday, April 03, 2017 1:38 PM  
**To:** Possinger, Kathy

**Cc:** Jeffrey Snyder; Paul Conklin; Pete Smeltz

**Subject:** 2016 CAPER - supportive comments from Clinton County

Hi Kathy:

At the conference you asked for comments on the 2016 CAPER. Attached is Clinton County's "CDBG works for us" argument (copied to our commissioners).

Thanks for your consideration.

Katie de Silva

Assistant Planning Director

232 East Main St.

Lock Haven, PA 17745

(570) 893-4080 ext. 2

## WHY CONTINUE TO FUND CDBG AT HEALTHY LEVELS?

1. CDBG entitlement dollars are usually used as **matching funds to swing much bigger project money** from state, local, and private sources. This makes effective levels of infrastructure work and housing development possible in small rural communities such as those in Clinton County.

### Clinton County CDBG Entitlement Summary, 2000-2014

Year	CDBG Entitlement	Number of Projects Undertaken	Funding Attracted – Nonfederal Sources	Average Cost per Project	Average Federal Cost per Project
2000	\$276,222	5	\$13,842,221		
2001	\$284,278	5	\$8,000,000		
2002	\$280,363	5	\$15,000		
2003	\$282,288	5	\$615,000		
2004	\$285,859	10	\$3,731,000		
2005	\$278,592	10	\$11,959,000		
2006	\$260,352	6	\$469,500		
2007	\$262,365	8	\$2,940,000		
2008	\$257,225	5	\$513,966		
2009	\$259,999	7	\$610,436		
2010	\$275,084	7	\$829,647		
2011	\$243,565	7	\$917,528		
2012	\$225,025	5	\$1,287,823		
2013	\$225,471	4	\$868,486		
2014	\$227,383	2	\$269,312		
2015	\$225,548	3	\$764,336		
<b>TOTAL</b>	<b>\$4,149,619</b>	<b>94</b>	<b>\$47,633,255</b>	<b>\$506,736.76</b>	<b>\$44,144.88</b>

CDBG works very hard for us in Clinton County! Without this funding source, many of our municipalities would be unable to obtain funds for infrastructure work, blight remediation, or housing programs.

2. Another important feature of CDBG is the jobs it sustains. Engineers, construction firms, supply businesses,

## WHAT FACTORS CREATE WASTE OF ENTITLEMENT FUNDING?

CDBG funding is heavily freighted with requirements and compliance controls. These add administrative cost and construction cost and make projects take much longer than privately funded projects. For example:

**Problem: Federal Wage Rates:** The project size triggering Davis-Bacon wage rates is \$2,000. This level was established in the 1930s, when smaller construction jobs could be completed for that amount. The Clinton County federal wage rate for laborers (the lowest-paid worker category) is

\$27.79 per hour wage + fringe. This can triple the cost per square foot on a building project, or double the cost of a street or sewer project.

**Solution:** Increase Davis-Bacon project size threshold to \$100,000, so smaller projects can employ cheaper labor – but retaining the PA minimum wage of \$10.10/hr.

**Problem:** Small projects (often requested by small local public facilities such as fire companies, historical societies, homeless shelters, youth centers, and so on) cost just as much to administer as very large ones. CDBG does not work well for small projects.

**Solution:** Consider establishing a minimum project size for the CDBG program, such as \$50,000 or \$100,000. Fewer projects will be completed, but more funding will be available for large ones.

**Problem:** The CDBG program is a catch-all for many different types of activities. Municipalities, municipal authorities, and a vast array of nonprofits and economic development entities are eligible subrecipients. Because there is so much variety, a great deal of administrative knowledge and effort is needed to qualify, monitor, and assure compliance with federal requirements and restrictions that vary from project type to project type.

**Solution:** Consider reserving the CDBG program for a limited number of project types, such as water and sewer system work, street rehabilitation, floodproofing, housing projects, and blight clearance. These activities generally receive larger requests and are run by experienced project management professionals. They are well suited for compliance with complex regulations.

**General Comment:** The Federal government has raised the independent single audit trigger for entities receiving annual federal funding from \$250,000 to \$750,000. This is a step in the right direction!

## Smith, Mary

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**From:** Smith, Mary  
**Sent:** Wednesday, November 2, 2016 4:27 PM  
**To:** 'Charles Scalise'  
**Cc:** Snyder, Megan L (megsnyder@pa.gov); Cherry, Jonathan (jcherry@pa.gov)  
**Subject:** RE: CD & H Alert - Regional Housing Advisory Committee Meetings (RHAC) - 2017 Annual Action Plan

Chuck,

Thanks for the insight and suggestion. I know it is rotten timing with the HOMES WITHIN REACH Conference at the same time but with the General Election the week before, Thanksgiving the week after, it made November very limited as far as accessible days for these meetings. And moving it any further into December then runs into the Christmas season. Generally our planning process begins back in July to get our plan into HUD by November. Because of the federal budgets going into Continuing Resolution each year, it plays havoc with our CP process. There will be numerous opportunities for Citizen Participation throughout the planning stage and hopefully others can avail themselves to these other opportunities if they cannot make one of these meetings.

You are more than welcome to come to DCED offices to sit in on the Northwest's meeting. Please just let Megan know you are coming, so we can have the front desk aware of your visit. Unfortunately the ability of using WebEx and recording the meeting from the HOMES Conference might be a little difficult to establish this late in the process. But it's something we might consider for future citizen participation especially with our upcoming Assessment of Fair Housing in 2017/2018. Thanks for the suggestion.

Hope you have a great Conference and we get to see you on the 16<sup>th</sup>.

**Mary J (MJ) Smith** | Compliance and Technical Support  
PA Department of Community & Economic Development  
Center for Compliance, Monitoring and Training  
Commonwealth Keystone Building  
400 North Street, 4<sup>th</sup> Floor | Harrisburg, PA 17120-0225  
Phone: 717-214-9754 | [majsmith@pa.gov](mailto:majsmith@pa.gov)  
[dced.pa.gov](http://dced.pa.gov) | [www.visitPA.com](http://www.visitPA.com)



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**From:** Charles Scalise [mailto:CScalise@hands-erie.org]  
**Sent:** Wednesday, November 02, 2016 3:31 PM  
**To:** Smith, Mary  
**Subject:** FW: CD & H Alert - Regional Housing Advisory Committee Meetings (RHAC) - 2017 Annual Action Plan

Sorry, MJ, I inadvertently omitted you from this e-mail. DCED might want to use the HOMES WITHIN REACH conference as a venue to advance the 2017 Annual Action Plan.

Chuck Scalise

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**From:** Charles Scalise

**Sent:** Wednesday, November 02, 2016 3:26 PM

**To:** 'Snyder, Megan L' <[megsnyder@pa.gov](mailto:megsnyder@pa.gov)>; 'Cherry, Jonathan' <[jcherry@pa.gov](mailto:jcherry@pa.gov)>

**Subject:** RE: CD & H Alert - Regional Housing Advisory Committee Meetings (RHAC) - 2017 Annual Action Plan

Dear Megan and John:

Thank you for your information. I did want to point out that four (4) of six (6) of the RHAC meetings takes place during the Housing Alliance of Pennsylvania's Homes Within Reach conference in Harrisburg which runs November 14, 15 and 16<sup>th</sup> and the conference draws about 700 in attendance. If the schedule remains the same, I would request to attend the meeting in person as I won't have any way to be on a computer

Area: **Northwest RHAC Meeting** (Cameron, Clarion, Clearfield, Elk, **Erie**, Forest, Jefferson, Lawrence, McKean, Mercer, Potter, Venango, and Warren Counties)

Date: **Wednesday, November 16, 2016**

Time: **1:30 pm, Eastern Standard Time (New York, GMT-05:00)**

Thank you for your consideration.

Chuck Scalise



**Charles G. Scalise** | President/CEO

**Housing and Neighborhood Development Service (HANDS)**

7 East 7th Street Erie, PA 16501-1105 | [www.hands-erie.org](http://www.hands-erie.org)

e-mail : [cscalise@hands-erie.org](mailto:cscalise@hands-erie.org) | fax : 814 456 0922

office : 814 453 3333 ext 110 |

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**From:** Snyder, Megan L [<mailto:megsnyder@pa.gov>]

**Sent:** Wednesday, November 02, 2016 3:15 PM

**To:** Andrew French, Fayette County Redevelopment Authority <[afrench@racfpa.org](mailto:afrench@racfpa.org)>; Angela Mclver, Fair Housing Rights Center in Southeastern PA <[amciver@fairhousingrights.org](mailto:amciver@fairhousingrights.org)>; Ann Killian, FHLBank Pittsburgh <[ann.killian@fhlb-pgh.com](mailto:ann.killian@fhlb-pgh.com)>; Baker, Gary S (DCED) <[garybaker@pa.gov](mailto:garybaker@pa.gov)>; Barb Rupert, Housing Development Corp of NEPA <[jomocarup@aol.com](mailto:jomocarup@aol.com)>; Ben Laudermilch, Cumberland County Redevelopment/Eastern PA CoC <[blaudermilch@cchra.com](mailto:blaudermilch@cchra.com)>; Cheryl Artis, Mercer County Housing Authority <[c.artis@mchousing.net](mailto:c.artis@mchousing.net)>; Charles Scalise <[CScalise@hands-erie.org](mailto:CScalise@hands-erie.org)>; Cindy Daley, Housing Alliance of PA <[cindy@housingalliancepa.org](mailto:cindy@housingalliancepa.org)>; Clay Lambert, PHFA <[clambert@phfa.org](mailto:clambert@phfa.org)>; David Ritter, Commission on Economic Opportunity <[dritter@ceopeoplehelpingpeople.org](mailto:dritter@ceopeoplehelpingpeople.org)>; Durand, Gilbert R. <[gdurand@pa.gov](mailto:gdurand@pa.gov)>; Dusti Dennis, McKean County Redevelopment & Housing Authorities <[dldennis@mckeancountypa.org](mailto:dldennis@mckeancountypa.org)>; Gerald Seman, Jersey Shore State Bank <[gerald.seman@jssb.com](mailto:gerald.seman@jssb.com)>; Gilliland, Nicholas <[ngilliland@pa.gov](mailto:ngilliland@pa.gov)>; Grant, Devon <[dgrant@pa.gov](mailto:dgrant@pa.gov)>; Graysha Harris, GKH Properties <[gkh@epix.net](mailto:gkh@epix.net)>; Howard Ermin, Self Determination Housing Project of PA <[howard@sdhp.org](mailto:howard@sdhp.org)>; Jim Berry, Housing Equality Center of Pennsylvania <[berry@equalhousing.org](mailto:berry@equalhousing.org)>; Jim Knipple, Northwest Savings Bank <[JKnipple@nwbcorp.com](mailto:JKnipple@nwbcorp.com)>; Kari Shrom, City of Lancaster <[kshrom@cityoflancasterpa.com](mailto:kshrom@cityoflancasterpa.com)>; Katie McCabe, Fair Housing Rights Center in Southeastern Pennsylvania <[kmccabe@fairhousingrights.org](mailto:kmccabe@fairhousingrights.org)>; Kim Pivetta, Armstrong County Community Action Agency <[kimpi@armstrongcap.com](mailto:kimpi@armstrongcap.com)>; Lawson, Tiffany <[tlawson@pa.gov](mailto:tlawson@pa.gov)>; Lynn Keltz, PA Mental Health Consumers' Association <[lynn@PMHCA.org](mailto:lynn@PMHCA.org)>; Mark Rafail, Redevelopment Authority of the City of Uniontown <[director@uniontownredevelopment.com](mailto:director@uniontownredevelopment.com)>; Martin Fotta, United Neighborhood Community Development Corporation

<[mfotta@uncnepa.org](mailto:mfotta@uncnepa.org)>; Mike Fisher, SEDA-Council of Governments <[jmfisher@seda-cog.org](mailto:jmfisher@seda-cog.org)>; Patrick Shattuck, Mon Valley Initiative <[pshattuck@monvalleyinitiative.com](mailto:pshattuck@monvalleyinitiative.com)>; Rachele Abbott, Lycoming-Clinton Counties Commission for Community Action (STEP), Inc. <[raabbott@stepcorp.org](mailto:raabbott@stepcorp.org)>; Renee Thomas-Glover, SACA Development Corporation <[rglover@sacapa.org](mailto:rglover@sacapa.org)>; Robert Baker, Keystone Human Services <[rbaker@keystonehumanservices.org](mailto:rbaker@keystonehumanservices.org)>; Robert Taylor, SPLAS <[robert@splas.org](mailto:robert@splas.org)>; Ronald Andzelik, Northwest Savings Bank <[randzelik@nwbcorp.com](mailto:randzelik@nwbcorp.com)>; Stacey Tice, Center for Community Action <[stice@centerforcommunityaction.org](mailto:stice@centerforcommunityaction.org)>; Tammy Knouse, Southwest RHAB/Fayette County Community Action <[tknouse@fccaa.org](mailto:tknouse@fccaa.org)>; Thompson, Dana <[danathomps@pa.gov](mailto:danathomps@pa.gov)>; Wendy Leslie, County of Butler <[wleslie@co.butler.pa.us](mailto:wleslie@co.butler.pa.us)>; Wendy Melius, Center for Community Action <[wmelius@centerforcommunityaction.org](mailto:wmelius@centerforcommunityaction.org)>; Windy Toy, Armstrong County Community Action Agency <[windyt@armstrongcap.com](mailto:windyt@armstrongcap.com)>

**Subject:** CD & H Alert - Regional Housing Advisory Committee Meetings (RHAC) - 2017 Annual Action Plan



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# CD&H Practitioners Alerts & Update

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## Start of the Citizen Participation Process for the 2017 Annual Action Plan – Regional Housing Advisory Committee Meetings

The Pennsylvania Department of Community and Economic Development (DCED) is preparing the Commonwealth’s 2017 Annual Action Plan (The Plan). As part of the planning process, DCED conducts electronic meetings across the state to discuss regional issues for housing, homelessness and community development programs that may affect the method of distribution of the federal programs it administers with fiscal year 2017 federal funding. The HUD funding programs covered by the Plan and administered by DCED are the Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME), the Emergency Solutions Grant (ESG), CDBG Disaster Recovery (CDBG-DR) and Neighborhood Stabilization Program (NSP 1&3) programs. The Pennsylvania Department of Health administers the Housing Opportunities for Persons with AIDS (HOPWA) program and the Pennsylvania Housing Finance Agency administers the National Housing Trust Fund. Both of these programs are covered with the Pennsylvania Annual Action Plan.

### RHAC Meetings

The Regional Housing Advisory Committee meetings are open to the public and will take place electronically via a webinar on the dates and times listed below or on-site at DCED, Commonwealth Keystone Building, 400 North Street – 4<sup>th</sup> Floor, Harrisburg, PA 17120-0225 on the specified dates and times:

Area: **Lehigh Valley RHAC Meeting** (Berks, Lehigh, Monroe and Northampton Counties)  
Date: Tuesday, November 15, 2016  
Time: 10:00 am, Eastern Standard Time (New York, GMT-05:00)

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To register for this meeting  
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Go to <https://copa.webex.com/copa/k2/j.php?MTID=tdee0fbc48033050a3fe6e300c51edc09> and register.

Once you are approved by the host, you will receive a confirmation email with instructions for joining the session.

To view in other time zones or languages, please click the link  
<https://copa.webex.com/copa/k2/j.php?MTID=t8597bdc3fcb7a3c281b358fe6aa6df23>

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Area: **Southwest RHAC Meeting** (Allegheny, Armstrong, Beaver, Butler, Fayette, Greene, Indiana, Washington, Westmoreland Counties)

Date: Tuesday, November 15, 2016

Time: 1:30 pm, Eastern Standard Time (New York, GMT-05:00) .

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To register for this meeting  
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Go to <https://copa.webex.com/copa/k2/j.php?MTID=tda2d5be4eb60b00acdedc9100f852ad3> and register.

Once you are approved by the host, you will receive a confirmation email with instructions for joining the session.

To view in other time zones or languages, please click the link

<https://copa.webex.com/copa/k2/j.php?MTID=t9d64c4520d08c642a3e17c3bb99dd6bd>

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Area: **Southeast RHAC Meeting** (Bucks, Chester, Delaware, Montgomery and Philadelphia Counties)

Date: Wednesday, November 16, 2016

Time: 10:00 am, Eastern Standard Time (New York, GMT-05:00)

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To register for this meeting  
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Go to <https://copa.webex.com/copa/k2/j.php?MTID=ta985e89bbd54a40c2eb8092cb8642be7> and register.

Once you are approved by the host, you will receive a confirmation email with instructions for joining the session.

To view in other time zones or languages, please click the link

<https://copa.webex.com/copa/k2/j.php?MTID=te7222e300dd93cc59385c50cd99d1c1d>

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Area: **Northwest RHAC Meeting** (Cameron, Clarion, Clearfield, Elk, Erie, Forest, Jefferson, Lawrence, McKean, Mercer, Potter, Venango, and Warren Counties)

Date: Wednesday, November 16, 2016

Time: 1:30 pm, Eastern Standard Time (New York, GMT-05:00)

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To register for this meeting  
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Go to <https://copa.webex.com/copa/k2/j.php?MTID=t1257dfab7378efbf25eb8bd5418fc68f> and register.

Once you are approved by the host, you will receive a confirmation email with instructions for joining the session.

To view in other time zones or languages, please click the link

<https://copa.webex.com/copa/k2/j.php?MTID=t261105221948583417d5f8eb8fac3d44>

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Area: **Northeast RHAC Meeting** (Bradford, Carbon, Lackawanna, Luzerne, Pike, Schuylkill, Sullivan, Susquehanna, Tioga, Wayne, and Wyoming Counties)

Date: Tuesday, November 22, 2016

Time: 10:00 am, Eastern Standard Time (New York, GMT-05:00)

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To register for this meeting  
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Go to <https://copa.webex.com/copa/k2/j.php?MTID=tb56ea803b9ac2afedaf84ea0c3b85c68> and register.

Once you are approved by the host, you will receive a confirmation email with instructions for joining the session.

To view in other time zones or languages, please click the link  
<https://copa.webex.com/copa/k2/j.php?MTID=t9ad5e20a1c0eb82b8a06e210b1098630>

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Area: **Central RHAC Meeting** (Adams, Bedford, Blair, Cambria, Centre, Clinton, Columbia, Cumberland, Dauphin, Franklin, Fulton, Huntingdon, Juniata, Lancaster, Lebanon, Lycoming, Mifflin, Montour, Northumberland, Perry, Snyder, Somerset, Union, and York Counties)

Date: Tuesday, November 22, 2016  
Time: 1:30 pm, Eastern Standard Time (New York, GMT-05:00)

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To register for this meeting  
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Go to <https://copa.webex.com/copa/k2/j.php?MTID=t99e7d92be0ccc0aafe7a89d98e519b53> and register.

Once you are approved by the host, you will receive a confirmation email with instructions for joining the session.

To view in other time zones or languages, please click the link  
<https://copa.webex.com/copa/k2/j.php?MTID=t24e4acb94f38e95a74e39f5688ff5283>

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For assistance  
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You can contact Jon Cherry at:  
[jcherry@pa.gov](mailto:jcherry@pa.gov)

Comments will be accepted about topics related to the needs of the Commonwealth in the following areas; community development, housing, homelessness, economic development, any changes to the method of distribution of the existing federal programs, including possible targeting of specific programs with competitive funding. The Commonwealth encourages public participation in this process.

Anyone who has a disability or has limited English proficiency and wishes to participate in the meeting should contact Megan Snyder, DCED, Commonwealth Keystone Building, 400 North Street – 4<sup>th</sup> Floor, Harrisburg, PA 17120-0225, at 717-720-7404, or TDD: 717-346-0308 at a minimum of 72 hours prior to the hearing to discuss how the Department of Community and Economic Development can accommodate his/her needs.

**Mary J (MJ) Smith** | Compliance and Technical Support  
PA Department of Community & Economic Development  
Center for Compliance, Monitoring and Training  
Commonwealth Keystone Building  
400 North Street, 4<sup>th</sup> Floor | Harrisburg, PA 17120-0225  
Phone: 717-214-9754 | [majsmith@pa.gov](mailto:majsmith@pa.gov)  
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FH Stakeholders

## Smith, Mary

---

**From:** Leigh Howard <leigh@dma-housing.com>  
**Sent:** Wednesday, November 2, 2016 7:36 PM  
**To:** Smith, Mary  
**Subject:** Re: CD & H Alert - Regional Housing Advisory Committee Meetings (RHAC) - 2017 Annual Action Plan

Hi MJ- always glad to offer suggestions:)

I will actually be at your office during the Wednesday afternoon session, but in a meeting with Madra and others. I will check my schedule for the Thursday times and rsvp to Megan.

Thanks for your thorough response and explanation, Leigh

Sent from my iPhone

On Nov 2, 2016, at 5:03 PM, Smith, Mary <[majsmith@pa.gov](mailto:majsmith@pa.gov)> wrote:

Hi Leigh,

I just got a similar e-mail from Chuck Scalise from Erie. If this had been our general public hearing, I would consider it but this is the first step in our planning process, where we go to the regions to ask for their input into the type of programs we should be funding with our federal funds that will benefit their regions. There are established committees in each region that is headed by DCED's Regional office. The CoC chairmen and many of the members are included in these committees as we have prescribed representation for our citizen participation process. Though the meetings are open to the public, I don't believe there would be enough benefit derived from having it at the HOMES conference. We will be having that first public hearing sometime in December to take citizen's comments and then there will be a second round of hearings once we get our federal allocations and actually propose how the 2017 funding will be allocated.

Chuck and your suggestion is not being wasted though, as it does bring up the possibility of having something like this at next year's conference with the impending Assessment of Fair Housing looming in our future. The conference would be a great vehicle for citizen participation of vested interests. It also gives us the opportunity to figure out the required logistics of the WebEX and recording that we use. We are considering the Housing Alliance to be one of the major stakeholders in the process, so this would be a great venue for a focus group.

Again, Thank you for the suggestion and you are more than welcome to sit in on one here at the DCED offices, just let Megan know to expect you. Hope all is well with you also.

**Mary J (MJ) Smith** | Compliance and Technical Support  
PA Department of Community & Economic Development  
Center for Compliance, Monitoring and Training  
Commonwealth Keystone Building  
400 North Street, 4<sup>th</sup> Floor | Harrisburg, PA 17120-0225  
Phone: 717-214-9754 | [majsmith@pa.gov](mailto:majsmith@pa.gov)  
[dced.pa.gov](http://dced.pa.gov) | [www.visitPA.com](http://www.visitPA.com)

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<image008.jpg>

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---

**From:** Leigh Howard [<mailto:leigh@dma-housing.com>]  
**Sent:** Wednesday, November 02, 2016 4:36 PM  
**To:** Smith, Mary  
**Subject:** Fwd: CD & H Alert - Regional Housing Advisory Committee Meetings (RHAC) - 2017 Annual Action Plan

Hi MJ,

Hope you are well. I just saw the below email sent out by Megan and noticed that the meetings scheduled for Nov 15 and 16 overlap with the PA Housing Alliance Conference... which prompted a thought...

Would it make sense to do a "live" meeting during the conference? I think that would be so great because of the wide range of folks who attend. Just a thought.

Please let me know what you think. I assume the Housing Alliance would be open to creating time and space to make that happen.

Please let me know if DMA can help in any way. Take care, Leigh

--

Leigh Howard, President  
DMA - Diana T. Myers & Associates, Inc.  
(215) 576-5130, [leigh@dma-housing.com](mailto:leigh@dma-housing.com)

Begin forwarded message:

From: **Snyder, Megan L** <[megsnyder@pa.gov](mailto:megsnyder@pa.gov)>  
Date: Wed, Nov 2, 2016 at 3:00 PM  
Subject: CD & H Alert - Regional Housing Advisory Committee Meetings (RHAC) - 2017 Annual Action Plan  
To: "Algatt, Andrea" <[aalgatt@pa.gov](mailto:aalgatt@pa.gov)>, "Baxter, Michelle" <[mibaxter@pa.gov](mailto:mibaxter@pa.gov)>, "Clay, Madra" <[maclay@pa.gov](mailto:maclay@pa.gov)>, "Cress, Bill - Veteran's Services" <[William.cress@va.gov](mailto:William.cress@va.gov)>, "Dierkers, Peg - PA Coalition Against Domestic Violence" <[pdierkers@pcadv.org](mailto:pdierkers@pcadv.org)>, "Dunn, Leo" <[leodunn@pa.gov](mailto:leodunn@pa.gov)>, "Gelenser, Mary Kandray - Center for Rural Development" <[gelensermk@rural.palegislature.us](mailto:gelensermk@rural.palegislature.us)>, "Hallman, Heather" <[hhallman@pa.gov](mailto:hhallman@pa.gov)>, "Hoffman, Bryan - Lebanon Cty HA" <[bhoffman@lebanoncountyhousing.com](mailto:bhoffman@lebanoncountyhousing.com)>, "Howard, Leigh - DMA" <[leigh@dma-housing.com](mailto:leigh@dma-housing.com)>, "Kirshenbaum, K. Lyn - HUD" <[k.lyn.kirshenbaum@hud.gov](mailto:k.lyn.kirshenbaum@hud.gov)>, "Knouse, Tammy - Fayette Cty CAP" <[tknouse@fccaa.org](mailto:tknouse@fccaa.org)>, "Krot, Harry" <[hkrot@pa.gov](mailto:hkrot@pa.gov)>, "Laver, Terri - Allegheny Cty Dept of Human Svcs" <[terri.laver@alleghenycounty.us](mailto:terri.laver@alleghenycounty.us)>, "Lelik, William" <[wlelik@pa.gov](mailto:wlelik@pa.gov)>, "Manwar, Ali - Substance Abuse & Mental Health Svcs Admin (SAMHSA)" <[Ali.Manwar@samhsa.hhs.gov](mailto:Ali.Manwar@samhsa.hhs.gov)>, "McGarvey, Kenneth" <[kmcgarvey@pa.gov](mailto:kmcgarvey@pa.gov)>, "McVey, Jonathan" <[jomcvey@pa.gov](mailto:jomcvey@pa.gov)>, "Medina, Carmen" <[cmolina@pa.gov](mailto:cmolina@pa.gov)>, "Merwine, Robert" <[rmerwine@pa.gov](mailto:rmerwine@pa.gov)>, "Miccio, Christine" <[cmiccio@pa.gov](mailto:cmiccio@pa.gov)>, "Myers, Diana T - DMA" <[2](mailto:diana@dma-</a></p></div><div data-bbox=)

[housing.com](#)>, "Nason, Gelene - PHFA" <[gnason@phfa.org](mailto:gnason@phfa.org)>, "Sacco, Joyce - Housing Alliance of PA" <[joyce@housingalliancepa.org](mailto:joyce@housingalliancepa.org)>, "Sajer, Marsha (LI-OCC)" <[msajer@pa.gov](mailto:msajer@pa.gov)>, "Santiago, Ingrid" <[irivera@pa.gov](mailto:irivera@pa.gov)>, "Savage, Joe - US Interagency Council on Homelessness" <[joe.savage@usich.gov](mailto:joe.savage@usich.gov)>, "Scott, Tom - Exec Dir, Lawrence Cty Comm Action Partnership" <[tscott@lccap.org](mailto:tscott@lccap.org)>, "Seby, Julie" <[jseby@pa.gov](mailto:jseby@pa.gov)>, "Seitchik, Steven" <[sseitchik@pa.gov](mailto:sseitchik@pa.gov)>, "Smith, Mary" <[majsmith@pa.gov](mailto:majsmith@pa.gov)>, "Snyder, Megan L" <[megsnyder@pa.gov](mailto:megsnyder@pa.gov)>, "Stucke, Kim - Stairways Behavioral Health" <[kmstucke@stairwaysbh.org](mailto:kmstucke@stairwaysbh.org)>, "Sywensky, Lori" <[LoriS@turningpointlv.org](mailto:LoriS@turningpointlv.org)>, "Thompson, Linda" <[davelinda67@verizon.net](mailto:davelinda67@verizon.net)>, "Thompson, Linda - McKean Cty Redev & HA" <[lathompson@mckeancountypa.org](mailto:lathompson@mckeancountypa.org)>, "Tyson, Aimee - Lancaster Cty Housing & Redev Auth" <[atyson@lchra.com](mailto:atyson@lchra.com)>, "Valentino, Joanne" <[jovalentin@pa.gov](mailto:jovalentin@pa.gov)>, "Wehrer, Michael - HUD-VASH" <[Michael.wehrer@va.gov](mailto:Michael.wehrer@va.gov)>, "Whyte, Andrea - Wayne Cty Human Svcs" <[awhyte@co.wayne.pa.us](mailto:awhyte@co.wayne.pa.us)>, "Willard, Joe - People's Emergency Center and Homeless Action & PA Provider Network (HAPPN)" <[jwillard@pec-cares.org](mailto:jwillard@pec-cares.org)>, "Woodside, Diana" <[dwoodside@pa.gov](mailto:dwoodside@pa.gov)>

<image014.jpg>

### **Start of the Citizen Participation Process for the 2017 Annual Action Plan – Regional Housing Advisory Committee Meetings**

The Pennsylvania Department of Community and Economic Development (DCED) is preparing the Commonwealth's 2017 Annual Action Plan (The Plan). As part of the planning process, DCED conducts electronic meetings across the state to discuss regional issues for housing, homelessness and community development programs that may affect the method of distribution of the federal programs it administers with fiscal year 2017 federal funding. The HUD funding programs covered by the Plan and administered by DCED are the Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME), the Emergency Solutions Grant (ESG), CDBG Disaster Recovery (CDBG-DR) and Neighborhood Stabilization Program (NSP 1&3) programs. The Pennsylvania Department of Health administers the Housing Opportunities for Persons with AIDS (HOPWA) program and the Pennsylvania Housing Finance Agency administers the National Housing Trust Fund. Both of these programs are covered with the Pennsylvania Annual Action Plan.

### **RHAC Meetings**

The Regional Housing Advisory Committee meetings are open to the public and will take place electronically via a webinar on the dates and times listed below or on-site at DCED, Commonwealth Keystone Building, 400 North Street – 4<sup>th</sup> Floor, Harrisburg, PA 17120-0225 on the specified dates and times:

Area: **Lehigh Valley RHAC Meeting** (Berks, Lehigh, Monroe and Northampton Counties)

Date: Tuesday, November 15, 2016

Time: 10:00 am, Eastern Standard Time (New York, GMT-05:00)

-----  
To register for this meeting  
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Go to

<https://copa.webex.com/copa/k2/j.php?MTID=tdee0fbc48033050a3fe6e300c51edc09>  
and register.

Once you are approved by the host, you will receive a confirmation email with instructions for joining the session.

To view in other time zones or languages, please click the link

<https://copa.webex.com/copa/k2/j.php?MTID=t8597bdc3fcb7a3c281b358fe6aa6df23>

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Area: **Southwest RHAC Meeting** (Allegheny, Armstrong, Beaver, Butler, Fayette, Greene, Indiana, Washington, Westmoreland Counties)

Date: Tuesday, November 15, 2016

Time: 1:30 pm, Eastern Standard Time (New York, GMT-05:00) .

-----  
To register for this meeting  
-----

Go to

<https://copa.webex.com/copa/k2/j.php?MTID=tda2d5be4eb60b00acdedc9100f852ad3>  
and register.

Once you are approved by the host, you will receive a confirmation email with instructions for joining the session.

To view in other time zones or languages, please click the link

<https://copa.webex.com/copa/k2/j.php?MTID=t9d64c4520d08c642a3e17c3bb99dd6bd>

Area: **Southeast RHAC Meeting** (Bucks, Chester, Delaware, Montgomery and Philadelphia Counties)

Date: Wednesday, November 16, 2016

Time: 10:00 am, Eastern Standard Time (New York, GMT-05:00)

-----  
To register for this meeting  
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Go to

<https://copa.webex.com/copa/k2/j.php?MTID=ta985e89bbd54a40c2eb8092cb8642be7>  
and register.

Once you are approved by the host, you will receive a confirmation email with instructions for joining the session.

To view in other time zones or languages, please click the link

<https://copa.webex.com/copa/k2/j.php?MTID=te7222e300dd93cc59385c50cd99d1c1d>

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Area: **Northwest RHAC Meeting** (Cameron, Clarion, Clearfield, Elk, Erie, Forest, Jefferson, Lawrence, McKean, Mercer, Potter, Venango, and Warren Counties)

Date: Wednesday, November 16, 2016

Time: 1:30 pm, Eastern Standard Time (New York, GMT-05:00)

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To register for this meeting  
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Go to

<https://copa.webex.com/copa/k2/j.php?MTID=t1257dfab7378efbf25eb8bd5418fc68f> and register.

Once you are approved by the host, you will receive a confirmation email with instructions for joining the session.

To view in other time zones or languages, please click the link

<https://copa.webex.com/copa/k2/j.php?MTID=t261105221948583417d5f8eb8fac3d44>

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Area: **Northeast RHAC Meeting** (Bradford, Carbon, Lackawanna, Luzerne, Pike, Schuylkill, Sullivan, Susquehanna, Tioga, Wayne, and Wyoming Counties)

Date: Tuesday, November 22, 2016

Time: 10:00 am, Eastern Standard Time (New York, GMT-05:00)

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To register for this meeting  
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Go to

<https://copa.webex.com/copa/k2/j.php?MTID=tb56ea803b9ac2afedaf84ea0c3b85c68>

and register.

Once you are approved by the host, you will receive a confirmation email with instructions for joining the session.

To view in other time zones or languages, please click the link

<https://copa.webex.com/copa/k2/j.php?MTID=t9ad5e20a1c0eb82b8a06e210b1098630>

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Area: **Central RHAC Meeting** (Adams, Bedford, Blair, Cambria, Centre, Clinton, Columbia, Cumberland, Dauphin, Franklin, Fulton, Huntingdon, Juniata, Lancaster, Lebanon, Lycoming, Mifflin, Montour, Northumberland, Perry, Snyder, Somerset, Union, and York Counties)

Date: Tuesday, November 22, 2016

Time: 1:30 pm, Eastern Standard Time (New York, GMT-05:00)

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To register for this meeting  
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Go to

<https://copa.webex.com/copa/k2/j.php?MTID=t99e7d92be0ccc0aafe7a89d98e519b53>

and register.

Once you are approved by the host, you will receive a confirmation email with instructions for joining the session.

To view in other time zones or languages, please click the link

<https://copa.webex.com/copa/k2/j.php?MTID=t24e4acb94f38e95a74e39f5688ff5283>

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For assistance  
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You can contact Jon Cherry at:

[jcherry@pa.gov](mailto:jcherry@pa.gov)

Comments will be accepted about topics related to the needs of the Commonwealth in the following areas; community development, housing, homelessness, economic development, any changes to the method of distribution of the existing federal programs, including possible targeting of specific programs

with competitive funding. The Commonwealth encourages public participation in this process.

Anyone who has a disability or has limited English proficiency and wishes to participate in the meeting should contact Megan Snyder, DCED, Commonwealth Keystone Building, 400 North Street – 4<sup>th</sup> Floor, Harrisburg, PA 17120-0225, at [717-720-7404](tel:717-720-7404), or TDD: [717-346-0308](tel:717-346-0308) at a minimum of 72 hours prior to the hearing to discuss how the Department of Community and Economic Development can accommodate his/her needs.

**Mary J (MJ) Smith** | Compliance and Technical Support

PA Department of Community & Economic Development

Center for Compliance, Monitoring and Training

Commonwealth Keystone Building

400 North Street, 4<sup>th</sup> Floor | Harrisburg, PA 17120-0225

Phone: [717-214-9754](tel:717-214-9754) | [majsmith@pa.gov](mailto:majsmith@pa.gov)

[dced.pa.gov](http://dced.pa.gov) | [www.visitPA.com](http://www.visitPA.com)

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<image018.jpg>

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HPC Committee

## Smith, Mary

---

**From:** Smith, Mary  
**Sent:** Thursday, November 3, 2016 9:03 AM  
**To:** 'Thompson, Linda'  
**Subject:** RE: CD & H Alert - Regional Housing Advisory Committee Meetings (RHAC) - 2017 Annual Action Plan

Good morning Linda,

When planning these meetings I ran into a number of issues... the General Election, HOMES Conference, Thanksgiving, getting the PHAC meeting in before Christmas, hat works around PHFA's schedule, and then having to work around our Regional Offices' schedules. I understand this may cause a problem for many of the regional folks who will be attending the conference, but there are other opportunities for them to participate in the next few months. They may attend other regional meetings, there will be a PHAC meeting on December 12, 2016, and there will be a general citizen participation hearing before the end of December, plus we will record the meetings and have them on the website before the end of the year. This is also the first round of meetings, there will be a second round once we get the allocation for HUD, hopefully around February/March. This isn't the best of situations, I know, but it was what I had to go with.

In the normal schedule of things, the plan is completed well before the middle of November, but unfortunately due to the continuing resolution on the federal budget each year, it pushes our planning off of schedule and this year we ran into the issue of the HOMES Conference. You are not the only person who has brought this to my attention, though there's like we can do at this point about the conflict, it has caused us to think about the upcoming Assessment for Fair Housing and that we may use the conference next year as a vehicle for citizen input into the issues that must be analyzed in the assessment. We will be discussing this with the Alliance once we begin to plan for that project.

You are more than welcome to attend the RHAC meeting in person here at the DCED offices. Just please let Megan know you are attending so we can make our front desk aware of your visit.

Again my apologies for making this difficult for you but please feel free to attend any other meeting or the general citizen hearing in December that better suits your schedule. Thank you for your concern and we will try to be conscious of this in the future.

Mary J (MJ) Smith | Compliance and Technical Support PA Department of Community & Economic Development Center for Compliance, Monitoring and Training Commonwealth Keystone Building  
400 North Street, 4th Floor | Harrisburg, PA 17120-0225  
Phone: 717-214-9754 | majsmith@pa.gov  
dced.pa.gov | www.visitPA.com

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-----Original Message-----

From: Thompson, Linda [mailto:LThompson@mckeancountypa.org]

Sent: Wednesday, November 02, 2016 4:52 PM

To: Smith, Mary

Cc: Kim Stucke; Amanda Feltenberger; Tammy Knouse; dennis, dusti; Clay, Madra

Subject: FW: CD & H Alert - Regional Housing Advisory Committee Meetings (RHAC) - 2017 Annual Action Plan

MJ,

I am concerned that many of the RHAC meetings are scheduled during the Housing Alliance Conference. I know several participants from the NW and SW will be at the conference and not able to fully participate in this important meeting for input in the Annual Action Plan. Can there be any consideration for a change of date?

Thanks!

Linda

Linda Thompson

Housing and Homeless Services Coordinator

McKean County Redevelopment & Housing Authorities

A Partnership in Housing, Inc.

11 Campus Drive

Bradford, PA 16701

lathompson@mckeancountypa.org

Phone: 814-887-5563 Ext. 412

Fax: 814-568-3882

Fax: 814-362-7411

Website: <http://mckeancountyhousing.com>

---

From: Snyder, Megan L [megsnyder@pa.gov]

Sent: Wednesday, November 02, 2016 2:58 PM

To: Andy Reilly; Bill Blevins; David W. Evans; Dennis Phelps; Gene Brady; Gerry Alfano; Graysha Harris; Jeffrey A. Feeser; Jim Musto; Jody Baden; John D. Rohal; John J. Jennings; Joseph Kohut - Wayne Cty HA; Kathi Krablin; Kelly Cevette; Kenneth Pick; Kevin Rogers; Lori Sywensky; Macknosky, Paul; Michael Toledo; Timothy Moran; Tom Walker; William E. Cockerill Jr.; Bob Raible; Charles G. Scalise; Deborah Gilmour-Bertges; dennis, dusti; Joanna Cherpak.; John Cappawana; Kim Green; Kim Stucke; Thomas, Kim; Linda Thompson; Thompson, Linda; Marilyn Thomas; Mark Alexa; Michael McNierney; Nanette Livadas; Ron Oliver; Ronald Andzelik; Sara Andrews; Scott Henry; Thomas Kennedy; Tom Scott  
Subject: CD & H Alert - Regional Housing Advisory Committee Meetings (RHAC) - 2017 Annual Action Plan

[cid:image002.jpg@01D23459.9B051160]

## Start of the Citizen Participation Process for the 2017 Annual Action Plan – Regional Housing Advisory Committee Meetings

The Pennsylvania Department of Community and Economic Development (DCED) is preparing the Commonwealth's 2017 Annual Action Plan (The Plan). As part of the planning process, DCED conducts electronic meetings across the state to discuss regional issues for housing, homelessness and community development programs that may affect the method of distribution of the federal programs it administers with fiscal year 2017 federal funding. The HUD funding programs covered by the Plan and administered by DCED are the Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME), the Emergency Solutions Grant (ESG), CDBG Disaster Recovery (CDBG-DR) and Neighborhood Stabilization Program (NSP 1&3) programs. The Pennsylvania Department of Health administers the Housing Opportunities for Persons with AIDS (HOPWA) program and the Pennsylvania Housing Finance Agency administers the National Housing Trust Fund. Both of these programs are covered with the Pennsylvania Annual Action Plan.

### RHAC Meetings

The Regional Housing Advisory Committee meetings are open to the public and will take place electronically via a webinar on the dates and times listed below or on-site at DCED, Commonwealth Keystone Building, 400 North Street – 4th Floor, Harrisburg, PA 17120-0225 on the specified dates and times:

Area: Lehigh Valley RHAC Meeting (Berks, Lehigh, Monroe and Northampton Counties)  
Date: Tuesday, November 15, 2016  
Time: 10:00 am, Eastern Standard Time (New York, GMT-05:00)

-----  
To register for this meeting  
-----

Go to <https://copa.webex.com/copa/k2/j.php?MTID=tdee0fbc48033050a3fe6e300c51edc09> and register.

Once you are approved by the host, you will receive a confirmation email with instructions for joining the session.

To view in other time zones or languages, please click the link  
<https://copa.webex.com/copa/k2/j.php?MTID=t8597bdc3fcb7a3c281b358fe6aa6df23>

-----  
Area: Southwest RHAC Meeting (Allegheny, Armstrong, Beaver, Butler, Fayette, Greene, Indiana, Washington, Westmoreland Counties)  
Date: Tuesday, November 15, 2016  
Time: 1:30 pm, Eastern Standard Time (New York, GMT-05:00) .

-----  
To register for this meeting  
-----

Go to <https://copa.webex.com/copa/k2/j.php?MTID=tda2d5be4eb60b00acdedc9100f852ad3> and register.

Once you are approved by the host, you will receive a confirmation email with instructions for joining the session.

To view in other time zones or languages, please click the link  
<https://copa.webex.com/copa/k2/j.php?MTID=t9d64c4520d08c642a3e17c3bb99dd6bd>

---

Area: Southeast RHAC Meeting (Bucks, Chester, Delaware, Montgomery and Philadelphia Counties)  
Date: Wednesday, November 16, 2016  
Time: 10:00 am, Eastern Standard Time (New York, GMT-05:00)

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To register for this meeting  
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Go to <https://copa.webex.com/copa/k2/j.php?MTID=ta985e89bbd54a40c2eb8092cb8642be7> and register.

Once you are approved by the host, you will receive a confirmation email with instructions for joining the session.

To view in other time zones or languages, please click the link  
<https://copa.webex.com/copa/k2/j.php?MTID=te7222e300dd93cc59385c50cd99d1c1d>

---

Area: Northwest RHAC Meeting (Cameron, Clarion, Clearfield, Elk, Erie, Forest, Jefferson, Lawrence, McKean, Mercer, Potter, Venango, and Warren Counties)  
Date: Wednesday, November 16, 2016  
Time: 1:30 pm, Eastern Standard Time (New York, GMT-05:00)

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To register for this meeting  
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Go to <https://copa.webex.com/copa/k2/j.php?MTID=t1257dfab7378efbf25eb8bd5418fc68f> and register.

Once you are approved by the host, you will receive a confirmation email with instructions for joining the session.

To view in other time zones or languages, please click the link  
<https://copa.webex.com/copa/k2/j.php?MTID=t261105221948583417d5f8eb8fac3d44>

---

Area: Northeast RHAC Meeting (Bradford, Carbon, Lackawanna, Luzerne, Pike, Schuylkill, Sullivan, Susquehanna, Tioga, Wayne, and Wyoming Counties)  
Date: Tuesday, November 22, 2016  
Time: 10:00 am, Eastern Standard Time (New York, GMT-05:00)

-----  
To register for this meeting  
-----

Go to <https://copa.webex.com/copa/k2/j.php?MTID=tb56ea803b9ac2afedaf84ea0c3b85c68> and register.

Once you are approved by the host, you will receive a confirmation email with instructions for joining the session.

To view in other time zones or languages, please click the link  
<https://copa.webex.com/copa/k2/j.php?MTID=t9ad5e20a1c0eb82b8a06e210b1098630>

Area: Central RHAC Meeting (Adams, Bedford, Blair, Cambria, Centre, Clinton, Columbia, Cumberland, Dauphin, Franklin, Fulton, Huntingdon, Juniata, Lancaster, Lebanon, Lycoming, Mifflin, Montour, Northumberland, Perry, Snyder, Somerset, Union, and York Counties)

Date: Tuesday, November 22, 2016

Time: 1:30 pm, Eastern Standard Time (New York, GMT-05:00)

-----  
To register for this meeting  
-----

Go to <https://copa.webex.com/copa/k2/j.php?MTID=t99e7d92be0ccc0aafe7a89d98e519b53> and register.

Once you are approved by the host, you will receive a confirmation email with instructions for joining the session.

To view in other time zones or languages, please click the link

<https://copa.webex.com/copa/k2/j.php?MTID=t24e4acb94f38e95a74e39f5688ff5283>

-----  
For assistance  
-----

You can contact Jon Cherry at:

[jcherry@pa.gov](mailto:jcherry@pa.gov)<mailto:jcherry@pa.gov>

Comments will be accepted about topics related to the needs of the Commonwealth in the following areas; community development, housing, homelessness, economic development, any changes to the method of distribution of the existing federal programs, including possible targeting of specific programs with competitive funding. The Commonwealth encourages public participation in this process.

Anyone who has a disability or has limited English proficiency and wishes to participate in the meeting should contact Megan Snyder, DCED, Commonwealth Keystone Building, 400 North Street – 4th Floor, Harrisburg, PA 17120-0225, at 717-720-7404, or TDD: 717-346-0308 at a minimum of 72 hours prior to the hearing to discuss how the Department of Community and Economic Development can accommodate his/her needs.

Mary J (MJ) Smith | Compliance and Technical Support PA Department of Community & Economic Development Center for Compliance, Monitoring and Training Commonwealth Keystone Building  
400 North Street, 4th Floor | Harrisburg, PA 17120-0225  
Phone: 717-214-9754 | [majsmith@pa.gov](mailto:majsmith@pa.gov)<mailto:majsmith@pa.gov>  
[dced.pa.gov](http://dced.pa.gov)<<http://dced.pa.gov>> | [www.visitpa.com](http://www.visitpa.com)<<http://www.visitpa.com/>>

[cid:image005.jpg@01D1ED7A.1D0561A0]<<https://www.linkedin.com/company/pennsylvania-department-of-community-&-economic-development>> [cid:image006.jpg@01D1ED7A.1D0561A0] <<https://twitter.com/PADCEDnews>> [cid:image008.png@01D1ED7A.1D0561A0] <<https://www.youtube.com/user/dcedpa>>

[Equal Housing Opportunity logo]

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NE/NW RHAC



# *Weatherization Works!*

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July 27, 2017

The Honorable Dennis Davin  
Secretary  
Department of Community and Economic Development  
Commonwealth Keystone Building  
400 North Street, 4th Floor  
Harrisburg, PA 17120-0225

RE: Comments of the Draft 2017 Department of Community and Economic Development  
Annual Action Plan

Dear Mr. Davin,

The Pennsylvania Weatherization Task Force appreciates the opportunity to provide comments to the Department of Community and Economic Development in connection with its 2017 Annual Action Plan.

The PA Weatherization Providers Task Force is a network of 37 organizations providing energy conservation services in each of the Commonwealth's 67 counties. We support the initiative included in the Substantial Amendment II, of a \$2 million dollar set aside Pilot Weatherization Deferral Assistance Program using HOME funds. The Weatherization Assistance program was initiated to address the high energy burdens of low income households. The program graduated from low cost, temporary measures to permanent, cost effective measures. While the Weatherization Assistance Program has made great strides, there are housing conditions beyond the scope of the program that cannot be resolved. Because of these housing conditions, numerous low income families cannot benefit from the Weatherization Assistance Program. While the Weatherization program works to provide energy efficiency measures, there are structural issues that prevent these measures from being performed in many low income households.

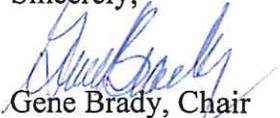
Current Weatherization program policies and requirements prohibit the Weatherization of homes that are in need of significant repair. These repairs include but are not limited to structural issues, roof, plumbing, sewer issues and electrical system malfunctions. Low income households experiencing this issue are deferred and are ineligible to received Weatherization measures. It is estimated that the homes of over 300 low income households have been deferred in the past 2 years.

The goal of the Weatherization Deferral Assistance Program would be to work in conjunction with the Weatherization Assistance Program to resolve those issues that prevent a home from receiving the services of the WAP program due to the issues stated above. It is anticipated that if

this program is successful, these households would gain substantial energy savings and increase the health and safety of these low income households.

We appreciate the opportunity to present these comments to the Department of Community & Economic Development and we appreciate the inclusion of the Weatherization Deferral Assistance Program in the 2017 Annual Action Plan.

Sincerely,



Gene Brady, Chair

PA Weatherization Providers Task Force

**RHAC Meeting Notes  
Lehigh Valley Region  
November 15, 2016**

**Overview of the RHAC and the Citizen Participation Process**

**Report from the DCED Regional Office – Fadia Halma**

- Working on NAP and Keystone Communities applications with municipalities
- Northampton County looking into their blight situation and discussing land banking. Communities need more education about this resource and funding.
- Finding out that 40 units of multi-family housing per development under LIHTC is too high of a number for most communities in the region to market. So the region lacks affordable housing where it is needed the most

**To be reported to the PHAC:**

**Needs –**

- Funding is needed for Transitional housing, as of Oct. 17, 2017 CoCs will no longer have funding for these valuable programs
- LIHTC -40 unit threshold for developments is too high a number for most neighborhoods in the region

*Economics*

**Update on the Fair Housing**

Analysis of Impediments (AI)

Affirmatively Furthering Fair Housing (AFFH)

**Discussion on Targeting the Method of Distribution**

HOME and ESG Programs

Received favorable comments with suggestions for possible target populations or programs.

**RHAC Meeting Notes  
Southwest Region  
November 15, 2016**

**Overview of the RHAC and the Citizen Participation Process**

**Report from the DCED Regional Office – Johnna Pro**

- Working with the counties that will be affected with the building of the Shell Cracker Plant that will start being built in Beaver County. There will be needs for housing, infrastructure, and workforce development
- As areas rebound and rebuild affordable housing is being priced out of the market in most of the urban areas.
- Working with applicants to PHFA's LIHTC program.

**To be reported to the PHAC:**

**Needs –**

Funding for street repair and curb cuts, especially in terms of accessibility

In Washington and Greene Counties – from the Center for Independent Living

Accessibility in Shelters

Increase in shelter beds

Allowing service animals of all types in shelters

Seeking more units for Domestic Violence victims

Commonwealth-wide pool of funding for housing rehabilitation for accessibility

**Update on the Fair Housing**

Analysis of Impediments (AI)

Affirmatively Furthering Fair Housing (AFFH)

**Discussion on Targeting the Method of Distribution**

HOME and ESG Programs

Received favorable comments with suggestions for possible target populations or programs.

**RHAC Meeting Notes  
Northwestern Region  
November 16, 2016**

**Overview of the RHAC and the Citizen Participation Process**

**Report from the DCED Regional Office – Kim Thomas**

- Working with communities on their NAP and Keystone Communities applications
- Lawrence County is using NAP for their Homeless and At Risk Veteran programs and utilizing Keystone Communities funding for accessible housing
- Mercer County is developing a program to address abandoned and vacant properties
- Erie is actively improving their business in the Bayfront area of the city
- The City of Bradford continues their very successful Neighborhood Partnership Program
- City of Erie is continuing their blight remediation program
- Erie County is completing their Comprehensive Plan
- Hands, a non-profit, just recently opened their Freedom Square Apartment which provides affordable apartments to Veteran's
- New Castle is actively planning for the Shell Cracker Plant development, as is the entire region

**To be reported to the PHAC:**

**Needs –**

- Funding for Emergency Rehabilitation projects
- Reconsideration by L&I on their decision to mandate all non-Davis-Bacon construction must use Prevailing wages. This is a large threat to the Owner-occupied projects being carried out throughout the region.
- More funding for Clearance and Demolition to eliminate blight
- Consideration of giving preference to projects that utilized existing developed properties over clearing green space – Zero Growth Initiatives.

**Update on the Fair Housing**

Analysis of Impediments (AI)

Affirmatively Furthering Fair Housing(AFFH)

**Discussion on Targeting the Method of Distribution**

HOME and ESG Programs

Received favorable comments with suggestions for possible target populations or programs.

**RHAC Meeting Notes  
Central Region  
November 22, 2016**

**Overview of the RHAC and the Citizen Participation Process**

**Report from the DCED Regional Office – Kerry Kirkland**

- Lykens Borough – 70% of properties in flood plain – Hotel turned into 2&3 bedroom units of affordable housing
- Mt. Carmel Township – 6 Cottage style units on vacant site where there had been a fire and 10 row homes were destroyed. Named Phoenix Court
- Lancaster – Spanish American Community Group having a first time homebuyers program. Completed 10 of 60. Grocery store beside the development.

**To be reported to the PHAC:**

**Needs –**

- ✱ • L&I's decision on Prevailing Wage rates will kill small housing projects. Because of the nature of the industry, contractors won't participate.
- Housing Rehabilitation Standards (new ones by DCED) will drive up costs over \$25,000 and less units will be completed.
- Funds for Transitional Housing since the CoC is no longer funding these.
- Continued Rapid Rehousing to provide immediate housing
- Continued Need for social services/supportive services especially mental and physical disabilities
- Cumberland County has new fee to address blight, needs additional resources to fund
- Land Banks – currently 14 in PA. There's limited resources are available.

**Update on the Fair Housing**

Analysis of Impediments (AI)

Affirmatively Furthering Fair Housing (AFFH)

**Discussion on Targeting the Method of Distribution**

HOME and ESG Programs

Received favorable comments with suggestions for possible target populations or programs.

**RHAC Meeting Notes  
Northeastern Region  
November 22, 2016**

**Overview of the RHAC and the Citizen Participation Process**

**Report from the DCED Regional Office – Paul Macknosky**

- Has been touring the Region, getting to meet people and visit projects
- Neighborhood Assistance Program (NAP) is underutilized in the NE Region
- In the Northern Tier – Marcellus Shall is affecting the cost and availability of affordable housing, though this has seemed to have leveled off this year.
- Tunkhannock is bringing natural gas to the borough
- Wayne County opened a HRC training center for the disabled
- Lands banks are being established in Pittston and Schuylkill County

**To be reported to the PHAC:**

**Needs –**

The counties that border New York need funding for affordable housing especially for Veteran's and Women with children, as they are seeing an influx of persons moving into PA because of the lower taxes and open areas.

Additional funding is needed for the established land banks, as well as starting additional ones especially in the larger populated areas.

Housing stock is older and falling into disrepair. There are many vacant structures that need demolished and continued rehabilitation programs especially for elderly homeowner that want to age in place.

Continue and increase the funding for the various Homelessness Programs

Continue the Mortgage Foreclosure Diversion Programs and extend it into counties that don't currently have them.

Concern of the Fair Housing Programs in some areas especially in terms of persons with mental disabilities such as hoarding and/or persons with criminal records.

**Update on the Fair Housing**

Analysis of Impediments (AI)

Affirmatively Furthering Fair Housing(AFFH)

**Discussion on Targeting the Method of Distribution**

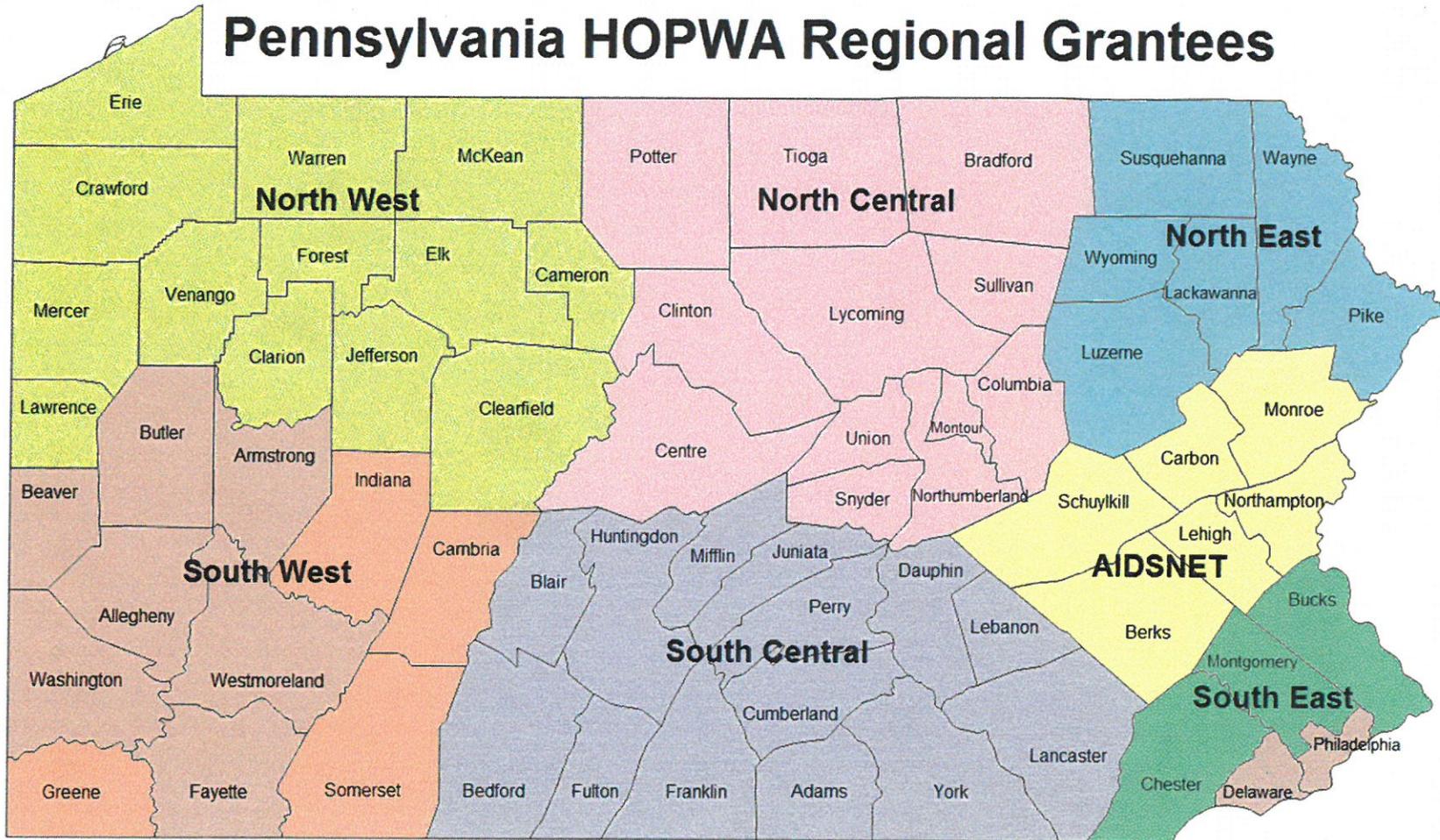
HOME and ESG Programs

Received favorable comments with suggestions for possible target populations or programs.

# **APPENDIX E**

## **HOPWA MAP and REGIONAL GRANTEE CONTACT LIST**

# Pennsylvania HOPWA Regional Grantees



## Legend

<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span> AIDSNET	<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span> North East	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span> South Central	<span style="display:inline-block; width:15px; height:15px; background-color:green;"></span> South East
<span style="display:inline-block; width:15px; height:15px; background-color:pink;"></span> North Central	<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span> North West	<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span> South West	<span style="display:inline-block; width:15px; height:15px; background-color:brown;"></span> Other HUD Grantee Funding

AIDSNET Region

AIDSNET  
31 South Commerce Way  
Bethlehem, PA 18017

FAMILY HEALTH COUNCIL OF CENTRAL PA, INC.- South Central Region

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

NORTH CENTRAL DISTRICT AIDS COALITION – North Central Region

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

The UNITED WAY OF WYOMING VALLEY – North East Region

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

CLARION UNIVERSITY – North West Region

Clarion University  
15870 Route 322  
Clarion, PA 16214

THE JEWISH HEALTHCARE FOUNDATION – South West Region

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

THE OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT – South East Region

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

# **APPENDIX F**

## **HOUSING TRUST FUND ALLOCATION PLAN and REHABILITATION STANDARDS**

# *Pennsylvania Housing Trust Fund Allocation Plan*

*August 2017*

As Administered by the Pennsylvania Housing Finance Agency

Commonwealth of Pennsylvania  
Tom Wolf, Governor

Pennsylvania Housing Finance Agency  
Brian Hudson, Executive Director

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

Pennsylvania Housing Finance Agency

<http://www.phfa.org/>

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## **I. GRANTEE INFORMATION**

**Commonwealth:**

**FY 2017 HTF Allocation Amount:**

Pennsylvania

\$ 5,863,425

## **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:**

First Public Hearing and Citizen Comment Period – November 19, 2016

Draft Availability of Action Plan Notice – July 22, 2017

Included Public Hearing Notice and Citizen Comment Period

#### **Citizen Participation Notice:**

CD & H Alert- Public Hearing & PHAC Meeting Notice – November 17, 2016

CD & H Alert- Availability of Draft Action Plan – July 22, 2017

Included Public Hearing Notice, PHAC meeting, and Citizen Comment Period

#### **Citizen Comment Period:**

First Citizen Comment Period - November 6, 2016 – January 6, 2017

Second Public Comment Period- July 23, 2017 – August 7, 2017

### **Public Hearing:**

First Public hearing –	December 8, 2016
PHAC meeting –	December 16, 2016
Second PHAC meeting -	July 26, 2017
2 <sup>nd</sup> Public Hearing –	July 27, 2017

### **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-35 Projects:** §91.220(d) – revise this screen to include consolidated plan/annual action plan projects that reflect the planned use of HTF funds each year.
- ✓ **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. *How will the Commonwealth distribute HTF funds (§91.321(k)(50))*

The Commonwealth will distribute HTF funds through an application process to eligible recipients.

2. *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 (PHFA), as its administrator for the NHTF. PHFA will not fund sub-grantees.

3. *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.*

PHFA will utilize the same process for applicant selection as they have developed for their Low Income Tax Credit (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 Tax Credits. Additionally, developments must meet the site and neighborhood standards set forth § 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, VisitAbility, accessibility requirements and Fair Housing Act design standards and energy efficiency goals.

Additionally, Applicants must meet all requirements set forth in § 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 § 93.301.

Qualified developments must be affordable to tenants whose incomes do not exceed the federal poverty level 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.

4. *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 § 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), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 - Annual Goals and Objectives screens.

Yes  No

**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
\$158,725	\$181,956	\$221,257	\$286,235	\$314,196

In 2017, PHFA anticipates providing HTF funds to approximately eight developments projects or assisting 45 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 2017-2018 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](http://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/tab\\_34.pdf](http://www.phfa.org/forms/multifamily_application_guidelines/submission/tab_34/tab_34.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))

## **VIII. APPENDICES**

### **A. PHFA 2017/2018 TAX CREDIT ALLOCATION PLAN**

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

**PENNSYLVANIA HOUSING FINANCE AGENCY  
ALLOCATION PLAN FOR YEAR 2017/2018  
LOW INCOME HOUSING TAX CREDIT PROGRAM**

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**PROCESSING OVERVIEW AND PROCEDURES FOR 2017/2018**

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, 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. Furthermore, the Agency reserves the right to suspend or otherwise alter the submission requirements and timelines in its discretion. 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 2017/2018 Multifamily Housing Application Package and 2017/2018 Multifamily Housing Program Guidelines (the "2017/2018 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 September 8, 2017 (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 September 8, 2017, Applicants must submit an Intent to Submit a Tax Credit Application - Fact Sheet (see 2017/2018 Guidelines for form) and Development Synopsis on or before July 7, 2017.** This submission is a mandatory requirement for the 2017/2018 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.

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. 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) Depending on application volume, the Agency may limit the number or size of awards per developer. Additionally, the Agency will not accept a proposal from an Applicant currently holding a reservation of Tax Credits that has not closed on all construction and equity financing on or before August 18, 2017. 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 or alternatively, negative ranking points.** 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 2017/2018 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 such 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"), participate in the Agency's energy benchmarking program or provide supplemental data upon request.
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 2018 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 2017/2018 Tax Credits must demonstrate a commitment to serve low income residents for a period of not less than 35 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 35 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 and provide services through initial occupancy) 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. The Agency may reject an Application from any Applicant (or related entity) who participates in a transaction or program to achieve early termination of a Restrictive Covenant Agreement (or other document(s) evidencing long term restrictions applicable to the Tax Credit Program) as determined by the Agency in its sole discretion. 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 subsidies, 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 and the terms and conditions related to the investment are reasonable.

### **SET-ASIDES, POOLS AND PREFERENCES**

The Agency will provide Tax Credits through several Set-Asides, Pools and Preferences. Should additional Tax Credits become available for whatever reason at any time in 2017, 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 and as further set forth herein. 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**

<b><u>Set-Asides</u></b>	<b><u>Percentage of Tax Credits to be Allocated</u></b>
Geographic Set-Aside	
Urban Pool*	50.00%
Suburban/Rural Pool	50.00%
 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 2017/2018 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 requiring 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 eligible and willing 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 may 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 2017/2018 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, is 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 and economic diversity)
  - 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**

In its discretion, the Agency may allocate such Additional Tax Credits to developments holding a reservation of Tax Credits to support its financial feasibility. Additional Tax Credits are only available for developments that have closed on their equity investment or can demonstrate the capacity to secure an equity investment, satisfactory to the Agency. Qualified Applicants must neither have changed any selection criteria nor made any significant modifications, as determined by the Agency, from the initial 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 eighty-five (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 2017/2018, 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](http://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 2017/2018 Applications, the Agency may allocate such 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 based on geographic distribution, specific project needs, housing goals or program considerations in the sole discretion of the Agency. ensure that it will be able to completely allocate year 2017/2018 Tax Credits prior to the end of the year. Applicants may not apply for or request a forward allocation.

**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 their siting 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. 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 accessible 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

updated 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 –

- All new construction and rehabilitation developments must meet the mandatory measures outlined in the 2015 Enterprise Green Communities Criteria (see [www.enterprisecommunity.com/criteria](http://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. (Not required if Applicant commits to achieving certification under one of the Green Building Standards listed in the Selection Criteria.)
- 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 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 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 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 2017/2018 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.
8. **Broadband Infrastructure** – The installation of broadband infrastructure is required in all new construction and substantial rehabilitation developments, in compliance with Federal Register 81 FR 31181 “Narrowing the Digital Divide through Installation of Broadband Infrastructure.” Installation of broadband infrastructure is encourage, but not required, in preservation developments.
9. **Smoke-Free Developments** – The applicant shall certify that, at construction completion, the Applicant will design and implement a policy prohibiting the use of prohibited tobacco products in all units, common areas and outdoor buildings within 25 feet from all of the buildings in the development.

## **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. 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 in the Application but the Agency may adjust the pay-in during underwriting based upon market conditions, the targeted resident population or investor information (including adjustors, conditions and contingencies). 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 2017/2018 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 and equity letters, partnership agreements, 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 2017-2018 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 in an Application 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, and disqualification for program participation in the future.

**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 SC2017-2018.

### **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 may not exceed twelve percent (12%) 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 not exceed twelve percent (12%) 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 may not exceed 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 five percent (5%) developer fee. The five percent (5%) 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 twenty percent (20%) of area median income for the initial fifteen (15) year compliance period and/or to subsidize rents to persons with income at or below forty percent (40%) 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 twenty percent (20%) /forty percent (40%) rent and the rent at fifty percent (50%) 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 fifteen (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 fifteen (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. Applications received on or before July 1, 2017 will be evaluated in accordance with the 2016 Tax Credit Allocation Plan and the 2016 Guidelines. In the event the Agency accepts an Application after

July 1, 2017, such Applications will be evaluated using the 2017/2018 Allocation Plan and Guidelines. Developments receiving tax exempt financing for at least 50 percent (50%) 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 requires 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 (50%) 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 adjust the 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 applicable Agency 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. The Agency may charge fees to process these reviews as set forth in the Guidelines.

### **PLACED-IN-SERVICE/CARRYOVER ALLOCATION**

All developments receiving a conditional reservation of Year 2017/2018 Tax Credits must either be placed in service by December 31, 2017 or, by the date set forth in the Reservation Letter, 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 set forth in the Reservation Letter, 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 or such date set forth in the Reservation Letter, owner must incur more than 10 percent (10%) 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 2017/2018 Guidelines for further details and additional processing deadlines which will be posted to the Agency's website, [www.phfa.org](http://www.phfa.org).

### **PROCESSING PROCEDURES**

Developments receiving a conditional reservation of Tax Credits are subject to the 2017/2018 Guidelines and in the event the initial reservation is modified or amended, the 2017/2018 Guidelines shall remain in force and effect for the property. However, the Agency may amend the 2017/2018 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 2017 or 2018 Tax Credits to a development, without requiring re-ranking under the Year 2017/2018 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 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. Such 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 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 2017/2018 Guidelines). Additionally, owners must participate in the Agency's energy benchmarking program.

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) and all applicable Violence Against Women Act provisions must be 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. After the initial fifteen (15) year compliance period, Owners must continue to comply with all terms and conditions of the Restrictive Covenant Agreement and provide supplemental data and information upon request.

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 2017/2018 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 SC2017/2018  
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](http://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](http://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](http://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.
- Certification under a national Green Building Program.

Ten (10) points may be given to new construction and substantial rehabilitation developments achieving certification under one of the following green building standards:

- Enterprise Green Communities – 2015
- LEED v4 BD+C Homes & Multifamily Lowrise (1-3 stories) – Silver
- LEED v4 BD+C Multifamily Midrise (4-8 stories) – Silver
- LEED v4 BD+C New Construction & Major renovation (over 8 stories) – Silver
- ICC/ASHRAE 700 National Green Building Standard - Silver

Ten (10) points may be given to preservation developments achieving certification under one of the following green building standards:

- Enterprise Green Communities – 2015 – Moderate Rehab
- LEED v4 O+M – Multifamily - Certified
- ICC/ASHRAE 700 National Green Building Standard – Silver
  - Under Section 305.3 – Whole Building Rating – Bronze
  - Under Section 305.4 – Functional Areas Rating – Compliant with Chapter 12 (must include kitchens and bathrooms)
- 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](http://www.passivehouse.us)” or “[www.passivehouseacademy.com](http://www.passivehouseacademy.com)” for additional guidance.)

Please review the 2017/2018 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**

*55 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.

5. Section 811 Participation – Up to five (5) points may be awarded to those developments with applicants and/or management agents that agree to include Section 811 units designated for persons with disabilities ages 18-61 in existing properties or those under development which received a previous award of Tax Credits. Consideration will be given if an applicant enters into an Agreement to Enter into a Rental Assistance Contract or a Rental Assistance Contract for eligible Section 811 properties on or before December 28, 2017. For consideration as a management agent, entities must have/or will have experience in the Section 811 program, satisfactory to the Agency, by December 28, 2017.

<u>Urban (including Allegheny County)</u>		<u>Suburban/Rural</u>	
<u>Units</u>	<u>Points</u>	<u>Units</u>	<u>Points</u>
10-20%	3	5-10%	3
20-25%	5	10-15%	5

**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, early termination of a Tax Credit project 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 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.
  - Commitment of Funds (Up to fifteen (15) 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:

<b>Participating Jurisdiction Percentage</b>	<b>Nonparticipating Jurisdiction Percentage</b>	<b>Points</b>
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 substantial rehabilitation projects as follows:

<b>Percentage</b>	<b>Points</b>
≥10-30%	1
>30%	2

- Inclusion of Funding Applied For and To Be Applied For – In accordance with the Code, all applications must identify all sources of funding (including those to which the Applicant expects to apply). The Agency may award up to two (2) points for identified funding listed as applied for or to be applied for. To be considered for points in this category, the amount may not exceed twenty-five percent (25%) of developer fee and Applicant must provide evidence of the commitment to reinvest developer fee in an amount equal to the amount of the identified funding. The Agency will use this funding as a source in determining the Tax Credit award.

<b>Percentage</b>	<b>Points</b>
≤15%	1
≤25%	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.

<b><u>Percentage Below Median Total Development Cost</u></b>	<b><u>Points</u></b>
At least 10%	5
≥15%	10

**Total Points Available**

*150 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 alternative fire-extinguisher systems).
- Section 904.2.1 (relating to restrictions on using alternative 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/tab\\_08\\_04.pdf](http://www.phfa.org/forms/multifamily_application_guidelines/submission/tab_08/tab_08_04.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 located at <http://www.phfa.org/mhp/technicalservices>:

- Tab 1: PHFA Policies and Procedures
- Tab 2: Architectural Submissions
- Tab 5: Requirements During Construction

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 located at <http://www.phfa.org/mhp/technicalservices>:

- Tab 6: Submission Requirements for LIHTC Developments Not Receiving or Assuming a PHFA Loan

### **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 located at <http://www.phfa.org/mhp/technicalservices>:

- Tab 1: PHFA Policies and Procedures
- Tab 4: Submission Requirements for Preservation Developments
- Tab 5: Requirements During Construction

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 located at <http://www.phfa.org/mhp/technicalservices>:

- Tab 6: Submission Requirements for LIHTC Developments Not Receiving or Assuming a PHFA Loan

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/tab\\_34.pdf](http://www.phfa.org/forms/multifamily_application_guidelines/submission/tab_34/tab_34.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.

## **Appendix G**

### **Substantial Amendment III Citizen Participation**

**Commonwealth of Pennsylvania  
Department of Community and Economic Development**

**Notice of Substantial Amendments to the  
2017, 2018, 2019, and Proposed 2020 Annual Action Plans**

Notice is hereby given that the Commonwealth of Pennsylvania will amend the methods of distribution (MOD) for the US Department of Housing and Urban Development (HUD)-approved 2017, 2018 and 2019 Annual Action Plans and proposed 2020 Annual Action Plans for the Emergency Solutions Grant (ESG) allowing for more flexibility in response to the novel Coronavirus (COVID-19). Details of the amendments are listed below. The changes to the MOD constitute major changes to the Annual Action Plans submitted or proposed to the HUD thus requiring a Substantial Amendment to each year's Action Plan, additional 30 day citizen comment period and a public hearing. This Notice starts the citizen comment period which runs from Sunday, April 5, 2020 through Monday, May 4, 2020. There is no change in the allocations of any of the HUD grant contracts.

The proposed amendments for the 2017, 2018, 2019 and proposed 2020 Annual Action Plan are as follows:

- a. Remove the DCED minimum allocation percentage for the rapid rehousing activity (40%) from each ESG grant MOD;
- b. Add, in each program year, no more than 60% of the annual federal allocation may be used for Emergency Shelter activities (including operations, essential services and street outreach)
- c. Remove DCED maximum of 20% of allocation for emergency shelter activities (operations, essential services, and street outreach) and remove cap of operational support as a percentage of overall operating budget;
- d. Allow Balance of State (non-federal entitlement) subgrantees to request modifications to their existing contracts for these years, based on specific and locally identified needs, to any allowable ESG activity. (Revisions may not exceed HUD threshold for emergency shelter activity at 60%); and;
- e. Allow federal direct-entitlement ESG grantees to request modifications to their existing contracts or seek funding in these years for either rapid rehousing activities or homeless prevention activities. Rapid rehousing must still represent at least 40% of the overall use of ESG funds for direct entitlement communities only.

**Public Hearing For the Substantial Amendments to the 2017, 2018, 2019, and proposed 2020 Annual Action Plans**

**Wednesday April 22, 2020**

**1:00 pm to 2:30 pm**

**Via Skype for Business or Conference Call ONLY**

-----To join this public hearing -----

Join Skype Meeting – Use Skype for Business - Conference ID: 344896648

Join by phone: Toll number: +1 (267) 332-8737

Pin: 344896648# (Dial-in Number)

The hearing 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 hearing should contact Megan L. Snyder, DCED, at (717) 787-5327 or TDD at (717) 346-0308 to discuss how the Department of Community and Economic Development can accommodate his/her needs.

### **Public Comment**

Comments on the Substantial Amendments to the 2017, 2018, 2019 and proposed 2020 Annual Action Plans may be electronically submitted to DCED via the following mailbox: [RA-DCEDcdbghomequestions@pa.gov](mailto:RA-DCEDcdbghomequestions@pa.gov). Comments will also be accepted by telephone by calling (717) 787-5327. Written comments may be submitted to Megan L. Snyder, Center for Community and Housing Development, Department of Community and Economic Development, 400 North Street, 4th Floor Commonwealth Keystone Building, Harrisburg, PA 17120-0225. All comments must be received by 4:00 pm, May 5, 2020 to be included as testimony in the Plan that will be submitted to HUD, no later than May 8, 2020.

Dennis M. Davin  
Secretary

**Appendix G**

**Citizen Comments**

**Will be added once the Citizen Comment Period is complete.**